



SCHEDULE OF CONDITION

THE VILLAGE HALL

HIGH STREET, BEMBRIDGE,

ISLE OF WIGHT

Report carried out by:

**Chartered Surveyors & Development Consultants
East Quay
Kite Hill
Wootton Bridge
Isle of Wight
PO33 4LA**

24th February 2017

Report carried out for:

**Bembridge Parish Council
5 Foreland Road
Bembridge
Isle of Wight
PO35 5XN**

INSTRUCTIONS

Bembridge Parish Council have instructed Christopher Scott Chartered Surveyors to prepare a Schedule of Condition to illustrate the standard repair and condition of the property at the current time as a result of our inspection on Friday 10th February 2017

This is a confidential report prepared for the benefit and use of Bembridge Parish Council and their agents. The contents should not be relied upon, or disclosed to, any third party without the express consent of Christopher Scott Chartered Surveyors and Bembridge Parish Council.

The premises currently comprise village hall & associated facilities.

At the time of the inspection it was cold & cloudy.

DESCRIPTION

The property is a detached traditionally built building, constructed with cavity wall brickwork with part pebble-dash to elevations under a pitched and ridged roof clad in red tile. Timber windows & external doors.

The property has been extended in more recent years with cavity wall brickwork and a flat felted roof.

The following external observations were made.

Roof

- The roof suffers from a widespread number of dislodged, slipped or missing tiles to all elevations. We feel the roof is nearing the end of its functional life and consideration should be given to stripping and re-roofing the property in the short to medium term future. When this is carried out the opportunity should be used to enhance the insulation value of the roof. If this is not envisaged then localised patch repairs
- PVCu guttering and downpipes are present to the left elevations and cast iron gutters to the right which appeared functional but with evidence of some leaking joints. These need to be resealed; you may wish to provide 'hedgehog' gutter brushes to prevent future blockages
- The fascias, soffites and bargeboards generally are showing the first signs of wet rot deterioration which should be rectified prior to re-decoration

Front Elevation

The front elevation of the property is constructed in a traditional manner as described above.

The main building has pebble-dash elevations with in-set timber to the upper part of this elevation.

The following points were noted.

- The paintwork to the exterior timberwork was found to be flaking and we recommend that this should be sanded back and re-painted, and probably prepared with two coats of undercoat and one coat of topcoat.
- There was some cement mortar pointing to the left of the entrance hall which was found to be perishing. This needs to be raked out and re-pointed.
- The windows were of a casement type and found to be in need of decoration.
- The front entrance doors were tongue and grooved timber and found to operate in a satisfactory manner. These should be re-decorated.

Rear Elevation

This is constructed in brick with pebble-dash to elevations. The roof is in a pitched and ridged form clad in red tile.

The following observations were made:-

- There was a flat roof to the toilet covered in felt work. We would recommend that this should be repaired in the next 2-3 years.
- We would recommend that you remove any creeper growth from the face of the brickwork and treat with weedkiller

Side Elevation - South

This is again built in a similar manner as above with a pitched and ridged roof clad in red tile.

The following observations were made:-

- The brick built extension with pebble-dashing was built in 2005. This appeared to be in a satisfactory condition with no evident issues

- The flat felted roof which could not be inspected from ground level but based on its age we would anticipate its replacement being required in the medium term
- The casement windows appeared to be satisfactory, although there was evidence of flaking paintwork and the same comments apply as above.
- We recommend the re-painting of the exterior decoration within the next 2 years.
- There was evidence of flaking paintwork to the timber beam work to the rear elevation, and we would recommend that this should be inspected. Any wet rot replaced and repainting should be carried out as described previously.

Side Elevation - North

This is constructed in a similar manner as above described with an aluminium fire escape to the side with balustrading.

The following observations were made.

- There was evidence of ivy growth to the face of these walls and these should be removed and the pointing behind them made good where necessary.
- We would recommend that the soil level to this area should be reduced slightly to stop any penetration of dampness in due course.
- All windows needs to be re-painted.
- The rear gable needs to be re-painted.
- Preliminary wet-rot was located to the gable end. These areas should be checked and made good prior to re-decoration.
- We would recommend that the tree adjoining this area should be cut back to the boundary.

INTERIOR

The interior of the property was inspected by the surveyor. Due to the presence of fitted floor coverings, fixtures and fittings, and furniture, a complete inspection could not be made of all surfaces in the property.

We are making no comment as to the fixtures and fittings such as stage lighting etc.

The interior will be described on a room by room basis.

General

We would recommend that a full electrical test & inspection is carried out if one has not been carried out in the last three years

We would recommend that a full fire risk assessment is undertaken and reviewed annually if not currently available.

Given the age, type and usage of the plumbing system we would recommend that a competent person undertake a risk assessment for Legionella as the system has stored water, deadlegs and low water useage

Main Hall

The following observations were made.

1. The ceiling is a vaulted type with timber tongue and groove boarding with exposed beam work and steal ties. This appears to be generally satisfactory.
2. The walls are brick built with timber tongue and groove boarding to the lower level, and stud partitioning. These appear to be generally satisfactory.
3. The floor is a solid floor with a sprung covered floor with four inch tongue and groove boarding to the surface. This slopes slightly, but appeared to be generally in a satisfactory condition.

Kitchen Area

- The floor was of solid construction with tile flooring. This appeared to be satisfactory.
- The ceiling is of plasterboard painted in white. This appeared to be satisfactory.

- The walls were in plaster board and painted in white. Redecoration is required in the short term

Gents Cloakroom

- The ceilings were in plasterboard and painted. These appeared to be in a satisfactory condition.
- The walls were plastered in tiles. These appeared to be in a satisfactory condition.
- The vinyl flooring is starting to look tired and we would anticipate its renewal in the medium term
- The sanitary fittings comprise of 2 urinals, 2 washbasins and a WC. These appear to function in a satisfactory manner.

Ladies Cloakroom

- The ceilings were in plasterboard and painted. These appeared to be in a satisfactory condition.
- Walls are partially tiled and appeared to be in a satisfactory condition.
- The vinyl flooring is starting to look tired and we would anticipate its renewal in the medium term
- The sanitary fittings include 3 WCs and 3 washbasins. These appear to be functional.

Disabled WC

1. The ceilings were in plasterboard and painted. These appeared to be in a satisfactory condition.
2. The walls were found to be tiled and appeared to be in a satisfactory condition.

Rear Annex Room

- The ceilings were in tongue and groove pattern with a loft access hatch. This void area was not inspected. The ceilings appeared to be generally satisfactory although with some evidence of condensation & mould growth
- The walls were in brick and painted with partially timber tongue and groove boarding to the base. These appear to be satisfactory.

- The suspended timber floor is in 6 inch tongue and groove boarding. This appears to be satisfactory.
- The interior decoration of this room perhaps needs to be upgraded in the next 2 years.

Rear Classroom/Assembly Rooms

- The ceilings are suspended ceilings within set lights. These appeared to be satisfactory.
- The walls are in brick with timber tongue and groove boarding to the base. These appeared to be in a satisfactory condition.
- The suspended timber floors are in 6 inch tongue and groove boarding.
- The interior decoration of this room perhaps needs to be upgraded in the next 2 years.

Toilets

- There are ladies and gents toilets located off the above area. We noticed that there was a WC and washbasin in each.
- Cracking is located to the lintel in the rear wall of the gents area and this needs to be made good and re-decorated.
- The floors were tiled and appeared to be in a satisfactory condition.
- The ceilings were in plasterboard and appeared to be in a satisfactory condition.

Porch

- The ceiling is in tongue and groove with timber boarding and appeared to be in a satisfactory condition.
- The floors are suspended timber construction.
- The walls are in brick and appear to be in a satisfactory condition.

The Boiler Room

- No access available

Stephen O'keefe
Christopher Scott Chartered Surveyors