

STRIDE TREGLOWN
BUILDING SURVEYING

HOARE LEA 



Isles of Scilly Condition Survey
Council of the Isles of Scilly
St. Marys

Condition Survey Report

St Agnes Public Convenience Revision
P02

Revisions

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
P01	02 Oct 2020	Preliminary Issue	NK/RH	SL/TR	SL
P01	02 Oct 2020	Preliminary Issue	AS	AH	AH
P02	02 Nov 2020	Updated Figures / IOS Uplift	AS	AH	AH

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1. Scope of Survey

The condition survey of this property comprised an assessment of the building structure, fabric, finishes, fixed furniture and fittings, mechanical services, electrical services and external areas for the purpose of establishing current and future maintenance requirements for a period of 5 years from date of survey. The survey was a non-intrusive visual inspection. If the surveyor suspects defects which cannot be assessed with limited access, further tests or investigations will be suggested. Roof areas have been inspected from vantage points and with the use of a pole camera.

Stride Treglown are therefore unable to report on the condition, within voids, of items that are covered or unexposed, of items that are inaccessible, or confirm that such areas are free from defect.

It has been noted where structural elements could not be inspected without causing material damage to the building.

No testing was carried out to determine the presence of deleterious materials. Stride Treglown are aware of the asbestos register and asbestos management plan for the property and the presence of deleterious materials has been recorded only where visible.

No tests on the services or below ground drainage have been undertaken.

We have not undertaken any opening up, dismantling, testing, disconnection or reconnection of plant and systems.

The survey does not and is not intended to guarantee the present or future operational and/or safety status of any installation or equipment or that it necessarily complies with current standards.

Inadequate workmanship or failure to adhere to a specified maintenance schedule can lead to accelerated wear, overheating and corrosion. Plant items are highly dependent upon the effective design of the system in which they operate. Components, which are dynamic in nature, are dependent on timely and appropriate maintenance and the way in which they are used.

Economic Life Expectancy Factors have been developed by The Chartered Institution of Building Services Engineers (CIBSE) as a methodology to assist property owners establish a plant asset management programme whereby equipment and components are replaced at intervals based on a broadly-based survey of generic plant and equipment.

The standards developed by the CIBSE make a number of key assumptions including that the plant and equipment has been subjected to a good standard of maintenance. Plant operational hours are another key factor in establishing the benchmark life factors for the plan.

All costs are calculated estimates and not quoted prices and include an allowance for contractors' preliminaries. There is no allowance for VAT, professional fees or in-house management costs within the rates.

Programmed repairs are, in most instances, costed on a 'like for like' replacement basis with no allowance for improvement except where it is necessary to upgrade an element at time of replacement to comply with current regulations

2. Introduction

- 2.1.1 Stride Treglown and Hoare Lea have been commissioned to carry out a non-intrusive survey, record and provide a commentary on the key considerations of the building fabric, fixed-furniture, Mechanical, Electrical and Public Health (MEP) infrastructure condition of the St. Agnes PC in the Isles of Scilly.
- 2.1.2 The report utilises the CIBSE priority and condition of service/ equipment grading system to determine the condition of the item of plant at the time of survey and when any remedial work identified is required to be done.

2.2. Grading System

2.2.1 Priority Codes

The following priority grades are recommended in the context of a 5-year planning period:

Priority 1: Urgent work that will:

Prevent immediate closure of premises; and/or address an immediate high risk to the health and safety of the occupants; and/or remedy a serious breach of legislation.

Priority 2: Essential work required with 2 years that will:

Prevent serious deterioration of the fabric or services; and/or address a medium risk to the health and safety of occupants; and/or remedy a less serious breach of legislation.

Priority 3: Desirable work required within 3 to 5 years that will:

Prevent deterioration of the fabric or services; and/or address a low risk to the health and safety of the occupants; and/or remedy a minor breach of legislation.

Priority 4: Long-term work required outside the 5-year planning period that will:

Prevent deterioration of the fabric or services.

2.2.2 Condition Grading Codes

The condition of each element is assessed using the following grades.

Grade A - Good: Performing as intended and operating efficiently.

Grade B - Satisfactory: Performing as intended but exhibiting minor deterioration.

Grade C - Poor: Exhibits major defects and/or not operating as intended.

Grade D - Bad: Life expired and/or serious risk of imminent failure.

2.2.3 Abbreviations

ASHP	Air Source Heat Pumps
BS	British Standards
EMI	Electromagnetic Interference
ELV	Extra Low Voltage
IK	Impact Protection
IP	Ingress Protection
LV	Low Voltage
MCB	Miniature Circuit Breaker
MCCB	Moulded Case Miniature Circuit Breaker
PIR	Presence Infra-Red
PVC	Polymerizing Vinyl Chloride
RCBO	Residual Current Breaker with Overload
RCD	Residual Current Device
SWA	Steel Wire Armor
WPD	Western Power Distribution

Executive Summary

3. Building Survey

3.1. General Summary

- 3.1.1 The building is generally in a satisfactory and functional condition however requires some urgent attention to prevent further deterioration. External walls comprise painted and rendered masonry and timber cladding. The timber cladding is worn and weathered and requires redecoration to prevent further deterioration. The masonry walls on the whole are considered to be in satisfactory condition however further investigation works are required to cracks on the front elevation of the building.
- 3.1.2 The pitched roof is finished with timber shingles over timber rafters, a limited roof void inspection found that there was no sarking felt installed, wet rafters, salt staining to the rafters and active wood worm. There were a number of missing and broken timber shingles to the roof which would benefit from being repaired/replaced imminently to prevent further water ingress. In the long term when the roof is down for replacement it would be prudent to install a sarking felt under the roof covering to help prevent water ingress and wood worm.
- 3.1.3 Timber fascia's and soffits are in poor condition and require redecoration / repair. Rainwater goods are black uPVC, and are generally in functional condition. Windows are timber framed obscure single glazed units, which are in a satisfactory condition. External timber doors are in working order. Redecorations should be undertaken both internally and externally in the short term.

4. Mechanical Survey

4.1. Heating and Cooling

- 4.1.1 No permanent fixed heating is provided to this building.
- 4.1.2 Consideration should be given to providing background heating for the public and for the building fabric.

4.2. Ventilation

- 4.2.1 Make up air is by natural means to each space.
- 4.2.2 Consideration should be given to providing mechanical ventilation to prevent damage to building fabric due to dampness.

4.3. Hot Water Services

- 4.3.1 There appears to be no hot water onsite.
- 4.3.2 It is recommended that a hot water supply is fitted in the washing basins

4.4. Cold Water Services

- 4.4.1 No access to the ceiling void.
- 4.4.2 Generally, the installation is of a satisfactory standard; however, it was noted that there were signs of corrosion to pipework within the toilet areas.
- 4.4.3 It recommended that a non-return valve is installed on the external tap in line with the water supply regulations 1999 and to prevent back flow and water contamination.
- 4.4.4 There appears to be water leaks from the toilet pipes.

4.5. Incoming Mains Water Service

- 4.5.1 The St Agnes public convenience is supplied from a local well and rainwater harvesting system.

4.6. Oil/Gas Services

- 4.6.1 There are no oil or gas services associated with this building.

5. Electrical Survey

5.1. LV Distribution

- 5.1.1 The WCs are served from a WPD supply which terminates outside the building in a GRP enclosure. From this point, the electrical services are distributed throughout the building by a network of PVC cables.
- 5.1.2 Final circuit protection is provided in the distribution board incorporating MCBs and RCDs.
- 5.1.3 General electrical installation appears to be in good condition; however, a metallic fireproof distribution board is recommended inline with the latest BS7671.
- 5.1.4 Cables to be secured with metal clips to prevent them from falling in an emergency.
- 5.1.5 The distribution system should be tested regularly to BS7671.

5.2. Containment

- 5.2.1 Incoming electrical services into the building are via buried ducts.
- 5.2.2 No containment has been used for horizontal and vertical cable runs.

5.3. Internal and External Lighting

- 5.3.1 Internal lighting to the St Agnes WCs is provided by circular and linear surface mounted florescent lighting controlled via manual switching.
- 5.3.2 The currently installed internal lighting is providing an acceptable level of light output and is fit for continued use; however, some of the WCs lighting has been removed and the wires left hanging.
- 5.3.3 There appears to be no emergency lighting. It would be prudent to review the requirement of emergency lighting in line with the latest BS 5266.

5.3.4 External lighting has signs of water ingress and diffuser deterioration. All external lighting to be replaced.

5.4. Fire Alarm and Detection System

5.4.1 There appears to be no fire alarm and detection system to the building. Consideration may be given to completing a risk assessment to determine the need for a fire alarm system in-line with the BS 5839.

5.5. Small Power

5.5.1 Socket outlets are limited to fused connection units to fixed equipment. Socket outlets appear to be in good working order.

5.5.2 A Periodic Test & Inspection should be carried out on the electrical installation in line with BS7671.

5.6. Lightning Protection System

5.6.1 There appears to be no surge protection system to the building. Consideration may be given to completing a risk assessment to determine the need for lightning and surge protection in line with the Electricity at Work Act 1989, BS6651 and BS EN 62305.

5.7. Data

5.7.1 There appears to be no data/ telephone services to the building.

5.8. Security

5.8.1 There appears to be no security system installed in the building.

6. Recommendations for further inspections and specialist surveys.

6.1.1 Fire alarm specialist to perform risk assessment to determine the need for a fire alarm system.

6.1.2 Lightning protection specialist to perform a risk assessment in line with BS EN 52306 and BS7671 to determine the need for a lightning protection system and surge protection.

7. Appendices

Appendix 1: Details of Prioritised Works and Cost schedule

IOS Condition Survey Report.

Detail of Prioritised Works Schedule.

St.Agnes - Public Convenience

The tabulated priority costing figures have been derived from the SPON'S Mechanical and Electrical services price book, 51st edition 2020. The cost detailed in this schedule are indicative estimates based on the time of survey, Hoare Lea cannot be held accountable. The cost estimates are in most cases costed on a like to like replacement, with no allowance for improvement except where it is necessary to upgrade an element at a time of replacement to comply with current regulations. The cost estimates take into account the geographical location of the sites.									
IMAGE REFERENCE	LOCATION / ELEMENT	OBSERVATIONS	CONDITION GRADING	PRIORITY GRADING	STATUTORY COMPLIANCE	PRIORITY COSTINGS			
						P1	P2	P3	P4
BUILDING CONDITION									
B101	Timber Cladding to Front Entrance	Heavily weather timber cladding, painted finish peeling - Refurbish	C	2			£ 1,020.00		
B102	External Timber soffits and Fascia's	Heavily weathered timber soffits and fascia's, painted finishes are peeling, rotten and corrosion stained - Refurbish and redecorate, allow for minor replacement where rotten through	C	1		£ 3,570.00			
B103	Lintel to women's WC entrance	Minor expansion crack to lintel above the women's WC entrance - investigate further and repair / redecorate	D	1		£ 705.00			

B104	Timber Shingle roof covering	Minor deflection to timber shingle roof, curling up of edge verge tiles and small number of missing shingle tiles over the verge - Investigate deflection in roof structure and replace shingle tiles	C	2			£ 2,100.00		
B105	WC Flooring	Soiled quarry floor tiles and grouting - deep clean floors throughout	C	1		£ 300.00			
B106	Door Closers	Corrosion to all door closers - replace	C	1		£ 480.00			
B107	Internal walls	Peeling, scuffed and marked paintwork to walls - Allow for redecoration throughout	C	2			£ 4,410.00		
B108	Roof Structure	Timber rafters are showing signs of active woodworm and damp - Treat rafters with woodworm treatment and investigate roof covering for the source of the water ingress and repair	D	1		£ 1,275.00			
IMAGE REFERENCE	SERVICE TYPE & LOCATION	OBSERVATIONS	CONDITION GRADING	PRIORITY GRADING	STATUTORY COMPLIANCE	PRIORITY COSTINGS			
						P1	P2	P3	P4
ELECTRICAL ENGINEERING									
E202	Main distribution board	Distribution board, recommend replacing with metal fireproof in line with BS7671	C	2			£600.00		
E203, E204	External lighting, WCs	Replacement of external lighting	D	1		£1,650.00			
E206	Internal lighting	Installation of internal lighting in WCs	D	1		£1,350.00			
E207, E208	Containment	Installation of cable support containment.	C	1		£600.00			
-	Lightning protection risk assessment	Lightning protection specialist to perform a risk assessment in line with BS EN 52306 and BS7671 to determine the need for a lightning protection system and surge protection.	-	1	£1,800.00				

-	Fire alarm risk assessment	Fire alarm specialist to perform risk assessment to determine the need for a fire alarm system in line with BS5839.	-	1	£1,800.00				
MECHANICAL ENGINEERING									
M101	Water Inlet Pipes	Water inlet pipe needs insulating from frost	C	1		£300.00			
M102	Flex Waste Pipe	Flex waste pipe is at a 90-degree turn - this will disrupt flow - needs replacing.	C	1		£300.00			
M103	Corroded Urinal Waste Pipes	Urinal pipes are corroded, need changing	C	1		£300.00			
M105	Disconnected Pipework	Pipes need securing and re-connecting	C	1		£300.00			
M106	Constantly Running Booster Pump	Needs servicing and maintaining correctly	C	1		£750.00			
M107	Decommissioned Sea Water System Pipes	Decommissioned sea water system pipes to be removed from site	C	2			£150.00		
M108	Decommissioned Pumps	Decommissioned pumps to be isolated and removed from site	C	2			£150.00		
M109	Corroded Filter	Filter is corroded, needs replacing and to be maintained	D	1		£450.00			
M110	Wash Hand Basin - Hot water	Hot water recommended in wash hand basin	B	3				£2,250.00	
M111	Waste Pipe	Waste pipe needs protection from mechanical damage	B	1		£300.00			
M112	Wall to be Sealed	Signs of vermin - wall to be sealed to prevent vermin access	C	1		£150.00			
M113	Corroded Water Tanks	Signs of corrosion on water tanks, need replacing	C	2			£1,500.00		
M114	Pipework not Supported	Pipework to be insulated and supported properly	C	1		£300.00			
Total Costs					£ 3,600.00	£13,080.00	£ 9,930.00	£ 2,250.00	£ -

Mean Professional Fees @ 8.7% (QS - 2.2%, Arch - 4.5%, M&E - 2.0%) (Not inclusive of Structural Engineers Fees 2.5%)			£ 313.20	£ 1,137.96	£ 863.91	£ 195.75	£ -
Total Costs (Inc of Professional Fees)			£ 3,913.20	£14,217.96	£10,793.91	£ 2,445.75	£ -
Key	Condition Grading		Priority Grading				
	A - Good Condition		P1 - Urgent Work required				
	B - Satisfactory Condition		P2 - Essential Work Within 2 Years				
	C - Poor Condition		P3 - Desirable Work 3 -5 Years				
	D - Very Poor Condition		P4 - Long Term Work Outside 5 Years				

8. Photographic Schedule

8.1. Mechanical Survey Photos



M101: Water inlet pipes.



M102: Flex waste pipe + 90 degrees turn. Replace



M103: Urinal waste pipes corroded.



M104: Rainwater harvesting tanks.








M105: Pipes not secured, disconnected.


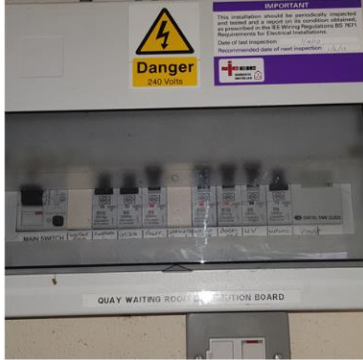
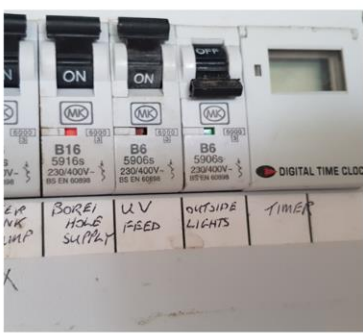


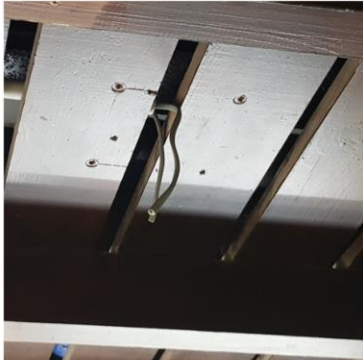
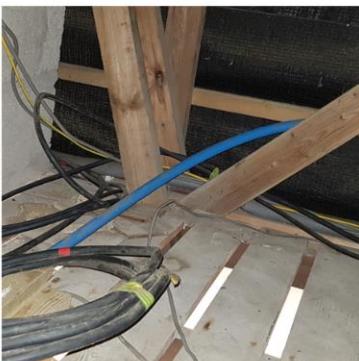



M106: Booster pump, constantly running.




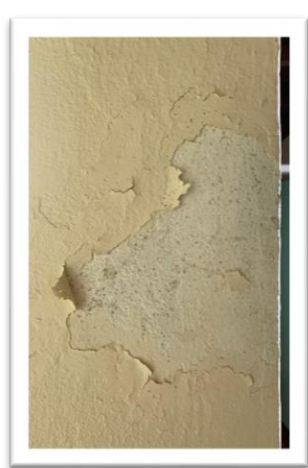
<p>M107: Decommissioned sea water system pipes to be removed from site</p>	<p>M108: Decommissioned pumps to be isolated and removed from site.</p>	<p>M109: Filter appears to be corroded and unmaintained, replace</p>
		
<p>M110: Recommend hot water.</p>	<p>M111: Waste pipe to be protected from mechanical damage.</p>	<p>M112: Wall to be sealed to prevent vermin access. Signs of vermin.</p>
		
<p>M113: signs of corrosion on water tanks.</p>	<p>M114: Pipes not supported and not insulated.</p>	

8.2. Electrical Survey Photos

		
		
		
<p>E206: Cables in void not supported</p>	<p>E206: Cables to distribution board not supported.</p>	

8.3. Building Survey Photos

 <p>B101: Heavily weather timber cladding, painted finish peeling</p>	 <p>B102: Heavily weathered timber soffits and fascias, painted finishes are peeling, rotten and corrosion stained</p>	 <p>B103: Minor expansion crack to lintel above the women's WC entrance</p>
 <p>B104: Minor deflection to timber shingle roof, curling up of edge verge tiles and small number of missing shingle tiles over the verge</p>	 <p>B105: Soiled quarry floor tiles and grouting</p>	 <p>B106: Corrosion to all door closers</p>



B107: Peeling, scuffed and marked paintwork to walls



B108: Timber rafters are showing signs of active woodworm and damp

STRIDE TREGLOWN

BUILDING SURVEYING

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