

CS000353 CONDITION SURVEY REPORT

**Survey
Description:** Condition Survey on Block '01 - Youth Centre' taken in October 2024

Site:	0959 - Winchcombe Youth Centre
Address:	Winchcombe Youth Centre 8 Gretton Road Winchcombe Cheltenham GL54 5EE
Number of Buildings:	1
Number of Rooms:	16
Surveyor:	German, Mike - Facility Contact - 105188
Second Surveyor:	Honeychurch, Kevin - Facility Contact - 106947
Electrical Surveyor:	Honeychurch, Kevin - Facility Contact - 106947
Mechanical Surveyor:	Honeychurch, Kevin - Facility Contact - 106947
Survey Date:	25/10/2024
Survey Status:	OPEN
Weather:	
Score:	C - Poor Poor
Score Comments:	
General Summary:	A single storey converted school building with slate covered pitched roofs, Hyflex covered flat roof, fairfaced stonework elevations, metal framed windows, timber and aluminium framed external doors.
Mechanical Summary:	The existing Heating and hot water systems have been isolated previously by a contractor, and they will need to be replaced. There are a couple of electric convector heaters, but they are not adequate to provide heating for the whole building. There is currently no hot water supply.

Electrical Summary: The lighting throughout the building would benefit from an upgrade.

The external lighting is aged and inadequate.

The switchgear is in reasonable condition.

Both the fire and intruder alarms are in working order.

Identified Work Summary

Identified Work Element	Identified Work Element Total By Priority							Totals
	Not Selected	1	2	3	4	5		
01 - Roofs	0.00	0.00	0.00	14,229.60	0.00	0.00		14,229.60
02 - Floors and stairs	0.00	0.00	0.00	29,136.80	0.00	0.00		29,136.80
03 - Ceilings	0.00	0.00	4,065.60	10,164.00	0.00	0.00		14,229.60
04 - External walls windows and doors	0.00	0.00	6,098.40	17,956.40	0.00	0.00		24,054.80
05 - Internal walls and doors	0.00	0.00	0.00	1,016.40	0.00	0.00		1,016.40
06 - Sanitary services	0.00	0.00	0.00	0.00	0.00	0.00		0.00
07 - Mechanical Services	0.00	24,393.60	0.00	0.00	0.00	0.00		24,393.60
08 - Electrical Services	0.00	0.00	54,208.00	0.00	0.00	0.00		54,208.00
09 - Redecorations	0.00	0.00	10,164.00	10,164.00	0.00	0.00		20,328.00
10 - Fixed furniture and fittings	0.00	0.00	0.00	677.60	0.00	0.00		677.60
11 - External areas	0.00	0.00	0.00	3,049.20	0.00	0.00		3,049.20
12 - Playing fields	0.00	0.00	0.00	0.00	0.00	0.00		0.00
Totals:	0.00	24,393.60	74,536.00	86,394.00	0.00	0.00		185,323.60

Property Condition Summary

Site: 0959 - Winchcombe Youth Centre

Survey Date: 25/10/2024

Building	Score	Total Idwork	Total Cost (£)
095901 - Winchcombe Youth And Community Centre	C	32	185,323.60

Building Condition Report

Site: 0959 - Winchcombe Youth Centre

Survey Date: 25/10/2024

Building: 095901 - Winchcombe Youth And Community Centre

Address: Winchcombe Youth Centre
8 Gretton Road
Winchcombe
Cheltenham
GL54 5EE

Type: 017 - Youth & Community Centre

GEA (m²): 316.06

GIA (m²): 277.49

NIA (m²): 252.29

Total Idwork: 32

Total Cost (£): 185,323.60

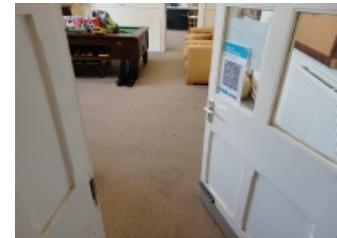
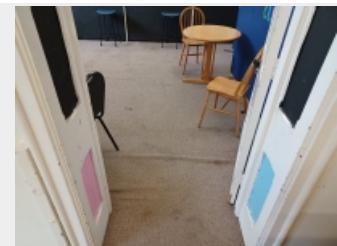
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Element Summary

Element	Score	Comment
01 - Roofs	C	
02 - Floors and stairs	C	
03 - Ceilings	C	
04 - External walls windows and doors	C	
05 - Internal walls and doors	B	
06 - Sanitary services	B	
07 - Mechanical Services		
08 - Electrical Services		
09 - Redecorations	C	
10 - Fixed furniture and fittings	B	
11 - External areas	C	
12 - Playing fields		
OVERALL BUILDING SCORE	C	Poor

Identified Work Details

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
01 - Roofs							
E01.01 - Flat							
W00408422	095901		E01.01.03 - Covering & Insulation	Hyflex coatings have reached the end of their expected lifespan but not currently leaking Renew finish c/w thermal insulation	C3	13,552.00	
E01.02 - Pitched							
W00408421	095901	01-0F-014	E01.02.03 - Covering & Insulation	Slate missing but roof appears watertight Replace slate	C3	677.60	
01 - Roofs Total Cost (£):							
14,229.60							
02 - Floors and stairs							
E02.01 - Floors							
W00408444	095901		E02.01.02 - Screed & Finish	Asbestos Management Survey dated 23rd October 2024 identified asbestos in the vinyl tiles under the carpet Remove asbestos then lay new carpet	B3	3,388.00	
W00408445	095901		E02.01.02 - Screed & Finish	Asbestos Management Survey dated 23rd October 2024 identified asbestos in the vinyl tiles under the carpet tiles Remove asbestos then lay new carpet tiles	B3	3,388.00	

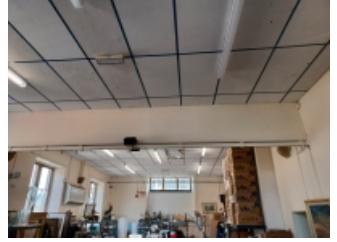
Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
IW00408425	095901	01-0F-002	E02.01.02 - Screed & Finish	Carpet has reached the end of its lifespan Replace carpet	C3	1,490.72	
IW00408426	095901	01-0F-003	E02.01.02 - Screed & Finish	Carpet has reached the end of its lifespan Replace carpet	C3	1,490.72	
IW00408424	095901	01-0F-008	E02.01.02 - Screed & Finish	Vinyl has reached the end of its lifespan Replace vinyl	C3	1,084.16	
IW00408427	095901	01-0F-011	E02.01.02 - Screed & Finish	Granwood finish has worn out and inappropriate patch repairs have been made Make good previous patch repairs then sand and seal whole floor with a Granwood approved finish	C3	8,131.20	

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
W00408423	095901	01-0F-016	E02.01.02 - Screed & Finish	Vinyl has reached the end of its lifespan Replace vinyl c/w flat barrier matting by external door. Asbestos may be present in tiles under the vinyl as identified in rooms off this corridor in Management Survey dated 23rd October 2024	C3	10,164.00	

02 - Floors and stairs Total Cost (£): 29,136.80

03 - Ceilings

E03.01 - Ground

W00408429	095901	01-0F-011	E03.01.01 - Soffit Finish	Suspended ceiling has reached the end of its lifespan Replace c/w thermal insulation pillows	C3	10,164.00	
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W00408428	095901	01-0F-020	E03.01.01 - Soffit Finish	Lath & plaster is loose and cracked Overboard before ceiling fails	C2	4,065.60	
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03 - Ceilings Total Cost (£): 14,229.60

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
04 - External walls windows and doors							
E04.01 - Walls Structure							
W00408431	095901	01-0F-008	E04.01.01 - External Linings / Finishes	Copings excessively worn on parapet Replace copings	B3	1,694.00	
W00408430	095901	01-0F-011	E04.01.01 - External Linings / Finishes	Coping stone excessively worn on south gable wall Replace stone	B3	1,694.00	
W00408435	095901		E04.01.04 - Miscellaneous	Excessive vegetation generally around the building and rainwater gutters, downpipes & gullies Remove and clean all vegetation	C2	677.60	

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
E04.02 - Windows and doors framing							
IW00408433	095901		E04.02.01 - Framing	Masonry joints apart allowing weather & vermin into the building, stone mullions and metal glazing bars deteriorating Repair masonry, mullions and glazing bars	C3	13,552.00	
IW00408434	095901		E04.02.01 - Framing	Timber doors & frames to Kitchen and to WC corridor deteriorating Repair doors and decorate	C3	1,016.40	
IW00408432	095901	01-0F-011	E04.02.01 - Framing	Fire exit very difficult to open & close due to mis-match of uPVC frame & timber door Building is in Winchcombe Conservation Area - replace with an aluminium door & frame if permitted; if not, timber door & frame	C2	5,420.80	

04 - External walls windows and doors Total Cost (£):

24,054.80

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
05 - Internal walls and doors							
E05.01 - Internal walls and partitions							
W00408436	095901		E05.01.02 - Linings / Finishes	Minor plaster & timber repairs required in the building generally Make good plaster & timbers	B3	1,016.40	
05 - Internal walls and doors Total Cost (£):							
1,016.40							
06 - Sanitary services							
E06.01 - Toilets Fittings							
W00408418	095901		E06.01.01 - Fittings	None	B4	0.00	
E06.02 - Kitchen fittings							
W00408417	095901		E06.02.01 - Fittings	None	B4	0.00	
06 - Sanitary services Total Cost (£):							
0.00							

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
07 - Mechanical Services							
E07.01 - Heat Source & Equipment							
W00408419	095901		E07.01.01 - Boilers	The main boiler in the kitchen has been replaced in 2021, however the radiators and pipework would benefit from an upgrade. The controls are also aged and limited.	D1	24,393.60	
07 - Mechanical Services Total Cost (£):							
08 - Electrical Services							
E08.01 - Control Gear							
W00408414	095901		E08.01.01 - Switchgear		B4	0.00	
E08.03 - Lighting							
W00408420	095901		E08.03.02 - Fittings	there are old light fittings would benefit from an LED upgrade, the ceiling is suspended and in need of replacement, the cables in the ceiling would need to contained and trays fitted.	C2	33,880.00	

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
E08.04 - Fire Alarms							
IW00408416	095901		E08.04.01 - Fire Alarms	the panel is aged and the zones and detection C2 will require updating.		13,552.00	
E08.05 - Intruder Alarm							
IW00408415	095901		E08.05.01 - Intruder Alarms	The system is split into different zones, and will require upgrading.	C2	6,776.00	
08 - Electrical Services Total Cost (£):							54,208.00
09 - Redecorations							
E09.01 - External							
IW00408437	095901		E09.01.01 - Redecoration	Finishes have reached the end of their lifespan and elements deteriorating Repair & decorate all painted elements	C2	10,164.00	

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
E09.02 - Internal							
IW00408438	095901		E09.02.01 - Redecoration	Finishes nearing the end of their expected lifespan Consider a rolling programme of redecoration	B3	10,164.00	
09 - Redecorations Total Cost (£): 20,328.00							
10 - Fixed furniture and fittings							
E10.02 - Non-Teaching							
IW00408439	095901	01-0F-003	E10.02.01 - Kitchen	Coffee bar worktop deteriorating Repair & decorate	B3	677.60	
10 - Fixed furniture and fittings Total Cost (£): 677.60							
11 - External areas							
E11.02 - Paths and Pedestrian Paved Areas							
IW00408441	095901		E11.02.02 - Paving	Tarmac on entrance path is deteriorating Repair or replace before it becomes a trip hazard	C3	1,016.40	

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
E11.04 - Walls, Fences and Gates							
IW00408440	095901		E11.04.01 - Fencing	Metal fence adjacent to the entrance door is insecure Either re-fix or remove & make good	C3	677.60	
IW00408442	095901		E11.04.02 - Miscellaneous	Boundary wall with 10 Gretton Road has masonry missing and plants growing in it Remove plants and repair masonry before the wall becomes unstable	B3	677.60	
IW00408443	095901		E11.04.02 - Miscellaneous	Top layer of stones on retaining wall in car park entrance are damaged and missing As this is in the Winchcombe Conservation Area, replace damaged stones but this may be an ongoing issue unless Tewkesbury Borough Council allow design changes.	B3	677.60	

11 - External areas Total Cost (£):

3,049.20