



Technical Due Diligence Report

Hereford College of Art and the Royal National College for the Blind

February 2019

Preface

Identification

Photograph:



Property Address:

Hereford College of Art and the Royal National College for the Blind, College Road, Hereford, HR1 1EB

Approximate GIFA:

Main Building	74,115 sq ft. (6886 sq m)
Main Building Extension	Not known
Refectory	Not known
The Main Hall	Not known
Queens Building	10,459 sq ft. (972 sq m)
The Hive	6,714 sq ft. (624 sq m)
The Chapel	Not known
Gardner Hall	16,366 sq ft. (1,520sq m)

Date of Inspection:

12 February 2019

Inspection Conditions:

Cold, overcast and dry

Access Restrictions:

The buildings were in use at the time of the inspections with teaching and associated activities preventing access to all rooms within the several buildings. Consequently only a representative sample of rooms in each building was inspected.

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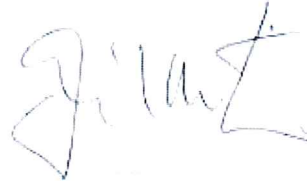
Status	Surveyor	Date
Draft	David Martin	22 February 2019

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Principal

Date: February 2019

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1. Executive Summary – HCA Main Building

Brief Property Description

- 1.1 The property known as the Main Building, Hereford College of Arts, College Road, Hereford, HR1 1EB is a Grade II Listed building with 3 storeys above ground and a small cellar, built circa 1881. The building is principally of traditional construction comprising solid brick load bearing walls incorporating terracotta detailing, stonework window surrounds, a combination of timber single glazed timber and aluminium framed windows. Internally the main building is typically finished with lath and plaster/plasterboard ceilings, painted plastered walls and ceilings, and various floor coverings generally including broadloom carpet and sheet vinyl.
- 1.2 The main pitched roof areas are weathered in clay plain tiles with terra cotta decorative ridge tiles and finials. Gables feature decorative stone capping surmounted by armorial finials. The roof planes incorporate similarly constructed dormers together with a series of single glazed plain rooflights and "Velux" rooflights. A number of small flat roofs are interspersed across the building generally weather in bituminous felt. A domed, copper covered roof surmounts the staircase to the right hand forward wing staircase.



Key Findings









- 1.3 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:








-  High Risk (critical issues relating to health and safety and property protection)
-  Medium Risk (non-critical statutory compliance issues and items of significant expenditure)
-  Low Risk (for information /routine maintenance and repair)





Structure and Fabric

Risk Rating







- 1.4 Areas of localised slipped and absent roof tiles were noted across all roof planes. These require replacement or refixing in the short term. A risk of loose tiles falling and presenting a health and safety hazard dictates early attention in the short term. 
- 1.5 Mortar pointing and haunching to the numerous chimney stacks at high level is deteriorating. Bedding to the caps is deteriorating. Repointing of brickwork, haunching and rebedding capping's, where necessary, will be required in the medium term. Cleaning of moss and lichen growth to the stacks is also recommended at that time. 







- 1.6 Natural stone detailing is present to all elevations and notably to the main gables. Moss and lichen growth is present. Deteriorating mortar pointing particularly to the main gable ends to the front elevation was also noted with open joints visible to the apex of the gables. We recommend repointing in the medium term and checks to ensure the capping's are secure. Monitor periodically and at least annually until that time. 
- 1.7 General maintenance to the roof areas is required including redecorating louvred vents; redecoration of fascias, barge boards etc, and consideration may wish to be given to replacing the plain glass rooflights with Velux units. 
- 1.8 The cast iron rainwater goods generally exhibit surface corrosion, localised cracking, leaking joints and expended paint finishes. Overhaul / replace rainwater goods in the medium term. 
- 1.9 The main brick built flue to the right side elevation has been strapped at high level. This is likely to have been required following movement in the head of the stack. However, the condition of the brickwork appeared fair without significant evidence of movement. Given the presence of the steel support and the height / mass of brickwork incorporated in the flue we recommend monitoring periodically. 
- 1.10 Asbestos Containing Materials (ACM) present in the building noted by the presence of labelling to fire doors, artex, fire places and stringers. Externally artificial slates hung vertically where noted to a small elevation and are possibly ACM. 
- 1.11 We have been provided with a copy of the Asbestos Register (based upon a Management survey re-inspection) for the property dated June 2014, which confirms that Asbestos Containing Materials (ACM) are present in construction of the building, including textured coatings to ceilings, insulating boards to doors, stairs, fire places, wall panels and pipe gaskets. An up to date copy of the Asbestos Register and Management Plan should be obtained from the Duty Holder, assumed to be Hereford College of Arts (HCA). 
- 1.12 Fire escape signage was noted above final exits with the exception of the east helical staircase, but generally there did not appear to sufficient directional signage to means of escape in corridors. A copy of the current Fire Risk Assessment (FRA) should be obtained from the Duty Holder to demonstrate compliance with the Regulatory Reform (Fire Safety) Order 2005. 
- 1.13 Timber decay and denatured timber noted in localised areas to rafter feet, to sub-frames of the aluminium windows and to the vertical strip of window frames to the west stair core (modern addition to the building). In a couple of isolated areas timber was noted to be decayed to the barge boards. Timber repairs and subsequent redecoration is recommended in the short term. 

- 1.14 Windows are a combination of timber, metal (Crittall) and aluminium framed, generally noted to be single glazed. The windows appeared serviceable but will require overhauling/refurbishment in the medium term, due to their age and we noted some missing / broken fasteners and displaced internal gaskets to the aluminium framed windows. 
- 1.15 We noted that window openings are not restricted and assume that the Hereford College of Arts (HCA) have assessed the risk of falling as 'Low' for the current occupants. We have not undertaken a Health and Safety assessment of the glazing (generally found to be single glazed) as part of this instruction, but did note that Georgian wired safety glazing has been employed to critical locations such as full height external glazing to the ground floor and stair lobbies. Again we have assumed that HCA have undertaken a Glazing Risk Assessment and implemented any necessary precautions. 
- 1.16 The building is Grade II Listed. Non-original elements such as the aluminium windows should be checked with the Conservation Officer to ensure that they have Listed Building Consent. 
- 1.17 Two window lintols at high level (rear elevation) were observed with cracked, spalled concrete and exposed sections of steel reinforcement bar. Spalling and cracking was also noted to a reconstituted stone window surround (front elevation). Specialist concrete repairs (including examination and treatment/repair of associated reinforcement) should be undertaken in the short term, particularly as the defective concrete can become detached and fall. 
- 1.18 Some minor movement was noted external to the brick work at first floor level (front elevation) to room B7, generally comprising opening of pointing to perpend and some hairline cracking to the internal corresponding area. We recommend that the movement is monitored for a minimum period of 12 months to establish if the movement is progressive. 
- 1.19 Redecoration to external joinery i.e. windows, fascias, soffits, barge boards is required noted by worn and in some areas flaking decorations. The condition varies to each elevation, with decoration recommended over the short and medium periods. Gun applied sealants to window frames generally have hardened and shrunk, requiring replacement in the short to medium term in conjunction with window redecoration. 
- 1.20 At low level to external walls which were not concealed by vegetation, open and deteriorated mortar was noted in localised areas with some isolated areas of erosion/spalling to brick faces. Repointing is recommended to these areas in the short term with an allowance for brick face repairs. It is anticipated that brick and stone repointing will generally be required in localised areas to the elevations over the medium to long term. Stone window surrounds overall were in satisfactory condition having regard to their age. Some open mortar joints were noted to the stone (front elevation) and it is recommended that these are repointed in the short term. 

- 1.21 The upper timber floors were noted as slightly 'springy' when impact tested. This is not uncommon given the age of premises, and no evidence of significant distress was noted. Fitted coverings precluded a detailed inspection of the flooring. 
- 1.22 The internal finishes were overall found to be in satisfactory condition having regard to their use. Minor cracking (approx. 2mm) was evident in isolated areas to the vaulted ceiling within the east staircase. The ceiling is assumed to be the original lath and plaster, and whilst there were no signs of significant distress it should be noted that plaster can become unbonded from its background (timber laths) over time and in extreme instances loss of plaster key can lead to plaster collapse. To the same ceiling isolated areas of water staining are assumed to be historic with no roof leaks reported by maintenance staff. 
- 1.23 Floor coverings generally comprised a mixture of sheet vinyl, broadloom carpet and carpet tiles, which overall were in satisfactory condition considering the use of the building. It is anticipated that these will require replacement in the medium to long term. Areas of the ground floor have parquet flooring which will require cyclical maintenance. 
- 1.24 The brickwork to the cellar exhibited evidence of moisture ingress noted by the presence of flaking decorations to the fair faced brickwork and friable mortar joints mainly from the base of the wall up to approximately 1.2 metres high. The cellar would not have been constructed to provide a dry habitable environment and only ever intended to be used for storage of non-perishable goods, such as bottles, coal etc. The cellar appears adequate for its current use which is to accommodate the electrical switchgear, IT Server and emergency lighting battery room. However, repointing of the defective pointing is recommended in the short term. 

Engineering Services

- 1.25 The emergency lighting installation is past life expectancy and should be considered for replacement in the short term. 
- 1.26 Main electrical switchgear 1 is beyond life expectancy and should be considered for replacement in the medium term. 
- 1.27 Up to date fire alarm test certification is not present on site. Systems are in good working order but files should be kept up to date. 
- 1.28 Monitoring systems such as fire alarm panels and intruder alarm panels will require software upgrades in the next 10-15 years to ensure continued operation. 
- 1.29 Pipework Distribution - Ensure water quality is maintained and carry out flushes to maintain integrity of pipework and system 
- 1.30 Installation of a Building Management System (BMS) to cover boiler plant and network to other buildings to provide improved control and maintenance 

- 1.31 The air handling unit (AHU) located above the IT suite should really have edge protection installed to allow safe maintenance to be carried out. 
- 1.32 Domestic Hot Water within the main building is predominantly electric point of use. Some units serve 2 or 3 sinks and are considered to be under-sized as we noted low hot water temperatures. Water Risk Assessment if available should identify if this is a risk or not. 
- 1.33 Lift systems require short term review for some minor health and safety/operational issues where the units have been installed prior to the advent of current standards: 
- 1.34 Lift A - G floor lock release requires renewal, door closing needs adjustment to prevent slam closing, hazard warning notices to be posted throughout installation, Fire Brigade suited (FB4) type lock to be fitted to motor room, emergency lighting in lift car to be reinstated. 
- 1.35 Lift B - Remove and dispose of redundant materials and rubbish stored in machine room, hazard warning notices to be posted throughout installation, Fire Brigade suited (FB4) type lock to be fitted to motor room. 
- 1.36 Medium term requirement will be capital investment in the ageing lift portfolio to secure long term operational performance from each respective lift system, based on CIBSE Guide D: 2015 recommendations. 

Legal Enquiries Further Investigations and Information Required

- 1.37 We have not reviewed any Land Registry plans for the premises and therefore are unable to comment on the extent of the site and the defined boundaries. It is recommended that your Legal Advisors request for such information and provide comment.
- 1.38 We have not reviewed any lease or licence documentation for the premises and therefore are unable to comment on any repairing or reinstatement liabilities. It is recommended that your Legal Advisors request for such information and provide comment.
- 1.39 We have not seen or reviewed the Fire Risk Assessment for the building. We recommend that HCA be requested to provide a copy for review.
- 1.40 We have not undertaken an access audit upon the premises which would be required to identify all the physical barriers to access.
- 1.41 We have not obtained or been provided with a copy of the Energy Performance Certification (EPC) for the building. It is recommended that your legal advisers obtain a copy.
- 1.42 We have not made any recommendations regarding further investigations although some of the above items recommend documentation is requested from the vendor /tenant by your Legal Advisors.

1.43 Investigation into missing statutory documentation should be undertaken to provide the following evidence that servicing and record keeping is up to date:

- Up to date records for fire alarm test procedures to be provided.
- Gas Safe Records & Water Hygiene Records to be provided.

Estimated Repair Costs

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	£	£	£	£
Engineering Services	£	£	£	£
Total (£)	£	£	£	£

Note:

- Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors
- Overheads, profit and preliminaries included
- Temporary access included
- Professional fees excluded
- Statutory fees excluded
- Inflation and/or extraordinary expenses excluded
- VAT excluded
- Figures quoted at 1Q2019
- Day to day cyclical maintenance excluded unless otherwise stated
- Asbestos removal excluded unless otherwise stated
- No budget figures have been provided for the redevelopment for the building and repairs needed to the internal fabric and services installations have been excluded assuming they will form part of the redevelopment scheme.
- No costs are allowed for the removal of fixtures and fittings, loose chattels or security installations that may remain on vacation.




2. Executive Summary – HCA Main Building Extension

Brief Property Description

- 2.1 The building principally comprises a circa 1950's system built single storey building which is an extension to the Main Building, with a timber framed single glazed façade, built off a concrete (assumed) ground bearing slab, and with a flank elevation in brickwork (assumed to be cavity construction). Internally finishes to the property generally include painted plaster ceilings and walls, with a mixture of broadloom and carpet tile floor coverings. The building is extended further to the west in similar construction with the exception of the flat roof which incorporates a glazed north light arrangement, timber external wall cladding and interiors incorporating suspended lay-in tile ceilings.
- 2.2 The building is surmounted by flat roof areas finished in bituminous felt roof coverings. Roofs generally fall to internal rainwater gutters discharging into rainwater outlets across the roof area.



Key Findings





- 2.3 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:

-  High Risk (critical issues relating to health and safety and property protection)
-  Medium Risk (non-critical statutory compliance issues and items of significant expenditure)
-  Low Risk (for information /routine maintenance and repair)



Structure and Fabric

Risk Rating

- 2.4 The felt covered flat roof areas are generally in fair condition given their age, however, moss, silt and debris has accumulated upon the roof. The roofs require cleaning off periodically, together with general maintenance. Significant overhaul or replacement of the roof coverings may be required in the long term with a degree of maintenance required in the intervening period. 
- 2.5 We have not undertaken a Health and Safety assessment of the glazing (generally found to be single glazed) as part of this instruction, but did note that Georgian wired safety glazing has been employed to critical locations such as full height external glazing to the ground floor and stair lobbies. Again we have assumed that HCA have undertaken a Glazing Risk Assessment and implemented any necessary precautions 

- 2.6 We have been provided with a copy of the Asbestos Register (based upon a Management survey re-inspection) for the property dated June 2014, which confirms that Asbestos Containing Materials (ACM) are present in the construction of the building, including wall panels beneath windows facing into the court yard and insulation board to fire doors. An up to date copy of the Asbestos Register and Management Plan should be obtained from the Duty Holder, assumed to be Hereford College of Arts (HCA). 
- 2.7 Fire escape signage was noted above final exits, but generally there did not appear to be sufficient directional signage to the means of escape in corridors. A copy of the current Fire Risk Assessment (FRA) should be obtained from the Duty Holder to demonstrate compliance with the Regulatory Reform (Fire Safety) Order 2005. 
- 2.8 Localised areas of timber decay are evident to the storey height mullions and transoms (framing) of the facades. Furthermore, decorations to the framing and spandrel panels were noted to be worn with localised areas of missing and defective glazing putties. It is recommended that the facades are repaired and redecorated in the short term. 
- 2.9 Floor coverings generally comprised a mixture of sheet vinyl and carpet tiles, which overall were in satisfactory condition considering the use of the building. It is anticipated that these will require replacement in the medium to long term. 

Engineering Services

- 2.10 Up to date fire alarm test certification is not present on site. Systems are in good working order but files should be kept up to date. 
- 2.11 Monitoring systems such as fire alarm panels and intruder alarm panels will require software upgrades in the next 10-15 years to ensure continued operation. 

Legal Enquiries Further Investigations and Information Required

- 2.12 We have not reviewed any Land Registry plans for the premises and therefore are unable to comment on the extent of the site and the defined boundaries. It is recommended that your Legal Advisors request for such information and provide comment.
- 2.13 We have not reviewed any lease or licence documentation for the premises and therefore are unable to comment on any repairing or reinstatement liabilities. It is recommended that your Legal Advisors request for such information and provide comment.
- 2.14 We have not seen or reviewed the Fire Risk Assessment for the building. We recommend that HCA be requested to provide a copy for review.

- 2.15 We have not undertaken an access audit upon the premises which would be required to identify all the physical barriers to access.
- 2.16 We have not obtained or been provided with a copy of the Energy Performance Certification (EPC) for the building. It is recommended that your legal advisers obtain a copy.
- 2.17 We have not made any recommendations regarding further investigations although some of the above items recommend documentation is requested from the vendor /tenant by your Legal Advisors.
- 2.18 Investigation into missing statutory documentation should be undertaken to provide the following evidence that servicing and record keeping is up to date:
- Up to date records for fire alarm test procedures to be provided.

Estimated Repair Costs

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	£	£	£	£
Engineering Services	£	£	£	£
Total (£)	£	£	£	£

Note:

- Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors
- Overheads, profit and preliminaries included
- Temporary access included
- Professional fees excluded
- Statutory fees excluded
- Inflation and/or extraordinary expenses excluded
- VAT excluded
- Figures quoted at 1Q2019
- Day to day cyclical maintenance excluded unless otherwise stated
- Asbestos removal excluded unless otherwise stated
- No budget figures have been provided for the redevelopment for the building and repairs needed to the internal fabric and services installations have been excluded assuming they will form part of the redevelopment scheme.
- No costs are allowed for the removal of fixtures and fittings, loose chattels or security installations that may remain on vacation.




3. Executive Summary – HCA Refectory

Brief Property Description

- 3.1 The property known as the Refectory, Hereford College of Arts, College Road, Hereford, HR1 1EB, comprises a tiered single storey building constructed circa 1950's. The property accommodation includes kitchen, dining area, male and female toilets, storage rooms, central room (previously the original kitchen) and redundant cold store and storage rooms which previously served the kitchen.
- 3.2 The Refectory buildings have been constructed using masonry external walls surmounted by a number of flat roofs serving the accommodation below which, incorporate brick parapet walls with concrete coping stones. The several flat roof areas have generally been treated with a proprietary waterproof coating. A number of smaller flat roofs to adjoining corridors, canopies and ancillary areas etc., are weathered in bituminous felt. The felt roofs discharge water via openings in the parapet walls to cast iron hopper heads which discharge water to ground level via PVCu downpipes. External walls are constructed using facing brickwork with a combination of single glazed timber framed windows with metal inserts and double glazed PVCu windows. External doors are a combination of PVCu, decorated or stained timber. To the east of the main building a small timber clad building is provided serving the now redundant kitchen/stores area.
- 3.3 Internally, the majority of ceilings were suspended (concealing a void between the main roof) with plastered and emulsion painted walls. In isolated areas fixed ceilings have been installed with an artex finish. Floors generally are either vinyl sheet or carpet tiles. Doors, door frames and skirting's are generally decorated timber.

Key Findings

- 3.4 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:












-  High Risk (critical issues relating to health and safety and property protection)
-  Medium Risk (non-critical statutory compliance issues and items of significant expenditure)
-  Low Risk (for information /routine maintenance and repair)

Structure and Fabric

Risk Rating

- 3.5 The treated flat roof areas are in fair condition although water is ponding, localised silt / debris build up and general staining is evident. We recommend the roof is cleaned off periodically. Overhaul of the coating is not likely to be necessary until the long term however, localised repair may be required in the intervening period where evidence of a roof leak was noted beneath the extract ducting positioned upon the roof.



- 3.6 Localised open joints are present to the parapet coping stones and will require repointing and checking for stability of bedding in the medium term. Other localised flat roof areas around the refectory are aged, exhibit moss, silt and debris and localised deterioration. A programme of overhaul / recovering is likely to require commencement in the medium term and on into the long term. 
- 3.7 There are a number of failed double glazed units to the windows facing the College Road car park. These should be replaced to maintain the thermal performance of the property. 
- 3.8 The timber boarded building to the east of the main building has a number of decayed boards. These should be replaced. In addition, a suspected asbestos cement gutter has become detached. This should be tested for the presence of asbestos and replaced in accordance with current regulations. 
- 3.9 A concrete ramp is provided to the property from the College Road car park. We believe this does not comply with current regulations in respect of gradient. The surface has failed and could potentially form a slip hazard. 
- 3.10 Asbestos Containing Materials (ACM) present in the building were noted by the presence of labelling to artex. Asbestos Register and Plan should be obtained from the Duty Holder, assumed to be Hereford College of Arts (HCA). 
- 3.11 The Refectory floor undulates where we believe pipe ducts have been created. If this is the case, given the age of the building, the potential for asbestos presence is possible. This should be investigated to ascertain content of the ducts and if asbestos is present. If void these ducts should be infilled. 
- 3.12 Fire escape signage was noted above final exits, but generally there did not appear to sufficient direction signage to the means of escape in corridors. A copy of the current Fire Risk Assessment (FRA) should be obtained from the Duty Holder to demonstrate compliance with the Regulatory Reform (Fire Safety) Order 2005. 
- 3.13 The redundant stores area and cold room will require refurbishment if these rooms are to be utilised in the future 
- 3.14 Cast Iron hopper heads and timber boarding would benefit from redecoration within the short term. External doors and windows and internal decorated finishes should be redecorated within the medium term 
- Engineering Services**
- 3.15 Up to date fire alarm test certification is not present on site. Systems are in good working order but files should be kept up to date. 
- 3.16 Monitoring systems such as fire alarm panels and intruder alarm panels will require software upgrades in the next 10-15 years to ensure continued operation. 

Legal Enquiries Further Investigations and Information Required

- 3.17 We have not reviewed any Land Registry plans for the premises and therefore are unable to comment on the extent of the site and the defined boundaries. It is recommended that your Legal Advisors request for such information and provide comment.
- 3.18 We have not reviewed any lease or licence documentation for the premises and therefore are unable to comment on any repairing or reinstatement liabilities. It is recommended that your Legal Advisors request for such information and provide comment.
- 3.19 We have not reviewed the Fire Risk Assessment for the building. Your legal advisors should request this and contents should be reviewed.
- 3.20 We have not undertaken an access audit upon the premises which would be required to identify all the physical barriers to access, but during the course of our inspection we noted that the access ramp to the College Road car park may not comply with current regulations.
- 3.21 We have not been provided with a copy of the asbestos management survey report for the building. Your legal advisors should obtain a copy to understand where asbestos content materials are contained within the building.
- 3.22 We have not obtained or been provided with a copy of the Energy Performance Certification (EPC) for the building. It is recommended that your legal advisers obtain a copy.
- 3.23 We have recommended further investigations or detailed information be provided for the service ducts to the dining hall in respect of their contents and potential presence of asbestos.
- 3.24 We have not made any further recommendations regarding additional investigations although some of the above items recommend documentation is requested from the vendor by your legal advisors.
- 3.25 Investigation into missing statutory documentation should be undertaken to provide the following evidence that servicing and record keeping is up to date:
- Up to date records for fire alarm test procedures to be provided.
 - Gas Safe Records to be provided.

Estimated Repair Costs

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	£	£	£	£
Engineering Services	£	£	£	£
Total (£)	£	£	£	£

Note:

- Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors
- Overheads, profit and preliminaries included
- Temporary access included
- Professional fees excluded
- Statutory fees excluded
- Inflation and/or extraordinary expenses excluded
- VAT excluded
- Figures quoted at 1Q2019
- Day to day cyclical maintenance excluded unless otherwise stated
- Asbestos removal excluded unless otherwise stated
- No budget figures have been provided for the redevelopment for the building and repairs needed to the internal fabric and services installations have been excluded assuming they will form part of the redevelopment scheme.
- No costs are allowed for the removal of fixtures and fittings, loose chattels or security installations that may remain on vacation.




4. Executive Summary – HCA Main Hall

Brief Property Description

- 4.1 The property known as the Main Hall, Hereford College of Arts, College Road Hereford, HR1 1EB, comprises a 3 storey building, constructed circa 1960's. The building has a brick built extension adjacent to the Hive building which provides accommodation for a number of music rooms and a brick built enclosure houses the lift. The main hall building provides a hall and stage with male and female toilets on the ground floor, with store room to the first floor and library, computer suite, staff room and toilets to the second floor.
- 4.2 We believe the building was constructed using prefabricated componentry similar to CLASP buildings (Consortium of Local Authorities Special Programme). This modular system utilised lightweight steel frames with felt flat roofs and were finished in a variety of claddings, in this case slate and tile. Windows are a combination of single and double glazed timber frames and double glazed aluminium framed windows. External doors are timber with single glazing where provided. The main stair cores are masonry with pre cast concrete staircases. Internal floors are a combination of timber and concrete (in close vicinity to the stair cores).
- 4.3 The multi-level flat roof areas are weathered in bituminous felt falling to internal rainwater gutters similarly lined. A raised section of flat roof at high level is bordered by windows and cedar board clad infill panels.
- 4.4 Internal finishes comprise mainly of plastered ceilings and walls with a timber suspended floor to the main hall and first floor store. Offices, music rooms and library have a carpet tile finish to floors. Toilets and kitchen areas have similar finishes but with vinyl sheet floors. The toilet area to the brick built extension is redundant.

Key Findings

- 4.5 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:










-  High Risk (critical issues relating to health and safety and property protection)
-  Medium Risk (non-critical statutory compliance issues and items of significant expenditure)
-  Low Risk (for information /routine maintenance and repair)

Structure and Fabric



Risk Rating







- 4.6 The felt flat roof coverings are in fair condition without evidence of previous patch repairs, however, evidence of a roof leak was noted to the right of the stage and where further investigation and localised repair will be required. Significant overhaul and repair to the roof coverings, or their replacement, is likely to be required in the long term. Localised repairs may be necessary in the intervening period.



- 4.7 A build-up of moss growth and general staining was visible adjacent the upstands to the roof edges, within gutters and generally across the roof planes. Cleaning off is required periodically. Other general maintenance is required in redecorating fascias, retreating cedar board panels etc. 
- 4.8 Decayed timber was noted to a number of the external doors and window installations. This should be repaired in the short term to prevent further deterioration of the frames and surrounding fabric. 
- 4.9 Slate and tile cladding is provided to the elevations of this property. A number of tiles/states are missing and these should be replaced to ensure water does not gain access to the internal fabric of the building. 
- 4.10 There is evidence of a roof leak to the area behind the stage. The leak appears historic but should be investigated to ensure this has been resolved or repairs undertaken. 
- 4.11 The male toilets to the brick built extension are redundant, requiring internal refurbishment if these are to be reused in the future 
- 4.12 Fire escape signage was noted above final exits with exception, but generally there did not appear to be sufficient directional signage to the means of escape in corridors. A copy of the current Fire Risk Assessment (FRA) should be obtained from the Duty Holder to demonstrate compliance with the Regulatory Reform (Fire Safety) Order 2005. 
- 4.13 We noted storage of flammable materials beneath the stage area and also wheelie bins stored on fire escape routes. The fire risk assessment should review these areas and appropriate remedies provided. This was not viewed on site. 
- 4.14 Asbestos containing materials (ACM) were denoted by warning stickers to internal ceilings, toilet cisterns etc. Suspected items not identified for instance included thermoplastic tiles. These areas should be recorded in the asbestos management plan. This was not viewed on site. Asbestos Register and Plan should be obtained from the Duty Holder, assumed to be Hereford College of Arts (HCA). 
- 4.15 On replacement of decayed timber windows and doors all previously painted surfaces will require redecoration in the short term. Internal areas will require redecoration in the medium term. 

Engineering Services

- 4.16 Lighting within the main hall is provided by an inefficient light source and should be considered for replacement in the short term. 
- 4.17 Up to date fire alarm test certification is not present on site. Systems are in good working order but files should be kept up to date. 

- | | | |
|------|---|---|
| 4.18 | Monitoring systems such as fire alarm panels and intruder alarm panels will require software upgrades in the next 10-15 years to ensure continued operation. |  |
| 4.19 | Low pressure hot water (LPHW) fancoils are ageing and should be considered for replacement. |  |
| 4.20 | Introduce ventilation systems to hall. |  |
| 4.21 | Lift systems require short term review for some minor health and safety/operational issues where the units have been installed prior to the advent of current standards. |  |
| 4.22 | Platform lift - Car top safety edge defective, replace/repair. Top of shaft lighting requires renewal, provide lockable type isolator. |  |
| 4.23 | Medium term requirement will be capital investment in the ageing lift portfolio to secure long term operational performance from each respective lift system, based on CIBSE Guide D: 2015 recommendations. |  |

Legal Enquiries Further Investigations and Information Required

- 4.24 We have not reviewed any Land Registry plans for the premises and therefore are unable to comment on the extent of the site and the defined boundaries. It is recommended that your legal advisors request for such information and provide comment.
- 4.25 We have not reviewed any lease or licence documentation for the premises and therefore are unable to comment on any repairing or reinstatement liabilities. It is recommended that your legal advisors request for such information and provide comment.
- 4.26 We have not reviewed the fire risk assessment for the building. Your legal advisors should request this and the contents should be reviewed.
- 4.27 We have not undertaken an access audit upon the premises which would be required to identify all the physical barriers to access. We did note that access to the music rooms would not be possible for non-ambulant persons.
- 4.28 We have not been provided with a copy of the asbestos management survey report for the building. Your legal advisors should obtain a copy to understand where asbestos content materials are contained within the building.
- 4.29 We have not obtained or been provided with a copy of the Energy Performance Certification (EPC) for the building. It is recommended that your legal advisers obtain a copy.

- 4.30 We have not made any recommendations regarding further investigations although some of the above items recommend documentation is requested from the vendor by your Legal Advisors.
- 4.31 Investigation into missing statutory documentation should be undertaken to provide the following evidence that servicing and record keeping is up to date:
- Up to date records for fire alarm test procedures to be provided.
 - Water Hygiene Records to be provided.

Estimated Repair Costs

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	£	£	£	£
Engineering Services	£	£	£	£
Total (£)	£	£	£	£

Note:

- Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors
- Overheads, profit and preliminaries included
- Temporary access included
- Professional fees excluded
- Statutory fees excluded
- Inflation and/or extraordinary expenses excluded
- VAT excluded
- Figures quoted at 1Q2019
- Day to day cyclical maintenance excluded unless otherwise stated
- Asbestos removal excluded unless otherwise stated
- No budget figures have been provided for the redevelopment for the building and repairs needed to the internal fabric and services installations have been excluded assuming they will form part of the redevelopment scheme.
- No costs are allowed for the removal of fixtures and fittings, loose chattels or security installations that may remain on vacation.




5. Executive Summary – HCA Queens Building

Brief Property Description

- 5.1 The property known as Queens Building, Hereford College of Art, College Road, Hereford, HR1 1EB, comprises a 2 storey building constructed circa 1970's. Accommodation includes teaching workshops, ancillary accommodation and a meeting room / classroom.
- 5.2 The building comprises a steel framed structure with masonry cavity external walls finished in facing brickwork externally and incorporating aluminium storey height frames, single glazed and with opening lights. Additionally, columns are encased externally in precast concrete panels together with a similarly constructed fascia detail.
- 5.3 The building is surmounted by a flat roof covered in bituminous felt, falling to a central internal rainwater gutter and outlets. A similarly weathered plant room to the roof is clad in painted timber boarding.
- 5.4 Internally the classroom and workshop accommodation comprises proprietary suspended ceilings, concrete floors either with a painted finish or vinyl sheet covering, painted plastered walls, painted softwood joinery and doors. A meeting room / teaching room is located at first floor level featuring hardwood dado cladding, fitted cupboards units and carpet floor finishes.

Key Findings

- 5.5 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:











-  High Risk (critical issues relating to health and safety and property protection)
-  Medium Risk (non-critical statutory compliance issues and items of significant expenditure)
-  Low Risk (for information /routine maintenance and repair)

Structure and Fabric



Risk Rating







- 5.6 The felt covered flat roof areas are generally in fair condition given their age, however, moss, silt and debris has accumulated upon the roof. No evidence of patch repairs was noted or rainwater ingress internally. The roofs require cleaning off periodically, together with general maintenance and repair to the boarding to the plant room followed by redecoration. Significant overhaul or replacement of the roof coverings may be required in the long term with a degree of maintenance required in the intervening period.



- 5.7 The columns to the main frame are encased in precast concrete sections externally. These exhibit localised damage, cracking, spalling and minor displacement. Joints are deteriorating between the sections and support fixings have been more recently installed at the base of each column. General making good is required to the defects identified together with pointing to the joints. The sections should be monitored for movement / displacement periodically. 
- 5.8 Similarly, the large section precast concrete fascia panels at high level should also be periodically monitored for any signs of displacement, or failure to fixings. 
- 5.9 The aluminium framed storey height windows are single glazed and unlikely to be thermally efficient. Thermal movement in the frames has caused some distortion and sealants have separated to the edges. Renewal of sealants will be required in the early medium term and consideration may wish to be given to replacement of the windows in the long term. 
- 5.10 General maintenance externally is required in repointing brickwork at low level redecoration / retreatment of joinery and cleaning of graffiti from the rear elevation. 
- 5.11 Materials are stored immediately adjacent the fire exit doors to the rear. The flammable nature of some of the materials dictates that these should be removed forthwith. 
- 5.12 The access ladder to the lift machinery is not fitted with safety hoops and should be provided. 
- 5.13 Internally, finishes are generally in fair to good condition throughout and apart from repainting and localised repair to the ground floor workshop should continue to perform their function until the long term. 
- 5.14 Internal redecoration will be required in the early medium term and periodically thereafter. 
- 5.15 The asbestos management plan was not viewed on site. Asbestos Register and Plan should be obtained from the Duty Holder, assumed to be Hereford College of Arts (HCA). 
- 5.16 Fire escape signage was noted above final exits. A copy of the current Fire Risk Assessment (FRA) should be obtained from the Duty Holder to demonstrate compliance with the Regulatory Reform (Fire Safety) Order 2005. 

Engineering Services

- 5.17 Up to date fire alarm test certification is not present on site. Systems are in good working order but files should be kept up to date. 
- 5.18 Monitoring systems such as fire alarm panels and intruder alarm panels will require software upgrades in the next 10-15 years to ensure continued operation. 

- 5.19 Consider removing the redundant ductwork system. Carry out as part of any refurbishment works. 
- 5.20 Consider rerouting low pressure hot water (LPHW) pipework to radiators rather than ceiling routed heating pipework. In the event of major failure the room may become unusable 
- 5.21 The split DX air conditioning units will require replacement in medium term. 
- 5.22 Lift systems require short term review for some minor health and safety/operational issues where the units have been installed prior to the advent of current standards. 
- 5.23 Passenger lift - Upgrade motor room access (ladder and trap hatch arrangement unsafe), hazard warning notices to be posted throughout installation. 
- 5.24 Medium term requirement will be capital investment in the ageing lift portfolio to secure long term operational performance from each respective lift system, based on CIBSE Guide D: 2015 recommendations. 

Legal Enquiries Further Investigations and Information Required

- 5.25 We have not reviewed any Land Registry plans for the premises and therefore are unable to comment on the extent of the site and the defined boundaries. It is recommended that your Legal Advisors request for such information and provide comment.
- 5.26 We have not reviewed any lease or licence documentation for the premises and therefore are unable to comment on any repairing or reinstatement liabilities. It is recommended that your Legal Advisors request for such information and provide comment.
- 5.27 We have not seen or reviewed the Fire Risk Assessment for the building. We recommend that HCA be requested to provide a copy for review.
- 5.28 We have not undertaken an access audit upon the premises which would be required to identify all the physical barriers to access.
- 5.29 We have not been provided with a copy of the Asbestos Management Survey report for the premises. Your legal advisors should obtain a copy to understand if any asbestos containing materials exist within the construction.
- 5.30 We have not obtained or been provided with a copy of the Energy Performance Certification (EPC) for the building. It is recommended that your legal advisers obtain a copy.
- 5.31 We have not made any recommendations regarding further investigations although some of the above items recommend documentation is requested from the vendor /tenant by your Legal Advisors.

5.32 Investigation into missing statutory documentation should be undertaken to provide the following evidence that servicing and record keeping is up to date:

- Up to date records for fire alarm test procedures to be provided.
- Gas Safe Records & Water Hygiene Records to be provided.

Estimated Repair Costs

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	£	£	£	£
Engineering Services	£	£	£	£
Total (£)	£	£	£	£

Note:

- Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors
- Overheads, profit and preliminaries included
- Temporary access included
- Professional fees excluded
- Statutory fees excluded
- Inflation and/or extraordinary expenses excluded
- VAT excluded
- Figures quoted at 1Q2019
- Day to day cyclical maintenance excluded unless otherwise stated
- Asbestos removal excluded unless otherwise stated
- No budget figures have been provided for the redevelopment for the building and repairs needed to the internal fabric and services installations have been excluded assuming they will form part of the redevelopment scheme.
- No costs are allowed for the removal of fixtures and fittings, loose chattels or security installations that may remain on vacation.

6. Executive Summary – RNCB Gardner Hall

Brief Property Description

- 6.1 The property known as Gardner Hall, Royal National College for the Blind, Venns Lane, Hereford, HR1 1EB comprises a 3 storey building with a basement, constructed early 1950's. The property underwent a major refurbishment in 2009 and accommodation includes main reception, kitchen / dining facilities and a series of offices and meeting rooms to the ground floor, while the upper floors are solely residential apartments. Plant rooms and store rooms can be found within the basement.
- 6.2 Gardner Hall has been constructed around a steel frame structure enclosed predominately with masonry brickwork to the elevations.
- 6.3 As part of the refurbishment in 2009, the building has benefitted from two single story extensions to the front and rear of the premises. Both extensions have been constructed within the projected wings of the original building and comprise of a steel frame enclosed with stonework and full storey height windows.
- 6.4 The main entrance to the building can be found on the east elevation, with access via a set of powder coated aluminium framed automated sliding doors with double glazed units. Powder coated aluminium framed doors with double glazed units can also be found to the rear of the building leading off the dining area. Fire exits doors are timber framed, decorated in a stain varnish finish. Doors leading out to the flat roof sections are also timber framed with single glazed panes. Windows comprise of powder coated aluminium framed windows with double glazed units.
- 6.5 Internally the building has a solid ground floor construction with upper floors of suspended concrete. In general, internal finishes included emulsion painted ceilings and walls and a combination of carpet and vinyl to floor surfaces.
- 6.6 The main pitched roof is covered in concrete plain tiles falling to a polymeric single layer felt lined parapet gutter. The flat roof areas to the front and rear extensions are weathered in a proprietary waterproof treatment whilst the right and left side wings are weathered in a single layer polymeric felt roof covering falling to parapet rainwater outlets. The terraced flat roof to the right hand wing is overlaid with a proprietary composite paving tile. Roofs have generally been enclosed with masonry brickwork parapet walls with concrete copings above. Rainwaters goods are a combination of cast iron hoppers and PVCu downpipes.

Key Findings


- 6.7 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:























High Risk (critical issues relating to health and safety and property protection)







Medium Risk (non-critical statutory compliance issues and items of significant expenditure)

 Low Risk (for information /routine maintenance and repair)

Structure and Fabric	Risk Rating
6.8 In general the building is in good condition and has benefitted from a complete refurbishment in 2009. Minor defects are apparent however the defects identified are not of major significance.	
6.9 The roof areas were refurbished in 2009 and consequently are in fair condition however, the roof planes and gutters exhibit a build-up of leaves, silt and debris. These should be cleaned off periodically. Localised deterioration to parapet coping stones requires repointing and some localised maintenance may be required to the various roof finishes in the medium term; however, no significant works should be required until beyond the long term.	
6.10 Diagonal step cracking is evident to the parapet wall on the front elevation. The cracking runs through approximately 10 course of brickwork and is located to the south wing below the copings. The cracking is likely to be associated with differential movement between the concrete roof deck and masonry brickwork. It is recommended that the cracking be monitored for a period of 12 months to establish if this remains progressive. Following the monitoring period remedial works should be undertaken as necessary.	
6.11 Deteriorating mortar joints are evident to the parapet walls in localised areas. It is recommended that the deteriorated mortar joints be raked out and repointed with new cement mortar in the medium term.	
6.12 The concrete copings to the parapet walls are exhibiting general weathering with moss growth to the surface in localised areas. Cement mortar joints are showing general wearing with deterioration noted particularly to the left elevation. One number eroded concrete coping is also apparent to the south elevation. Cleaning down of the concrete copings and repointing of deteriorated mortar joints should be undertaken in the medium term. Replacement of the eroded coping should be undertaken at the same time.	
6.13 Ivy growth is evident to the masonry brickwork on the north elevation and it is recommended that this be removed from the brickwork in the medium term in order to prevent deterioration of mortar joints.	
6.14 The masonry brickwork to the elevations is generally in satisfactory condition however repointing of defective mortar joints is anticipated in the long term.	
6.15 Within the basement area a number of service penetrations have been undertaken between party walls and to ceiling surfaces, however, the service penetrations have been poorly undertaken and compromise the fire compartmentation of the building, in this location. It is recommended that the service penetrations be made good in the short term.	
	

- 6.16 External decorations are in satisfactory condition, however redecoration is recommended in the medium and long term.
- 6.17 External timber doors are generally in satisfactory condition; however the timber doors to the basement area have deteriorated decorations and abrasions to the door surfaces in localised areas. It recommended that the doors to the basement be replaced in the long term. We also anticipate remedial repairs to the timber doors in the medium and long term. 
- 6.18 Internal decorations are in satisfactory condition, however redecoration should be considered in the medium and long term. 
- 6.19 The shower cubicles to the residential apartments are in satisfactory condition, however it is anticipated that they will require replacement in the long term. 
- 6.20 The kitchen units to the second floor communal area is in satisfactory condition, however it is anticipated that replacement will be required in the long term. 
- 6.21 The WC areas on the ground floor are in satisfactory condition, however replacement of the vanity units and cubicles are anticipated in the long term. 
- 6.22 Further to a review of the Fire Risk Assessment a list of actions have been recommended whereby a majority of these items have been undertaken. However two of these items remain outstanding and they include, providing fire action notices to manual call points and affixing thumb lock signs on final exit doors. However, we would question whether the use of thumb turns to fire escape doors is appropriate and his recommendation within the FRA should be reconsidered. It is recommended that the actions identified are undertaken in the short term. 
- 6.23 Deteriorated mortar joints are evident to the retaining wall to the south elevation. The concrete copings are also heavily weathered with moss growth and lichen evident to the surface. It is recommended that the deteriorated mortar joints be repointed and copings be cleaned down in the short term. 
- Engineering Services** 
- 6.24 Emergency lighting within stairwells were either in a fault state or in emergency operation mode. The site engineering team were aware of this and were investigating. Records held on site did not give an indication of any inherent issues. 
- 6.25 Up to date fire alarm test certification is not present on site. Systems are in good working order but files should be kept up to date. 
- 6.26 Monitoring systems such as fire alarm panels and intruder alarm panels will require software upgrades in the next 10-15 years to ensure continued operation. 

- 6.27 The comfort cooling system is circa 9 years old. With proactive maintenance and parts being available these units will have a circa 15 year life. 
- 6.28 Lift systems require short term review for some minor health and safety/operational issues where the units have been installed prior to the advent of current standards: 
- 6.29 Passenger lift - Supply safety maintenance barrier, upgrade car lighting and emergency back up supply, control system batteries are due for replacement. 
- 6.30 Medium term requirement will be capital investment in the ageing lift portfolio to secure long term operational performance from each respective lift system, based on CIBSE Guide D: 2015 recommendations. 

Legal Enquiries Further Investigations and Information Required

- 6.31 We have not reviewed any Land Registry plans for the premises and therefore are unable to comment on the extent of the site and the defined boundaries. It is recommended that your Legal Advisors request for such information and provide comment.
- 6.32 We have not reviewed any lease or licence documentation for the premises and therefore are unable to comment on repairing or reinstatement liabilities. It is recommended that your Legal Advisors request for such information and provide comment.
- 6.33 We have not reviewed any construction warranties for the refurbishment of the building. It is recommended that such information be made available for review.
- 6.34 We have reviewed the Fire Risk Assessment for the build dated 4 August 2017 and can confirm that the building has been assessed as an extreme risk because of the occupancy, being blind or partially blind and that it is sleeping accommodation.
- 6.35 We have not seen sight of the Building Control Completion certification for the refurbishment of the building. It is recommended that your Legal Advisors request a copy of this information.
- 6.36 We have not undertaken an access audit upon the premises which would be required to identify all the physical barriers to access, but during the course of our inspection we noted that the entrance door is automated, vertical transportation has been provided and accessible parking bay is evident within the car park.
- 6.37 We have not made any recommendations regarding further investigations although some of the above items recommend documentation is requested from the vendor /tenant by your Legal Advisors.
- 6.38 Further investigation of the emergency lighting installation to find the root cause of potential issue with fittings either in a fault condition or in emergency mode.

6.39 Investigation into missing statutory documentation should be undertaken to provide the following evidence that servicing and record keeping is up to date:

- Up to date records for fire alarm test procedures to be provided.

Estimated Repair Costs

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	£	£	£	£
Engineering Services	£	£	£	£
Total (£)	£	£	£	£

Note:

- Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors
- Overheads, profit and preliminaries included
- Temporary access included
- Professional fees excluded
- Statutory fees excluded
- Inflation and/or extraordinary expenses excluded
- VAT excluded
- Figures quoted at 1Q2019
- Day to day cyclical maintenance excluded unless otherwise stated
- Asbestos removal excluded unless otherwise stated
- No budget figures have been provided for the redevelopment for the building and repairs needed to the internal fabric and services installations have been excluded assuming they will form part of the redevelopment scheme.
- No costs are allowed for the removal of fixtures and fittings, loose chattels or security installations that may remain on vacation.




7. Executive Summary – RNCB The Chapel

Brief Property Description

- 7.1 The property known as The Chapel, Royal National College for the Blind, Venns Lane, Hereford, HR1 1EB, comprises a 2 storey building with a basement, constructed circa 1960's. The property accommodation includes main reception, a series of offices, studio rooms and teaching workshops for cooking, art and craft. Plant rooms can be found within the basement.
- 7.2 The buildings are surmounted by multi-level flat roof areas finished in bituminous felt roof coverings and incorporating a variety of roof light structures. Roofs generally fall to internal rainwater gutters discharging into rainwater outlets across the roof area.
- 7.3 The Chapel has been constructed around a concrete frame structure enclosed with masonry brickwork incorporating timber storey height windows with single glazed units and spandrels panels below.
- 7.4 The main entrance to the building can be found on the east elevation, with access via a painted timber framed door with single glazed units. Fire exits and plant room doors are also timber framed decorated in a paint finish. Windows at basement level are metal framed with single glazed units and to the rear elevation PVCu casement windows have been provided to the office area.
- 7.5 Internally the building has a solid ground floor construction, with upper floors of suspended concrete. In general internal finishes include emulsion painted walls, a mixture of emulsion painted ceilings and suspended ceiling grid with ceiling tiles. Floor coverings are predominately carpet with vinyl to wet areas.

Key Findings

- 7.6 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:












-  High Risk (critical issues relating to health and safety and property protection)
-  Medium Risk (non-critical statutory compliance issues and items of significant expenditure)
-  Low Risk (for information /routine maintenance and repair)







Structure and Fabric

Risk Rating




- 7.7 In general the building is in satisfactory condition given its age and construction, however the internal finishes within the building are dated and the building fabric has suffered due to a lack of maintenance over the years.



- 7.8 The felt roof coverings are generally in fair condition given their age with no evidence of previous patch repairs or internal rainwater ingress. Significant overhaul and repair to the main coverings or their replacement is however likely to be required in the long term. Localised repairs may be necessary in the intervening period. 
- 7.9 The polycarbonate roof lights exhibit UV degradation and heavy staining. These will require replacement at such time as the main roof areas are overhauled / recovered. Localised repairs may be required in the intervening period. 
- 7.10 Paint finishes applied to the glass of the aluminium framed roof lights has now deteriorated. Localised panes of glass have been removed and panelled over. The opening lights do not appear functional. The roof lights will require replacement at such time as the main roof areas are overhauled / recovered. Localised repairs may be required in the intervening period. 
- 7.11 Moss growth and general staining to the roof areas requires cleaning off periodically. 
- 7.12 The timber storey height windows are in poor condition with timber decay and deteriorated decorations evident in localised areas. It is recommended that the timber storey height windows be replaced in the short term particularly on the west elevation where the timber frames at high level are in extremely poor condition and a health and safety concern. 
- 7.13 Metal framed windows to the basement area are in poor condition and will require replacement in the short term. 
- 7.14 The top hung openers to the PVCu framed casement windows are misaligned and do not close correctly within the frame enclosure. It is recommended that the PVCu framed casement windows are overhauled in the medium term. 
- 7.15 During the course of our inspection it was observed that the brickwork was displaced at damp proof course level on the east elevation. This was only apparent to one section and is not considered to be unusual and therefore no remedial works have been recommended. 
- 7.16 Deteriorated mortar joints are evident to the brickwork elevations in localised areas particularly to the west elevation at low level. It is recommended that the deteriorated mortar joints be raked out and repointed with new cement mortar in the medium and long term. 
- 7.17 The cement render panel to the rear elevation is exhibiting general soiling and will require redecoration in the medium and long term. 
- 7.18 Timber louvre plant room doors and fire exit doors are exhibiting timber decay and deteriorated decorations and will require replacement in the medium term. 

- 7.19 Timber personnel doors are generally in satisfactory condition given their age, however replacement of these doors should be considered in the short term as they sit within the timber storey height windows. 
- 7.20 Ivy growth is evident to the masonry brickwork on the east elevation in isolated locations and it is recommended that this be removed from brickwork in the medium term in order to prevent deterioration of mortar joints. 
- 7.21 The timber parquet flooring to the ground floor studio is in poor condition with loose and lifted sections noted throughout. The timber parquet flooring should be replaced in the short term. 
- 7.22 Internally the surfaces finishes are dated and are exhibiting general wear and tear. A complete refurbishment of the internal surface finishes should be considered in the medium term. 
- 7.23 The accessible WC within the building does not comply with current building regulations and it is recommended that this is upgraded in the short term to meet current standards. 
- 7.24 The WC areas on the ground floor are in satisfactory condition, however replacement of the vanity units and cubicles are anticipated in the long term. 

Engineering Services

- 7.25 Up to date fire alarm test certification is not present on site. Systems are in good working order but files should be kept up to date. 
- 7.26 Monitoring systems such as fire alarm panels and intruder alarm panels will require software upgrades in the next 10-15 years to ensure continued operation. 
- 7.27 The split DX air conditioning units are ageing and will require replacement in the medium term. 

Legal Enquiries Further Investigations and Information Required

- 7.28 We have not reviewed any Land Registry plans for the premises and therefore are unable to comment on the extent of the site and the defined boundaries. It is recommended that your Legal Advisors request for such information and provide comment.
- 7.29 We have not reviewed any lease or licence documentation for the premises and therefore are unable to comment on any repairing or reinstatement liabilities. It is recommended that your Legal Advisors request for such information and provide comment.

- 7.30 We have reviewed the Fire Risk Assessment for the building dated 11 August 2017 and can confirm that the building has been assessed as a medium to low risk. A number of actions points have been identified within this report and it is our understanding that the work items related to these actions have been undertaken.
- 7.31 We have not undertaken an access audit upon the premises which would be required to identify all the physical barriers to access, but during the course of our inspection we noted that the accessible WC does not comply with current regulations.
- 7.32 We have been provided with a copy of the Asbestos Management Survey Reports dated 17 April 2018 undertaken by West Environmental Services Limited for The Chapel and can confirm asbestos containing materials are present within the construction of the building throughout, which include floor tiles, gaskets, texture coatings, asbestos insulation boards and stair nosings.
- 7.33 We have not obtained or been provided with a copy of the Energy Performance Certification (EPC) for the building. It is recommended that your legal advisers obtain a copy.
- 7.34 We have not made any recommendations regarding further investigations although some of the above items recommend documentation is requested from the vendor /tenant by your Legal Advisors.
- 7.35 Investigation into missing statutory documentation should be undertaken to provide the following evidence that servicing and record keeping is up to date:
- Up to date records for fire alarm test procedures to be provided.

Estimated Repair Costs

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	£	£	£	£
Engineering Services	£	£	£	£
Total (£)	£	£	£	£

Note:

- Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors
- Overheads, profit and preliminaries included
- Temporary access included

- Professional fees excluded
- Statutory fees excluded
- Inflation and/or extraordinary expenses excluded
- VAT excluded
- Figures quoted at 1Q2019
- Day to day cyclical maintenance excluded unless otherwise stated
- Asbestos removal excluded unless otherwise stated
- No budget figures have been provided for the redevelopment for the building and repairs needed to the internal fabric and services installations have been excluded assuming they will form part of the redevelopment scheme.
- No costs are allowed for the removal of fixtures and fittings, loose chattels or security installations that may remain on vacation.




8. Executive Summary – RNCB The Hive





Brief Property Description


- 8.1 The property known as The Hive, Royal National College for the Blind, Venns Lane, Hereford HR1 1EB comprises of 3 storeys and was constructed circa 2009. The property accommodation includes ground floor workshop and garages, with male and female toilets and small offices. First floor offices, toilets and kitchen with the second floor comprising two separate storage areas within the roof void.
- 8.2 The Hive has been constructed using a steel frame with ground bearing cast insitu concrete floor slab, hollow trough cast insitu concrete first floor and timber boarded second floor. The pitched roof incorporates a number of dormer type windows and has a tiled roof covering, with lead valleys and flashings, discharging water to PVCu gutters and downpipes. Decorated timber fascias are provided at eaves level. External walls are facing brickwork with a combination of decorated timber and aluminium powder coated double glazed windows/roof lights and decorated timber framed doors. Decorated steel lath roller shutter doors are provided to the garage areas.
- 8.3 Internally, floor finishes comprise ceramic tiles or carpet tiles to offices and corridors with vinyl sheet to toilet and kitchen areas. Internal walls and ceilings generally comprise emulsion painted plaster.


Key Findings

- 8.4 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:


-  High Risk (critical issues relating to health and safety and property protection)
-  Medium Risk (non-critical statutory compliance issues and items of significant expenditure)
-  Low Risk (for information /routine maintenance and repair)

Structure and Fabric	Risk Rating
8.5 The roof coverings are in good condition and should require only good practice general maintenance through the short, medium and long term.	
8.6 To the Venns Road elevation a small dormer window is boarded over and glazing is missing. Replacement required in the short term.	
8.7 Failed/failing gloss painted timber windows, doors, roller shutter doors and fascias. Redecoration is required in the short/medium term.	
8.8 There is significant storage of items within the roof void and within garage areas. The fire risk assessment should review these areas and appropriate remedial action taken.	


8.9 To the first floor above the workshop a separate timber staircase is provided from the IT room to the roof void/storage area. The fire door at the time of inspection was wedged open and fire/smoke seals were not present to the door. The fire risk assessment has identified these issues and remedial works are required. 


8.10 To the first floor offices a floating first floor has been installed. This has previously been repaired where trip hazards have occurred. The floor is in fair condition but likely to present potential trip hazards in the future. Replacement of the whole is advised. 


Engineering Services


8.11 Up to date fire alarm test certification is not present on site. Systems are in good working order but files should be kept up to date. 

8.12 Monitoring systems such as fire alarm panels and intruder alarm panels will require software upgrades in the next 10-15 years to ensure continued operation. 

8.13 The split DX air conditioning units will require replacement in the long term. 

8.14 Lift systems require short term review for some minor health and safety/operational issues where the units have been installed prior to the advent of current standards. 

8.15 Platform lift - Repair/replace car ceiling with new, including lighting and emergency backup, hazard warning notices to be posted throughout installation, safely store keys on site (not left open to public). 

8.16 Medium term requirement will be capital investment in the ageing lift portfolio to secure long term operational performance from each respective lift system, based on CIBSE Guide D: 2015 recommendations. 

Legal Enquiries Further Investigations and Information Required

8.17 We have not reviewed any Land Registry plans for the premises and therefore are unable to comment on the extent of the site and the defined boundaries. It is recommended that your Legal Advisors request for such information and provide comment.

8.18 We have not reviewed any lease or licence documentation for the premises and therefore are unable to comment on any repairing or reinstatement liabilities. It is recommended that your Legal Advisors request for such information and provide comment.

8.19 We have reviewed the Fire Risk Assessment for the build dated 9 July 2018 and can confirm that the building has been assessed as a moderate risk. A number of actions points have been identified within this report of which some have been addressed however, others remain outstanding.

- 8.20 We have not undertaken an access audit upon the premises which would be required to identify all the physical barriers to access. Access to the roof void areas for non-ambulant persons would not be possible.
- 8.21 The building was constructed in 2009 and therefore we would not expect an asbestos management survey report for the premises to be provided. Your legal advisors should confirm our assumption with the Vendor.
- 8.22 We have not obtained or been provided with a copy of the Energy Performance Certification (EPC) for the building. It is recommended that your legal advisers obtain a copy.
- 8.23 We have not made any recommendations regarding further investigations although some of the above items recommend documentation is requested from the vendor /tenant by your Legal Advisors.
- 8.24 Investigation into missing statutory documentation should be undertaken to provide the following evidence that servicing and record keeping is up to date:
- Up to date records for fire alarm test procedures to be provided.

Estimated Repair Costs

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	£	£	£	£
Engineering Services	£	£	£	£
Total (£)	£	£	£	£

Note:

- Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors
- Overheads, profit and preliminaries included
- Temporary access included
- Professional fees excluded
- Statutory fees excluded
- Inflation and/or extraordinary expenses excluded
- VAT excluded
- Figures quoted at 1Q2019
- Day to day cyclical maintenance excluded unless otherwise stated
- Asbestos removal excluded unless otherwise stated

- No budget figures have been provided for the redevelopment for the building and repairs needed to the internal fabric and services installations have been excluded assuming they will form part of the redevelopment scheme.
- No costs are allowed for the removal of fixtures and fittings, loose chattels or security installations that may remain on vacation.




9. Executive Summary – External Areas



Brief Property Description

- 9.1 The site is extensively landscaped including macadam surfaced roadways and car parks; macadam surfaced, concrete paving slab, insitu cast concrete and brick paviour finished pathways, together with extensive soft landscaping, grassed areas, planting and mature trees.
- 9.2 The site is largely bordered by steel railed fencing and gates to entrances, together with areas of stone walling, hedgerows and to the south side boundary treatments assumed to be the responsibility of the neighbouring residential occupiers.
- 9.3 Various landscape features are incorporated into the layout of the grounds including brick built and concrete slab paved stepped terracing to the rear of Gardner Hall, brick built perimeter walls to the main building entrance also incorporating water features.
- 9.4 A network of external underground ducts, generally covered in precast concrete slabs, distribute engineering services around the site.

Key Findings

- 9.5 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:

-  High Risk (critical issues relating to health and safety and property protection)
-  Medium Risk (non-critical statutory compliance issues and items of significant expenditure)
-  Low Risk (for information /routine maintenance and repair)

	Structure and Fabric	Risk Rating
9.6	Generally hard landscaping across the site exhibits extensive wear and tear and with some areas such as the Queens Building car park, the Refectory car park and entrance off College Road being extremely poor and in need of resurfacing. The presence of pot holes and uneven surfaces may render some of these areas a health and safety hazard. Short term repairs are required to pot holes however, a programme of resurfacing is required.	
9.7	Pathways are similarly aged and exhibit general defects such as moss growth, uneven surfaces, cracked slabs etc. Again, a programme of repairs and replacement is recommended to commence in the medium term.	

- 9.8 A network of underground service ducts serves the buildings within the property. Asbestos containing materials (ACM's) are understood to have been removed from the ducts adjacent Venns Lane, however, ACM's are further understood to still remain in the duct routeing from Queens Building, to the front of the Main Building and on into The Chapel. Removal of these ACM's should be considered together with general repairs and replacement of the aged, worn and damaged precast concrete covers and joints. ●
- 9.9 Other general repairs to the external areas include brickwork repointing, treatment of furniture, removal of weed growth and periodic cleaning down of surfacing. ●

Engineering Services

- 9.10 Bollard lighting and general pole mounted lighting have suffered from weathering with some bollards broken. Replace in short term

Legal Enquiries Further Investigations and Information Required

- 9.1 We have not reviewed any Land Registry plans for the premises and therefore are unable to comment on the extent of the site and the defined boundaries. It is recommended that your Legal Advisors request for such information and provide comment.
- 9.2 We have not reviewed any lease or licence documentation for the premises and therefore are unable to comment on any repairing or reinstatement liabilities. It is recommended that your Legal Advisors request for such information and provide comment.
- 9.3 We have not undertaken an access audit upon the premises which would be required to identify all the physical barriers to access. The condition of pathways, car parking and hardstandings generally may present a barrier especially to the partially sighted.
- 9.4 We have not made any recommendations regarding further investigations although some of the above items recommend documentation is requested from the vendor /tenant by your Legal Advisors.

Estimated Repair Costs

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	£	£	£	£
Engineering Services	£	£	£	£
Total (£)	£	£	£	£

Note:

- Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors
- Overheads, profit and preliminaries included
- Temporary access included
- Professional fees excluded
- Statutory fees excluded
- Inflation and/or extraordinary expenses excluded
- VAT excluded
- Figures quoted at 1Q2019
- Day to day cyclical maintenance excluded unless otherwise stated
- Asbestos removal excluded unless otherwise stated
- No budget figures have been provided for the redevelopment for the building and repairs needed to the internal fabric and services installations have been excluded assuming they will form part of the redevelopment scheme.
- No costs are allowed for the removal of fixtures and fittings, loose chattels or security installations that may remain on vacation.

10. Summary & Conclusion

- 10.1 The premises are considered to be in a satisfactory condition commensurate for buildings of their age, use and construction. However, the lack of planned preventative maintenance is evident especially to the external parts of the buildings and the hard landscaping to the external site areas.
- 10.2 The mechanical services throughout the site are generally in a satisfactory condition and with items as indicated receiving investment, will see installations providing a further operational life in the order of 15-20 years with continued maintenance.
- 10.3 The electrical services throughout the site are generally in a satisfactory condition and with items as indicated receiving investment, will see installations providing a further operational life in the order of 25-30 years with continued maintenance.
- 10.4 The lift systems throughout the site are generally in a satisfactory condition, with maintenance and LOLER inspections providing regulatory compliancy for the property. Two of the eight systems have been isolated (one through apparent inactivity, the other due to age/condition of retained components). The remaining six lift systems are all approaching a stage where further investment will be required in the medium term (2-5 years) to safeguard operational performance of the respective lift systems.
- 10.5 We did not view the Fire Risk Assessments for the Hereford College of Arts buildings. We noted deficiencies in signage together with storage of materials that may present a significant fire risk. Additionally storage of archives and materials within The Hive were of similar concern. In our opinion the multi occupation of the whole property by separate entities and those special considerations required for the Royal College buildings and grounds, warrants a combined integrated approach to fire strategy and the management of fire precautions throughout the site.
- 10.6 Subject to acceptance of the issues raised within this report and satisfactory resolution of the legal queries, we consider the property suitable for purchase from a technical perspective.

Appendix A

Schedule of Principal Observations, Remedial Works and Estimated Costs