

Client Details	39 Youth Club Church Path Glamis Street Bognor Regis West Sussex PO21 1DB	Property Details	39 Youth Club Church Path Glamis Street Bognor Regis West Sussex PO21 1DB
Survey Date	28/07/2022	Weather Conditions	Dry and sunny.
Parties Present	Members from the Youth Club and the agent from West Sussex Council was present to open up during inspection.	Orientation	For the purpose of description within this report, all directions are given as facing the front elevation of the property.



Property Condition Report

General Limitations

We inspect the inside and outside of the main building, but we do not force or open up the fabric. We carry out a non-disruptive visual inspection externally from ground level and internally from floor level.

We inspect roofs, and other surfaces on the outside of the building where they are readily visible from ground level and, if necessary, from neighbouring public property where accessible. We are not able to assess the condition of the inside of any chimneys, boiler or other flues, nor are we able to comment on areas that are inaccessible or concealed.

Internally this means that we do not lift carpets or floor coverings of floorboards, or move furniture, stored items and insulation. We do not remove fixed covers or hatches. We inspect the roof structure from inside the roof space. We also visually inspect the roof space where there is safe and reasonable access.

We also inspect the parts of the electricity, gas, water, heating and drainage services that can be seen, but we do not test them. Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely and meet modern standards. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Specific Limitations

Gaining access to inspect all of the perimeter.

Inspecting main drains and manhole chamber/s was limited.

Gas and heating was turned off and could not be checked or tested.

ACCOMODATION SCHEDULE

	Type	Detached,	Reception	Open recreational space	Kitchen	Bathrooms	Offices	Heating	Storage	External
Subject Property	Commercial building	Linked together	1	2	1	Several	Multiple	Gas fired	1 X metal lock-up	Car parking and gardens

OVERVIEW

Type of Construction:	Frame building with infill panels, flat roofs.
Buildings:	2 main buildings comprising of existing youth club and link glazed connection to the second building.
Extensions & Alterations:	The larger building was originally built and later the second was built using different building materials. Has been altered to become what it is today.

Environment Agency Flood Risk Assessment:	<table border="1"> <tbody> <tr> <td>Flooding from Reservoirs:</td> <td>Legal advisor to seek information</td> </tr> <tr> <td>Surface water Flood Risk:</td> <td>Legal advisor to seek information</td> </tr> <tr> <td>Flooding from Seas and Rivers:</td> <td>Legal advisor to seek information</td> </tr> </tbody> </table>	Flooding from Reservoirs:	Legal advisor to seek information	Surface water Flood Risk:	Legal advisor to seek information	Flooding from Seas and Rivers:	Legal advisor to seek information
Flooding from Reservoirs:	Legal advisor to seek information						
Surface water Flood Risk:	Legal advisor to seek information						
Flooding from Seas and Rivers:	Legal advisor to seek information						
Internal floor area (m ²)	As per plans						
Current EPC Certificate?	None available.						
EPC Rating:	To be confirmed. (E or below = unsuitable for disposal to investors)						

GENERAL PHOTOGRAPHIC SCHEDULE



Front Elevation.



Entrance to second building.



Roof view.



Felt to roof.



External view.



Asbestos.

GENERAL PHOTOGRAPHIC SCHEDULE



Various minor repairs of brick work.



Protection covers required.



Leadwork missing.



High moisture reading to some floors.

SURVEYOR CHECKLIST

Provide cross referenced details in the notes section

1.0	EXTERNAL ENVIRONMENT		Yes	No
1.1	Boundaries	Do the boundaries on site resemble the land registry plan provided?	Y	
1.2	Flying Freeholds	Are there any potential flying freehold issues?		N
1.3	Shared Access	Are there any obvious areas of shared access?	Y	
1.4	Trees	Are there any trees within 5m of the property?	Y	
1.5	Asbestos	Is there any evidence of Asbestos on the property? Floors have vinyl tiles that would have asbestos in the tile and possible the adhesive.	Y	
1.6	Invasive species	Is there evidence of Japanese Knotweed/ Himalayan Balsam/other invasive species within 7m of the subject property?		N

2.0	CONSTRUCTION		Yes	No
2.1	NSC	Is the property of standard construction? If not, provide details. FRAMED BUILDING.		N
2.2	Alterations	Are there any Extensions, Conversions or Alterations? ORIGINALLY ONE BUILDING AND THE SECOND WAS ADDED IN LATER YEARS	Y	
2.3	Layout	Does the property have a standard layout?	Y	
		Are any Bathrooms accessed via a bedroom/kitchen?		N
2.4	Planning	Are there any matters or alterations which may require planning permission?	Y	
2.4.1		Does the property appear to be in commercial use?	Y	
2.5	Building Control	Are there any matters or alterations which may require building control approval?	Y	
2.6	Adaptations	Does the property have any adaptations such as ramps or handrails installed?	Y	
2.7	Grants	Has the property been the subject of any "Green Deal" or other Grants for insulation/thermal efficiency?		N
2.8	Conservatories	Does the property have a Conservatory?		N
2.8.1		If yes to 2.5, are the separating doors intact/Heating Installed?		N
2.9	PVC	Does the property have Photo Voltaic Cells?		N
2.9.1		If yes to 2.6, is the roof structure coping with the additional loading?		N
2.10	Fire Separation	Is fire separation adequate to areas such as party walls, roofs and boundaries?	Y	
2.11	Structure	Is there any evidence of Structural Movement?		N
2.11.1		Is there any evidence of Structural Alteration?	Y	
2.11.2		Are chimney stacks intact throughout the height of the building?		N
2.11.3		Are lintels adequate and properly supported?		N
2.12	Features	Does the property have any unusual features/structures?	Y	

SURVEYOR CHECKLIST

Provide cross referenced details in the notes section

3.0	CONDITION		Yes	No
3.1	Damp	Is there any evidence of Damp?	Y	
3.2	Infestation	Is there any evidence of wood boring insects?		N
3.2.1		Is there any evidence of infestation such as Insects, Vermin, Bats or Birds?		N
3.3	Rot	Is there any evidence of Dry or Wet Rot OR GENERALLY POOR TIMBER?	Y	
3.4	Condensation	Are bathrooms effectively ventilated?	Y	
3.4.1		Are there loft spaces?		N
3.5	H&S	Are there any notable Health & Safety hazards?	Y	

4.0	SERVICES		Yes	No
4.1	Electrical	Does the Electrical Installation appear to meet current standards?	Y	
4.2	Gas	Does the Gas Installation appear to meet current standards?	Y	
4.3	Heating	Does the Heating Installation appear to meet current standards?	Y	
		Is there any information relating to the servicing of heating appliances?		N
4.4	Water	Does the Water installation appear to meet current standards?	Y	
4.5	Sewerage	Does the property have a mains sewerage connection?	Y	
4.6	Smoke Detection	Is the property installed with heat/smoke detectors?	Y	
4.7	Carbon Monoxide	Is the property installed with Carbon Monoxide detectors?		N

5.0	Matters		Yes	No
5.1		Are the kitchen and bathroom intact and useable?	Y	
5.2		Are there sitting tenants/lodgers or indications that vacant possession will not be obtained?		N
5.3		Is there any evidence of any boundary, planning or neighbourly disputes/ issues?		N
5.4		Is there any part of the building that is in severe disrepair/requires demolition?		N
5.5		If the property is Non-Standard Construction, it on the BRE defective list?		N
5.6		Does the property have more than one kitchen?		N
5.7		Is the property above or adjacent to commercial premises?	Y	

*Condition rating = 1 Good (no action required), 2 Fair, 3 Repair/Replacement required, E= Essential works

	ELEMENTAL CONDITION	Description	Rating	Cost
A	Externals	Some minor brickwork repairs.	1	0
B	Roof Covering	Felt roof during the next 25 years will need replacing.	2	0
		The larger roof is serviceable condition.		
		The smaller roof the felt is in poor condition and may have a maximum of a 5-10 year life span.		
C	Soffits, Fascia's and Rainwater Goods	In serviceable condition.	1	0
		Some wire cages to stop gulleys being blocked up on the roof.		
D	Roof Structure	Reasonable condition.	1	0
E	Chimney Breasts	None.	0	0
F	External Walls	Framed building in reasonable order.	1	0
		Some minor detailing to brickwork and general maintenance.		

*Condition rating = 1 Good (no action required), 2 Fair, 3 Repair/Replacement required, E= Essential works

	ELEMENTAL CONDITION		Description	Rating	Cost
G	Windows		General serviceable condition for the upvc.	3	0
			The timber windows and glazing is in poor condition and will need upgrading.		
			Including the frames and panels beneath.		
H	External Doors		The timber doors and frames are in poor condition.	3	0
I	Damp & DPC		Mainly cold bridging and dampness isolated to floors.	2	0
			Some staining to ceilings from leaks in roof.		
			External ground level is compromising the damp proof course.		
J	Internal Walls		The walls are in a serviceable condition.	1	0
K	Floors		Solid floors have low levels if any insulation.	2	0
			This would prove very costly to upgrade or improve.		
			High moisture readings to some floors.		
			Asbestos risk to some floor tiles.		
L	Ceilings		Some ceilings need repairs from leaks etc.	3	0
			The timber beams in the second building has been subject to water damage.		
			Staining to ceilings from leaking roofs.		

	Sub total			To be costed

*Condition rating = 1 Good (no action required), 2 Fair, 3 Repair/Replacement required, E= Essential works

	ELEMENTAL CONDITION		Description	Rating	Cost
M	Joinery		Reasonable condition and serviceable.	1	0
N	Internal Doors		Serviceable.	1	£500
P	Kitchen Fittings		A good clean and overall servicing.	1	0
Q	Bathroom Fittings		Main bathroom/wc's are in poor condition but serviceable.	1	0
R	Conservatory/Porches		None.	0	0
S	Outbuilding		None.	0	0
	Sub total			To be costed.	

*Condition rating = 1 Good (no action required), 2 Fair, 3 Repair/Replacement required, E= Essential works

	ELEMENTAL CONDITION		Description	Rating	Cost
T	Paths, Hardstanding & Boundaries		Repairs required due partly to ground settlement and cracking.	2	0
			Entrance ramp reasonable condition.		
			Boundaries generally needs tidying up.		
U	Drainage (Surface & Foul)		Drains and foul could not be tested.	2	0
			Soil pipe maybe cast iron and asbestos, may have some lead content in the paint so caution is required. Fair condition as it is.		
V	Services		Gas/Electric/Water/heating/drainage and foul; tests and inspections required.	3	0
			Asbestos pipes were observed and these should be removed.		
	Sub Total			To be costed.	

Cost Summary

Grand total (brought forward from Elemental Condition table)	To be costed.
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Mortgageability

Is the property leaseable in its current condition?

YES

If *No or Borderline*, provide details:

Sum required to improve the property to a reasonable standard and maintain over a 25 year lease needs to be costed.	
Surveyor rating Please rate the subject property via the listed grading below	
<input type="radio"/> Grade - Requires repairs, recommended as expenditure unlikely to be recovered during lease period.	

General Summary

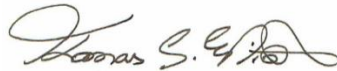
Overview of key issues such as structural defects, high cost repairs/reinstatements, opportunities for development, extensions, alterations, conversions, Conservatories, structural alteration, Post 2002 Windows, Heating Installations & replacements, Electrical Installations, Renewables, Green Deal, Aids & Adaptations, Drainage. To include access, Rights of access, Flying Freeholds & Boundaries.

This property has had low quality workmanship carried out and been poorly maintained for a long period of time.

Structurally it is in sound condition and over the life of a new 25 year lease there will be various costs incurred to maintain the fabric of the building and prevent deterioration. There are a number of items listed in the report that is recommended should be costed by independent contractors so as to establish the costs of each section.

Declaration

I hereby certify that I have personally inspected the property both internally and externally and the extent of such inspection was similar to that required for mortgage purposes as detailed in the RICS Valuation – Professional Standards and that I am covered under the terms of my firm’s indemnity policy insurance.



Signed:

Name: THOMAS S ELLIOTT

Date: 5th August 2022

Membership Details: MRPSA Assoc. RICS

Qualifications: Diploma level 6, Building and Valuation Surveying

Company Name: Herongate Land and Development Ltd - Surveyors

Telephone Number: 07970 996 010

Email Address: thomas.elliott@herongate-homes.com

END OF REPORT