Building Survey Report

Relating to:

11 Castle Street
Clitheroe
Lancashire
BB7 2BT

Report date: 9th September 2015
Revision: draft

Project preface

Client name:	Bayfields Limited
Client address:	The Fold Home Farm Esholt BD17 7RH

Prepared at:	Tapp Chartered Surveyors 47 Park Square East Leeds LS1 2NL
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Job reference:	DS&L/bml/2083

Reviewed by:	Spencer Davey MCIOB

Executive Summary

The subject property consists of an early Victorian building that forms part of a wider parade of shops (of differing forms) that run the length of Castle Street. The property is of load bearing construction and has external walls formed using random rubble construction, with the main front gable elevation having a smooth rendered coat that has a painted finish. A slate covered dual pitched roof of timber framed construction surmounts the building.

Internally the property is arranged over three floor levels (ground – second) and each is constructed with timber joists and has timber floorboards with various types of floor finishes, although the majority of the second floor is derelict and does not contain such finishes.

The ground floor area is used as the prime retail area, where there is also a consultation room situated to the rear: at this location there is a narrow timber stair that provides access to the upper floors, where there is a small kitchen area and sanitary accommodation present at first floor level, although for all intents and purposes the first and second floors are largely derelict and unused.

From a building surveyor's perspective, the property is considered to be in a poor overall condition when considering its age and form of construction. Detailed comments are provided in Section 3 of this Report, which describe the principle observations and considerations in respect of the overall structure and fabric, however, the following salient items are summarised below:

i) The slate covered roof is dishevelled and there are a number of slipped, broken and cracked slates over the dual pitch area generally. Many slates have been clipped into position, indicating past repairs and potential failure of the fixings. There is much in the way of corresponding internal damp present at second floor level, which we attribute to the roof covering and the gutters that run the length of each roof slope.

   Substantial roof work will be required in the short to medium term, which should also incorporate other high level work to the external fabric. The leadwork flashing that is present to the rear of the roof slope, which forms a detail between the subject building and a neighbouring building (that conceals the entire rear elevation of the subject building) appears ineffective and substantial amounts of water have ingressed at this location and has allowed saturation to the plaster.

ii) The gutters that serve each roof slope appear to be constructed using stone sections that have a lead lining. The overall condition of the gutters could not be determined due to a lack of suitable access, however, there are signs that the gutters are obstructed and are not properl discharging surface water. There is corresponding penetrating damp to the internal parts, particularly evident at second floor level.

iii) The main external walls that form the left hand side and right hand side elevations are constructed using random stone rubble. The right hand side section has received various patches of render/mortar, which we anticipate has been applied to combat the erosion of the stone. This application is historic, although is now in disrepair and in need of attention. There are isolated areas where the erosion of the pointing is excessive, particularly at high level.

   The left hand elevation of this wall does not appear to have received such treatment, however, the pointing appears to be in reasonable order.

   The very nature of this construction can be vulnerable to penetrating damp, and there are signs of penetrating damp occurring to the internal parts at first and second floor levels.

iv) The timber framed windows are of a sliding sash type: these window units are generally in a state of disrepair and require a considerable overhaul to ensure correct operational repair.

v) The rendered surface to the front elevation has spalled, occurring directly above the shop front. There are also isolated areas of hairline cracking occurring to the upper parts, which may suggest that de-bonding is occurring on a more widespread basis.

vi) The shop front has signs of timber decay, much of which has been coated with a paint finish: we anticipate that the degree of timber decay within the shop front is extensive. We also observed that the lead flashing detail above the shop front has been coated with paint: the adequacy of the leadwork cannot be determined due to this coating, however, it is possible that it has reached the end of its service life and may require replacement.

vii) Internally, the first and second floor areas are largely derelict and in broad terms are in poor order. The main front office at first floor level could not be inspected as the room was locked during the course of our inspection.

viii) The services installations are very basic and generally considered to be lacking. There is no hot water supply to the kitchen or sanitary accommodation areas (an electric hot water heater is present to the kitchen, however, this is not operational). We are unaware as to whether or not the cold water is fed from a cistern or if it is supplied directly by the mains: this should be verified in order to ascertain that the cold water is fit for drinking.

ix) The 1st and 2nd floor structures at the party wall location to the south elevation have a noticeable slope, which is particularly evident at second floor level. Structural alterations have occurred to the property at ground and first floor levels and we suspect that the sloping floor is a consequence of this.

x) The main customer entrance has a stepped approach, which is unsuitable for wheelchair users and other disabled people: you should commission an Access Audit as part of your statutory obligations that are outlined in Section 5 of this Report.

xi) We are unaware of a cellar being present as there is no direct access to such an area, however, we cannot discount the presence of a floor hatch being concealed.

xii) The customer entrance referred to point x) above is the sole entrance and exit from the property. We did observe 2 No. historic door openings (1 No. that has been filled with stonework some time ago, and another that still exists although has been boarded over to the inner face only). We suggest that you commission a Fire Risk Assessment in order to make yourself aware of this and other shortfalls in respect of means of escape and other fire related matters.

The above summary highlights the salient observations and considerations that were apparent during the course of our inspection. We advise that you read this report in full for a detailed understanding of our findings, opinions, and advice. Should you require any clarification or further elaboration in respect of the advice given in this report then we would happy to discuss such matters with you.

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1.0 Introduction

1.1 Instructions and Brief

Brian Larter MRICS on behalf of Tapp Chartered Surveyors received instructions to proceed with an inspection of 11 Castle Street, Clitheroe, Lancashire from Wendy J. Caley, of Bayfields Opticians Limited on 23rd August 2015.

Our brief was outlined in email correspondence from Wendy J. Caley on 28th August 2015: in essence our report was to elaborate the findings in respect of the overall condition and state of repair of the structure and fabric of the building.

Limitations will apply to this report, a copy of which is provided at Appendix 1.

Comprehensive access to the majority of areas was provided during the course of our inspection; however, the upper floor areas were largely concealed due to the presence of tenants' possessions, with the ground floor concealed by trade fixtures and fittings, including suspended ceilings and wall linings/furniture. Our inspection of the roof covering was carried out from street level only, with raised access platforms not being employed.

In addition, access was not obtained to an office area that is located at the front of the first floor area. This single room was locked during the course of our inspection and as such comment cannot be provided in relation to any issues that may be apparent within this area or which may have consequential affects on other areas. Furthermore, we are unaware of any cellar area being present: properties of this age and nature often will include a cellar area, however, we did not observe any access such as stair flight or floor hatch that may relate to such.

For the avoidance of doubt, mechanical and electrical installations were not surveyed or inspected during the course of our survey, however, some reference and opinions may be given within this report that are based upon general visual observation.

1.2 Site Inspection

The property was inspected on 8th September 2015 by Brian Larter MRICS of Davey Stone & Larter, who was unaccompanied during the course of the inspection, although the premises was trading and occupied by staff.

The prevailing weather at the time of our inspection was overcast and foggy with typical temperatures for the time of the year: rainfall had not occurred during the preceding 24 hours of our inspection.

The front elevation of the building (Castle Street) faces east and other parts of the property take their compass reference from this orientation.

Where the terms right hand side (RHS) or left hand side (LHS) are used, they assume that the reader is facing the element being described.

1.3 Terminology

The following expressions may be written within this report and where used they are defined as follows:

- Immediate: within 1 year
- Short Term: within the next 1 to 2 years
- Medium Term: within the next 2 to 10 years
- Long Term: within 11 to 20 years

2 Description of Property

2.1 Generally

The subject property is estimated to have been constructed in the early Victorian era and was probably built originally a shop with living quarters above: the upper floors are now somewhat derelict and largely unused.

The building has three storeys and consists of retail accommodation and a customer consultation room at ground floor level; a dilapidated kitchen area and sanitary accommodation, alongside an office at first floor level; the second floor of the property contains two rooms that are dilapidated and unused.

Other neighbouring properties enclose the subject property, principally to the rear and left hand side: the right hand side has a ginnel type arrangement, although this does not provide a thoroughfare and is obstructed by a neighbouring building.

The property is an integral part of a terrace of buildings that are of similar age and form of local construction, albeit built at different times. As indicated above, the subject property is bounded by neighbouring properties and as such there are probably various party structures around the building.

2.2 Sub-Structure

We did not expose the foundations to the property in any location. We are therefore unable to report on their presence, form of construction or condition accordingly.

2.3 Structure and Fabric Externally

The building is of traditional load bearing construction and in broad terms is rectangular on plan: there do not appear to be any associated outbuildings or later extensions. The main walls of the building are constructed in a vernacular fashion using random rubble stonework, which we consider is unlikely to have any form of cavity or thermal insulation, although may well have a differing backing material (or inner face). The walls have been partially rendered to the right hand side, although the entire front elevation has a smooth coat render with a painted finish.

A single roof surmounts the property and is arranged in a dual pitch fashion, which has a slate covering, with various lead upstand details to chimney structures (of which there are 2 No.- see description below). The roof is constructed using timber framework in a traditional manner and consists of a series of purlins that run front to back and which support a series of timber rafters: the underside of the roof has a lath and plaster finish and we do not consider it likely that any breathable felt membrane forms part of the roof construction.

There are 2No. stone built chimneystacks that penetrate the roof of the building, 1 No. located to the rear and the other present to the right hand side: we observed that the right hand side section of the chimney may well have been removed from the interior.

Timber framed sliding sash windows are present to the front and right hand side elevations only and are positioned at first and second floor levels. A timber framed shop-front is present to the front elevation, the opening of which we suspect is supported by a timber bressummer. There are 2No. former door openings that are present to the right hand side, one of which has been infilled using stone blocks, whilst the other contains the original door leaf, although this has been boarded over from the inside .

Gutters run along the eaves of each roof slope and appear to consist of stone trough type sections, which have a lead lining. Rainwater pipes are only partly visible to the RHS elevation, where the pipe is partly internally routed, however where the pipe is exposed it is of lead and discharges into a lower level gutter of an adjacent building.

A steel gantry is provided to the right hand side wall, to which an external air conditioning condenser unit is positioned.

2.4 Structure and Fabric Internally

The various floor structures within the property are of suspended timber construction. The majority of the floor surfaces have a finish provided over them, particularly carpet and vinyl sheet, however, the 2nd floor is mostly exposed as well as parts of the first floor. Each floor is level (although refer to section 3 re: slope) throughout the area and there are no steps or thresholds provided internally. Each floor level is connected by a narrow timber framed stair, which is effectively open and provides no compartmentation between the various floor levels.

The internal walls that originally divided/separated the ground floor retail space have been removed some time ago: there are 2No. steel joists that provide alternative support, although these are concealed by the suspended ceiling. In addition, a load bearing masonry wall appears to have been removed from the first floor and substituted with a slender RSJ. The various walls and partitions to the internal parts are a combination of load bearing sections, although non-load bearing partitions have been erected, particularly noticeable at 1st floor level where a stationery cupboard has been formed and the remnants of a (dilapidated) bathroom area remain.

Staff welfare accommodation is limited: there is a sink unit (no hot water) at first floor level, although the area is obstructed with various tenants' possessions and the room is rarely used. The WC is adjacent this area and contains very basic provision (again no hot water). Note that the access to the sanitary accommodation area is ultimately obstructed when the ground floor consultation unit is being occupied, as this consultation room forms the circulation space to the stairwell, which provides access to the upper floors.

2.5 External Areas

The overall demise of the subject property is assumed to consist of the footprint of the building. However, you should be aware of a small cobbled area provided to the right hand side of the building, which we suspect was a route into the side entrances that are now no longer in use. You should verify whether or not you have any liability in respect of this area, together with any rights to enjoy and use the area.

2.6 Services Installations

The property has a mains supply of water and electricity. There does not appear to be any incoming gas mains into the building.

Small power is provided throughout the building, although is extremely limited to the upper vacant parts. The heating system to the building generally is limited: there are various plug in electrically operated radiators (including redundant electrically operated radiators at skirting level within the retail area) and the upper parts of the building are generally unheated. The main retail area is heated and cooled by an air conditioning unit, with the air handling unit being positioned externally.

There is a lack of any emergency lighting within the subject demise. There is no automatic fire alarm system of any kind.

A single hot water heater is provided above the kitchen sink, although this was not operational at the time of our survey. There is no hot water supply to the kitchen sink, the wash hand basin within the sanitary accommodation area, nor to the wash hand basins to the consultation areas.

3 General Condition of Property

In this section of our report, we summarise the major defects noted and principal concerns regarding the property.

3.1 External Condition

3.1.1 The slate covered roof has a number of damaged slates present, together with many other slates that appear to have been clipped back into place. There does appear to be areas of the roof that are jeopardised and we consider the overall condition of the roof covering to be poor.

We do consider it likely that the roof will require recovering, or at least need a thorough overhaul, within the short to medium term: there are several instances where water has ingressed via the roof and has caused consequential internal damage at second floor level. It may well be that that the roof cannot be repaired in a cost effective manner and replacement is the most cost effective way to proceed. However, bearing this latter option in mind. you will also need to obtain building regulation approval in respect of upgrading the thermal efficiency of the roof.

3.1.2 There is a lead flashing detail to the neighbouring building to the rear chimney, which appears vulnerable and seems to be ineffective (significant internal saturation present). Other sections of leadwork present include a lining to the gutters, which we suspect is ineffective and which we suspect is causing saturation via the head of the external walls.

Due to access not being available to the high level gutters, we were unable to ascertain whether or not the water ingress is simply due to heavy obstruction or whether or not the lead has suffered fatigue and has ultimately reached the end of its service life. This can only be verified once suitable access becomes available and close inspection can be achieved. We did note that the rainwater pipes are concealed and probably partly routed internally, which may prevent problems with obstruction/choking: furthermore, given the lack of access to the gutters and rainwater pipe outlets, we suspect that regular clearance of the elements is unlikely to take place.

We strongly suspect that you will need to incorporate elements of leadwork when carrying out the high level roof works, including to the gutters.

3.1.3 The random rubble stone walling that is exposed to the RHS elevation has received applications of render and/or buttering of cement mortar to isolated sections of the stonework. High level areas of eroded pointing were noted and we consider that penetrating damp is occurring via the external walls, which is not untypical for this form of construction. Re-pointing work is required to the exposed walls in order to reduce this occurrence.

3.1.4 The sliding sash timber framed windows are generally in a defective state and have not been serviced for a considerable period. The windows generally seized and where they are free to move they are not properly hung or suspended. A complete overhaul of the windows is required, alongside redecoration work, which is detailed below.

3.1.5 The shop front area appears to be in a visually acceptable state, however, there are areas of timber decay that have been painted over and we consider the extent of this decay is likely to be significant. Extensive repair work will be required to the low level parts of the timber framed shop front as a minimum, although we also anticipate the lead flashing detail to be defective, which may well have allowed timber decay to occur to those high level areas and potentially the bressummer. Such work should be carried out in conjunction with repair work to the windows etc.

3.1.6 Areas of de-bonding to the render at the front elevation is occurring: this appears to be in an isolated area although other areas of hairline cracking are present, which may indicate further areas of de-bonding. Without having carried out a hammer/ring test to the surface of the render it is difficult to establish the precise scope of any de-bonding/defects, however, given the saturation of the walls and poor condition of roof, we do suspect the condition of the render is poor and it may well be in need of replacement.

3.1.7 The decorative condition of the building is considered to be poor and appears to have been overlooked for several years. This has had an adverse affect on the timberwork and we except that significant rot repairs will be required as result, the extent of which can only be determined once access is arranged and work commences.

3.1.8 The side door (infilled at the inner face) has a broken pane, which we attribute to vandalism.

3.2 Internal Condition

3.2.1 Considerable damp penetration is present at second floor level, notably via the roof and walls. This is attributable to defects in the roof covering and the rubble walls; it appears as though this defect has been occurring for a considerable period. As a result, timber decay may well have occurred to concealed parts such as floor joists etc, although we did observe that the main floor structure runs from front to back (as opposed to the joists being pocketed into the damp side walls).

The consequential damage that has occurred has affected the cosmetic finishes and the walls are now largely bare, albeit remnants of paper and paint still present. We do suspect that the plaster will have become adversely affected and is likely to have de-bonded in frequent areas. Internal plastering will be required should you decide to utilise these areas.

3.2.2 The second floor area is largely derelict and is in a completely dilapidated condition. The various surfaces are generally exposed (where not concealed by the current tenants' stored materials and goods).

3.2.3 The first floor area also has signs of penetrating damp via the external walls, which we consider is due to the very nature of the external walls and probably partially due to obstructed/defective gutters that rest on the head of the wall. As such, cosmetic finishes and the like are in poor condition.

3.2.4 The kitchenette area located at first floor level is unsuitable and does not provide adequate welfare accommodation to staff. The sanitary accommodation, which is located adjacent to the kitchen, is considered to be of a sub standard arrangement and only provides basic services. As reported elsewhere, there is no hot water provision to these locations, which is a basic health and safety requirement.

3.2.5 Part of the first floor has had the floorboards removed and replaced with a chipboard material. The reasons for this replacement is unknown, although may well relate to the past installation of services etc. The chipboard is not considered to be suitable for this application and we observed at least 1No. holed area that creates a hazard and will only worsen. It would be prudent to uplift this chipboard and replace it with a proper floorboard that matches the thickness of the existing.

3.2.6 An RSJ has been inserted at first floor level, the reasons for which are currently unknown: a lightweight partition has been constructed to the underside of the RSJ, which we suspect may have replaced the original wall. The RSJ does appear slender in nature and we are slightly concerned by the limited size, however, there are no signs of distress to the RSJ or the associated walling above.

3.2.7 There are 2 No. steel beams located above the suspended ceiling within the main retail area: the removal of internal spine walls has probably occurred some time ago, however, we did observe that the steelwork that remains present is unprotected and offers no fire resistance. We suggest

that the steelwork is upgraded in order to offer a minimum of one hour fire resistance (also to the 1st floor).

3.2.8 The main landing area at first and second floor levels has a noticeable slope along the length: we strongly suspect that this occurred as a result of the structural reconfiguration of the property, referred to point 3.2.7 above. The slope does not particularly pose any hazard and there are no signs of any structural cracking or distortion to the adjacent masonry surfaces, however, it would be prudent to uplift floorboards and investigate the matter further: a task that can be carried in conjunction with replacing the chipboard flooring, referred to point 3.2.5 above.

3.2.9 The means of escape from the property are extremely limited. There is only 1 No. staircase that leads from second floor to ground floor, which is located to the rear of the building, with the only entrance/exit provided at the front of the property. As previously reported, there is an existing external door to the right hand side that has been boarded over internally and no longer functions. In addition, the stairwell and none of the rooms have any degree of compartmentation, which poses serious risks when considering the spread of smoke and fire.

We strongly recommend that you arrange for a Fire Risk Assessment to be commissioned, which will provide detailed comment and recommendation on the shortfalls that currently exist and suggest remedial action to resolve such issues.

3.2.10 We observed that the ground floor is of suspended timber construction: we are unaware as to whether a cellar exists beneath this location and did not observe any access hatch or other means of entry. It is normal for properties of this age and form of construction to contain such cellar areas and we suggest that this is investigated further should you decide to proceed with the acquisition of the leasehold interest.

3.3 External Areas/Boundaries

3.3.1 As previously reported, the subject demise appears to relate to the overall footprint of the building, however, the cobbled area that is located to the right hand side would have at one point provided a route to the side entrance. We are unaware as to whether or not the demise incorporates this area, however, we suggest that you investigate this matter further as this area will no doubt be vital for the erection of scaffolding etc, should you decide to proceed with the acquisition of the leasehold interest and instigate high level repairs that have been identified within this report.

3.4 Services Installations

3.4.1 There is basic electrical provision to the ground floor, although the upper parts of the building have extremely limited electrical provision and the installation is not considered to be compliant with modern standards. Re-wiring the entire property may be the most practicable solution, particularly if refurbishment is planned anyway.

3.4.2 There is an absence of any hot water supply to the building, despite an electrically operated hot water heater being present to the kitchen area (which is defective and not in working operation).

3.4.3 There is a general lack of heating to the upper parts, with plug in electrically operated heaters being present but of such an age that their operational efficiency is questionable. Such supplementary electrical heaters are also used within the main retail area, although this location appears to rely upon a basic air conditioning system, which we suspect runs on R22 (or older) refrigerant, which is now outlawed and cannot be sourced for replacement.

We consider it likely that the air conditioning system has now reached the end of its service life and warrants replacement. In addition, adequate heating should be provided to other areas within the building, if only to combat damp and humidity.

3.4.4 There is no emergency lighting: we recommend that a system is installed.

3.4.5 There is no automatic fire alarm system: we recommend that a system is installed.

4 Deleterious and problematic materials

The following comments are provided in respect of potential issues that may exist, based upon the age and form of construction of the building.

i) Asbestos in any raw form or asbestos based products. On the basis that an asbestos register is not present, it is assumed that asbestos containing materials are present. An asbestos survey should be commissioned at the earliest opportunity in order to ensure a Register is provided and held on site at all times. You should also consider seeking advice in connection with the production and implementation of a plan to manage asbestos, as appropriate, which has been required by law since May 2004.

We did not carry out an Asbestos Survey, but based on the age, use and form of construction(s) of the property it is likely that asbestos containing materials are present.

In the absence of any proper documentation, we recommend that a specialist be employed to carry out a detailed asbestos survey to confirm or refute our suspicions and to test and identify any asbestos containing material in the premises.

ii) Manmade mineral fibre (MMMF) in materials when these fibres are loose and have a diameter of 3 microns or less and a length of between 5 and 100 microns. Such materials are present including mineral fibre ceiling tiles and thermal insulation within the roof void, although do not pose any risk on the basis that they are unlikely to become disturbed. All necessary precautions will need to be taken during the removal of such materials.

iii) Given the age of the building, lead-based paint when the paint concerned could be used in locations that could result in the ingestion, inhalation or absorption of the material. This material is highly likely to be present.

iv) Lead used for drinking water pipework except when used as solder to pipe fittings. Lengths of such pipework maybe concealed.

5 Compliance with legislation

5.1 Building Regulations

Many buildings in the UK do not satisfy current standards of construction and performance criteria set out in the current Building Regulations. The statute under which the Building Regulations are made in the UK is the Building Act 1984. Neither this Act, nor the Regulations themselves are applicable retrospectively. This avoids the need for constant improvement of properties to satisfy current standards. However, we have some observations on the standard of compliance as detailed below:

i) Inadequate fire protection between the floor structures and the un-protected stairwell enclosure between ground – second floor levels.

ii) Structural works that have been undertaken to the ground floor and first floor areas i.e. building regulations applications etc or engineering calculations in respect of any work that was commissioned.

5.2 Planning Permission

Investigating and reporting on the planning history of this property did not form part of your instruction and so we cannot comment on the existence, or otherwise, of any infringements of any planning consents, or conditions attached to such consents.

5.3 Listed Building Consent

According to the local planning authority, the building that forms 11 Castle Street is Grade II listed.

5.4 Conservation Area Consent

The local planning authority advises that the property is located within the town centre conservation area.

5.5 Workplace Safety Legislation

Most of the current legislation dealing with health and safety is aimed at the employer/employee relationship. The legislation is not heavily prescriptive; it relies on risk assessment procedures to establish what protective measures and building work are or are not reasonable in given circumstances.

The preparation of risk assessments is beyond the scope of this report.

5.6 Fire Precautions and Means of Escape

There is no Fire Risk Assessment available for this property. With regard to the main considerations concerning fire precautions we would comment as follows:

5.6.1 Means of alarm: there is no automatic fire alarm system within the demise and we recommend that an addressable system is installed.

5.6.2 Means of escape: a Fire Risk Assessment should be commissioned to the property in order to ascertain the shortfalls in relation to the means of escape from building, namely the upper floors (which we do not consider is adequate).

5.6.3 Fire certificate: we are not aware of any such document, however, comment contained item 5.6.2 still applies.

5.6.4 Potential shortfalls to compartmentation and fire protection generally.

5.6.5 Lack of emergency lighting.

We recommend that a Fire Risk Assessment is commissioned in order that the suspected shortfalls can be fully identified and action taken.

5.7 Disability Discrimination Legislation in the UK

We recommend that an access audit is carried out in relation to the Disability Discrimination Act 2005 or the Equality Act 2010. This will identify any shortcomings that the property may contain, together with advising you of any measures that you may wish to implement.

6 Conclusions and Recommendations

In broad terms, the building is considered to be in poor condition and warrants extensive repair and maintenance, which will need to be carried out in a sympathetic manner befitting a listed building. The external envelope of the building is in need of re-pointing work to the walls and extensive re-roofing, alongside other miscellaneous items such as complete external redecoration and overhaul of all timber framed windows. We envisage a substantial scope of work in order to bring the property back into a reasonable state of repair.

Internally, much of the damage is of a cosmetic nature and the majority of the upper floors are not used on a day to day basis and have been neglected for many decades. The structural alterations that have occurred to the internal parts of the property have caused a degree of distortion and we cannot be certain that further movement will not occur: this should be investigated further.

The external work required to the building will require complete scaffold access and your legal advisors will need to establish whether or not you have any access rights along the right hand side of the property. The left hand side of the property will also pose problems insofar as the neighbouring attached property (Costa Coffee) abuts the subject building and ultimately you have no right to erect a flying scaffold above this neighbouring unit.

Whilst we have identified a considerable amount of work that is likely to be needed to the upper parts of the property, we do consider it likely that further defects will become apparent at the time when scaffold access is provided and close inspection of the external structure and fabric can be achieved.

We are unaware of any documentation in relation to an asbestos register, equality/Access Audit, Fire Risk Assessment, or other documents that may be required from a legislative compliance perspective. This matter should be explored further and measures taken to address any potential lack of compliance.

We recognise that your decision to proceed with this acquisition is dependent on professional advice a number of sources and not just our comments alone. However, from a building surveyors viewpoint, we have little reason to caution you against proceeding with the transaction of the subject property, but you should do so having first considered carefully, and reflected on all of the comments in this report.

Appendix 1: Limitations Applying to Our Professional Service

LIMITATIONS APPLICABLE TO BUILDING INSPECTIONS AND TECHNICAL REPORTS

1. Concealed Parts

   If we observe evidence to suggest that concealed parts of the structure and fabric might be defective, we will advise you accordingly and make recommendations for further investigations. However, unless otherwise instructed by you, we will not open-up for inspection any permanently enclosed or concealed parts of the structure and fabric.

2. Deleterious and Hazardous Materials

   We will advise you if we consider that there exists a significant possibility that deleterious or hazardous materials exist at the property. Unless otherwise instructed, we will not undertake, or commission, inspections or laboratory tests to confirm the extent and precise nature of any deleterious and hazardous materials that might be present.

3. Services Installations

   Excluded from inspection.

4. Building Occupancy

   As the property is occupied, access to some areas could be restricted or denied. If we find that our inspection has been excessively limited we will advise you accordingly and seek your further instructions. Our report will identify any significant internal and external areas that we are unable to inspect.

5. Land Contamination / Environmental assessment

   Excluded from inspection.

6. Compliance with Legislation

   Our inspection will involve a general review of the state of compliance with statutory requirements such as the Building Regulations, Workplace Regulations, Fire Regulations and the Disability Discrimination Act. However, compliance with these regulations often requires a more detailed study and involves the preparation of a detailed risk assessment. Such studies and risk assessments are beyond the scope of the type of inspection and report proposed.

7. Liability and Confidentiality

   Although our report been commissioned by Bayfields Limited to whom we owe a duty of care.

   Nothing in our appointment confers, or purports to confer, on any third party any benefit or right pursuant to the Contracts (Rights of Third Parties) Act 1999.

Appendix 2: Photographs

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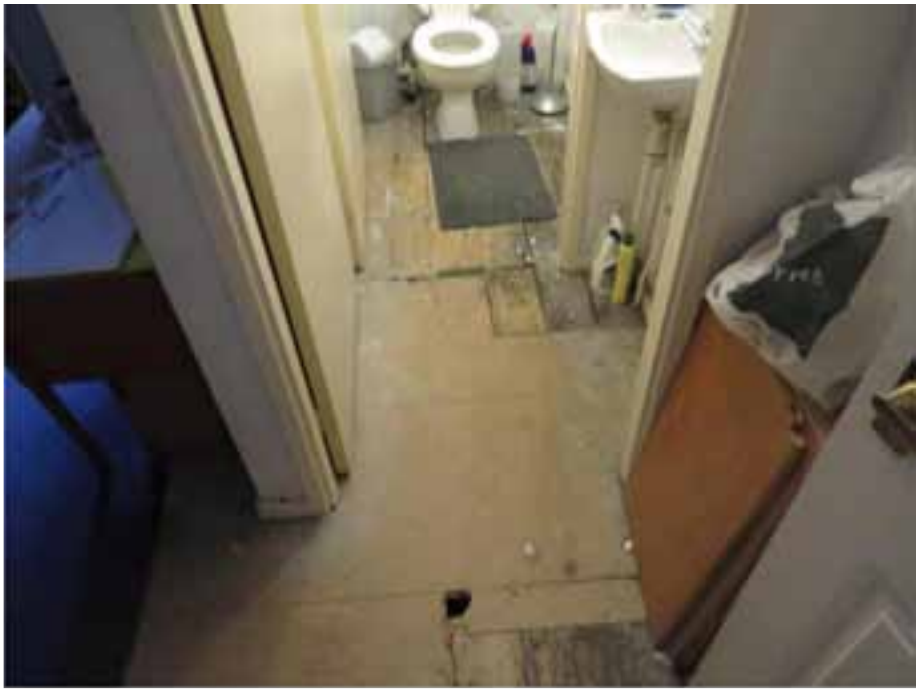

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