

Summary Report

Relating to:

285 Wallacewell Road
Glasgow
G21 3RP

On behalf of:

Beatroute Music Group

Report Date: 30th September 2010

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Project Preface

Client Name:	Beatroute Music Group
Client Address:	285 Wallacewell Road Glasgow G21 3RP

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Project Reference:	810007
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Identification Photograph
View of property from South on Wallacewell Road

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1.00 INTRODUCTION

- 1.01 Bluestone was instructed on Tuesday 21st September 2010 by Mrs Julie Harkins of Beatroute Music Group to undertake an inspection of 285 Wallacewell Road, Glasgow, G21 3RP.
- 1.02 We carried out our inspection on Wednesday 22nd September 2010 at which time the weather conditions were overcast with heavy showers. The air temperature was in the region of 12°C.
- 1.03 For the purposes of the following report, the front elevation of the property facing onto Wallacewell Road is assumed to be the property's south elevation.
- 1.04 It is our understanding that Beatroute Music Group is proposing to acquire a 12 month leasehold interest in the property.
- 1.05 We have not had sight of any legal documentation, and therefore we have made certain assumptions with regard to the extent of the property. This should be confirmed with your legal advisors, in particular the position of the boundary to the west side of the site. Your legal advisors should also advise you in connection with the repairing obligations contained within your proposed Lease in view of the content of this Report.
- 1.06 We have outlined below the limitations pertaining to our inspection;

1. *Concealed Structure*

Our inspection of the building was visual only, but if we found evidence to suggest any covered or otherwise concealed parts may be defective, we have advised you accordingly, together with our recommendations for further inspection. We did not gain access to the roof areas, and consequently all comments made with regard to the roofs were made as a result of an inspection carried out from ground level with the use of binoculars.

The rear elevation incorporates a low level access door to its west side, providing access to a masonry built structure contained within the "Sensory" room situated in the northwest corner of the property. The northern side of the "Sensory" room is also framed out and lined to form a duct running from east to west. There was no key available to the external doorway, and consequently no access was possible. We are also unable to confirm the nature and purpose of the structures noted internally.

2. *Deleterious and Hazardous Materials*

We did not carry out or commission any specialist investigations or tests to ascertain whether or not any deleterious or hazardous materials have been used in the construction of, or exist within the building. However, we have advised you if we consider there is any significant risk in this respect, together with our recommendations for appropriate further action to be taken.

3. *Occupied Buildings*

The property is not currently occupied, however locally the presence of finishes, fittings and stored materials has restricted our inspection.

4. *Contamination*

We have not carried out or commissioned any enquiries and investigations into any potential contamination of the site or neighbouring land. In this respect you are advised to make your own arrangements, however, should you require our guidance we would be pleased to help.

5. *Services*

We have not carried out any testing of the property's mechanical and electrical services installations. Our inspection of these installations has been of a cursory visual nature only and in order to include a description of these elements within our Report.

6. *Liability and Confidentiality*

Our inspection and Report may be relied upon by Beatroute Music Group only and to whom we owe a duty of care. Our Report should not be passed onto any third party without our prior written consent, but such consent will not be unreasonably withheld or delayed. Such consent will not entitle any third party to place any reliance on the Report and shall not confer or purport to confer on any third party any benefit or right pursuant to the Contracts (Rights of Third Parties) Act 1999.

2.00 GENERAL OVERVIEW AND CONCLUSIONS

- 2.01 The property at 285 Wallacewell Road, Glasgow is square on plan and comprises external walls of cavity brickwork with a paint finish externally and plastered internally. The roof of the property is pyramidal in form and of timber construction incorporating large section composite timber rafter beams. The roof incorporates a large rooflight to its west facing slope and is surmounted by a pyramidal aluminium framed rooflight at its apex. The roof drains to uPVC gutters, which in turn drain to cast iron downpipes with 2 No. located to each elevation and protected by projecting feature brickwork. Windows are of timber framed casement construction, protected externally by steel mesh grilles, and in some cases, sheet plastic. External doors are in timber, faced externally with steel plate, and the entrance doors located centrally on the south elevation are of timber, partially glazed construction, protected externally by a galvanised steel roller shutter screen.
- 2.02 Externally the elevations are bounded by hardstanding of precast concrete paving slabs and brick pavers, with an enclosed yard to the north and east sides of the property surfaced in part with bitumen macadam. The external areas include timber benching along the north boundary and the yard to the east of the property is partially landscaped to its east side. The yard is accessed via double leaf vehicular entrance gates, with the yard enclosed by steel post and wire mesh fencing, to all sides, including the small yard to the north side of the property.
- 2.03 To the south, the property fronts directly onto Wallacewell Road. To the west there is no boundary identified, with the site extending into an open grassed area.
- 2.04 Internally, the property comprises an entrance hallway and circulation corridor, with 2 No. small offices located either side. The circulation corridor provides access to a Main Hall situated centrally and a smaller Games Hall situated against the east elevation, and which is currently fitted out with boxing equipment. In the southwest corner a large room has been fitted out with a recording studio of self contained timber stud construction. A large storage cupboard is located towards the northwest corner of the Main Hall, and 2 No. corridors located on the north side of the Hall provide access to a "Sensory" room, cleaner's cupboard and kitchen facility off the westmost corridor. Male, female and accessible toilet facilities, together with 2 No. small cupboards, one of which incorporates the boiler installation are located off the eastmost corridor.
- 2.05 The property is served by a 3-phase electrical supply, with incoming main and distribution gear located within a cupboard situated within the small office to the east side of the entrance vestibule.
- 2.06 A gas main enters the property within the storage cupboard to the northwest corner of the Main Hall. This serves a cooker within the Kitchen, as well as the central heating boiler.
- 2.07 The property is served by a fire alarm installation, including emergency lighting, smoke detectors and fire alarm sounders, with the fire control panel located within the office to the east of the entrance vestibule.

2.00 GENERAL OVERVIEW AND CONCLUSIONS (Cont'd)

- 2.08 The property is served by a security installation incorporating movement and vibration sensors, and the control panel again is situated within the office to the east of the entrance vestibule.

Summary of Principal Considerations

- 2.09 Localised debris is present to the concrete tiled roof slopes, together with general lichen and moss growth to the mortar joints and bedding to the concrete hip tiles. These hip tiles have also been extensively repaired in areas, with damaged tiles currently present at the foot of the northeast hip. A number of the hip tiles are also mismatched in terms of size. Repairs will be required to the hip tiles and we would recommend that moss and lichen growth be removed and mortar pointing and bed joints be replaced as necessary. The hip tiles missing from the northeast corner should be replaced.
- 2.10 The paint finish to the aluminium framed rooflight at the apex of the roof is heavily worn and missing, with localised displaced seals evident. The aluminium framework requires recoating and the perimeter seals should be checked and repaired as necessary.
- 2.11 The lead flashings at the base of the rooflight to the apex of the roof and to the west slope could not be inspected at close quarters, however they are untidy in areas and the flashing at the head of the rooflight to the west slope is raised slightly. The lead flashings should be checked for splits and damage and redressed as necessary.
- 2.12 The east facing roof slope incorporates a number of tiles of slightly different colour over an area which corresponds with the size of the rooflight to the west facing slope. These tiles are raised/displaced in areas and should be checked and repositioned as necessary.
- 2.13 Perimeter eaves guttering is in poor condition, with extensive vegetation growth noted, together with a number of leaking joints. Extensive water penetration through the eaves soffit is occurring to the west side of the property, and it is probable that a short length of horizontal downpipe, concealed within the eaves detailing and connecting the gutters to the cast iron downpipes, is damaged or displaced. The outside edge of the guttering is warped in areas, which has probably arisen as a result of attempts to gain access to the roof. This has, in particular, resulted in extensive damage to the guttering either side of the roof situated over the principal entrance on the south elevation. The eaves guttering requires extensive repair, including cleaning out and re-levelling.
- 2.14 Cast iron downpipes serving the rainwater goods are in reasonable condition but poor decorative order, suffering from soiling and surface corrosion. Localised downpipes are loose, requiring the installation of suitable brackets, and isolated joints in the pipework require resealing.
- 2.15 The timberwork to the eaves, fascia and soffit boards are in poor decorative order, particularly to the soffits where the paint finish is flaking and damp affected in areas. The joinery requires repair and redecoration.

2.00 GENERAL OVERVIEW AND CONCLUSIONS (Cont'd)

- 2.16 Brickwork to the perimeter elevations is substantially sound, although soiled and defaced by graffiti, with attempts to conceal the latter has left the elevations painted in a variety of colours. Graffiti still remains and consideration should be given to repainting the exterior elevations as a whole.
- 2.17 Stepped cracking is situated to the high level brickwork either side of the central fire exit door to the east elevation. This cracking appears to have arisen as a result of additional loading added to the roof structure from scaffolding and 6 No. punch bags within the Games Hall. The brickwork will require repointing prior to redecoration and we would recommend that consideration be given to removing the scaffolding and punch bags supported from the roof structure to avoid further damage.
- 2.18 External areas have been poorly maintained. Paving slabs are locally broken and uneven and the external areas are overgrown generally with weed growth. We would particularly highlight the paving slabs serving the fire escape to the west elevation which are bedded at a steep gradient and rest proud of the threshold from the fire exit door, creating a trip hazard. External areas require to be overhauled to remove all excess vegetation growth and repair and re-level paving as necessary. Consideration should also be given to re-forming the ramped exit from the west fire exit door.
- 2.19 Exterior windows and doors are in fair to poor decorative order generally, with the windows towards the front end of the building particularly soiled. Perimeter mastic seals to the perimeter windows are also locally damaged, and the protective grilles are in poor decorative order with an extensively flaking paint finish. Perimeter seals, where visible, are cracked and debonding. Doors have been defaced by graffiti. All are in need of cleaning down and redecoration, with the replacement of damaged perimeter seals.
- 2.20 Internally, signs of water penetration were noted to the sloping soffit to the west side of the Main Hall and the south end of the Games Hall. It is not clear if the water penetration is current, and the situation should be monitored and external repairs undertaken as necessary.
- 2.21 Localised dampness was noted at the base of the internal walls within the toilet facilities and to the north end of the Games Hall. This has resulted in deterioration of the plaster and paint finish to the walls, and whilst not of significant nature, the situation should be recorded prior to entering into a leasehold interest in the property.
- 2.22 Internal wall, ceiling and floor finishes are locally damaged and generally soiled. The paint finish to walls and ceilings is becoming worn and discoloured. Whilst you may consider redecoration and the repair and replacement of localised floor coverings, you should consider your potential repairing obligations in connection with internal finishes and ensure that you are not held liable for improving the situation that currently exists.
- 2.23 Horizontal hairline stress cracking is visible consistently at the head of the internal plastered face to the external walls between the main rafter beams to the roof structure. Whilst not of significant concern, we would recommend that the situation be recorded prior to you entering into a Lease on the property.

2.00 GENERAL OVERVIEW AND CONCLUSIONS (Cont'd)

- 2.24 The property is served by mechanical ventilation via individual extract fans which are generally old, soiled and locally damaged. We would recommend that the mechanical ventilation be inspected and overhauled as necessary.
- 2.25 The gas fired boiler installation was producing a burning smell at the time of our inspection. The boiler is old and we would strongly recommend that it is inspected, repaired and certified as safe by a competent qualified, Corgi registered, or equivalent engineer prior to further use.
- 2.26 The electrical installation is reasonably modern. Our inspection though was of a visual nature and we would recommend that it be inspected and certified by a competent qualified electrician prior to you taking occupation. We would highlight that small openings in the wall linings to the perimeter of isolated switch socket outlets should be repaired/sealed to prevent the insertion of foreign objects.
- 2.27 Whilst the lighting within the property was substantially operational, a number of light fittings to rooms such as the "Sensory" room were not operational. Localised light fittings were also missing, such as a spotlight to the entrance lobby to the male toilet. Repairs and the replacement of missing light fittings should be undertaken in conjunction with the inspection of the electric installation as a whole.
- 2.28 The tap serving a wash hand basin within the female toilet is leaking, and the taps serving a wash hand basin within the male toilet were not fully operational. These require to be checked and repaired as necessary.
- 2.29 The recording studio formed within the southwest corner of the property is a self-contained unit served by small power and lighting, but is not mechanically ventilated. It is possible that the Studio does not have Local Authority approval in the form of a Building Warrant and Completion Certificate. This should be verified.

Conclusions

- 2.30 Overall the property is in fair condition, having, we understand, been out of use for some time. A number of repairs, however, are required both internally and externally. We would recommend that you raise these issues with your prospective Landlord and request that they be addressed prior to your occupation, or alternatively the current condition of the premises be recorded and your repairing obligations limited as far as possible to an extent that does not require you to improve the condition of the internal and external fabric of the property during or upon expiry of your short term leasehold interest.

3.00 DETAILED WANTS OF REPAIR

Roofs

- 3.01 The roof of the property is covered in concrete interlocking tiles with matching hip tiles. The concrete tiles appear to be substantially sound, with only localised damage present. There is evidence of water penetration in 2 No. locations internally, to the west side of the Main Hall and the southern end of the smaller Games Hall. It is not clear if the water penetration is current. The situation should be monitored and the concrete tiles repaired as necessary.
- 3.02 Localised debris present to the roof slopes should be removed.
- 3.03 The concrete hip tiles are of untidy appearance, suffering extensively from moss and lichen growth, and a number of repairs have been undertaken in tiles of differing size to the original. A small number of tiles are presently damaged and missing in the northeast corner of the property, requiring repair.
- 3.04 An area of tiles to the east facing slope are of slightly contrasting colour to the rest of the slope. It is possible that this slope previously incorporated a rooflight matching that to the west facing slope. These tiles are "kicked up"/displaced slightly in areas and should be checked and repositioned as necessary.
- 3.05 The paint finish to the aluminium framed pyramidal rooflight at the apex of the roof is extensively flaking and worn. The translucent "Filon" type GRP sheeting to the roof is soiled and discoloured, and localised displaced seals were evident. No sign of water ingress was evident internally. The rooflight requires cleaning down, redecoration and the replacement of perimeter seals as necessary.
- 3.06 The rooflight to the west facing roof slope appears in reasonable condition. Although soiled, there was no evidence of water ingress internally. A slightly raised cover flashing at the head of the rooflight, which may be in lead, should be redressed.
- 3.07 The north facing roof slope incorporates 3No. mushroom cowl vents serving the mechanical ventilation to the toilet accommodation. These could not be inspected a close quarters, but appear sound.
- 3.08 The north facing slope also incorporates 6No. galvanised steel and zinc/aluminium flue vents of varying sizes. A number of these have received a paint finish which is extensively flaking and worn. The deterioration of the paint finish does not appear to be having a detrimental effect on the flues, although they are unsightly. From our inspection internally, we would note that some of the flues are redundant. Localised minor water staining was also noted to the perimeter of one of the vents and this should be monitored and repaired as necessary.
- 3.09 The perimeter eaves detailing incorporates overhanging soffits and fascia boards in timber. The paint finish to the eaves timbers is soiled and becoming worn. The paint finish is flaking at joints, particularly to the boarding to the soffit, and there is evidence of decay. Localised repairs and redecoration are necessary.

3.00 DETAILED WANTS OF REPAIR (Cont'd)

Rainwater Goods

- 3.10 The uPVC eaves gutters to the perimeter of the roofs are in poor condition generally. The gutters have been damaged either side of the entrance to the south elevation. The gutter levels undulate along their length and the outer edges are deformed in a number of areas generally where attempts have been made to gain access to the roof. Leaking joints are present in localised areas, and 1 No. joint at the east end of the north elevation is open and displaced.
- 3.11 The gutters are connected to the downpipes via short lengths of shallow pitched downpipes concealed within the eaves soffit. Extensive water penetration was noted through the soffit to the west side of the roof, suggesting that the concealed length of downpipe in this location is broken or disjointed. The soffit requires opening up and the downpipe repaired as necessary.
- 3.12 The rainwater gutters require cleaning out and re-levelling, together with their repair and replacement as necessary.
- 3.13 The downpipes serving the guttering, where visible, are in cast iron. Whilst substantially sound, the downpipes are in poor decorative order, suffering from surface corrosion, localised open joints and localised loose downpipes where fixing brackets are missing. Minor repairs and redecoration are necessary.

Roof Voids

- 3.14 The property incorporates small roof voids over the offices located either side of the entrance hallway, a high level void over the entrance corridor and a large void over the accommodation to the rear of the property.
- 3.15 The high level void over the entrance corridor was not accessible.
- 3.16 The voids that were accessed are uninsulated.

Elevations

- 3.17 All of the elevations of the building are of brick construction and of similar appearance, although the composition of windows and doors varies. The south facing front elevation of the property also includes a brick built projection at its centre, incorporating the principal entrance to the property. The projection includes a small laminate faced, timber boarded gablet and signage panel over. The elevations each incorporate projecting, open faced brick detailing enclosing the cast iron rainwater downpipes.

3.00 DETAILED WANTS OF REPAIR (Cont'd)

Elevations (Cont'd)

- 3.18 The brick elevations have received a paint finish throughout. The elevations are soiled and locally defaced by graffiti, some of which is "shining" through previously repainted areas. The paint finish varies in colour and appears to have been recoated to varying extents and in an ad-hoc manner, presumably to conceal graffiti. The paint finish is also worn and extensively flaking to the west elevation. You may wish to consider the redecoration of the exterior elevations, and if the graffiti is likely to be an ongoing issue, the application of an anti-graffiti coating.
- 3.19 Mortar pointing is substantially sound, although locally eroded at low level, particularly to the south elevation. Step cracking is present through the brickwork at high level, located either side of the fire exit door to the east elevation. The cracking appears to be the result of additional weight added to the roof structure within the Games Hall, where scaffolding spanning the roof structure has been used to support 6 No. punch bags. The weight of these punch bags is considerable, and consideration should be given to their removal to avoid further damage. The brickwork externally will require repointing.
- 3.20 The laminate faced timber lining to the gablet over the entrance door to the south elevation is soiled, but otherwise sound. Localised lettering is missing from the existing signage.

Windows

- 3.21 The windows are of double glazed, timber framed casement construction of varying sizes. All are openable, with large multi-pane windows incorporating individual opening lights.
- 3.22 All windows are protected externally by steel mesh, with a number of the windows to the front also protected by plastic sheeting fixed across their face and screw fixed to the perimeter framework.
- 3.23 Where checked, opening casements were found to be operational. A number of windows are obscured internally by paper or similar.
- 3.24 Externally the windows and framework are heavily soiled, particularly towards the front of the property. The paint finish is becoming worn and is heavily flaking to the steel mesh protection. Perimeter mastic seals, where visible, were found to be cracked and debonding.
- 3.25 The windows and protective grills require cleaning down and redecoration. Perimeter mastic seals should be checked and renewed as necessary.

3.00 DETAILED WANTS OF REPAIR (Cont'd)

External Doors

- 3.26 Fire exit doors are of single and double leaf timber construction, faced externally in steel plate. The entrance doors to the south elevation are of double leaf, partially glazed, timber construction. Fire exit doors are a combination of single and double leaf construction, secured by panic bars internally. The principal entrance to the property is protected by an overhead galvanised steel roller shutter door.
- 3.27 The fire exit doors to the west, north and east elevations are in poor decorative order, with a worn, soiled and flaking paint finish. The doors have also been defaced in areas by graffiti. Perimeter mastic seals are cracked and debonding. The doors require redecoration and the repair/renewal of the perimeter seals.
- 3.28 The entrance door to the property is in reasonable condition, although scratched and soiled with 1No. broken glazed pane. The external security shutter has been defaced with graffiti with the lower half of the shutter having been recently replaced.

External Areas

- 3.29 The external areas are extensively overgrown by weed growth, particularly to the pavements and hard standing to the south and west elevations. The pavements are also uneven in areas, with localised broken slabs present.
- 3.30 Water is ponding extensively to the east side of the south elevation. There is no apparent drainage to these external areas and we assume that they have been designed to drain naturally. However, the undulations in the paving and excessive weed growth are restricting the effective discharge of rainwater. This should be improved by the removal of weed growth, although ponding is likely to be an ongoing issue.
- 3.31 The pavement to the west elevation is ramped steeply at its centre to accommodate the external fire exit door. The gradient of the slabs is greater than permitted by current Building Regulations which also require a level exit plinth with an unobstructed length of 1.50m before the exit route is ramped to adjacent pavements. The paving slabs have also been positioned so that they sit proud of the exit threshold, creating a trip hazard. We would recommend that the exit paving be reformed.
- 3.32 Bitumen macadam to the external yard to the north of the property and the entrance roadway and car park to the east side of the property is substantially sound, although locally breaking up. There is also weed growth penetrating the bitumen macadam which is likely to cause further deterioration. The weed growth requires to be removed, destroyed and localised repairs undertaken to the surface.
- 3.33 A soft landscaped area to the east side of the yard has been left un-kept for some time and is overgrown and spilled over onto the bitumen macadam. Demarcation of the entrance road/car park and circulation path through the landscaping is undefined.

3.00 DETAILED WANTS OF REPAIR (Cont'd)

- 3.34 Perimeter fencing is of steel post and wire mesh construction with some of the mesh plastic coated. The car park to the east side of the property is entered via integral double leaf gates. The fencing is in reasonable condition and in some areas the support posts appear to have been previously coated or painted although this is now worn. The fencing is locally damaged and suffering from surface corrosion. The entrance gates appear sound although require re-levelling to the eastmost leaf.
- 3.35 Protective galvanised steel tubular rails positioned opposite the fire exit doors to the north elevation of the property have a paint finish which is extensively damaged. The rails require re-painting.
- 3.36 A timber faced wall and gate between the east external areas to the north and east of the property is in poor condition, unpainted and beginning to suffer from the effects of decay. Repairs and redecoration are required.

Internal Areas

Ceilings

- 3.37 Both the soffits of the Games Hall, together with the area containing the recording studio in the southwest corner of the property comprise the exposed roof structure. The apex is surmounted by a pyramidal skylight, with a further skylight situated over the west side of the Main Hall.
- 3.38 Evidence of localised water penetration was noted to the south end of the small Games Hall, and to the northwest corner of the Main Hall, evidenced by white staining to the underside of the sarking. It is unclear if this water penetration is old or continuing, and will require to be monitored and external repairs undertaken as necessary.
- 3.39 The ceilings serving the office and circulation areas to the front of the property, together with the accommodation to the rear, are all lined with plasterboard with a paint finish. These ceilings vary in height, with localised timber framed hatches present providing access to ceiling voids. All were generally found to be in fair condition, although localised damage is present, with the ceiling of the boiler cupboard adjacent to the rear elevation, damaged by the removal of a flue pipe. The ceiling of the lobby to the male toilet incorporates a small diameter hole which we assume used to incorporate a spotlight, with 1 No. being present within the lobby to the female toilet accommodation. The ceiling to the kitchen area is particularly soiled and discoloured, with localised cracking present to the joints in the ceiling boards. With the exception of localised minor repairs and redecoration, the plasterboard ceilings are in fair condition.

3.00 DETAILED WANTS OF REPAIR (Cont'd)

Walls

- 3.40 The perimeter external walls of the property are all finished with plaster applied directly to the internal leaf of the masonry external wall. Internal walls are a combination of plastered masonry and timber stud and plasterboard partitions, with some walls being a combination of both, having been built in masonry to dado height and in timber stud partitioning above to soffit level. Timber framed glazed screens are incorporated within the internal partition wall between the Main Hall and the Games Hall and entrance hallway to the front of the property.
- 3.41 Horizontal hairline cracking was noted to the east and west external walls above window level and between the main support rafters to the roof. This cracking was generally of a minor nature and does not appear to have caused significant stress to the structure. The situation should be monitored.
- 3.42 The roof structure within the Games Hall has been augmented with the addition of scaffolding to support 6 No. punch bags. The weight from the scaffolding and the punch bags will be significant, and this appears to have contributed to the stepped cracking noted either side of the fire exit door to the east elevation. The punch bags should be removed to avoid further damage.
- 3.43 Localised minor cracking was noted to the internal walls, with 1 No. in particular being present to the inner wall of the entrance lobby to the male toilet, and appears to be present to the full thickness of the wall. The crack though is isolated and is not of significant concern.
- 3.44 Localised dampness was noted at low level to the walls within the toilet accommodation, particularly the female toilet, in the northeast corner of the property and to the north wall of the Games Hall. This has resulted in localised deterioration of the plaster and paint finish. The source of the moisture is not clear and it may be the result of a localised breach in a damp proof membrane. If it is of concern, localised repairs would be recommended which, if necessary, may require the insertion of a chemical damp proof course prior to the repair of the plaster and decorative finishes.
- 3.45 Elsewhere, the internal perimeter walls of the property were generally found to be substantially in good condition, suffering only from localised impact damage, soiling and scuffing. Localised repairs and redecoration would be recommend.

3.00 DETAILED WANTS OF REPAIR (Cont'd)

Floor

- 3.46 The floor of the property appears to be in concrete, overlaid with timber to the front of the property, including the Main Hall and smaller Games Hall, although this could not be confirmed. The floor to the rear of the property is of solid concrete construction, overlaid with sheet vinyl or quarry tiles, with the concrete exposed in the smaller store rooms.
- 3.47 The Main Hall is surfaced with a "Junckers" type sprung timber floor with a varnished finish. The Games Hall is finished in sheet vinyl, as is the entrance vestibule and circulation corridor to the front of the property. The 2 No. small offices either side of the entrance, together with the southwest corner of the property incorporating the recording studio, have a sheet carpet finish.
- 3.48 With the exception of the small Games Hall, all sheet vinyl is of non-slip type.
- 3.49 The floors of the property were sound underfoot. Floor coverings are substantially intact and in fair condition, suffering from localised damage only to quarry floor tiles and the sheet vinyl within the rear corridor to the east side of the property, where the sheet vinyl has been torn by a cupboard door which has been rubbing on its surface.
- 3.50 The timber flooring to the Main Hall is generally scratched, soiled and locally damaged by heels, particularly towards the rear east side of the hall within the vicinity of the server counter. Ideally this floor should be sanded and re-varnished within the next few years.
- 3.51 A channel which guides the folding timber doors that are used to separate the Main Hall is filling with dust and debris and requires cleaning out. This channel could also be a tripping hazard for anyone using pointed heels, and we would recommend consideration be given to fitting the channel with a suitable cover strip when the doors are in the open position.

Internal Joinery

- 3.52 Internal doors are generally of solid core timber construction, incorporating satin anodised aluminium ironmongery, which generally comprises lever handles, push plates, kick plates and overhead door closers. A number of the internal doors, particularly off the Main Hall and at the entrance to the property, incorporate glazed vision panels which appear to be formed in toughened glass. The majority of doors are also lockable by either cylinder or mortice locks, with the exception of the circulation doors to the rear fire exit corridors accessed off the Main Hall.
- 3.53 Localised repairs are required to internal doors to ease and adjust. The double leaf doors to the Games Hall from the Main Hall are rubbing at their meeting edge. The south leaf of the double leaf doors to the boiler cupboard to the rear of the property has been rubbing on the floor coverings of the corridor and requires raising, albeit the slip bolt at the base of the door which appears to be causing the damage may simply require replacement. The slip bolt at the head of this door leaf is also loose and requires repair. Otherwise, the internal doors are in fair condition, suffering only from locally worn, scratched and soiled or discoloured paint finish.

3.00 DETAILED WANTS OF REPAIR (Cont'd)

Internal Joinery (Cont'd)

- 3.54 The door surrounds incorporate plain architraves and walls are generally finished with plain, square edged skirtings at their bases, with the exception of the quarry tiled toilet accommodation which incorporate tiled skirtings. Perimeter walls also include a square section protective dado rail. All joinery has received a gloss paint finish, and with the exception of localised minor damage, including some kick damage to the north wall of the Games Hall and general minor scratching, scuffing and soiling, was generally found to be in good condition.
- 3.55 The east and south walls of the Main Hall incorporate a variety of timber framed, glazed screens. A further timber framed glazed screen is situated at high level over the folding doors to the Main Hall. These all appear to be in similar condition and all glazing is intact, suffering only from soiling and discolouration from adhesive fixings.
- 3.56 The folding doors to the Main Hall are of timber construction and were not tested at the time of our inspection. The doors have a paint finish which appeared to be to a standard and condition similar to that noted to the rest of the joinery in the property.

4.00 SERVICES INSTALLATIONS

Electrical Installation

- 4.01 The property is served by a 3-phase electrical installation, with the incoming main, meter and switch gear situated within a cupboard located within the "Caretaker's" office to the east of the principal entrance to the property. The installation incorporates a modern 24No. way distribution board. Small power throughout the property is primarily by recessed single and twin socket outlets with plastic cover plates, although isolated aluminium socket plates were noted. Switch plates are in plastic and lighting is a combination of fluorescent and tungsten fittings, although predominantly the former. Flood lighting is also present at high level within the Main Hall and Games Hall.
- 4.02 The electrical installation appears reasonably modern and in fair condition, although should be inspected and tested by a competent qualified electrician. Minor gaps were noted between isolated socket plates within the "Caretaker's" office and to the north wall of the Games Hall, and these should be sealed to prevent the insertion of foreign objects. A switch plate serving the lighting within the cleaner's cupboard is broken and inoperable, and a recessed spotlight is missing from the soffit of the entrance lobby to the male toilet.

Plumbing Installation

- 4.03 We did not identify the source of the incoming water supply at the time of our inspection, however the property is served by 2 No. insulated cold water storage tanks situated within a ceiling void over the accommodation to the rear of the property. The water supply to the kitchen, toilet facilities and cleaner's cupboard was operational, although the supply to the westmost wash hand basin within the male toilet was limited and there is a leak present to the mixer block to a wash hand basin within the female toilet.
- 4.04 Hot water is provided by way of a gas fired central heating boiler and hot water cylinder situated off the east corridor at the rear of the building. Please refer to our comments at Item 4.07 in connection with the boiler installation.
- 4.05 Water supply pipework within the roof void is not insulated, which we would recommend to reduce the risk of frost damage during winter months.

Gas Installation

- 4.06 The property is served by a gas supply entering the property on its west side, with the incoming main and meter being situated within a storage cupboard located in the northwest corner of the Main Hall. The supply serves a gas cooker situated within the kitchen area, and a gas fired boiler situated within a cupboard to the rear of the property accessed off the east fire escape corridor.

4.00 SERVICES INSTALLATIONS (Cont'd)

Gas Installation (Cont'd)

- 4.07 The boiler is an Ideal Standard "Mexico Super II" and appears relatively old. At the time of our inspection, a smell of burning was noted, and following discussion with the Tenant we understand that the boiler had been switched on for the first time in a period of approximately 6 months earlier that morning. During the course of our inspection the boiler was inspected and the gas supply switched off by representatives of City Property LLP. The boiler appears to be approaching the end of its effective life and will require inspection and certification by a Corgi registered engineer or equal and approved. It is possible that the boiler will require replacement, if not now, then within the next few years.
- 4.08 The cooker within the kitchen appears reasonably modern, although was not switched on or tested at the time of our inspection. This should be done by a Corgi registered engineer prior to its use.

Fire Alarm Installation

- 4.09 The property is served by a comprehensive fire alarm installation including hard wired smoke detectors, emergency lighting and sounders, with a fire alarm control panel situated within the "Caretaker's" office. Break glass units are recessed to the walls at all exits. The installation, whilst visually sound, appears relatively old and should be inspected and tested by a competent qualified electrician.
- 4.10 We did not inspect fire extinguishers and fire blankets within the property and their number, type and distribution should be verified and replaced/augmented as necessary.

Security Installation

- 4.11 The property is served by a security installation, with the control panel being located within the "Caretaker's" office and served by movement and vibration sensors. A sensor creates an audible beep when movement occurs within the entrance/circulation corridor.
- 4.12 The installation was not tested and should be inspected by a competent qualified electrician. You may also wish to verify if the installation is monitored and/or is under a maintenance agreement.

Mechanical Ventilation

- 4.13 The property is served by individual mechanical extract fans positioned to serve the Main Hall, Games Hall, the area encompassing the recording studio, Kitchen and toilet facilities. With the exception of the toilet facilities, the mechanical extract fans generally comprise old "Xpelair" fans incorporating louvered vents and served by controls situated at low level. The casings to the fans are generally soiled and discoloured, with localised fans relatively noisy when operated and damaged louvers noted. The fan serving the kitchen is positioned in the ceiling and is particularly dirty. We did not check the operation of all of the fans, and whilst most appeared to be operational, we would recommend that all be checked and cleaned and overhauled.

4.00 SERVICES INSTALLATIONS (Cont'd)

Mechanical Ventilation (Cont'd)

- 4.14 The mechanical ventilation serving the toilet accommodation comprise smaller ceiling mounted extract fans. These are generally heavily soiled and require cleaning and overhauling.
- 4.15 The recording studio formed in the south east corner of the property does not appear to be mechanically ventilated.

5.00 STAFF WELFARE ACCOMMODATION

Toilet Accommodation

- 5.01 The property has male, female and accessible toilet facilities situated towards the northeast/rear right hand corner of the building. The male and female toilet facilities are very similar, incorporating 3 No. wash hand basins within a modern laminate faced vanity unit, and w/c's contained within laminate faced proprietary cubicles. The male toilet is served by 1 No. w/c and 2 No. urinals, with the female toilet fitted out with 3 No. w/c's. Both toilets are also served by electric warm air hand driers.
- 5.02 The accessible toilet is fitted out with a w/c and wash hand basin, together with support rails.
- 5.03 The toilet accommodation generally appears in reasonable condition, with the exception of isolated defective taps. Toilet seats are mismatched and the seat serving the male toilet is broken, requiring replacement.
- 5.04 Localised ironmongery to the toilet cubicles require adjustment.
- 5.05 Flush handles serving the concealed cisterns serving the w/c's are suffering from minor corrosion, affecting the stainless steel finish.
- 5.06 The toilets are fitted out with mirrors which are in reasonable condition, although the silver backing to the mirrors is damaged in some areas.
- 5.07 The warm air hand driers are locally corroding below the enamelled finish to their casings, but otherwise appear functional. The appliance within the female toilet is loose and requires fixing back to the wall.

Kitchen

- 5.08 The kitchen is fitted out with relatively modern base units, laminate faced worktops and wall hung cupboards. The latter are locally damaged and water affected and appear to older than the base units. The cupboards are functional, but repairs are required.
- 5.09 The base units and worktop are functional and fit for purpose.
- 5.10 The kitchen incorporates a double stainless steel sink unit with drainer and a separate circular stainless steel wash hand basin, both recessed into the worktop. All appeared sound and fit for purpose.
- 5.11 A drawer unit is missing from the base unit adjacent to the servery.
- 5.12 The kitchen incorporates a server onto the Main Hall, protected by a galvanised steel roller shutter screen. The screen appears to be functional, defaced by minor graffiti only. We did not verify the locking mechanism to the roller shutter screen, and if this is likely to be an issue, you should verify with the Landlord if keys are available.

6.00 STATUTORY REQUIREMENTS (INCLUDING MEANS OF ESCAPE)

Means of Escape

- 6.01 The means of escape from the property is available on all 4 No. elevations, with the principal entrance located to the south, a double leaf fire exit door to the west elevation from the Main Hall, a single leaf fire exit door to the east elevation from the smaller Games Hall and 2 No. single leaf fire exit doors to the north facing rear elevation which are accessed from the Main Hall and ancillary rooms via 2 No. short corridors.
- 6.02 The means of escape from the accommodation is adequate.
- 6.03 Externally, pavements forming the escape routes from the property are uneven, particularly to the west elevation where the external ground is ramped sharply up at the double leaf fire exit doors. The paving slabs have also been poorly laid and sit proud of the threshold at the fire exit door, creating a trip hazard. Paving slabs, where present, are generally uneven and covered in weed growth, creating a trip hazard and may be particularly hazardous when wet. Please refer to our comments regarding external areas, and we would recommend that consideration be given to re-forming the ramped exit and plinth located centrally to the west elevation.

Disabled Access

- 6.04 The property is provided with level access from Wallacewell Road.
- 6.05 The property is fitted with an accessible toilet, although this does not incorporate an emergency pull cord and alarm.
- 6.06 The kitchen has not been adapted for use by persons with physical disability.

Safety Glass

- 6.07 The property incorporates a number of glazed screens contained within internal partitioning. We did not inspect all glazing, but where accessible this glazing was found to be stamped as 'Toughened'. This also appeared to apply to the glazing contained within circulation doors.

7.00 DELETERIOUS MATERIALS

- 7.01 We did not note the presence of any deleterious materials during the course of our inspection. Given the nature of the building's construction it is possible that such materials do exist within the property and are presently concealed.
- 7.02 It is a statutory requirement that either an Asbestos Register or Management Plan be prepared for the property and kept on site. We did not have sight of such a Register or Plan during the course of our inspection, and you should clarify with the Landlord if one is in existence.
- 7.03 Depending upon the availability and quality of the Asbestos Register, we would recommend that a full Asbestos Survey be undertaken prior to carrying out any repair and alteration works to the property.

8.00 LEGAL OBLIGATIONS

- 8.01 We understand that Beatroute Music Group intend to acquire a 12 month leasehold interest in the property. We would recommend that your legal advisors confirm the site boundary to the west of the site which is not demarcated, as well as confirming any rights of access over the service yard and external areas.
- 8.02 Your legal advisors should also verify the repairing obligations contained within your proposed Lease, and these should be read carefully in conjunction with the contents of this Report.
- 8.03 You should verify if statutory consents are in place for the recording studio formed within the southwest corner of the property.

9.00 ESTIMATED REPAIR COSTS

- 9.01 The following budget costs include for items of significant repair only. We have not allowed for internal redecoration, except where this will be necessary following the identified repair work.
- 9.02 The following figures are approximate estimates for budget and guidance purposes only and should be treated with caution. Factors such as timing and sequencing of the works may have a direct impact on the cost. We have not obtained firm prices from contractors. The costs given are expressed exclusive of VAT and do not include any allowance for professional fees.
- 9.03 The following table should not be considered to be a "Programmed Maintenance Schedule". We have not included for items of routine or cyclical maintenance, except where work is immediately required, and consequently painter work and items such as cleaning of gutters are only included once.

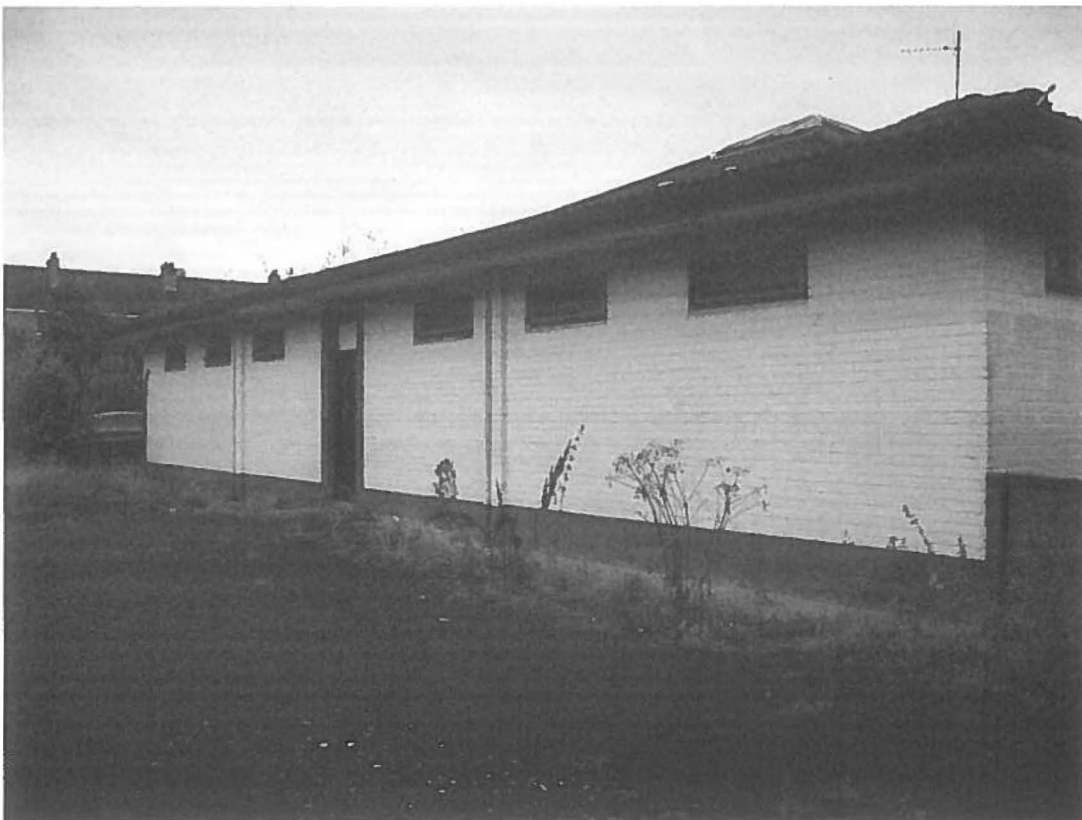
9.04 MAINTENANCE SCHEDULE		BUDGET COSTS (£)		
Item No.	Description	Immediate	1-3 Years	3+ Years
	Externally			
1.	Repair and redecoration of roof and hip tiles	1,150.00		
2.	Repairs to rooflights	350.00		
3.	Repair and redecoration of rainwater goods	550.00		
4.	Repair and redecorate external elevations	3,200.00		
5.	Ant-graffiti coating	1,000.00		
6.	Repair / redecorate windows & external doors	2,200.00		
7.	Re-form ramp to west elevation – provisional	1,500.00		
8.	Repairs to external paving – provisional	1,500.00		
	Internally			
9.	Replace vinyl to east corridor	300.00		
10.	Fit cover strip to floor channel of folding doors	100.00		
11.	Repairs to internal doors & Kitchen Units	300.00		
12.	Repairs to lighting – provisional	200.00		
13.	Seal openings to perimeter of electrical sockets	30.00		
14.	Secure hand drier in Female toilet	20.00		
15.	Fit alarm to accessible toilet	200.00		
16.	Test electrical installation	300.00		
17.	Test/repair gas boiler - provisional	1,000.00		
18.	Test/repair mechanical ventilation - provisional	500.00		
19.	Repairs to plumbing and insulate pipework	400.00		
	SUB-TOTAL	14,800.00		
	Main Contractors Preliminaries	2,960.00		
	TOTAL	£17,760.00		

Appendix

Photographs



1. SOUTH FACING FRONT ELEVATION ON WALLACEWELL ROAD



2. EAST ELEVATION



3. NORTH ELEVATION



4. PAVEMENT TO WEST ELEVATION



5. YARD TO NORTH OF PROPERTY



6. YARD TO EAST OF PROPERTY



7. WATER DAMAGE TO SOFFIT BOARDS



8. TYPICAL WINDOW



9. CRACKING TO BRICKWORK TO EAST ELEVATION OF GAMES HALL



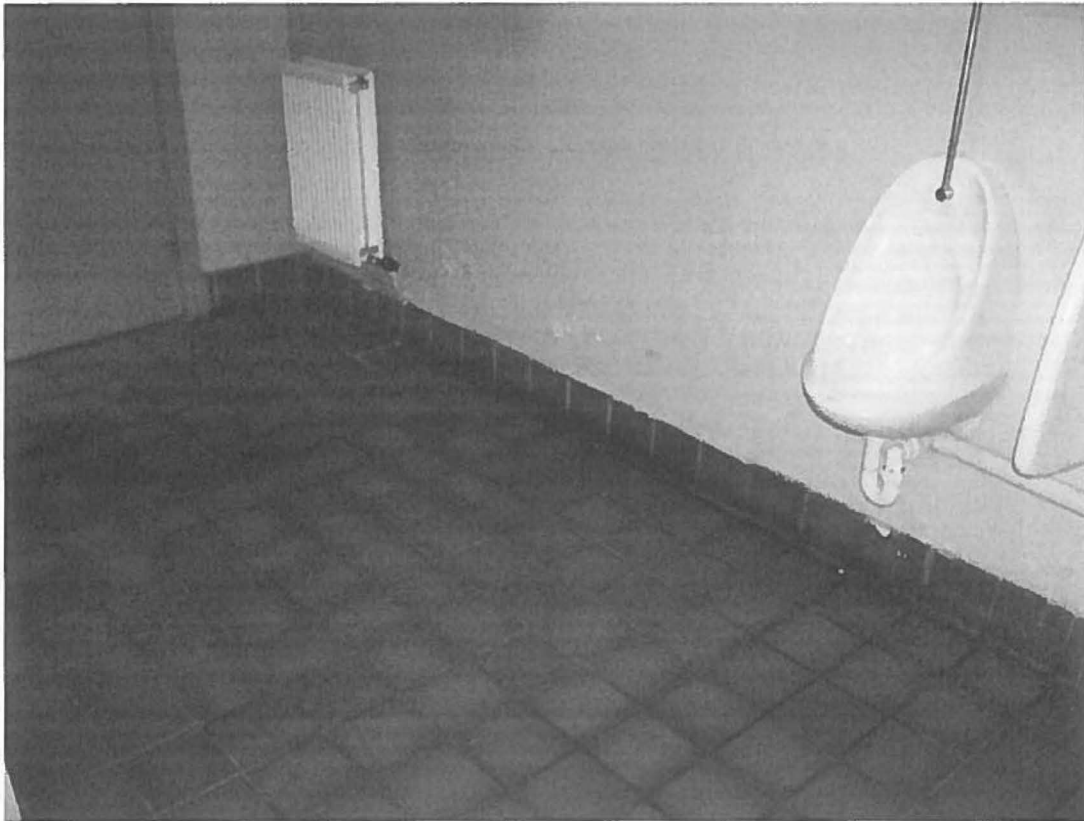
10. GAMES HALL



11. MAIN HALL



12. KITCHEN



13. DAMP AFFECTED PLASTER TO MALE TOILET



14. BOILER



15. ELECTRICAL SWITCH GEAR AND METER

