

■ Commercial Building Survey

In respect of:

Scout Hut
Roestock Park
Admiral Close
Colney Heath
Hertfordshire
AL4 0QD

Prepared for:

Colney Heath Parish Council
Highfield Park Office
Hill End Lane
St Albans
Hertfordshire
AL4 0RA

Following inspection on:

Friday 10th February 2023

COMMERCIAL PROPERTY ACQUISITION SURVEY



Regarding:
**Scout Hut
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Colney Heath
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For:
**Colney Heath Parish Council
Highfield Park Office
Hill End Lane
St Albans
Hertfordshire
AL4 0RA**

Following Inspection on:
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Prepared by:
**Brasier Freeth LLP
Wentworth Lodge
Great North Road
Welwyn Garden City
Hertfordshire
AL8 7SR**

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Our ref: PR/JLB/23-WGC003706

8th March 2023

Colney Heath Parish Council
Highfield Park Office
Hill End Lane
St Albans
Hertfordshire AL4 0RA

For the attention of: Lisa Peters LGCI PSLCC CPFA CiLCA, Clerk to the Council

Dear Lisa,

Scout Hut, Roestock Park, Admirals Close, Colney Heath, Hertfordshire AL4 0QD

Further to your instructions, I am pleased to inform you that we have inspected the above named premises to carry out a Commercial Building Survey. Our comments, findings and analysis are contained below.

The report has been prepared in accordance with our Conditions of Engagement, dated 25th January 2023, and should be regarded as a comment on the overall condition of the property and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop.

As part of our service, we are more than happy to review our findings with you. Ultimately, the decision to acquire the property is yours but we will do our best to offer advice to make this as easy as possible.

If required, for an additional fee, we can supply approximate elemental costs for the repairs we consider necessary to make the property into a good and habitable state.

We trust you will read the report in its entirety but, we would suggest that you initially look at the summary, which we feel highlights the most significant (but by no means all) defects.

You should be aware that context sensitive photographs are included throughout the body of this report where appropriate, and that some general views are included in Appendix I to the rear.

SUMMARY

The summary is intended to provide a broad overview of the property and identifies what the surveyor considers to be the salient points.

1.0 GENERAL OVERVIEW

- 1.1.1 The property is a single story Scout Hut formed with a steel frame enclosed by prefabricated concrete post and panel walls and a dual pitched roof finished externally with corrugated asbestos cement sheeting over steel purlins and a trussed framed roof. The Scout Hut comprises a main hall, office area, kitchen, store and male and female toilets.
- 1.1.2 A detached garage is also present on the site and is formed with a concrete post and panel wall system and a flat roof finished with corrugated asbestos cement sheeting externally.
- 1.1.3 We understand that the Scout Hut and garage were constructed in the early 1980s by the Scout and Guides Group, we believe the building has been unused for a number of years.
- 1.1.4 The roof appears evenly pitched and does not deflect unduly from our external inspection, however some minor movement of the portal frame and roof structure is evident from an internal inspection with slight sagging of purlins and minor twisting of the portal frame visible in the hall. The movement is historic but, it is recommended that the movement be closely monitored to ensure it is not progressive. If further movement does occur, then further specialist advice should be sought. Brasier Freeth first inspected this structure in 2017 and it does not appear to have suffered any noticeable further distortion or movement since then.
- 1.1.5 Externally, the asbestos cement sheeting is covered with moss and other vegetation and the exposed areas are weathered and cracked with minor holes also noted in isolated locations. Some of the fixing bolts are displaced also. There is evidence of historic water ingress beneath the roof with old water staining to the internal finishes. In 2017 our report stated that *"considering the age and condition of the visible external roof coverings, it is likely they are approaching the end of their useful life. Replacement of the roof coverings or over cladding is recommended to prevent further water ingress and damage to the property and also to avoid ongoing reactive minor repairs which can be costly and are often unsuccessful."* In fairness, the roof does not appear to be significantly worse. Asbestos cement based sheet roofs are thought to have a life expectancy of up to sixty years at best. However, the rate of deterioration increases with age. When the outer surfaces become friable then the roof covering will need replacement.
- 1.1.6 It should be noted that renewal of the roof will be expensive and will require compliance with current Building Regulations requirements in terms of thermal performance which will further increase costs. Upgrading of the roof structure may also be required to accommodate increased loadings for new roof coverings and thermal insulation.

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- 1.1.7 Reference should be made to the Asbestos Survey prior to any works being undertaken to ensure anyone working at the property is aware of the asbestos containing materials and that adequate health and safety procedures are followed.
- 1.1.8 The roof void is poorly ventilated with only a small redundant circulation penetration to the left elevation allowing air in and out of the roof space. The kitchen and WC's are also not provided with mechanical ventilation or extraction. The lack of ventilation has caused condensation within the roof which has manifested itself by localised failure of the ceiling boards, one has fallen down, and another is bowing and will probably fail soon, others are showing signs of bowing. This is due to poor insulation, lack of ventilation and condensation.
- 1.1.9 In 2017 we reported that *"the rainwater goods are blocked with vegetation and debris and the gutters are not uniform throughout their length. The rainwater goods require clearing and overhaul to ensure gutters are watertight and free flowing. Loose fixings require replacement or re-fixing and gullies should be provided with gratings to avoid future blockages."* The same observations apply, and maintenance is required. The gutters should be cleared through every six months at least.
- 1.1.10 The double glazed uPVC windows are not original to the property. There is no distortion around the window frames and the openings are square and uniform. The windows are glazed with perspex due to vandalism. Some of the glazing panels are discoloured, others are impact damaged. Interstitial condensation exists between the inner and outer panes as the perspex is not hermetically sealed.
- 1.1.11 Minor movement was noted internally with cracking to internal wall and ceiling finishes and small gaps are visible between the skirtings and floors to the office and female WC where we suspect the floor has dropped slightly. The concrete floor also appeared slightly uneven and hollow adjacent to the store cupboard door. The movement is relatively minor, however we recommend that cracks to walls and ceilings are filled and redecorated and the areas are monitored to establish whether the movement is historic or progressive. It is likely that minor cracks will reappear in plaster finishes and will require continual redecoration, however if significant movement occurs further advice should be sought and appropriate remedial action taken.
- 1.1.12 In 2017 we *"recommended that sub-floor ventilation be provided to the suspended timber floor in the hall to avoid possible issues with moisture build-up which could lead to timber decay and failure of the floor structure."* This has not been done but, in hindsight it would be difficult to achieve. Alternatively, a watching brief should be maintained over the floor and any decay should be treated or removed.
- 1.1.13 The fire compartmentation, fire alarm, emergency lighting and fire escape signage all require improvement to ensure the safety of the building users. It is recommended that internal doors are replaced with fire rated doors with smoke and intumescent seals and closers, internal glazing is replaced with fire rated glazing and that a central mains powered fire alarm is installed. Additional emergency light fittings and fire escape signage require installation to ensure building users are directed to fire exits in the case of an emergency.

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- 1.1.14 The Energy Performance Certificate (EPC) shows an energy performance rating of D and is valid until 22nd February 2028. Given the nature of construction, the lack of insulation and the perspex glazed windows, we are surprised the EPC Rating is not worse.
- 1.1.15 We did identify some items, which we suggest you investigate further, and some items, which should be undertaken as either repairs or maintenance. We list these out as follows:

1.2 Areas of Further Investigation

- 1.2.1 Provide evidence of recent testing and servicing certificates for the existing services installations including electricity, water, gas and heating.
- 1.2.2 The gas boiler appears relatively modern. Obtain annual test certificates and implement any repairs required.
- 1.2.3 Commission a Fire Risk Assessment for the property based upon the current layout and configuration.
- 1.2.4 Undertake a CCTV Drainage Survey.
- 1.2.5 Monitor movement of roof and portal frame.
- 1.2.6 Monitor internal cracks to walls and ceilings and movement of floors.
- 1.2.7 Undertake periodic inspections of asbestos containing materials as directed in the Asbestos Survey report.

1.3 Short Term Repairs

- 1.3.1 Remove moss growth and seal holes to roof.
- 1.3.2 Improve ventilation and upgrade insulation to roof void with installation of vents within cladding to gable end.
- 1.3.3 Install mechanical extraction to WC's and kitchen.
- 1.3.4 Clear and overhaul rainwater goods.
- 1.3.5 Fill cracks to ceilings and walls and monitor for further movement.
- 1.3.6 Repair damaged concrete post adjacent to entrance door.
- 1.3.7 Redecorate internally and externally.
- 1.3.8 Clear moss from paths and prune vegetation.

1.4 Medium Term Repairs

- 1.4.1 Replace roof coverings, insulate roof and repair internal finishes beneath.
- 1.4.2 Insulate walls to improve thermal efficiency.
- 1.4.3 Consider renewal of floor finishes and provision of waterproof coved skirtings.
- 1.4.4 Replace internal doors with fire rated doors, smoke and intumescent seals and closers.
- 1.4.5 Install central mains powered fire alarm.
- 1.4.6 Improve emergency lighting and fire escape signage.
- 1.4.7 Improve lighting levels in access corridor.
- 1.4.8 Form cupboard around boiler.
- 1.4.9 Provide lockable housing to electricity and gas intakes and meters.
- 1.4.10 Replace cover to drainage inspection chamber.
- 1.4.11 Install air admittance valve to soil and vent pipe which terminates in roof void.
- 1.4.12 Repair garage and redecorate.
- 1.4.13 The above list is not exhaustive but, will give an indication of the works required to prevent more maintenance expenditure in the future. Should the above maintenance be undertaken, and a regular maintenance programme be designed and adhered to, the property should remain in sound working order.

1.5 Statutory Requirements

- 1.5.1 **Electrical test from NICEIC registered electrician** – 5 yearly.
- 1.5.2 **Gas appliances test and service by Gas Safe registered fitter** – Annually.
- 1.5.3 **Test and certify firefighting equipment and emergency lighting** – Annually.
- 1.5.4 **Asbestos** – Regular inspection of condition of asbestos containing materials, as outlined in the Asbestos Survey.

1.6 Maintenance Requirements

- 1.6.1 **Cleaning and de-silting of rainwater gutters and downpipes** – 6 monthly.
- 1.6.2 **External redecoration** – 3-5 yearly.
- 1.6.3 **External cleaning of corrugated roof sheeting** – 3-5 yearly.
- 1.6.4 **Regular inspection of manholes and below ground drainage** – Annually.

- 1.6.5 **Maintenance and clearing of external hardstandings and grounds** – Annually.

2.0 PLANNING AND BUILDING CONTROL

- 2.1.1 The Local Authority is St Albans District Council.
- 2.1.2 Online searches have been made on the Local Authority website in relation to Planning Applications and we noted there are two previous applications for the property.
- 2.1.3 The first application dates back to January 1980 and relates to the erection of the main building for Scout/Guide activities. This was approved on 16th April 1980.
- 2.1.4 The second application relates to the erection of the concrete garage within the grounds, dated 19th June 1981. This application was approved on 30th July 1981.
- 2.1.5 Our search also confirmed that our property is not Listed or located within a Conservation Area, however it is located on Green Belt land.

3.0 REGULATIONS

- 3.1.1 As the owner/occupier of a commercial property employing staff, there are various statutory instruments, which affect the way the property should be occupied, used, maintained and repaired.
- 3.1.2 Generally, the aims of such legislation are to improve health and safety, accessibility, sustainability and reduce environmental impact. We list and comment on the core areas as follows.
- 3.1.3 The following paragraphs are not intended to discuss all areas of compliance but, give advice on the most topical and significant legislative requirements from a technical perspective.

3.2 Fire Precautions (The Regulatory Reform (Fire Safety) Order 2005)

- 3.2.1 Commercial premises must now have a valid Fire Safety Risk Assessment. This requires that those responsible for buildings, principally the occupiers, evaluate property by identifying potential fire hazards, and people at risk. Then a process of evaluation and action is required to minimise the risks and this process should be recorded to demonstrate compliance.
- 3.2.2 A clear plan of how to prevent fire and keep staff safe is to be put in place and all staff properly trained. Many large organisations have nominated 'fire marshals' who receive specialist training on what to do in the event of an emergency.
- 3.2.3 The plan should be the subject of ongoing review to ensure it is up to date with all fire hazards, preventative measures and can run efficiently.

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- 3.2.4 Both active and passive fire detection and prevention methods should be employed but, needs vary with different styles of occupancy and use. Fire extinguishers and alarm systems should be serviced annually and maintained in good working order, and fire exits should remain unlocked at all times while the building is in use and remain clear of obstructions.
- 3.2.5 At present, the property is provided with two battery powered smoke detectors and alarms located in the access corridor and the Leaders Room adjacent. No fire detection or alarm appears to be present within any of the other rooms or the main hall. Additionally, the internal doors present throughout the property are generally lightweight and are not provided with smoke and intumescent seals or closers which will compromise the fire compartmentation to the property. It is recommended that a mains powered fire alarm and detection system is installed and that the fire compartmentation is significantly improved via the installation of fire doors complete with intumescent and smoke seals and door closers.
- 3.2.6 Illuminated fire escape signs are provided above the fire exit in the hall, the fire exit to the entrance corridor, and the double doors leading to the access/escape corridor. The lighting levels are fairly poor in the access corridor and on entry to the access corridor from the hall there is no visible emergency lighting until you turn the corner. Other rooms such as the Leaders Room, kitchen, WC's do not appear to have emergency lighting. It is recommended that emergency lighting levels are improved in accordance with current Building Regulations requirements to ensure the safe exit in the case of an emergency.
- 3.2.7 Limited fire escape signage is provided within the property. It is recommended that additional fire escape signage is provided to ensure building users can be easily directed to the fire escapes in the case of an emergency.
- 3.2.8 Firefighting equipment is provided to the property with fire extinguishers located on fire escape routes and adjacent to fire exits.

3.3 Equality Act 2010

- 3.3.1 The Equality Act 2010 provides the framework legislation to protect the rights of individuals and promotes equality of opportunity. Part M (Access to and use of Buildings) of the Building Regulations covers the requirements with respect to the Access and Use of Buildings. This usually applies when building alterations are undertaken.
- 3.3.2 It is illegal to discriminate against both staff and customers with disabilities, the definitions of which should be considered as all encompassing; from those who are hard of hearing and partially sighted, to those who are mentally handicapped.
- 3.3.3 The spirit of the legislation is to promote social inclusion for all and raise awareness and understanding of the issues, so the Act is not over prescriptive and requires that a reasonable approach be adopted.
- 3.3.4 In doing so, it is important to appreciate that less than 5% of those covered by the Act are wheelchair bound, and that changes to management regimes, company policy and staff awareness may suffice. Physical, costly building alterations are often not required.

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- 3.3.5 You should also remember that the Act forms part of civil law, and that prosecution can only occur from an aggrieved party who can substantiate a specific claim of discrimination.
- 3.3.6 The property is provided with ramped access to the main double entrance doors and the circulation route to the hall and other rooms appeared adequate, however there are no disabled WC facilities within the building.
- 3.3.7 The secondary fire escape from the hall to the rear right hand side is not provided with level access and the adjacent path is also not accessible for wheelchair users with steps present.
- 3.3.8 You should consider undertaking an Access Audit to ensure that any reasonable adjustments can be made to the building if any staff or visitors have any particular needs.

3.4 Control of Asbestos

- 3.4.1 Under The Control of Asbestos Regulations 2012, owners, occupiers and tenants have a duty to manage asbestos. All commercial properties, which potentially contain asbestos, are required to have an up to date Asbestos Register. Generally, only properties constructed since the early 1990s can be guaranteed of being asbestos free.
- 3.4.2 This report in no way constitutes an Asbestos Survey/Register, although we will highlight any areas suspected to contain asbestos found during our inspection.
- 3.4.3 A Refurbishment and Demolition Asbestos Survey has been undertaken by Clearwater Environmental Ltd, which confirmed the presence of asbestos containing materials on site, however states that it is a low risk and at present the recommendation is simply to manage the existing asbestos containing materials (ACMs), undertaking regular inspections with removal only proposed if the ACMs become damaged. The Asbestos Survey recommends re-inspection of most of the materials on 24th July 2018 but re-inspection of the ACMs in the loft space, hall and garage on 24th January 2018 (reference number 01a, 01m01, 08a).
- 3.4.4 Reference should be made to the Asbestos Survey by Clearwater Environmental prior to any works being undertaken. The report should be made available to anyone undertaking works to ensure they are fully aware of the asbestos containing materials and that suitable health and safety procedures are followed in accordance with current legislation.

3.5 General and Occupational Health and Safety

- 3.5.1 The welfare facilities appear functional, however there are no disabled facilities within the property. You may wish to improve welfare facilities to accommodate less abled users.
- 3.5.2 The lighting levels to the majority of areas appear sufficient, however the lighting levels in the access and fire escape corridor is poor. With exception of the over door illuminated fire exit fittings, there does not appear to be any other emergency lighting within the property. Improvements to the lighting levels, particularly in the fire escape corridor, should be undertaken and emergency lighting introduced where currently omitted.

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- 3.5.3 The property is not provided with air conditioning or comfort cooling systems and the only means of ventilation to the building is via the openable windows and doors. No mechanical ventilation is provided to the kitchen or WC's. The installation of ventilation to the WC's and the kitchen is recommended to avoid the build-up of moisture and deterioration of internal finishes and the building structure.

3.6 Energy Performance

- 3.6.1 Since 1 October 2008, property owner's letting or selling their interest in a property are required to provide an Energy Performance Certificate (EPC) to any prospective purchaser or tenant. There is no need to obtain an EPC for an existing tenancy.
- 3.6.2 Once obtained, a certificate remains valid for up to 10 years. If a valid Energy Performance Certificate still exists when changing tenants, no new certificate is required. This applies to both private and commercial sector landlords and tenants.
- 3.6.3 The EPC Certificate and Recommendation Report is attached in Appendix II.

4.0 DATE OF INSPECTION

- 4.1.1 Friday 10th February 2023.

5.0 WEATHER

- 5.1.1 During our inspection the weather was sunny, dry and bright.

6.0 DESCRIPTION

- 6.1.1 The subject property is a single storey Scout Hut formed with a steel frame with prefabricated concrete post and panelled walls and a dual pitched roof finished externally with corrugated asbestos cement sheeting.
- 6.1.2 The windows to the property are uPVC double glazed units fitted with perspex glazing and the doors are flush metal doors with metal frames, panic push bars and ironmongery.
- 6.1.3 The property is situated on Green Belt land in Colney Heath located in Roestock Park with the Scout Hut boundaries formed with chain link fencing and a number of trees and bushes. Also within the grounds is a detached garage constructed with prefabricated concrete panel and post walls and a flat roof finished with corrugated asbestos cement sheeting.
- 6.1.4 It is believed that the property was constructed in the early 1980s by the Scout and Guides Group on the council's land, however we understand that the freehold and leasehold interests were never formalised by way of title deeds and a lease.

7.0 LOCATION

- 7.1.1 The property is located in Roestock Park which is accessed from Admirals Close, a residential estate in Colney Heath.
- 7.1.2 Roestock Park is enclosed by Hall Gardens, Roestock Lane, Bullens Green Lane and Fellowes Lane which are all a short distance from Colney Heath High Street with the A414 (North Orbital Road) to the north-west and the A1M motorway to the east.

8.0 ENVIRONMENTAL RISK ASSESSMENT

- 8.1.1 An Environmental Flood Risk Assessment Report is provided in Appendix III. Overall, no significant risks were identified in relation to flooding, ground stability or radon gas.

9.0 AMENITIES

- 9.1.1 Transport links are reasonably accessible with various bus services available on the nearby roads including the 200, 230, 305 and 312 buses providing services between Essendon to London Colney (200), Welwyn Garden City to St Albans (230), Sandridge to Tyttenhanger/Welham Green (305) and Hatfield to Welham Green (312).
- 9.1.2 The property is approximately 1.6 miles from Welham Green Train Station providing direct services to London Kings Cross, Finsbury Park and Moorgate where underground services are available.

10.0 ACCOMMODATION

- 10.1.1 Room dimensions are approximate and are given for guidance only. The first dimension in each case is parallel with the flank walls and directional descriptions are given assuming one is standing facing the front (south-east) elevation of the property.

10.2 Ground Floor

- | | | |
|--------|---------------|---------------|
| 10.2.1 | Hall: | 9.69 x 13.23m |
| 10.2.2 | Office: | 5.17 x 3.69m |
| 10.2.3 | Kitchen: | 2.28 x 3.8m |
| 10.2.4 | Male WC: | 2.65 x 3.4m |
| 10.2.5 | Female WC: | 3.14 x 1.85m |
| 10.2.6 | Storage Room: | 3.62 x 1.85m |

10.3 Outbuildings

10.3.1 Detached garage.

11.0 SERVICES

- 11.1.1 Drainage: Mains. Inspection chamber located within pathway to left side of building.
- 11.1.2 Gas: Mains. Intake and meter located in housing in male WC.
- 11.1.3 Electricity: Mains. Intake and meter located in housing in male WC.
- 11.1.3.1 Water: Mains. External stop valve within concrete pathway to left side of property. Two internal stop valves, one located in female WC and one in kitchen).
- 11.1.4 Heating: Gas fired combination boiler located in kitchen connecting to pressed steel panel radiators throughout building.

12.0 TENURE AND LEASE DETAILS

12.1.1 We understand that Colney Heath Parish Council own the Freehold title of the property.

13.0 SITE DIMENSIONS

- 13.1.1 Frontage: 63.7m
- 13.1.2 Building Line: 6.2m
- 13.1.3 Site Depth: 20.4m

14.0 BUILDING DIMENSIONS

- 14.1.1 Frontage: 21.1m
- 14.1.2 Depth: 10.2m
- 14.1.3 Gross Internal Area: 199.8m²

EXTERNALLY

All high level areas such as roof finishes, chimneys, etc., are inspected from ground level with the assistance of binoculars from within the boundaries of the property and from public highways or rights of way. Where possible, areas are inspected through adjacent window openings, therefore our observations in some areas are limited.

Rainwater goods have been inspected from ground level (unless otherwise stated). We were not able to make a close inspection of the roof level rainwater goods (our ladders are not long enough) and we therefore cannot always identify the material or the condition exactly. Our comments have therefore been based upon our best assumptions.

We have not exposed foundations or elements below ground level and therefore cannot comment upon the type and adequacy of the foundations supporting the main walls. Where defects have been identified, we have based our comments on our best assumptions using evidence from our observations.

15.0 STRUCTURE AND SITE CONDITIONS

15.1 Structural Frame

- 15.1.1 The property is constructed with a steel frame believed to be formed on a concrete raft foundation or floor slab which is visible externally to the perimeter of the property. The frame is covered externally with corrugated asbestos cement roof sheeting over steel purlins to the roof and a prefabricated post and panel wall system. Internally, painted plaster finishes cover the steel columns.

PHOTO 15.1.1:

Steel portal frame visible in hall, columns masked by internal wall finishes.

JPEG No: P1210863



- 15.1.2 We were unable to confirm how the steel portal frame connects to the concrete post and panel external wall system. Where visible in the roof void at eaves level there did not appear to be any bolts fixing the steel columns to the external wall system. Bolt fixings are visible externally to the concrete posts and it is assumed that they connect to the steel portal frame which is present on the inner side of the wall system, however we cannot confirm this.

PHOTO 15.1.2:

Portal frame fixings to external concrete wall system not visible. No bolts present to visible holes in metal frame. Note: lack of insulation.

JPEG No: P1210852



- 15.1.3 Externally, there are no significant signs of movement with the roof and walls generally appearing uniform, however minor twisting movement is apparent internally to the steel portal frame and roof purlins in the hall. The areas where movement is apparent should be monitored and if further movement occurs then specialist advice should be obtained from a Structural Engineer.

PHOTO 15.1.3:

Minor twisting of steel portal frame in hall at apex in centre requires monitoring.

JPEG No: P1210867



PHOTO 15.1.3:

Minor sagging to steel purlins in hall.

JPEG No: P1210866



PHOTO 15.1.3:

Prefabricated concrete post and panel walls formed on floor slab or raft foundation visible externally to perimeter.

JPEG No: P1220863



15.2 Ground Conditions

- 15.2.1 We have not undertaken any site excavation or testing and cannot comment on the prevailing subsoil conditions or on the presence of badly consolidated made up ground, which can cause foundation movement.
- 15.2.2 We have undertaken a brief desk study (referring to the British Geological Survey Information) which revealed the property is constructed on a bedrock of Lewes Modular Chalk Formation and Seaford Chalk Formation (undifferentiated chalk) with a superficial covering of Lowestoft Formation.

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- 15.2.3 With the exception of minor dropping of the floor in isolated locations internally we did not note any significant signs of structural failure or subsidence.
- 15.2.4 There are a number of large trees close to the boundary and you should be aware that root damage could compromise the stability of the structure, however at the time of inspection there was no evidence of root damage.

16.0 ROOFS AND HIGH LEVEL STRUCTURES

This section considers the condition of the outer covering of the roofs and the roof voids beneath, including the structural frame. The outer coverings usually endure extremes of the climate and temperatures. They are susceptible to deterioration, which ultimately leads to water penetration.

16.1 Summary of Construction

- 16.1.1 The roof is dual pitched formed with a steel portal frame finished externally with corrugated asbestos cement sheeting fixed to galvanised steel purlins over the steel frame. Internally, the roof slopes are covered with fibre boarding which with reference to the Asbestos Survey are noted to contain asbestos but, are considered low risk.
- 16.1.2 The detached garage has a flat roof formed with corrugated asbestos cement sheeting laid over steel joists which span between the concrete posts within the panel and post wall system.

16.2 Summary of Condition

- 16.2.1 Our view of the Scout Hut roof slopes was restricted to inspection at the eaves using surveyor's ladders and from ground level with the aid of binoculars. Our inspection revealed that the visible roof slopes and asbestos cement sheeting are covered with extensive moss growth, lichen and various other vegetation. The exposed areas of asbestos cement sheeting are weathered and various cracks were noted to the surfaces.

PHOTO 16.2.1:

Damaged surfaces and cracking to asbestos cement sheeting to roof slopes, moss growth and vegetation present on sheeting.

JPEG No: P1210996



PHOTO 16.2.1:

View of rear roof slope with vegetation and moss growth to asbestos cement sheeting, vegetation also blocking rainwater gutters.

JPEG No: IMG_9069



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- 16.2.2 Where visible, some of the bolt fixings to the roof sheets were displaced and caps missing allowing the bolts to corrode and potentially allowing water to enter the property.

PHOTO 16.2.2:

Bolt fixings corroded and displaced.

JPEG No: IMG_9070



- 16.2.3 Since 2017 we believe the verges have been replaced as they appear to be in better condition, although in some areas the verges are slightly misaligned and displaced.

PHOTO 16.2.3:

Misaligned verge capping.

JPEG No: IMG_8999



PHOTO 16.2.3:

Replacement verge cappings which are displaced at joints.

JPEG No: IMG_9071



- 16.2.4 Considering the age and condition of the visible external roof coverings, it is likely they are approaching the end of their useful life. Replacement of the roof coverings or over cladding is recommended to prevent further water ingress and damage to the property and also to avoid ongoing reactive minor repairs which can be costly and are often unsuccessful.
- 16.2.5 It should be noted that renewal of the roof will be expensive and will require compliance with current Building Regulations requirements in terms of thermal performance which will further increase costs. Upgrading of the roof structure may also be required to accommodate increased loadings for new roof coverings and thermal insulation.
- 16.2.6 The fibre boarding to the underside of the roof slopes and the timber boarding within the roof void over the WC's, kitchens, etc. were noted to be suffering from moisture damage which, is most likely to be due to condensation. Many of the boards to the underside of the roof slopes are bowing, one has dropped and another displaced. Reference should be made to the Asbestos Survey prior to remedial works being undertaken to ensure any asbestos containing materials are handled or disposed of safely and in accordance with current legislation. Improved ventilation and insulation would be beneficial to reduce the damage caused by condensation and improve the thermal performance of the building.

PHOTO 16.2.6:

Stored goods within roof void, various stains and marks to internal boarding to underside of roof slopes.

JPEG No: P1210832



PHOTO 16.2.6:

Stains evident to fibre boarding on underside of roof slopes and moisture detected in roof space.

JPEG No: P1210834



- 16.2.7 The roof void is poorly ventilated. The only visible ventilation is through a redundant hole to the left elevation where a pipe appears to have previously penetrated. It is recommended that improved ventilation be provided by installation of vents within the cladding to the gable end, to reduce moisture levels and the possibility of condensation occurring which could damage the structure.

PHOTO 16.2.7:

Hole noted to cladding to left hand elevation.

JPEG No: P1210843



- 16.2.8 There is evidence of a bird's nest within the roof void to the front corner, although we are unable to confirm whether the nest is active. You should be aware that birds' nests are protected by law and care should be taken if works are carried out ensuring any active nests are not disturbed or destroyed.

PHOTO 16.2.8:

Suspected bird's nest within roof void to front left and side.

JPEG No: P1210850



- 16.2.9 As noted in the Structural Frame Section. some of the steel purlins visible in the hall are sagging slightly between the steel portal frame and minor twisting is evident to the portal frame in the centre. The movement is relatively minor, however it is recommended that this is monitored and if any further movement occurs further advice should be sought from a Structural Engineer.

- 16.2.10 The insulation levels are also substandard. Ideally, the roof void should be fully insulated to current standards, this would greatly enhance the property.

16.3 Maintenance Advice

- 16.3.1 Ensure that there are no signs of leaks or dampness, which could lead to decay.
- 16.3.2 Make sure that there are no cracked, split or broken timbers, timber beetle infestation or decay.
- 16.3.3 Ensure that the insulation laid between the ceiling joists does not restrict the airflow at eaves level and that condensation is not forming on the underside of the roof coverings. Provide additional ventilation where there is evidence of condensation.

17.0 RAINWATER GOODS

'Rainwater goods' is the term given to the rainwater gutters and the rainwater downpipes. Their function is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.

17.1 Summary of Construction

- 17.1.1 The property is provided with metal rainwater gutters at the eaves to the front and rear connecting to painted metal rainwater downpipes which discharge into gullies in the ground adjacent.
- 17.1.2 We cannot confirm whether a soakaway is present on site or whether the surface water discharges to the mains drainage.

17.2 Summary of Condition

- 17.2.1 It was not raining at the time of the inspection so we cannot confirm whether the gutters are leaking, however inspection revealed that the gutters were full of vegetation and silt which is likely to prevent water running off sufficiently to downpipes.
- 17.2.2 Additionally, we noted the gutters are not uniform and appear to bow out in numerous locations along their lengths, especially at the rear. It is recommended that the gutters be cleared of blockages and they are overhauled ensuring adequate fall is provided to downpipes and any loose fixings are re-fixed.

PHOTO 17.2.2:

Gutter to front blocked with vegetation and debris, movement also noted to gutter.

JPEG No: IMG_9056



PHOTO 17.2.2:

Misaligned rear gutter.

JPEG No: IMG_9063



- 17.2.3 The rainwater gullies are not provided with gratings allowing dirt and debris to fall into the gullies. The gullies and downpipes should be cleared of all blockages and gratings provided to gullies to prevent future blockages.

PHOTO 17.2.3:

Rainwater downpipes discharging to oversized gullies which are not provided with gratings. Gratings to be provided to prevent future blockages.

JPEG No: P1220049

**17.3 Maintenance Advice**

- 17.3.1 Gutters should fall evenly towards the outlets and regular checks should be made to ensure that they are clear of debris and sediment. Any leaking joints should be remade. Brackets should be checked for defects and repaired/renewed as appropriate. Cracked or broken sections of gutter and downpipe should be renewed to prevent damp penetration. Ensure that rainwater drainage arrangements are operating efficiently.

18.0 WALLS AND EXTERNAL ENVELOPE

External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

18.1 Summary of Construction

- 18.1.1 The external walls are formed with prefabricated concrete post and panel system externally with what appears to be a solid masonry inner skin with painted plaster finishes internally.

18.2 Summary of Condition

- 18.2.1 The painted finishes to the external faces of the concrete panels and posts are weathered and flaking in various areas and the rear elevation is unfinished. With the exception of a few minor cracks and minor damage to the post adjacent to the main double entrance doors, the walls appear free from significant visual defect and generally appear uniform throughout their length and height.

PHOTO 18.2.1:

Prefabricated concrete post and panel system painted finishes externally forming walls to Scout Hut with discoloured finishes.

JPEG No: IMG_9097



- 18.2.2 The damaged concrete post adjacent to the entrance doors should be repaired to prevent water entry and further deterioration of the frame or water ingress.

PHOTO 18.2.2:

Minor damage to concrete post adjacent to double entrance doors requires repair, no significant movement noted.

JPEG No: IMG_9074



- 18.2.3 The concrete panel and post walling system appears to be constructed on a raft foundation which is visible to the perimeter of the property and there is no evidence of a damp proof course or membrane preventing the rise of moisture through the building structure. There was no evidence of dampness to the low level internal wall finishes, however the painted external finishes are flaking mostly at low level which is likely to be caused by the presence of moisture.
- 18.2.4 Previous penetrations are evident to the concrete panels within the rear elevation with staining from corroded fixings visible and cracking where an opening has been infilled.

PHOTO 18.2.4:

Old boiler flue aperture on concrete post and panels to rear elevation unfinished, previous penetrations appear to have been filled with cracking and staining evident externally.

JPEG No: IMG_9090



- 18.2.5 The thermal performance of the concrete post and panel walls are likely to be poor and we cannot confirm if any insulation is present. Provision of insulation is recommended to improve the thermal efficiency of the building.

18.3 Maintenance Advice

- 18.3.1 Ensure the junctions between windows or door frames and the brickwork are maintained in a watertight condition. Ensure that joints around pipes where they extend through the wall are properly sealed and that pipework is securely attached to walls. If minor cracking is noted, ensure that it is made good. If the cracking recurs or larger cracks are noted seek further professional advice from ourselves to establish the best course of action.
- 18.3.2 If the property is rendered or covered with an alternative, form of cladding, ensure that it is maintained in good condition and renew defective areas as and when found. Poor maintenance may lead to water penetration and could cause timber decay.
- 18.3.3 Keep soil, paving, patios, etc. at least 150 mm (6") below the level of the damp proof course, air bricks or internal floor levels, whichever is the lowest, to prevent dampness occurring. Airbricks should be maintained in good condition and free from blockages.

19.0 EXTERNAL JOINERY

The external joinery section encompasses windows, doors, fascias, soffits and any other joinery present such as decorative weatherboarding, etc.

Windows primary function is to admit light and air but, in modern properties they are expected to also have thermal and sound insulation benefits. Another element of external joinery is the fascias and soffits. These offer protection to the rafter feet and also allow the securing of guttering.

19.1 Summary of Construction

Fascias and Soffits: There are no fascias and soffits fixed to the property, the rainwater gutters are fixed directly to concrete posts at the eaves. Asbestos cement trims are provided at the verges on the gable ends.

19.1.1 Windows: uPVC windows with perspex glazing.

19.1.2 Doors: Flushed metal security fire escape doors to main entrance and fire exit from hall.

19.2 Summary of Condition

19.2.1 The window frames are acceptable but, the perspex glazing should be changed for glass. The glazing is damaged, some of it has suffered from UV degradation and some are affected by interstitial condensation.

PHOTO 19.2.1:

uPVC window frame.

JPEG No: IMG_9087



PHOTO 19.2.1:

Condensation to window units.

JPEG No: IMG_9014



19.2.2 The asbestos cement trims to the verges on the gable ends have been replaced since 2017.

19.2.3 It is recommended that all defective double glazed units are replaced. Ideally, sealed glass units should be installed with toughened glass, if necessary.

PHOTO 19.2.4:

Cracked perspex glazing.

JPEG No: IMG_9017



19.2.4 The main entrance double doors and rear fire escape door appear to have been replaced relatively recently and are generally in good condition. We note the lock to the double entrance door is, however a little difficult to open. Some easing and adjusting may be required.

19.3 Maintenance Advice

- 19.3.1 Periodically inspect all areas of external joinery for defects including flaking or blistered paintwork, dampness or decay. Prepare and redecorate as necessary. Regular painting/treatment helps prevent timber decay.
- 19.3.2 Replace all cracked and broken panes of glass and renew loose or missing putties. Replace broken sash cords and window catches. Ease and adjust opening windows to ensure that they work freely and seal properly to the frame. Ensure that all windows and doors are provided with adequate security. Do not allow condensation to cause decay to internal sections of windows and doors.

20.0 EXTERNAL DECORATIONS

- 20.1.1 The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern since they are the primary cause of damage to any property.
- 20.1.2 Complete external redecoration of previously painted surfaces is recommended.

20.2 Maintenance Advice

- 20.2.1 Maintain all decorated elements in good and sound condition and renew on a regular basis ensuring that all woodwork, metalwork and other painted surfaces are properly prepared prior to receiving the new finishes.

INTERNALLY

In this section we look at the internal finishes applied to the structural elements, such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.

Ceilings, walls and partitions have been inspected from floor level and no opening up has been undertaken. The type of materials employed cannot be ascertained fully without damage being caused.

No exposure was carried out due to the restrictions of fitted carpets, floor coverings, etc. The above comments are based upon our experience and knowledge of this type of construction. Floor voids were not inspected unless expressly stated.

We also note details of the internal fixtures and fittings and provide information of any services (gas, electricity, water, etc.) installed to the property and briefly comment upon their condition/state of repair.

It should be noted that not all joinery has been inspected. We have taken a random sample and visually inspected these to give a general overview of the condition. Please also see the External Joinery/Detailing Section.

Tests for dampness were taken internally with an electronic moisture meter. However, effective testing may be prevented in areas concealed by heavy furniture, fixtures such as kitchen fittings with back boards, wall tiles, wall panelling and also where dry lining was present, etc.

21.0 CEILINGS

21.1 Summary of Construction

- 21.1.1 The ceilings to the main hall are formed with fibre boarding to the underside of the roof slopes to the dual pitched roof which are supported on steel purlins spanning between the visible steel portal frame. With reference to the Asbestos Survey, the paper lining to fibre boarding contains asbestos.
- 21.1.2 The ceilings to the other rooms including the WC's, store room, Leader's Room, kitchen and access corridor are formed with painted plasterboard finishes.

21.2 Summary of Condition

- 21.2.1 The fibre boarding to the underside of the roof slopes in the hall and the roof void were noted to be displaced in numerous locations with the metal trims also displaced. Additionally, various water stains were noted throughout the roof void to the boarding and in a couple of isolated locations within the main hall suggesting that the roof is not entirely watertight. Following repair or medial works to the external roof coverings the boarding to the underside of the roof slopes should be replaced or re-fixed, as required.

Scout Hut, Roestock Park, Admirals Close, Colney Heath, Hertfordshire AL4 0QD

Reference should be made to the Asbestos Survey which indicates that the paper lining to the boards contain asbestos and required health and safety measures undertaken when working with or disposing of asbestos containing materials.

PHOTO 21.2.1:

Staining to underside of roof slope within roof void. Various fibre board panels are displaced. Paper lining contains asbestos.

JPEG No: P1210833



PHOTO 21.2.1:

Fibre board panel missing.

JPEG No: IMG_9002



PHOTO 21.2.1:

Fibre ceiling panel on
floor.

JPEG No: IMG_9001



PHOTO 21.2.1:

Bowing ceiling panel.

JPEG No: IMG_9004



PHOTO 21.2.1:

Condensation damage
on ceiling boards
adjacent to missing
panel.

JPEG No: IMG_9003



21.2.2 The painted plaster ceilings throughout the remaining rooms generally have minor joint line cracks and imperfections and the decorations are slightly tired and dated.

21.2.3 More significant cracking was noted to the ceiling within the female WC corresponding with diagonal cracking to the adjoining wall where we note the floor appears to have dropped slightly (see Floors Section). Prior to redecoration it is recommended that all cracks are filled, however it is likely that minor cracks will reappear over time and require repeated maintenance and redecoration.

PHOTO 21.2.3:

2017 Photo – Cracking
to plasterboard in female
WC corresponding with
diagonal cracking to
adjacent wall next to
door opening.

JPEG No: P121080



PHOTO 21.2.3:

2023 Photo – Note: the cracks seem wider and more pronounced.

JPEG No: IMG_9023

**21.3 Maintenance Advice**

- 21.3.1 Check ceilings under flat roofs for any signs of leaks and investigate and repair, as necessary. If it is necessary to replace the roof covering, consideration should be given to improving the levels of insulation at the same time.
- 21.3.2 It is recommended practice to redecorate internally once every 5-7 years.

22.0 WALLS AND PARTITIONS**22.1 Summary of Construction**

- 22.1.1 The internal walls and partitions are formed in masonry up to ceiling level with the upper part of the full height wall in the hall formed with timber studwork. The walls are finished with painted plaster and ceramic tiles to splashbacks.

22.2 Summary of Condition

- 22.2.1 The majority of the visible walls appeared free from significant defect, however we did note some diagonal cracking to the wall between the female WC and access corridor. This corresponds with what appears to be a minor drop in the internal floor where gaps were noted below the skirting. A small section of the floor also appeared slightly hollow when knocked adjacent to the store cupboard door opening. Although the cracking and gaps beneath the skirtings suggest there is some minor movement, it is minimal at present. It is recommended that the cracks to walls and ceilings be filled and decorated and the movement is monitored. If further movement does occur then further advice should be sought and necessary investigations undertaken.



- 22.2.2 Minor cracking was noted adjacent to the wall hatch between the Leader's Room and the hall. The cracking is fairly minor and is common adjacent to openings. Cracks should be filled and walls redecorated then if any further movement occurs further advice should be sought.
- 22.2.3 The cracks seem more pronounced than in 2017, they would not be classified as severe but, they should be filled and repaired before redecoration.
- 22.2.4 The painted finishes to the walls within the kitchen area were noted to be flaking and moisture was detected in the timber skirtings. This may be due to the lack of ventilation in the kitchen with no mechanical ventilation or extraction present and only one openable window which is not sufficient to prevent condensation from forming on the internal surfaces. Cleaning floors with water is another possible source of moisture.

PHOTO 22.2.4:

Minor moisture detected to walls within kitchen area with painted finishes flaking. No ventilation provided to kitchen.

JPEG No: P1210893



- 22.2.5 It is recommended that ventilation be introduced to the kitchen to remove moisture and prevent condensation and that timber skirtings in the areas where floors are cleaned with water are replaced with waterproof skirtings.
- 22.2.6 The walls generally appear to be stable, the cracks are likely to be explained by shrinkage movement in the blockwork masonry.
- 22.2.7 Generally, moisture meter readings revealed that the walls are essentially dry but, some dampness exists at the junction of the wall and floor interface near the entrance doors.

PHOTO 22.2.7:

Damp skirting with signs of decay in entrance lobby.

JPEG No: IMG_9116



PHOTO 22.2.7:

Damp floor by entrance
door threshold.

JPEG No: IMG_9117



22.3 Maintenance Advice

22.3.1 It is recommended practice to redecorate internally once every 5-7 years.

23.0 FLOORS

23.1 Summary of Construction

23.1.1 The floor to the hall is formed with a suspended timber floor with vinyl floor finishes.

23.1.2 The floors to all other areas are solid also covered with vinyl finishes.

23.2 Summary of Condition

23.2.1 The suspended timber floor to the hall appears uniform and free from significant defects, however the vinyl floor finishes are slightly dated and worn. The suspended timber floor does not appear to be ventilated with no visible air bricks externally. Ideally, timber ground floors should have subfloor ventilation but, this was never incorporated into the original construction, therefore alternatively a "watching brief" should be kept over the timbers and any signs of decay should be addressed immediately. The floor seems to be stable and moisture meter readings did not identify any current dampness in the floorboards.

PHOTO 23.2.1:

Worn vinyl flooring.

JPEG No: IMG_9001



- 23.2.2 The solid floors to the other rooms are slightly uneven in areas, particularly adjacent to the door into the Leader's Room and adjacent to the wall between the female WC's and access corridor where gaps were noted between the floor and timber skirtings, suggesting that the floors may have dropped.

PHOTO 23.2.2:

Gaps noted beneath skirtings to walls between the corridor and female WC and the corridor and Leader's Room, suggesting minor movement.

JPEG No: P1210882



- 23.2.3 The floor adjacent to the store room door appears slightly hollow, suggesting that the solid floor beneath the vinyl finish is defective.

- 23.2.4 It is recommended that the areas where the floor appears to have dropped slightly are monitored to ensure that future movement does not go unnoticed and to confirm whether the movement is progressive or historic. If further movement does occur, then further advice should be sought. If and when floor finishes are replaced in future the exposed floor structures should be carefully inspected and any necessary repairs carried out prior to application of new floor finishes.

23.3 Maintenance Advice

- 23.3.1 Replace loose and damaged boards ensuring that pipes or cables are not damaged.
- 23.3.2 Ensure that there is no timber decay, particularly around sanitary fittings, ducts or at ground/basement floor levels.

24.0 INTERNAL JOINERY

24.1 Summary of Construction

- 24.1.1 Doors: Lightweight timber flush doors are present to the Leader's Room, WC's, kitchen and store room. Lightweight half glazed panelled double doors are provided from the access corridor into the hall.
- 24.1.2 Windows: A single glazed obscured glass screen is provided at high level between the Leader's Room and the access corridor.
- 24.1.3 Skirting: Painted timber chamfered skirtings are provided throughout.
- 24.1.4 Kitchen Units: A painted timber wall unit is provided adjacent to the door opening in the kitchen, stainless steel open base units are also provided to the perimeter of the kitchen with a stainless steel double sink base unit.

24.2 Summary of Condition

- 24.2.1 The door to the office has a large gap noted between the foot of the door and the floor. The doors appear free from significant visible defect, however the doors are lightweight and are not fire rated nor provided with any smoke or intumescent seals which compromises the compartmentation and the fire escape route. It is recommended that all internal doors are replaced with suitable fire doors with smoke and intumescent seals and closers in accordance with current Building Regulations requirements.

PHOTO 24.2.1:

Double doors from corridor into hall are not fire rated and are not provided with intumescent seals or closers.

JPEG No: P1220073

**PHOTO 24.2.1:**

Lightweight single internal flush doors are not fire rated or provided with intumescent seals or closers.

JPEG No: P1210917



- 24.2.2 It is recommended that the glazing between the fire escape corridor and the Leader's Room is replaced with fire rated glazing, so it does not compromise the compartmentation. Additionally, the door hatches between the kitchen and hall and Leader's Room and the hall should also be replaced with fire doors and intumescent seals, again to ensure the fire compartmentation is not compromised.
- 24.2.3 Minor scuffs and marks noted to skirtings and the painted finishes are generally in need of renewal. Within the kitchen, the skirtings appear slightly damp at low level which may have been caused by cleaning of the floors with water, replacement with waterproof skirtings or upstands is recommended in the areas which are cleaned with water.

PHOTO 24.2.3:

Dry skirting near fire
escape door.

JPEG No: IMG_9008



- 24.2.4 The stainless steel kitchen units are in serviceable condition. Painted wall units to the kitchen are also in fair condition, although may benefit from redecoration as they are slightly dated.

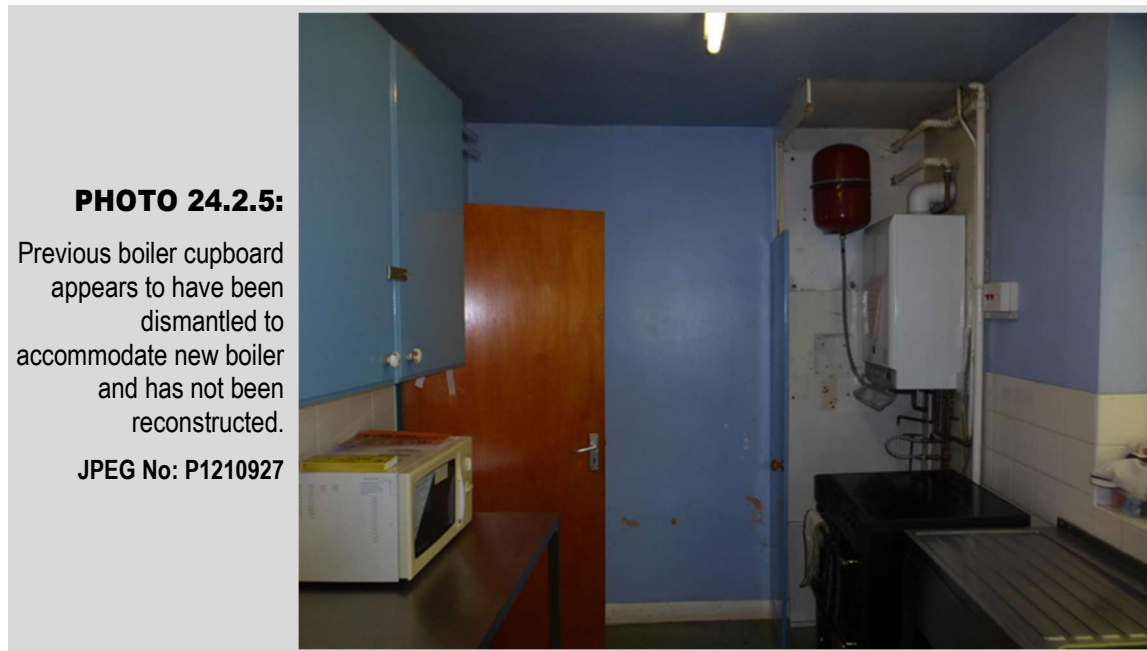
PHOTO 24.2.4:

Stainless steel sink and
base units to kitchen
with timber units.

JPEG No: P1210925



- 24.2.5 The boiler cupboard in the kitchen appears to have been removed to accommodate the modern boiler, leaving only the door with the boiler visible. A new cupboard should be formed around the boiler.



24.3 Maintenance Advice

- 24.3.1 Ease and adjust doors, as necessary and ensure that door furniture is in good condition.
- 24.3.2 Ensure that any glazed panels in doors, glazed screens and low level windows are of safety glass to prevent accidents.
- 24.3.3 Ensure that stair treads and balustrades are secure, and that stair and other carpeting is safe.

25.0 INTERNAL DECORATIONS

- 25.1.1 You may wish to redecorate to your own personal taste. It is very difficult to advise on how frequently redecoration should take place. This very much depends on the use and abuse that the decoration receives.
- 25.1.2 The internal decorations are generally tired and dated. Redecoration is recommended.

25.2 Maintenance Advice

- 25.2.1 It is recommended practice to redecorate internally once every 5-7 years.

SERVICES

As detailed prior to our inspection, the services were not specifically tested. Our comments result from a visual inspection only and where defects were noted, we would recommend that specialist Engineers are consulted and any recommendations provided are implemented

Service records should be obtained. It is essential for the services to be regularly maintained to run efficiently.

26.0 ELECTRICITY

- 26.1.1 The property is provided with a single phase mains electricity supply with the intake meter and consumer unit located in timber housing within the male WC's. The panel to the housing is loose fitting and is not lockable. Provision of a lockable housing for the services intakes and meters is recommended.

PHOTO 26.1.2:

Electricity intake meter and consumer unit located within timber housing in male WC to left hand rear corner.

JPEG No: IMG_9038



- 26.1.2 Power is distributed throughout the building via flush white plastic socket outlets, the majority of which appear in fair condition visually.
- 26.1.3 Minor cracking was noted to one of the fused spurs within the female WC. Replacement is required.
- 26.1.4 The circuits are labelled on the distribution board, however there is no evidence to suggest that the electrical installation has been recently tested or serviced.

PHOTO 26.1.4:

Modern consumer unit provided with RCD protection; circuits are also labelled. No evidence of recent testing.

JPEG No: IMG_9037



- 26.1.5 It is recommended that the electrical installation be tested every 5 years by a qualified electrician. If this is not available, then we recommend that the electrical installations be checked by a qualified electrician, preferably someone who is registered with the NICEIC and any advice or recommendations raised should be followed.

27.0 GAS

- 27.1.1 A mains gas supply is provided to the property with the supply and meter located adjacent to the electricity intake and meter within the timber housing in the male WC's. The gas pipe rises through the boxing up into the ceiling void connecting to the boiler in the adjacent kitchen.

PHOTO 27.1.1:

Gas meter located within timber housing in male WC adjacent to electricity intake, earth bonding evident.

JPEG No: IMG_9039



- 27.1.2 We have not tested the gas supply, however it may be prudent to obtain gas installation certificates, maintenance or servicing reports.

28.0 COLD WATER

- 28.1.1 The property is provided with a mains cold water supply with the external stop valve located within the concrete path to the left hand side of the property.

PHOTO 28.1.1:

External stop valve to water located to left side of property within concrete path.

JPEG No: 9111



- 28.1.2 Internally, there are two stop valves, one located within the female WC and one within the kitchen beneath the sink unit.

PHOTO 28.1.2:

Cold water stop valve located in female WC to left hand side.

JPEG No: P1210938

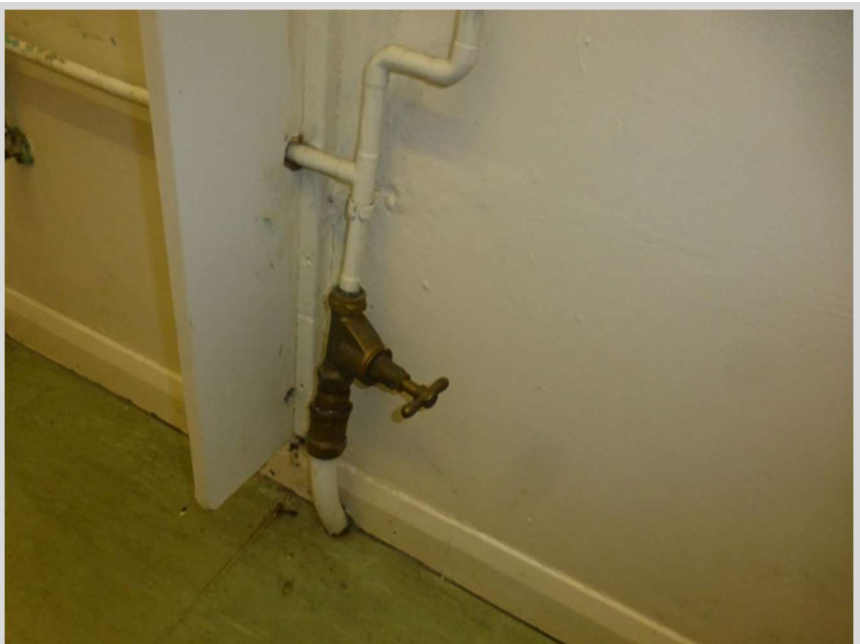


PHOTO 28.1.2:

Second cold water stop valve located within kitchen to rear wall at low level.

JPEG No: P1210945



- 28.1.3 There is no cold water storage visible within the property, however from our inspection of the roof void it would appear that a previous cold water tank has been removed. It is, therefore assumed that cold water to the sanitary fittings are mains fed. The water pressure from the sanitary fittings generally appeared adequate where tested.

PHOTO 28.1.3:

Former cold water tank within roof void appears to have been removed with staining noted to boarding in roof space and redundant pipework present.

JPEG No: P1210845



28.2 Maintenance Advice

- 28.2.1 Ensure that all valves and stop cocks work freely.
- 28.2.2 Ensure that all exposed pipework is properly insulated and that external taps are drained down and isolated during winter periods.

- 28.2.3 Ensure that internal and external main stop cocks are readily accessible and in good condition in case of an emergency.
- 28.2.4 Overhaul leaking or defective taps to prevent water wastage.

29.0 HEATING AND HOT WATER

- 29.1.1 Space heating and hot water is provided by a gas fired combination boiler (Baxi Duo-tec combi 28HE) connecting to pressed steel panel radiators which were not tested. The heating thermostat is located on the wall in the hall adjacent to the internal double doors.

PHOTO 29.1.1:

Gas fired combination boiler originating to pressure vessel, located within kitchen.

JPEG No: P1210961

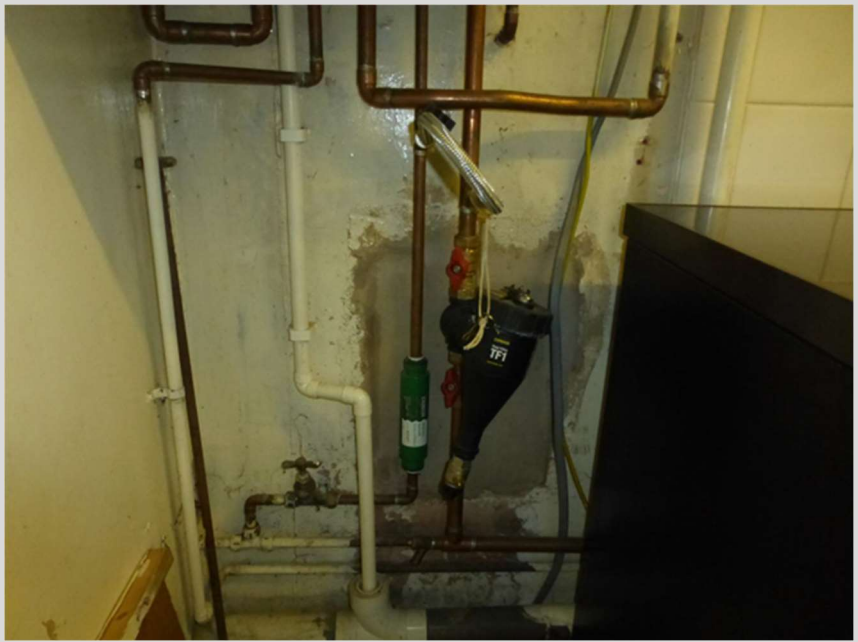


- 29.1.2 The gas boiler appears to have been relatively recently replaced, however there is no evidence of testing. It is recommended that you obtain copies of any test certificates and also any warranties that may exist for the boiler and heating installation.
- 29.1.3 The water supply pipework to the boiler is provided with a magnetic anti-scale system and a Fernox TF1 filter.

PHOTO 29.1.3:

Magnetic scale inhibitor
installed to pipework
leading to boiler, Fernox
filter also present.

JPEG No: P1210948



- 29.1.4 Hot water is provided to the sink within the kitchen, however there is no hot water supply to the wash hand basins in the male and female WC's with only cold water available. You may wish to consider provision of hot water to the WC's in future.
- 29.1.5 The radiators throughout the property are not provided with thermostatic radiator valves, therefore it is not possible to control them independently. The painted finishes to the radiators are scuffed in various locations and some of the brackets to the low level pipework distributing the hot water are also noted to be displaced. It is recommended that any displaced radiators or pipes are re-fixed.

PHOTO 29.1.5:

Pressed steel panel
radiators providing
space heating
throughout the property.

JPEG No: P1210962



PHOTO 29.1.5:

Distribution pipework for wet heating system with painted finishes, various brackets are damaged and require replacement.

JPEG No: P1210963



29.2 Maintenance Advice

- 29.2.1 The heating installation should be serviced annually by a suitably qualified person ("Gas Safe" registered fitter).
- 29.2.2 Check the hot water cylinder, radiators and radiator valves for any signs of deterioration or leaks.

30.0 AIR CONDITIONING AND VENTILATION

- 30.1.1 The property is not provided with air conditioning.
- 30.1.2 No mechanical ventilation is provided to the property, the only ventilation provided is via openable windows and doors. It is recommended that ventilation be introduced to the WC's and kitchen areas by way of mechanical extractors to remove moisture and prevent condensation.

31.0 SANITARY FITTINGS, WASTES AND SOIL PIPES

- 31.1.1 The sanitary fittings appear basic and dated but, are generally functional. A minor crack was noted to one of the urinals in the male WC's which will require replacement in the near future.

PHOTO 31.1.1:

Minor cracking noted to
urinal in male WC.

JPEG No: P1210931



PHOTO 31.1.1:

Sanitary fittings
functional but, dated. No
hot water provided to
wash hand basins in
WC's.

JPEG No: P1210929



- 31.1.2 The soil and vent pipe is located in the male WC's and it terminates within the roof void above, however it is not provided with an air admittance valve. It is recommended that an air admittance valve be installed to prevent smells and odours venting into the roof void, which is also poorly ventilated.

PHOTO 31.1.2:

Soil and vent pipe terminates within roof void which is poorly ventilated. No air admittance valve allowing odours to vent into void.

JPEG No: P1210842

**32.0 DRAINAGE**

- 32.1.1 A brick built inspection chamber is located within the concrete path to the left side of the building with a lightweight metal cover. The chamber appears in fair condition and is free from visible blockages. It is recommended that the inspection chamber cover is regularly lifted and checked to ensure there are no blockages. Although there are no blockages, it may be prudent to have a CCTV Drainage Survey undertaken to confirm the condition of the below ground drainage.

PHOTO 32.1.1:

Inspection chamber is present within the concrete path to the left side of the building with a lightweight cover. Inspection chamber appeared free from significant defects and blockages. Hand missing to inspection chamber cover.

JPEG No: P1220054



- 32.1.2 One of the handles is missing to the metal inspection chamber cover. Replacement is recommended so the cover can be easily lifted for future inspections.

32.2 Maintenance Advice

- 32.2.1 Ensure that all covers to manholes are in good condition and suitable for the type of use, i.e. medium to heavy duty covers in areas where vehicles are likely to pass.
- 32.2.2 Periodically lift manhole covers to ensure that there are no blockages. Defective and leaking drains can damage the foundations leading to structural movement.
- 32.2.3 If you have a private drainage system, ensure that it is properly maintained and is of adequate size for your current needs.

33.0 THERMAL EFFICIENCY

- 33.1.1 It is very difficult to comment upon thermal efficiencies in a building of this age and type. For example, many requirements of the present Building Regulations, which cover thermal efficiency, would not be appropriate to this type of structure as they are designed for modern buildings, which are constructed to different standards.
- 33.1.2 We are also unable to confirm the type and thickness of cavity wall insulation where present, we therefore comment as follows:

34.0 EXTERNAL AREAS

34.1 Boundaries

- 34.1.1 Whilst we note the boundaries, these may not be the legal boundaries. Your Legal Advisor should make further enquiries on this matter and advise you of your potential liability with regard to any shared structures, boundary walls and fences.
- 34.1.2 The subject property and detached garage are enclosed by chain link fencing and a number of trees and bushes. Where visible, the concrete posts and chain link fencing generally appear in fair condition.

PHOTO 34.1.2:

The property is enclosed with chain link fencing fixed to concrete posts, metal vehicular and pedestrian gate also located to front boundary.

JPEG No: P1220009



PHOTO 34.1.2:

Vegetation will require continual up-keep and pruning to rear boundary.

JPEG No: P1220013



34.2 Maintenance Advice

- 34.2.1 Maintain hedges, walls, fences, gates, paths, driveways, etc. in good order. Do not build walls against the building without any form of vertical damp proof course.

34.3 Pavings and Gardens

- 34.3.1 A concrete path is provided to the left and rear of the property. Moss growth was noted to the rear path which will require cleaning to prevent premature deterioration and damage to the concrete surfaces.

PHOTO 34.3.1:

Extensive moss growth
on path.

JPEG No: IMG_9113



34.3.2 Trees and shrubs to the perimeter of the property need to be regularly maintained to prevent leaves and various debris falling into the gutters and onto the roof slopes.

34.3.3 Parking is provided within Roestock Park adjacent to the subject property also providing access to the subject property. Your Legal Adviser should confirm whether there are any maintenance liabilities or rights of way associated with the property,

34.4 Maintenance Advice

34.4.1 Keep soil, shrubs and trees well away from outside walls and roofs. Shrubs and trees can cause structural damage and should be properly maintained.

34.4.2 Do not allow creepers to grow out of control as they can cause damage to the structure and encourage dampness, animals and insects to enter the building. They could also block rainwater goods.

34.5 Garage and Outbuildings

34.5.1 A detached single garage is provided to the front left of the property adjacent to the vehicular entrance gate. The garage is formed with prefabricated concrete posts and panels, although the wall panelling to the rear section has been replaced with blockwork. Square openings with the wall panels have been infilled with timber panels.

PHOTO 34.5.1:

Detached garage formed with concrete posts and panel system with asbestos cement roof and timber up and over garage door. Rear section of garage appears to have been replaced with blockwork.

JPEG No: IMG_9110

**PHOTO 34.5.1:**

Detached garage formed with concrete posts and panel system with asbestos cement roof and timber up and over garage door. Rear section of garage appears to have been replaced with blockwork.

JPEG No: IMG_9100



- 34.5.2 The roof is formed with corrugated asbestos cement sheeting laid over metal joists. Daylight is visible between the wall and roof covering at the eaves where the sheeting is damaged which may allow water ingress from driving rain. Some of the bolt fixings to the roof sheets are also missing caps and are corroded. Damaged roof sheets and defective fixings should be replaced. Reference should be made to the Asbestos Survey prior to undertaking any remedial works to ensure works to any asbestos containing materials are undertaken safely and in accordance with current legislation.

PHOTO 34.5.2:

Asbestos cement
sheeting to garage roof.

JPEG No: IMG_P1220064



- 34.5.3 The bolt fixings to the external post on the left side of the garage are displaced at high level and require re-fixing or replacement to prevent failure of the structure.

PHOTO 34.5.3:

Bolt fixing to concrete
post on left side
displaced and corroded.

JPEG No: P1220068



- 34.5.4 A timber up and over door is provided to the garage which is dated and beginning to rot at the foot of the door. The fascia and soffit over the door is also damaged and beginning to decay. Replacement of the door, fascia and soffit are likely to be required in the near future.

PHOTO 34.5.4:

Fascia and soffit
damaged, above up and
over door.

JPEG No: P1220067



- 34.5.5 The concrete post the left side of the garage door is damage with the metal reinforcement visible and corroded. Replacement of the post or repair to prevent further deterioration will be required.

PHOTO 34.5.5:

Visible corroded
reinforcement to
concrete posts and
concrete is spooling.

JPEG No: P1220091



34.6 Maintenance Advice

- 34.6.1 Check roofs, as suggested for the Scout Hut.
- 34.6.2 Regularly overhaul and redecorate all joinery, metalwork, etc.

- 34.6.3 Keep doors, windows, etc. in good condition. Clean out any sliding door channels and overhaul up and over garage door gear ensuring that all locks and other moving parts to doors are properly oiled.

35.0 POINTS FOR LEGAL ADVISOR

- 35.1.1 The following points should be checked by your Legal Advisor:

Specific items noted by Surveyor affecting this property.

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - (i) Timber treatments, wet or dry rot infestations.
 - (ii) Rising damp treatments.
 - (iii) Cavity wall insulation.
 - (iv) Double glazing.
 - (v) Roof and similar renewals.
 - (vi) Central heating installation.
 - (vii) Planning and Building Regulation Approvals.
 - (viii) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith e.g. access.
- e) Rights of Way e.g. Access, Easements and Wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.
- i) General Development Proposals in the locality.
- j) Tree Preservation Orders.

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- k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation / contamination, etc. exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the enjoyment, safety or stability of the property, outbuildings or surrounding areas.
- l) Our report assumes that the site has not been put to contaminative use, although we have not carried out a past use history investigation of the property. By virtue of its surroundings, we consider it unlikely that any uses, which are likely to result in significant liabilities under environmental legislation, have been carried out on the site.

We would emphasise that we are not qualified to give assurances concerning the presence or otherwise of contamination on any particular site and this can only be done by way of an environmental audit. If an environmental audit were undertaken and it was discovered that this site was contaminated, this could affect our valuation.

- m) Any outstanding Party Wall Notice or of the knowledge that any are about to be served.

36.0 REINSTATEMENT VALUE

- 36.1.1 We recommend the property is insured for no less than £700,000.00 (Seven Hundred Thousand Pounds). This reinstatement figure refers to the cost of demolishing and clearing away the existing structure and rebuilding it to its existing design with modern materials using modern techniques to a standard equal to the existing property in accordance with current Building Regulations and other statutory requirements.
- 36.1.2 Allowances have been made for replacing foundations and for temporarily making safe the damaged structure. Allowances have also been made for professional fees payable in connection with rebuilding of the property.
- 36.1.3 No allowances have been made for the credits of salvage materials or for inflation during the currency of the policy or in any subsequent period before rebuilding is completed. No allowances have been made for VAT on building costs.

37.0 GENERAL COMMENTS

- 37.1.1 To conclude, we would add that we have been unable to inspect those parts of the property which were covered, unexposed or were in any other way inaccessible and therefore we are unable to report that such parts are free from rot, beetle or other building defects.
- 37.1.2 Only a partial inspection of the various timber components throughout the premises was made as indicated within the body of the report. For a more detailed inspection of these areas, together with a report detailing remedial works (if any), we would recommend that a fully qualified Contractor or other specialist be retained specifically for this purpose.

37.1.3 In formulating this report, the following assumptions have been made:

- a) that no high alumina cement, concrete or calcium chloride additive or other deleterious materials were used in the construction of the property.
- b) that the property is not subject to any unusual or specifically onerous restrictions, encumbrances or outgoings and that a good title can be shown.
- c) that the property and its value are unaffected by any matters which would be revealed by Local Search and Replies to the usual Enquiries or by any Statutory Notice and that neither the property, nor its condition, nor its use, is or will be unlawful.

37.1.4 Once you have had an opportunity to read this report, we would be only too pleased to help should you require further assistance and, in such matters, please do not hesitate to contact us.

37.1.5 In accordance with our normal practice, we must point out that the report survey is for your exclusive information and use and no responsibility can be accepted for the whole or any part of its content being passed to a third party.

37.1.6 We trust that you have found this report to your complete satisfaction and would like to remind you that we offer a full complement of Building Surveying Services. Whether you have a party wall dispute with a neighbour or require an extension to an existing property we can help. We can also assist with feasibility studies, Local Authority Consents and restoration works on all manners of properties, both commercial and residential.

37.1.7 We obviously offer the complete range of surveys and can take into account particular concerns or consider the property's potential for extending and other alterations, which you may wish to implement upon occupation. We can also provide advice on most legal matters regarding your property.

37.1.8 May I take this opportunity to thank you for your instructions. If you have any queries, please do not hesitate to contact me.

Yours sincerely,



P Raitt BSc MRICS
For and on behalf of Brasier Freeth LLP
Direct Dial: 0203 8288532
Email: paul.raitt@brasierfreeth.com

APPENDIX I – Photographs

Scout Hut, Roestock Park, Admirals Close, Colney Heath, Hertfordshire AL4 0QD



General view.

JPEG No: IMG_8996



General view.

JPEG No: IMG_8998



Displaced verge capping and moss on roof.

JPEG No: IMG_8999



Water damaged ceiling boards through condensation staining and missing ceiling panel to ridge.

JPEG No: IMG_9000



Ceiling panel fallen onto floor.

JPEG No: IMG_9001



Bowing ceiling panel caused by condensation damage.

JPEG No: IMG_9004

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Replacement skirting near fire exit which is dry on moisture meter.

JPEG No: IMG_9008



Damage to ridge panel, presumably caused by routing of cable above.

JPEG No: IMG_9012



Typical shrinkage cracking in plaster wall to hall.

JPEG No: IMG_9013



Interstitial condensation on perspex glazing.

JPEG No: IMG_9014



Interstitial condensation on perspex glazing.

JPEG No: IMG_9015



Impact damage on perspex glazing.

JPEG No: IMG_9017



Typical water damage on hall roof.

JPEG No: IMG_9018



Shrinkage cracking in plaster which requires decorative repair.

JPEG No: IMG_9021



Shrinkage cracking in plaster which requires decorative repair.

JPEG No: IMG_9022



Shrinkage cracking in plaster which requires decorative repair.

JPEG No: IMG_9023

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Electrical and gas intakes. Note: earth bonding appears to be acceptable.

JPEG No: IMG_9024



Flow and return pipework to combination boiler.

JPEG No: IMG_9025



Kitchen finishes.

JPEG No: IMG_9029



Vegetation growing through fire escape door. Note: corrosion on frame at junction with plaster.

JPEG No: IMG_9031



Electrical meter.

JPEG No: IMG_9038



Broken flushing cistern to female WC.

JPEG No: IMG_9040



Lockshield valve cap missing to radiator – typical example.

JPEG No: IMG_9045



Bowing gutter and debris in gutter and moss growth on roof.

JPEG No: IMG_9051



Moss growth on roof – typical example.

JPEG No: IMG_9052



Surface degradation on asbestos cement sheeting showing signs of aging.

JPEG No: IMG_9057



Filler pieces missing under corrugations to asbestos cement roof.

JPEG No: IMG_9059



Irregular guttering to rear elevation.

JPEG No: IMG_9060

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Mastic infill between panels and posts of concrete frame.

JPEG No: IMG_9065



Rear elevation.

JPEG No: IMG_9067



Loose fixing bolt to roof sheet.

JPEG No: IMG_9070



Open joint to verge capping.

JPEG No: IMG_9071



Un-sealed gulley connection to rainwater downpipe.

JPEG No: IMG_9072



Displaced and corroded head trim to entrance door.

JPEG No: IMG_9073



Flaking paintwork to front elevation.

JPEG No: IMG_9077



Gable elevation.

JPEG No: IMG_9080



Hole in PVC weatherboarding to gable.

JPEG No: IMG_9081



Vegetation in gutter.

JPEG No: IMG_9088



Infill to panel where boiler flue removed.

JPEG No: IMG_9090



New boiler flue termination.

JPEG No: IMG_9091



Exposed soil and waste pipe outlets to drainage chamber.

JPEG No: IMG_9092



Crude infilling around soil pipe.

JPEG No: IMG_9093

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Overgrown vegetation to garage, displaced verge and broken sheets.

JPEG No: IMG_9099



Exposed connector box with exposed wiring to garage.

JPEG No: IMG_9107



Stop valve position for water main.

JPEG No: IMG_9111



Interior of drainage inspection chamber with earth collected in branched outlets.

JPEG No: IMG_9112



Overgrown moss and lichen on pathway.

JPEG No: IMG_9113



Decay on skirting near entrance door.

JPEG No: IMG_9116



Damp flooring on entrance door threshold.

JPEG No: IMG_9117



Damp flooring on entrance door threshold.

JPEG No: IMG_9119

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APPENDIX II – Energy Performance Certificate

Energy performance certificate (EPC)

Scout Hut Admirals Close Colney Heath ST. ALBANS AL4 0QD	Energy rating D	Valid until: 22 February 2028 Certificate number: 0230-0138-3969-9222-3006
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Property type

D1 Non-residential Institutions - Community/Day Centre

Total floor area

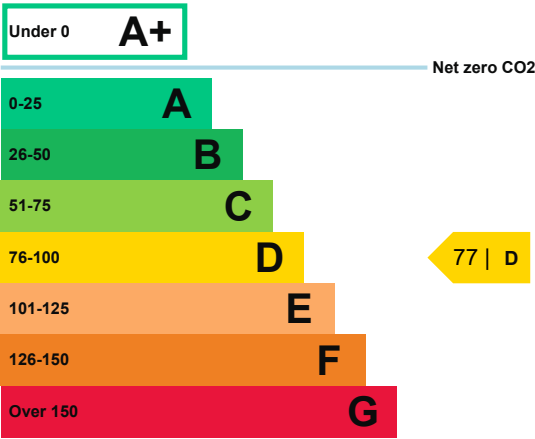
200 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	26 B
If typical of the existing stock	77 D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	55.02
Primary energy use (kWh/m2 per year)	317

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0220-3993-0468-3220-1090\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	E H Sonner
Telephone	01727 798150
Email	liz@lbssurveyors.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008284
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	LBS Surveyors
Employer address	Gladstone Place, 36-38 Upper Marlborough Rd, St Albans, AL1 3UU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 February 2018
Date of certificate	23 February 2018

Energy performance certificate (EPC) recommendation report

Scout Hut Admirals Close Colney Heath ST. ALBANS AL4 0QD	Report number 0220-3993-0468-3220-1090
	Valid until 22 February 2028

Energy rating and EPC

This property’s current energy rating is D.

For more information on the property’s energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing PV.	Low

Property and report details

Report issued on	23 February 2018
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Total useful floor area	200 square metres
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Building environment	Heating and Natural Ventilation
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Calculation tool	CLG, iSBEM, v5.4.a, SBEM, v5.4.a.1
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Assessor's details

Assessor's name	E H Sonner
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Telephone	01727 798150
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Email	liz@lbssurveyors.com
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Employer's name	LBS Surveyors
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Employer's address	Gladstone Place, 36-38 Upper Marlborough Rd, St Albans, AL1 3UU
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Assessor ID	EES/008284
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Assessor's declaration	The assessor is not related to the owner of the property.
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Accreditation scheme	Elmhurst Energy Systems Ltd
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