

STRIDE TREGLOWN
BUILDING SURVEYING

HOARE LEA 



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

Condition Survey Report

St Martins Public Convenience
Revision P02

Revisions

| Rev. | Date | Description of change / purpose of issue | Prepared | Reviewed | Authorised |
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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.Martins 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. External walls comprise rendered masonry and timber clad masonry. The pitched roof over is finished with interlocking concrete tiles, which appear in good condition externally; a limited roof void inspection found active woodworm in the timber rafters that should be treated as a priority.
- 3.1.2 Timber fascia's and soffits are in sound condition. Rainwater goods are white uPVC, and a 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, however certain ironmongery is in need of replacement. Redecorations should be undertaken both internally and externally as part of a cyclical redecoration programme.

3.2. Internally

- 3.2.1 Internal areas are in a satisfactory and serviceable condition. Ceilings are painted plasterboard fixed to the roof joists; walls are also plastered and decorated; with flooring comprising ceramic tiling on a ground bearing slab. Internal timber doors and sanitary ware is in a functional condition, however minor repairs are required to renew corroding ferrous fittings.

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 extract 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 Generally, the installation is of a satisfactory standard; however, it was noted that there were signs of corrosion to pipework within the toilet areas.

4.5. Incoming Mains Water Service

4.5.1 The St Martins public convenience is supplied from a local well.

4.5.2 It is recommended that the water system is flushed and treated as some WC's are out of order due to water supply pipe blockages. The dirty water is assumed to have blocked the pipes to the WC's.

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 single phase 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 GPR enclosure to be sealed to prevent vermin access.

5.1.3 Final circuit protection is provided in the distribution board incorporating MCBs and RCDs.

5.1.4 Distribution system appears to have been recently tested. The distribution board has signs of corrosion, replace.

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 Dado trunking and PVC conduit has been used for the final circuits. The conduit and dado appear to be in good condition.

5.3. Internal and External Lighting

5.3.1 Internal lighting to the St Martins WCs is provided by circular surface mounted florescent lighting controlled via manual switching.

5.3.2 The currently installed internal light fittings are combined with emergency lighting. The light fittings appear to be in good condition and provide an acceptable level of light output.

5.3.3 External lighting has signs of 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 and cleaning socket outlets. Socket outlets appear to be in good working order; however, the cleaning IP rated sockets appear to have broken covers. Replace sockets

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.Martins - 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 | Internal walls | Heavily marked and worn painted wall surfaces - allow to redecorate all walls | C | 2 | | | £ 975.00 | | |
| B102 | Internal Ceilings | Water ingress staining to all 3 No. WC's - Investigate water ingress and redecorate | D | 1 | | £1,080.00 | | | |
| B103 | Door closing arms | Corroded door closing arms - replace | D | 1 | | £ 165.00 | | | |
| B104 | External timber doors | Minor rot to external timber doors - Overhaul | B | 3 | | | | £ 330.00 | |
| B105 | Flooring | Soiled floor tiles - allow to deep clean | C | 2 | | | £ 165.00 | | |

| B106 | Roof Structure | Active Woodworm to roof timbers - Investigate, treat and repair timbers | D | 1 | | £ 600.00 | | | | |
|-------------------------------|--------------------------------------|--|-------------------|------------------|----------------------|-------------------|---------|-----------|----|--|
| IMAGE REFERENCE | SERVICE TYPE & LOCATION | OBSERVATIONS | CONDITION GRADING | PRIORITY GRADING | STATUTORY COMPLIANCE | PRIORITY COSTINGS | | | | |
| | | | | | | P1 | P2 | P3 | P4 | |
| ELECTRICAL ENGINEERING | | | | | | | | | | |
| E201 | Main Incoming LV | Incoming LV ducts require sealing to prevent vermin access | C | 1 | | | £600.00 | | | |
| E202 | Main distribution board | Distribution board corroded, replace with metal fireproof in line with BS7671 | D | 1 | | | £600.00 | | | |
| E203 | Socket outlets | IP socket broken to be replaced | C | 1 | | £225.00 | | | | |
| E204, E205 | External lighting | External lighting and photocell diffuser degradation, replace. | C | 1 | | £1,650.00 | | | | |
| - | 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 | WC - out of order | Pipes are blocked to the WC's. Needs flushing and unblocking. | D | 1 | | £300.00 | | | | |
| M102 | Wash Hand Basins - No Hot Water | Hot water recommended on wash hand basins. | B | 3 | | | | £2,250.00 | | |
| M103 | Urinal Waste Pipes | Corroded urinal waste pipes need replacing. | C | 2 | | | £300.00 | | | |

| | | | | | | | | | | |
|--|----------------------------|---|------------------------------------|-------------------------------------|--|------------|-----------|------------|------------|-----|
| M104 | Green GRP Enclosure | GRP key appears broken, needs replacing. No access to pump which is thought to be pumping dirty water from the underground tank to the WC's tank causing blockages. System needs flushing. Pipes need insulating too. | D | 1 | | £1,500.00 | | | | |
| Total Costs | | | | | | £ 3,600.00 | £5,520.00 | £ 2,640.00 | £ 2,580.00 | £ - |
| 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 | £ 480.24 | £ 229.68 | £ 224.46 | £ - |
| Total Costs (Inc of Professional Fees) | | | | | | £ 3,913.20 | £6,000.24 | £ 2,869.68 | £ 2,804.46 | £ - |
| Key | Condition Grading | | Priority Grading | | | | | | | |
| | A - Good Condition | C - Poor Condition | P1 - Urgent Work required | P3 - Desirable Work 3 -5 Years | | | | | | |
| | B - Satisfactory Condition | D - Very Poor Condition | P2 - Essential Work Within 2 Years | P4 - Long Term Work Outside 5 Years | | | | | | |

8. Photographic Schedule

8.1. Mechanical Survey Photos

| | | |
|---|---|---|
|  |  |  |
|  <p>M104: Key Broken – No Access to Pump within GRP</p> | | |

8.2. Electrical Survey Photos

| | | |
|---|---|--|
|  |  |  |
| <p>E201: Main Incoming electrical supply. Grp enclosure requires sealing.</p> | <p>E202: Main distribution, recommend replacing. Signs of corrosion.</p> | <p>E203: Cleaner IP rated sockets covers broken. Replace.</p> |
|  |  |  |
| <p>E204: External light fitting diffuser damaged.</p> | <p>E205: External lighting PIR control degraded – replace.</p> | <p>E206: Internal lighting manual control.</p> |
|  |  | |
| <p>E207: Internal lighting in good condition. Requires cleaning.</p> | <p>E208: Hand dryer appears to be in satisfactory condition.</p> | |

8.3. Building Survey Photos

| | | |
|---|---|---|
|  |  |  |
| <p>B101: Heavily marked and worn painted wall surfaces - allow to redecorate all walls</p> | <p>B102: Water ingress staining to all 3 No. WC's - Investigate water ingress and redecorate</p> | <p>B103: Corroded door closing arms - replace</p> |
|  |  |  |
| <p>B104: Minor rot to external timber doors - Overhaul</p> | <p>B105: Soiled floor tiles - allow to deep clean</p> | <p>B106: Active Woodworm to roof timbers - Investigate, treat and repair timbers</p> |

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