

## 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
<b>Totals:</b>	<b>0.00</b>	<b>24,393.60</b>	<b>74,536.00</b>	<b>86,394.00</b>	<b>0.00</b>	<b>0.00</b>	<b>185,323.60</b>

# 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





No Picture  
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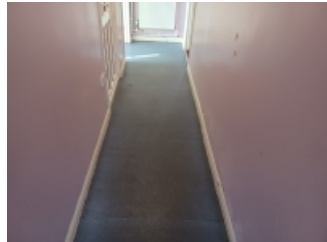
## Element Summary

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		
<b>OVERALL BUILDING SCORE</b>	<b>C</b>	<b>Poor</b>

## Identified Work Details

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
<b>01 - Roofs</b>							
E01.01 - Flat							
IW00408422	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							
IW00408421	095901	01-0F-014	E01.02.03 - Covering & Insulation	Slate missing but roof appears watertight  Replace slate	C3	677.60	
						<b>01 - Roofs Total Cost (£):</b>	<b>14,229.60</b>
<b>02 - Floors and stairs</b>							
E02.01 - Floors							
IW00408444	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	
IW00408445	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
IW00408423	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

IW00408429	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	
IW00408428	095901	01-0F-020	E03.01.01 - Soffit Finish	Lath & plaster is loose and cracked  Overboard before ceiling fails	C2	4,065.60	

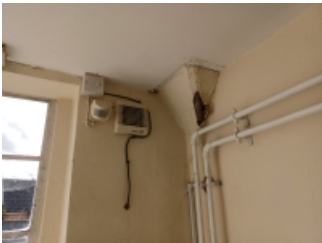


**03 - Ceilings Total Cost (£): 14,229.60**



Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
<b>04 - External walls windows and doors</b>							
E04.01 - Walls Structure							
IW00408431	095901	01-0F-008	E04.01.01 - External Linings / Finishes	Copings excessively worn on parapet  Replace copings	B3	1,694.00	
IW00408430	095901	01-0F-011	E04.01.01 - External Linings / Finishes	Coping stone excessively worn on south gable wall  Replace stone	B3	1,694.00	
IW00408435	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							
IW00408436	095901	E05.01.02 - Linings / Finishes	Minor plaster & timber repairs required in the building generally	B3		1,016.40	
			Make good plaster & timbers				
05 - Internal walls and doors Total Cost (£):						1,016.40	
06 - Sanitary services							
E06.01 - Toilets Fittings							
IW00408418	095901	E06.01.01 - Fittings	None	B4		0.00	
E06.02 - Kitchen fittings							
IW00408417	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
<b>07 - Mechanical Services</b>							
E07.01 - Heat Source & Equipment							
IW00408419	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	
						<b>07 - Mechanical Services Total Cost (£):</b>	<b>24,393.60</b>
<b>08 - Electrical Services</b>							
E08.01 - Control Gear							
IW00408414	095901		E08.01.01 - Switchgear		B4	0.00	
E08.03 - Lighting							
IW00408420	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 be contained and trays fitted.	C2	33,880.00	

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
<b>E08.04 - Fire Alarms</b>							
IW00408416	095901		E08.04.01 - Fire Alarms	the panel is aged and the zones and detection C2 will require updating.		13,552.00	
<b>E08.05 - Intruder Alarm</b>							
IW00408415	095901		E08.05.01 - Intruder Alarms	The system is split into different zones, and will require upgrading.	C2	6,776.00	
						<b>08 - Electrical Services Total Cost (£):</b>	<b>54,208.00</b>
<b>09 - Redecorations</b>							
<b>E09.01 - External</b>							
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	
						<b>09 - Redecorations Total Cost (£):</b>	<b>20,328.00</b>
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	
						<b>10 - Fixed furniture and fittings Total Cost (£):</b>	<b>677.60</b>
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**