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CONDITION INSPECTION

IN RESPECT OF SITE KNOWN AS

GROSVENOR GARAGE, FITZGERALD AVENUE

BARNES, LB OF RICHMOND, SW14 8SZ

January 2024

Revision 1

CONTENTS

1. Introduction

Copperstone were instructed on the 18th December 2023 by Damian Aziz of Hestia Homes Ltd to undertake a condition inspection of a site known as Grosvenor Garage, as set out in Copperstone's scope of service and fee proposal letter dated the 18th December 2023. The inspection was to give Hestia Homes an appraisal of the condition of the buildings and the site generally as it is understood they are considering a residential redevelopment of the site, which Copperstone had been advised was largely vacant. Damian had outlined that a condition inspection was required for planning purposes.

The scope of the condition inspection is broadly related in terms of detail to the RICS Condition Report. It comprises a non-intrusive inspection of all readily visible external and internal elements, where access may be gained without causing damage and where access is available. Areas will not be inspected where it is not safe to do or if doors are locked and the owner has not supplied keys. For example, cupboards will be opened where not obstructed and the roof void will be viewed, but no opening up will be undertaken. The scope does not include a measured survey or a valuation. We do not undertake any legal enquiries or searches.

After undertaking our inspection, should we believe intrusive access to any area is required, for example lifting tiles, removing brickwork or cutting out plaster, this will be recommended in our report. If required, we are happy to obtain an estimate of the cost in terms of a contractor's time along with Copperstone's additional fees. If approved and if permitted by the owners, this work will be arranged along with a second inspection, and a revised report issued. Copperstone are happy to arrange a cctv survey of below ground drainage, but Damian confirmed this was not required, and nor was temporary high level access required.

In regard to the structure generally, we inspect those elements of the structure that are readily accessible, but we are not structural engineers and do not possess expert knowledge in this area. If a client requires a detailed assessment of the structure, we are happy to discuss the requirements with suitable firms and to obtain a fee quotation for the client's consideration. In regard to service installations, as standard we will turn on a sample of the taps and light switches to test the installations for normal use. Damian confirmed he did not require a specialist inspection by a services consultant.

The format of the report comprises an introduction summarising the basis of the instruction and the intended scope of the inspection, a broad description of the site to include the understood occupation and use of the site, an executive summary, and sections for the units, office, yard and flat, describing the fabric in broad terms in the first paragraph and outlining any concerns identified about the condition thereof in following paragraphs. Finally there are sections listing recommended works and legal advisor enquiries, and a photo index and site layout are included in the appendices for reference. The inspection proceeded on Thursday the 11th January 2024. The weather was very cold but dry.

2. Building/Site Description

The site is as shown on the aerial photo in appendix 2, as provided by Damian Aziz of Hestia Homes Ltd. It is broadly triangular in shape with a small southerly projection to its south west corner, hereafter referred to as the southern courtyard, and is bordered by Victorian houses on two sides and an alleyway on the third. The walls of the site's buildings form most of the borders, but in some areas the borders are formed by freestanding brick walls, fences or hedging, a wide vehicle gate to the courtyard of the southern courtyard, while the main vehicle entrance to the site is located to the eastern boundary secured by a drop barrier.

The site essentially comprises lock up garages and and workshops, with a first floor flat over two lock ups to the south east corner, and a small office linked to a unit to the north east side of the site. A concrete hardstanding covers the ground surface of the site where there are no buildings including the southern courtyard. It is understood the eastern side of the site was once a petrol station and associated unit. The old office building would have been part of this petrol station, which has the appearance of dating from the 1920's or 30's. There are almost certainly still petrol station fuel tanks underground.

3. Executive Summary

It is understood that the occupier of the units and the office, except for unit 1, vacated at the end of last year, while the occupier of unit 1 has not vacated but is not currently operating his business on site. It is also understood the occupiers of the flat vacated at the end of last year, but most of the units are still in use as storage by various tenants, while the owner of the site uses unit 4 to garage his car, and uses unit 13 as storage. Copperstone have no information on the lease arrangements the owner has with the various tenants and former occupiers, which is a matter for Hestia Homes and their advisors.

The site in general, that is the buildings, the boundary treatments and the surfacing, is in poor to very poor and unmaintained condition throughout and a very significant programme of wide reaching repair and improvement is required to bring it up to a good condition and one that complies with current regulations and standards. Almost all roofs are of old asbestos sheet which is deteriorating as well as being damaged in areas, rainwater disposal has largely failed or is non-existent causing water ingress across the buildings, steelwork is in various stages of corrosion where not failed altogether, and structural repairs are required.

Brickwork throughout whether forming walls of buildings or freestanding boundary walls requires repair or rebuilding, timberwork whether forming fascias, windows or doors is in poor and decaying condition, and the services are in visibly poor order, in some cases there are severed pipes, and the entire installations should be tested in accordance with regulations and repairs undertaken. The concrete hardstanding is in very poor condition, the surface drainage gullies are blocked and inspection chamber covers are seized. The flat requires external and internal repair, and the office and its facilities thorough refurbishment. Fire precautions throughout the site seemed to be almost completely absent.

4. Individual Units

4.1 Unit 1

The structure of the unit is formed from a simple steel angle frame supporting timber roof purlins, with a solid one brick thick wall to the rear, the north (right hand) side and the front of the north section, two pairs of stained timber double garage doors to the front, and a roof consisting of double pitched corrugated asbestos to the southern part of the unit and a more modern double pitched steel profile roof incorporating rooflights to the northern section. There is PVC guttering along the front of the southern section which abuts unit 2 while the rear pitch is fitted with a painted steel or aluminium box gutter atop the rear wall that it is believed was designed to drain to downpipes through an opening in the side wall and into a downpipe. The rear and north side could not be viewed.

The floor is formed from a concrete slab and the partition wall with the adjoining unit 2 is formed from corrugated tin sheet and some supporting timber framing. The workshop has its own fuseboard, and there was a range of cabling and lighting in place. It is understood the unit was in use until recently and it contained two vehicles and a very significant amount of equipment and storage, severely hindering the inspection internally, while the rear wall and rear pitch of the roof were not viewed closely as the gate to the alleyway running along the western boundary was locked.

The asbestos sheet roof is very old with excessive moss growth present, while the rooflights within the steel profile sheeting to the roof were in poor condition with a sizable hole in one area. Although the steel profile sheeting looked intact as viewed from beneath, there is water ingress to the triangular shaped area of timber deck roofing just inside the garage doors to the northern section of the unit, and significant leaves and other vegetative debris has also fallen in. The asbestos roof also looked intact but it is understood that the cement binder within the asbestos sheet can gradually break down over a long period of time, especially with acids from moss and pollution present, and it would be our recommendation that a suitably qualified asbestos surveyor is engaged to carry out an inspection in order to be reassured that the material has not reached a condition where remedial works or even removal is required.

There was severe corrosion to steelwork including a goalpost around the garage door opening to the northern section, and indeed the end of a beam had rusted out. A freestanding timber post is now supporting this beam at one end. Surface corrosion was noted to the steel frame, the rear wall is heavily damp stained, and the right hand or northern wall is heavily cracked and leaning outwards which is likely to be due to the two mature trees almost abutting the wall externally. The brickwork entrance to the northern section is in very poor condition, the floor is oil stained, there are open electrical junction boxes, and all elements of the fabric including the garage doors are generally in a condition commensurate with their significant age, their appearance signifying a lack of suitable maintenance over a period of some years.

4.2 Unit 2

The structure of the unit is formed from a simple steel angle frame supporting timber roof purlins, with a solid one brick thick wall to the rear, a pair of stained timber double garage doors to the front, and a double pitched corrugated asbestos roof over. There is PVC guttering along the front while the rear pitch is fitted with a painted steel or aluminium box gutter atop the rear wall that it is believed was originally designed to drain to downpipes via an opening in the end wall. The floor is formed from a concrete slab and the partition walls with the adjoining units 3 and 1 are formed from corrugated tin sheet and some supporting timber framing. There was old metal conduit containing the lighting cabling feeding old light fittings, and more modern PVC conduit serving the newer light fittings, which were working. The unit contained a significant amount of storage, hindering the inspection internally, while the rear wall and rear pitch of the roof were not viewed closely as the gate to the alleyway running along the western boundary was locked.

The asbestos sheet roof is very old with excessive moss growth present. Although the roof looked intact it is understood that the cement binder within the asbestos sheet can gradually break down over a long period of time, especially with acids from moss and pollution present, and it would be our recommendation that a suitably qualified asbestos surveyor is engaged to carry out an inspection in order to be reassured that the material has not reached a condition where remedial works or even removal is required. There is surface corrosion to the steel frame, the rear wall is heavily damp stained, the floor is oil stained, and all elements of the fabric including the garage doors are generally in a condition commensurate with their significant age, their appearance signifying a lack of suitable maintenance over a period of some years.

4.3 Unit 3

Please see the first paragraph of the unit 2 section for a description of unit 3 as they are part of the same building, constructed at the same time, and therefore of matching description. However unit 3 contained markedly less storage than unit 2.

The condition of unit 3 was similar to that for unit 2, except that there was severe damp ingress to the rear brickwork wall of unit 3, as seen by the very pronounced staining internally and loss of mortar to the joints of the wall, and deteriorating hardboard above.

4.4 Unit 4

The structure of the unit is formed from a simple steel angle frame supporting timber roof purlins, with a solid one brick thick wall to the south or left hand side and the rear, a painted blockwork wall to the front, the north (right hand) partition wall with unit 3 formed from painted corrugated tin, a concertina door to the front to the left hand two bays, and a roof consisting of double pitched corrugated asbestos. There is PVC guttering along the front while the rear pitch is fitted with a painted steel or aluminium box gutter atop the rear wall that it is believed was designed to drain to downpipes through an opening in the rear wall and into

a downpipe, which is no longer in position. The floor is formed from a concrete slab in bays and to the far left bay is a service pit that was covered over with old timber planks. There was relatively modern cabling feeding two different types of light fittings. A small studwork formed storeroom is located to the north east corner, with a timber plank ceiling and strip light, and timber hollow core door. The unit has its own fuseboard, and there is compressed air pipework. The owner of the site uses this unit to park his car securely.

The asbestos sheet roof is very old with excessive moss growth present but looked intact. However it is understood that the cement binder within the asbestos sheet can gradually break down over a long period of time, especially with acids from moss and pollution present, and it would be our recommendation that a suitably qualified asbestos surveyor is engaged to carry out an inspection in order to be reassured that the material has not reached a condition where remedial works or even removal is required. The box gutter along the rear wall was severely corroded and there were some areas of the rear wall where water staining was noted, while the rainwater goods to the front are also in a dilapidated condition and there was vegetation growing on the timber fascia over the concertina door. The floor was heavily oil stained and one of the timber planks over the repair pit did not fit properly. Not all the light fittings were working and the compressed air pipework was severed.

4.5 Unit 5

The structure of this double height unit is formed from solid one brick thick walls, a roof consisting of mono-pitched corrugated asbestos supported on two large timber rafters supporting a number of smaller profile timber rafters and overlain with mineral felt, presumably over some form of timber boarding to level the roof but this was not seen. A bifold door extends across the full width of the front. There is a mixture of PVC and old painted cast iron guttering and downpipes. The floor is formed from a concrete slab with a shallow service pit in which a hydraulic ramp is fitted. There was relatively modern cabling feeding light fittings. A workbench and a large oil tank as well as some other plant were still present.

The asbestos sheet roof seen from beneath is cracked but there are fixings in the asbestos which may show that it has been repaired. However it is understood that the cement binder within the asbestos sheet can gradually break down over a long period of time, especially with acids from moss and pollution present, and it would be our recommendation that a suitably qualified asbestos surveyor is engaged to carry out an inspection in order to be reassured that the material has not reached a condition where remedial works or even removal is required. The rainwater goods were in poor and incomplete condition. There was cracking to the brickwork at the door opening from unit 4 and below the window. The floor was extremely heavily oil impregnated. The doors were not tested as the owner said they do open but are very difficult to operate, and visually they were in a poorly maintained condition as was the window.

4.6 Unit 6

The structure of this three bay unit is formed from a simple steel angle frame supporting timber roof purlins, with a solid one brick thick wall to the rear and both sides, but the ends of the row of concrete beams understood to be forming the first floor patio over the adjoining pair of units were exposed within the left hand wall, as well as some form of concrete beam formed insitu within the left hand wall. There were three pairs of stained timber double garage doors to the front, and a double pitched corrugated asbestos roof over. There is PVC guttering along the front while the rear pitch is fitted with a painted steel or aluminium box gutter atop the rear wall that it is believed was originally designed to drain to downpipes via an opening in the end wall, probably in order to avoid projecting into the garden to no.13 and avoid the need for access thereto. The floor is formed from a concrete slab in bays, separated by corrugated tin formwork. There was old metal conduit containing the lighting cabling feeding old light fittings, and more modern PVC conduit serving the newer light fittings, which were working. The unit contained one large car per bay covering the floor, but the remainder of the building could be viewed.

The asbestos sheet roof is very old with excessive moss growth present and to both ends where the asbestos sheet abuts the brick gable ends there is a flashing formed of Flashband. It is believed this has been fitted to cover a significant gap which has opened up between the asbestos sheet and brick gables due to the gable ends having moved outwards over time. This movement is evidenced by the vertical cracking to the western gable wall as seen in the southern courtyard. In addition, although the roof looked intact it is understood that the cement binder within the asbestos sheet can gradually break down over a long period of time, especially with acids from moss and pollution present. There were two lumps of old tarmac adhered to the roof either side of the ridge, perhaps there as a very old and basic repair. The top of the brickwork capping to the western gable wall was spalling markedly and there were inferior Flashband repairs forming a flashing.

It would be our recommendation that a suitably qualified asbestos surveyor is engaged to carry out an inspection in order to be reassured that the material has not reached a condition where remedial works or even removal is required. There is also surface corrosion to the steel frame, the old box gutter to the rear wall is very heavily corroded, the rear wall is damp stained, the floor is oil stained, and all elements of the fabric are generally in a condition commensurate with their significant age, their appearance signifying a lack of suitable maintenance over a period of some years. The concrete beams set into the left hand wall are of an untidy appearance and bear directly onto brickwork rather than padstones but we did not see evidence of any concerns in the condition of the fabric.

4.7 Units 7 and 8

These two units are understood to have been built in the 1970's as part of the small development forming garages and a flat and patio over. Access was not available to units 7 and 8 on the day of our visit, but it is our understanding that the side and rear walls are

constructed from one brick thick walls, the roof is formed from concrete beams which also provide the deck for the flat's first floor patio above, we would assume the floor is a concrete slab, while both units have a pair of stained timber garage doors.

We can not comment on the condition of the units as they could not be accessed.

4.8 Units 9 and 10

These two units are understood to have been built in the 1970's as part of the small development to provide a flat and patio over, as for units 7 and 8. The ceiling over is formed from concrete beams which are painted and which also provide the floor deck for the first floor flat above, left hand and rear walls are constructed from one brick thick walls which are painted, the floor is a concrete slab, while both units have a pair of stained timber garage doors. Access was only available to the left hand unit, the only view of the right hand unit was via a small opening in the OSB boarding forming the partition between the two units. From this very restricted view it could be seen that the right hand unit contained a car and various stored items. The left hand unit contained a significant amount of storage including against the walls which limited the inspection.

Within the limited confines of the inspection the main concern was the delaminating render surface to the lintel over the doors to unit 9, which is likely to be caused by corrosion of embedded reinforcement or of a steel lintel. The concrete floor was begrimed with oil as for most of the units.

4.9 Unit 13

The structure of the unit is formed from a simple steel angle frame supporting timber roof purlins, with a solid one brick thick wall to the rear and side, and the partition wall with unit 12 formed from corrugated tin. There was a pair of stained timber double garage doors to the front, and a double pitched corrugated asbestos roof over. There is PVC guttering along the front while the rear pitch is fitted with a painted steel or aluminium box gutter atop the rear wall that it is believed was designed to drain via openings in the side walls into downpipes which have been removed in the past. The rear could not be viewed to see what rainwater provision exists. The floor is formed from a concrete slab in bays. There was old metal conduit containing the lighting cabling feeding old light fittings, and more modern PVC conduit serving the newer light fittings, which were working.

The asbestos sheet roof is very old with excessive moss growth present. A significant gap has opened up between the asbestos sheet and brick gable wall due to the gable end having moved outwards over time, which allows severe water ingress along the wall and especially the rear outer corner. In addition, although the roof looked intact it is understood that the cement binder within the asbestos sheet can gradually break down over a long period of time, especially with acids from moss and pollution present. It would be our recommendation that a suitably qualified asbestos surveyor is engaged to carry out an inspection in order to be

reassured that the material has not reached a condition where remedial works or even removal is required.

The brick capping to the gable wall is failing with mortar falling out and the PVC gutter to the front is warped. There is also surface corrosion to the steel frame, the old box gutter to the rear wall is very heavily corroded, the rear wall is stained, the floor is oil stained, the garage doors are decaying with sections falling off, and all elements of the fabric are generally in a condition commensurate with their significant age, their appearance signifying a lack of suitable maintenance over a period of some years. The unit contained storage including a Vespa and furniture. It is understood unit 13 belongs to Paul Downing, the owner of the site.

4.10 Unit 12

Please see the first two paragraphs of the unit 13 section for a description of unit 12 as they are part of the same building, and therefore of matching description, this one being imbetween 11 and 13. However please note there was no access to unit 12.

The external condition of unit 12 can be taken as similar to that of units 11 and 13 except that it does not include gable end walls so comments about the gap between roofing sheet and gable end walls do not apply.

4.11 Unit 11

Please see the first two paragraphs of the unit 13 section for a description of unit 11 as they are part of the same building, and therefore of matching description.

The concerns about asbestos roofing sheet in the unit 13 section apply equally to unit 11 (and 12). To the western end where the asbestos sheet abuts the brick gable end there is a flashing formed of Flashband. It is believed this has been fitted to cover a significant gap which has opened up between the asbestos sheet and brick gable due to the gable end having moved outwards over time. The old box gutter along the rear is heavily corroded allowing water ingress, and there has been ingress to the side wall in the past beneath the location of the Flashband flashing. The steel frame exhibits surface corrosion generally but to the rear outer corner the connection of the truss and frame has rusted out completely due to water ingress. There was oil staining to the floor as for all the garages.

4.12 Unit 14

This small triangular unit has been created by infilling between the rear of the unit attached to the office and the boundary wall and is formed from solid one brick thick walls, a roof consisting of mono-pitched corrugated asbestos supported on two timber rafters. There is a splayed wall to the east corner and this is a partition wall with the adjoining unit. The RWG is a mixture of PVC and old painted cast iron guttering and downpipes but most of the guttering is missing. A pair of stained timber garage doors were fitted. The floor is formed from a concrete slab and there is a compressor fixed to the floor to the rear with pipes running into

unit 1 and the one adjoining the office. There was old metal conduit containing the lighting cabling feeding old light fittings, and there was a capped off water supply pipe.

The roof is leaking which is leading to significant decay to the roof rafters, perhaps partly because the rainwater goods are in poor condition. In regard to the asbestos sheeting it is understood that the cement binder within the asbestos sheet can gradually break down over a long period of time, especially with acids from moss and pollution present, and it would be our recommendation that a suitably qualified asbestos surveyor is engaged to carry out an inspection in order to be reassured that the material has not reached a condition where remedial works or even removal is required. The brickwork internally was in generally poor condition, with the mortar failing to joints particularly to the north wall, damp ingress at the base of the wall, and patches of render falling from the walls. The floor was extremely heavily oil impregnated. The doors were visually in a poorly maintained condition. The compressor pipework between units 1 and 14 was disconnected.

5.0 Unit With Office

Unit - The structure of the unit is formed from a simple steel angle frame supporting timber roof purlins and a double pitched corrugated asbestos sheet roof incorporating transparent rooflights, a solid one brick thick wall to the east or right hand side as entering through the garage doors to the front, to the front and the rear, a painted blockwork wall to the west or left incorporating a timber pedestrian door (not tested), a pair of painted garage doors to the front and door with a vision panel between the office corridor and the unit. There is PVC guttering along the west wall while the east is a parapet gutter draining through an opening in the front wall into a painted cast iron downpipe. The floor is formed from a concrete slab in bays and centrally there is an uncovered service pit. There was old metal conduit containing the lighting cabling feeding old light fittings. The building has its own fuseboard.

The asbestos sheet roof is very old with excessive moss growth present and looked largely intact but there are cracks in it which have been filled with silicone or similar. However it is understood that the cement binder within the asbestos sheet can gradually break down over a long period of time, especially with acids from moss and pollution present, and it would be our recommendation that a suitably qualified asbestos surveyor is engaged to carry out an inspection in order to be reassured that the material has not reached a condition where remedial works or even removal is required. Poor quality repairs including with Flashband could be seen to the upper surface of the roof, and repairs to cracks in the asbestos sheet were visible from beneath. The parapet gutter is clogged with debris, which probably partly explains the damp ingress to the inner face of the east wall and front wall in many areas. The front wall is in very poor condition with the mortar disintegrating and the wall moving outwards. The steel frame is heavily corroded to the rear right hand (north east) corner and there is an open joint between abutting brickwork in this location.

Office – The office is understood to be brick-built of solid construction, rendered and painted, with a mineral felt flat roof and a small brick chimney, a painted timber door and painted timber framed window. Internally a suspended ceiling was fitted on a standard 600mm square exposed grid, the walls were plastered, there was a timber parquet floor finish on a solid base. An old door into a very small triangular plan outside space has been infilled a long time ago, meaning that there is no access to the outside space. The office is triangular on plan linked to unit via a short corridor off which there are two cubicle-sized rooms, one a WC and one containing a wash hand basin. The construction is as for the office but the two small rooms each have a frosted glass steel framed window and there is a vinyl sheet floor finish, while the corridor floor is painted concrete.

The roof could not be viewed but no damp ingress was visible to the suspended ceiling. The render was loose or had fallen off to the elevation facing the alleyway and pointing to the brickwork where exposed was failing. The door was stiff to open and the window timberwork was decaying and in very poor condition, especially the sills. There was some damp staining to the chimney at high level, plaster was falling off the wall below the window, and there was a large area of parquet blocks where they were loose, and all surfaces were begrimed. The two metal framed windows contained broken glazing and the frames were corroding, the sanitaryware was broken and deeply stained, and the floor finishes had failed. The corridor floor paint was heavily worn.

6.0 Yard surfaces and boundary treatments

The yard surface including the southern courtyard was formed of old concrete with a raised pavement in front of the office. There are several inspection chamber covers inset and some old gully grates. There are two brick piers either side of the main vehicle entrance, with a hedge extending to the left. To the right is a brick plinth with a hedge, the small outside space to the rear of the office is enclosed with a brick wall and a further brick wall spans between units 1 and 14 forming part of the northern boundary. The latter wall incorporates a gate opening infilled with short timber planks. The southern courtyard is enclosed by timber fencing and a blockwork wall, with a further blockwork wall between units 5 and 6, incorporating a steel grille gate, separating the southern courtyard from the rest of the site. The old petrol tanks are surely still in place in front of the office.

The concrete surfacing was in poor condition especially in front of the office and unit where there was widespread cracking and deep pitting and holes. The gully covers where present were blocked and the chamber covers were not lifted as visibly they looked seized so the condition of the below ground drainage is unknown but likely to be poor based on the lack of maintenance above ground, and the ground will surely be contaminated in view of the previous long term use of the site. The brick piers to the entrance were in poor condition with bricks missing and much impact damage, the plinth wall was heavily leaning, as was much of the brick walling on the eastern boundary, while the horizontal planks infilling the gate opening were falling out with some missing. The small triangular outside space to the rear of the office could not be viewed but it was apparent it was overgrown with buddleia.

7.0 Flat

It is understood the flat was built in the 1970's and we would therefore understand the walls are cavity construction with a brick outer leaf and a blockwork inner leaf. There is a mineral felt covered flat roof with PVC rainwater goods fixed to timber fascias, single glazed metal framed windows with timber frames and sills and with very old secondary glazing probably dating to the date of construction. There is a modern PVC front door at the top of cantilevered concrete steps to the east wall. The flat has one bedroom, a reception room with a modern PVC single leaf door leading onto the patio, a bathroom and a kitchen. The promenade-tiled patio is enclosed by the wall of the flat to the east, the brick gable end wall of unit 6 to the west, modern steel railings to the south and old tubular steel railings to the north to which is fixed timber fence panelling. The ceilings are painted plastered plasterboard, the walls are largely painted plaster on masonry but with some studwork, the floor is finished in laminate over a solid base, which we would understand to be screed over concrete beams. There is a three piece suite in the bathroom and the kitchen is fitted, which is where the gas fired combi boiler is located.

The roof could not be viewed but no damp staining was noted to the ceilings. No defects were noted to the brickwork elevations but external timberwork is heavily decayed in a number of areas including the fascias and window frames and sills, one subframe was missing altogether and another had extensive fruiting body growth along its length. The decorative condition of the timberwork and the metal window frames was very poor and the latter have no thermal qualities at all. It is not known what if any insulation is incorporated in the floor or ceiling. The owner advised that the bottom door panel to the front door was boarded up with ply on the inside due to a burglary and that he had claimed on the insurance for a new door. The internal condition was generally fair, just some open joints at the junction of walls and ceilings and to wall plaster below ceilings in various areas. There are some areas of poorer condition decoration such as the kitchen ceiling and within fitted cupboards in the bedroom. The kitchen door does not fit in its frame, and the laminate is uneven and faded in the reception room.

8 Recommended Works

If the buildings were being retained and the site was to continue operating in accordance with recent uses, we would envisage the following summary of works would be required.

Ref	Works
1	Replace all asbestos roofs in accordance with regulations and introduce a new rainwater disposal system throughout.
2	Remove excess vegetation, rebuild some brickwork walls and undertake structural repairs to other brickwork, repair render and repoint in areas.
3	Undertake steelwork repairs to areas of the structural frames, and treat all corrosion, including to unit 9 lintel.
4	Repair all unit and pedestrian doors, including the concertina doors, and all timber framed windows across the site.

5	Test all electrics in accordance with the 18th edition Wiring Regulations and undertake all works required.
6	Commission a fire risk assessment of the units and office and ensure all works are carried out in compliance with the Fire Safety Order.
7	Undertake repairs to all other services including water and compressed air in accordance with regulations, and test and commission.
8	Thoroughly refurbish the office, and the flat which will require works to ensure it has an EPC with a minimum E rating and complies with the building regulations.
9	Cctv the the below ground drainage, jet it out and carry out repairs, and fully repair the concrete surfacing including fitting gully covers

9 Queries Arising from the Inspection for Legal Advisors

9.1 Copperstone have not had sight of any lease, land registry or other documents to demonstrate any rights of occupation for tenants, or which show the formal extent of the plot, which we understand would be handled by your legal advisors as part of due diligence.

9.2 Copperstone have not undertaken any checks in respect of planning requirements pertaining to the plot, in terms of buildings thereon or their use, or rights of way, which again we understand would be handled by your legal advisors as part of due diligence.

9.3 Clearly we are not aware of whether petrol tanks formerly serving the old petrol station are still in place beneath the ground but we would expect this to be likely, as we would that the ground is contaminated and will require decontamination under relevant regulations.

10 Surveyor's Declaration

This report is provided for the sole use of Hestia Homes Ltd, in accordance with the scope of service and agreement letter dated the 18th December 2023, and Copperstone cannot accept responsibility if it is used or relied upon by anyone else.

The report represents Copperstone's genuinely held view of the property's condition at the time of the inspection as well as their view of the necessary works based on their experience. Should there be any query on the report, please do not hesitate to contact us.

Signed: Simon Christopher Clark Date: 18th January 2024

PHOTO INDEX

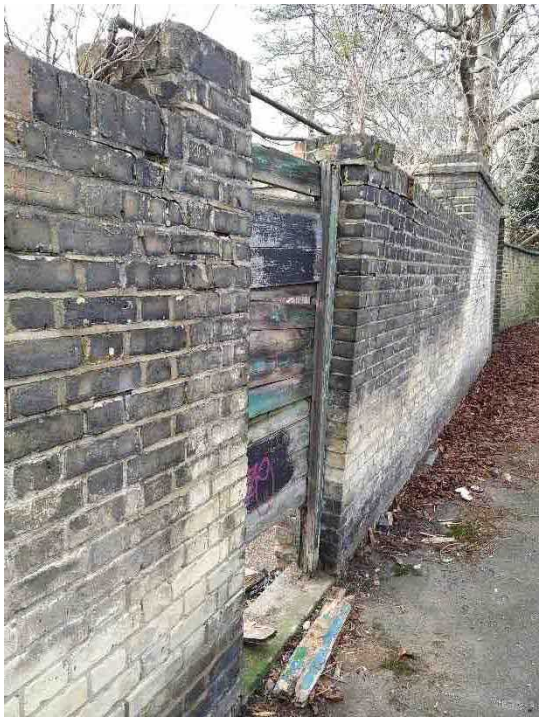
1. Alleyway along western boundary showing rear walls to units 1 to 5.

2. View of unit 5 and wall to southern courtyard, with gate to alleyway to left.

3. Southern courtyard with units 11 to 13 to left and boundary fencing to right.

4. Alleyway along north boundary looking south towards Fitzgerald Avenue.

5. Brick wall between units 1 and 14 to north with timber plank infilled gate opening.



6. Eastern boundary with office to left and overgrown external space to office central.

7. Hedging and leaning plinth wall to right of vehicle entrance from Fitzgerald Avenue.

8. Front of unit 1 showing both pairs of garage doors.

9. Part steel profile/part asbestos roof of unit 1 looking south towards unit 2.

10. Leaking flat roof to front of unit 1, with propped corroded steel beam to left.

11. Rear wall of unit 1, with equipment evident and storage, including a piano.

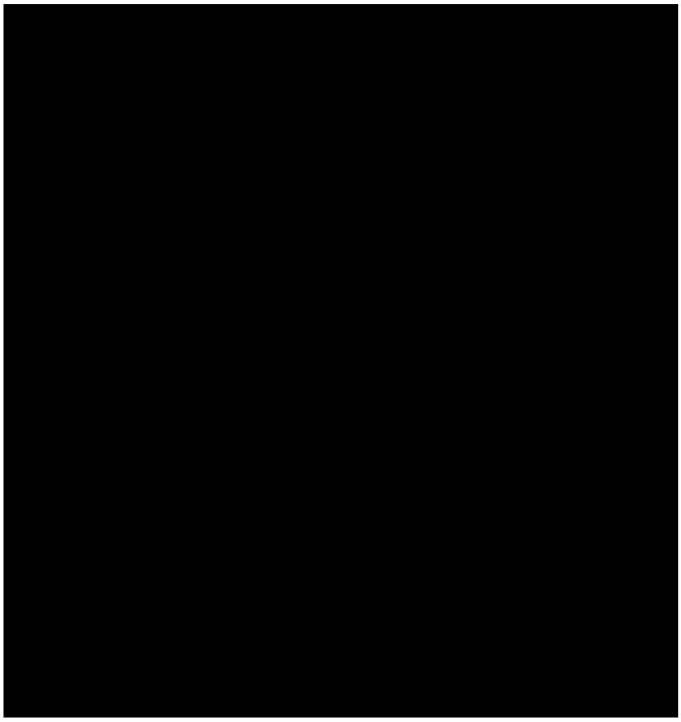
12. North wall to unit with cracking and damp ingress evident, as well as storage.

13. Corroding steel beam over unit 1 front doors with brickwork afflicted with damp.

14. View of unit 1 looking towards damp rear wall, with large quantity of storage evident.

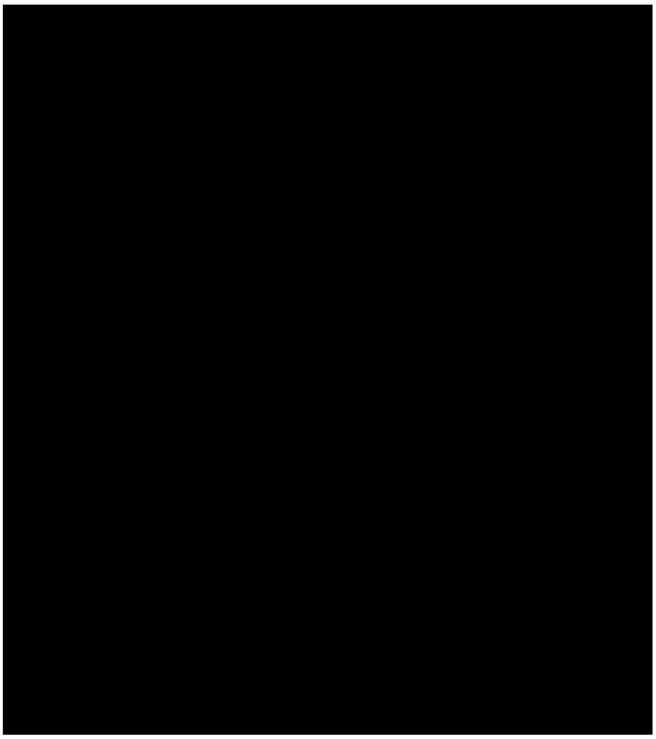
15. View of front of units 2 and 3 showing the asbestos roof, PVC gutter and front doors.

16. View of unit 3 showing significant water ingress to rear wall and hardboard above.



17. Closer view of the heavily damp-afflicted rear brickwork wall to unit 3.

18. Concrete slab floor to unit 3, typical of all the garages on the site.



19. View of unit 4 with similar asbestos roof to units 1 to 3.

20. Interior of unit 4 looking to the south, with damp ingress evident to rear wall.

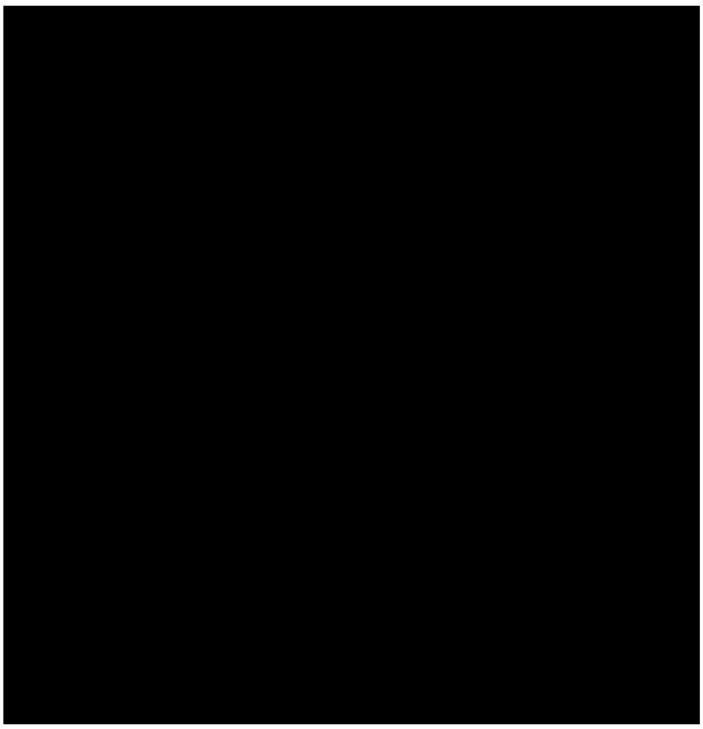
21. View of interior of unit 4 looking to the north and partition with unit 3.

22. Steel or aluminium box gutter to rear of unit 4, corroding severely.

23. Front of double height unit 5.

24. Underside of asbestos sheet roof to unit 5.

25. Rear painted brickwork wall to unit 5.



26. Oil infused concrete floor to unit 5 with hydraulic vehicle lift recessed.

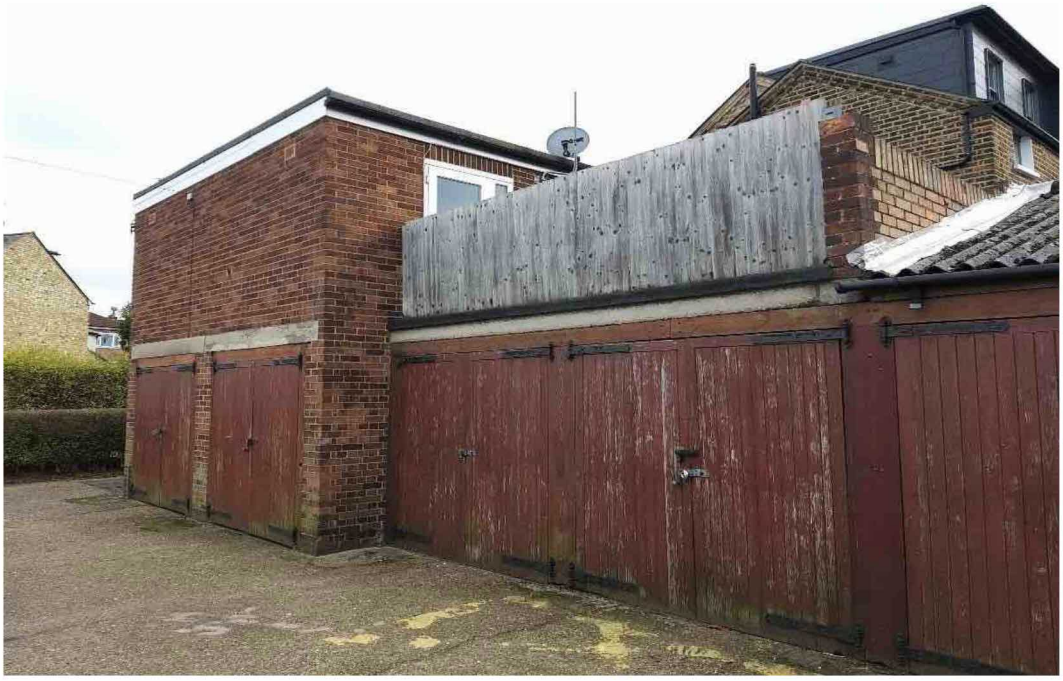
27. Asbestos sheet roof to unit 6 looking towards west wall which is leaning outwards.

28. Left hand wall to unit 6 with ends of concrete beams forming flat patio deck evident.

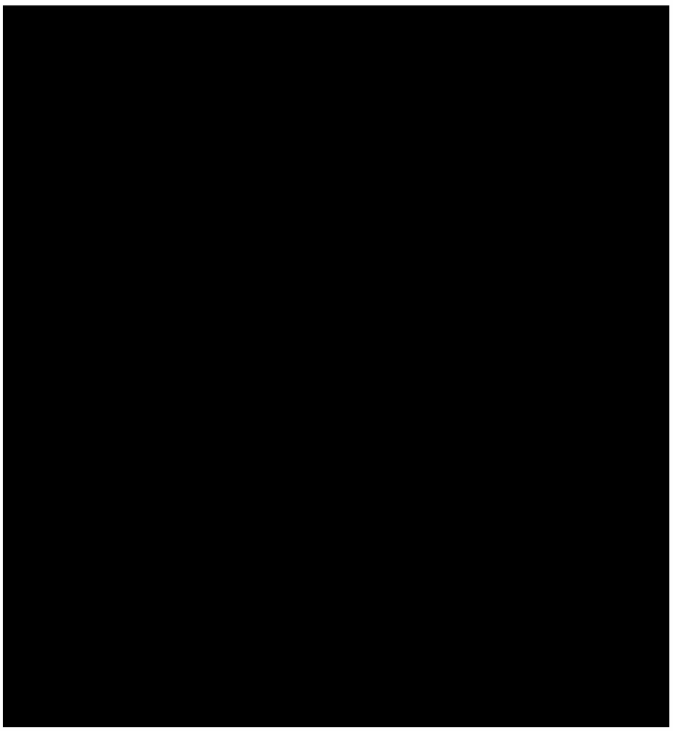
29. Corroding galvanised steel box gutter to rear of unit 6.

30. Water ingress staining to west wall of unit 6 due to the outward movement of the wall.

31. Units 9 and 10 with flat over, units 7 and 8 with patio over and unit 6 to right.

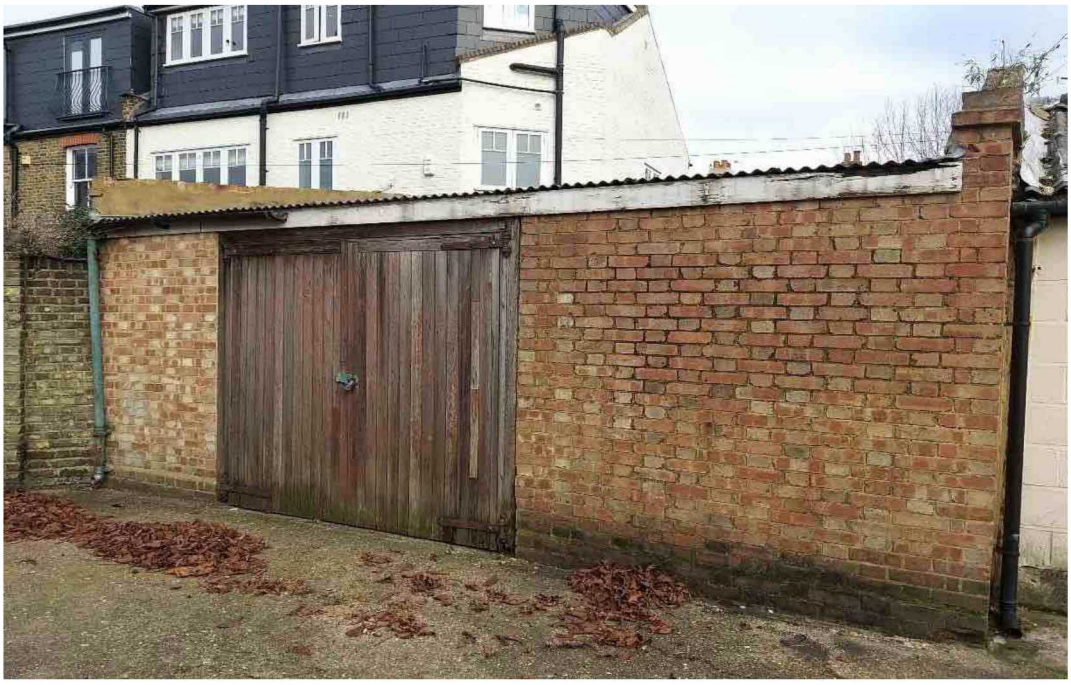


32. View looking to rear of unit 10, with large amount of storage evident.



33. View of unit 9 below looking through a small hole in OSB board partition with unit 10.

34. Frontage of unit 14 showing dilapidated rainwater goods and timber fascia.



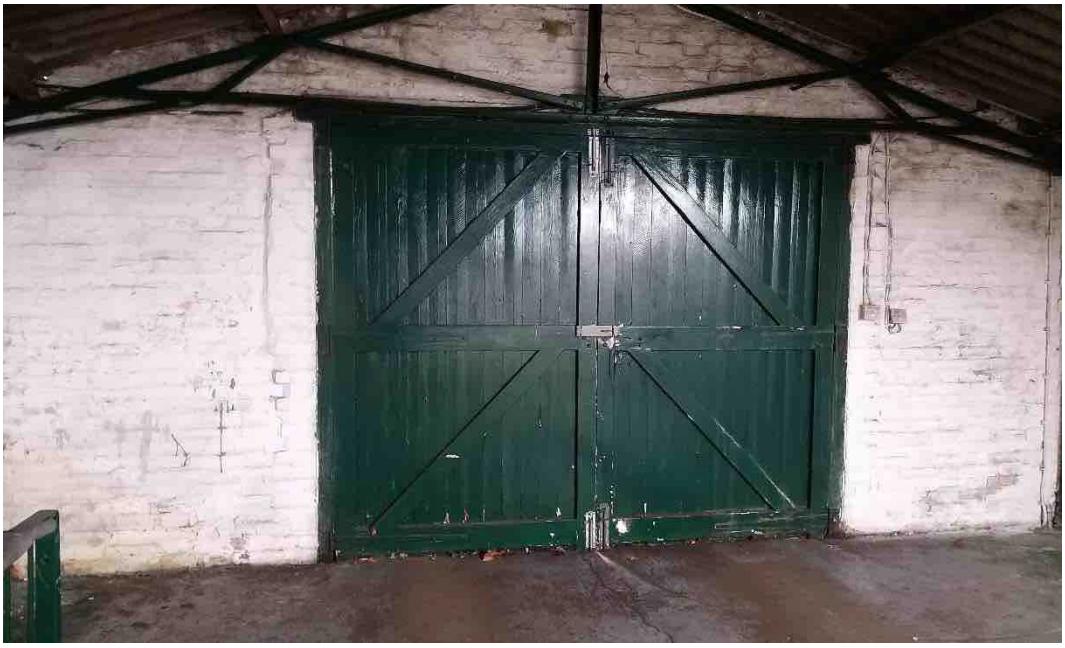
35. Decaying bearing end to timber beam supporting asbestos roof to unit 14.

36. Interior of unit 14 showing damp staining, failing render and leaking compressor.

37. Repaired cracking to asbestos roof to unit by office as seen from beneath.

38. View within unit by office looking north, with unit 14 the other side of the end wall.

39. Front doors to unit by office front wall which is leaning outwards and subject to ingress.



40. Cracking between front wall and side wall to unit by office, evident to both corners.

41. Open joint at abutment of brickwork walls to north east corner of unit by office.

42. Water ingress, timber decay to east wall to unit by office due to failed parapet gutter.

43. Western wall and roof pitch to unit by office, unit 14 to left

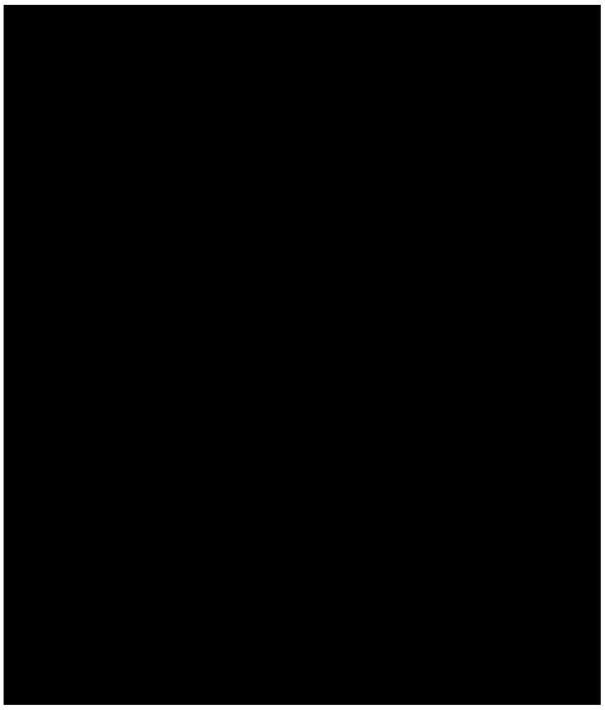
44. Leaning front wall to unit by office, with failing mortar joints evident across its area.

45. Office adjoining unit with failing mortar joints evident across its area.

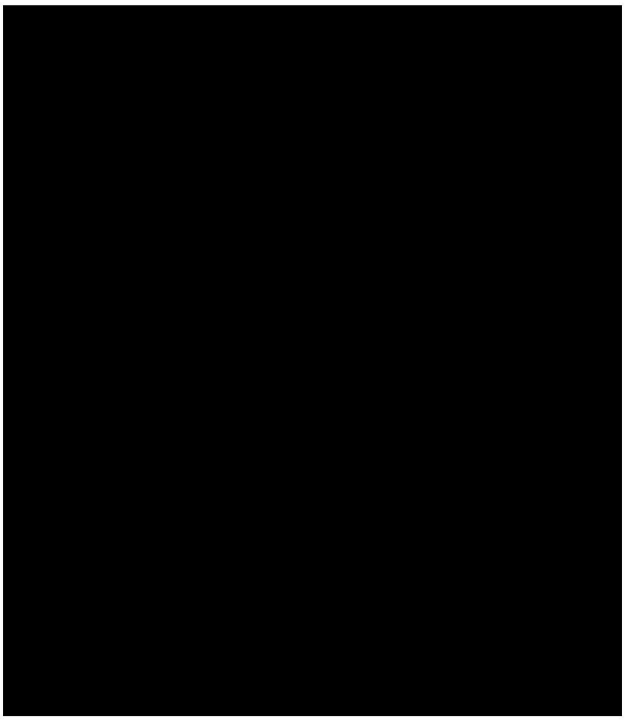
46. Damp ingress to rear (north) wall of office at low level in corner and to chimney.

47. Water ingress below windows due to failing mortar to brickwork and decaying sills.

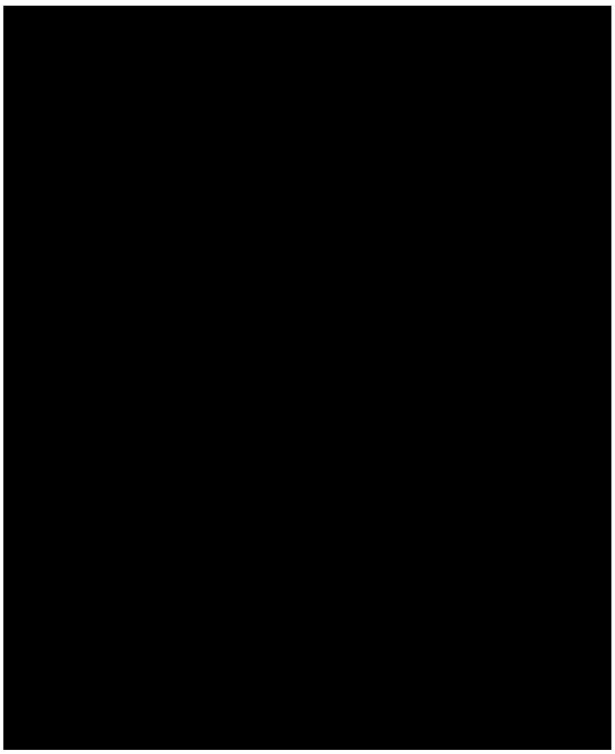
48. Corridor from office to unit, with WC and basin room to right. Finishes worn.



49. Corroding steel framed window to basin room, with cracked glazing and basin.



50. Damp ingress to rear wall of WC, pan deeply soiled and floor finish failed.



51. Units 13 to 11 from left to right. Flashing between roof and wall has failed both ends.

52. Rear wall of no.13 garden to between unit 6 to left and unit 13 to right.

53. Water ingress to rear wall of unit 11, with failed box gutter and vegetation evident.

54. Failed steel frame connection to rear right hand (south west) corner of unit 11.

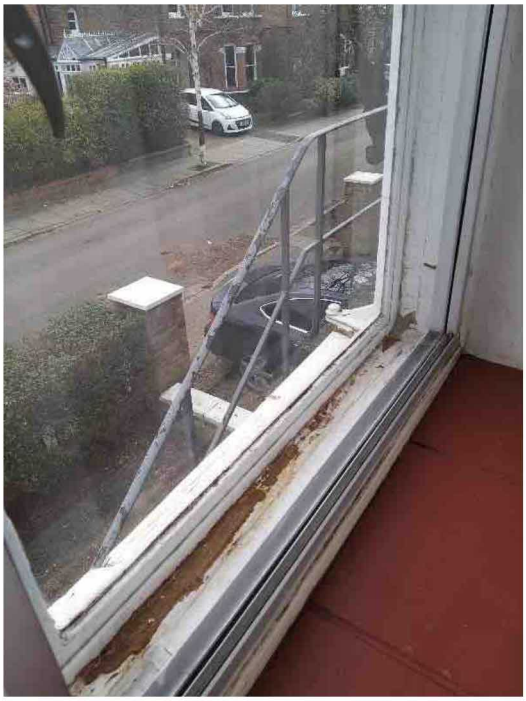
55. Significant gap between roof and east wall in unit 13 which is allowing water ingress.

56. Units 9 and 10 with flat over and cantilevered concrete steps to front door.

57. Completely rotten timber window sill to living room of flat on east elevation.

58. Patio to flat, with non-compliant railings to north side, and door from living room.

59. Fruiting body on timber frame to window in bedroom.



60. View in flat from living room looking into hallway.

61. Cracked concrete surfacing and inspection chambers at the base of the steps to the flat.

62. Cracked concrete surfacing to southern courtyard.

63. Cracked concrete surfacing between buildings looking north to leaning boundary wall.

64. Leaning brickwork wall to north boundary between units 1 and 14.

65. Heavily cracked, pitted concrete in front of office, with probable petrol tanks beneath.

Ends


1
2
3
4
5
6
7
8
9
10
11
12
13
14
OFFICE
UNIT
SITE
FITZGERALD AVENUE
SOUTHERN COURTYARD
ALLEYWAY