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Structural Condition Report

Surveyor Details

Surveyor: Mr Steven Kempster

Firm: SK Electrical

1.0 Property Details

Address: Former Palace Cinema, Market Pl, Longridge, Preston PR3 3RR

Property Type: Commercial / Specialist Use Building (Cinema-Type Facility)

Client: Mr Jonathan Harrison

Inspection Date: April Monday 22nd 2024

1.1 Instructions & Scope of Inspection

I was instructed by the Harrison Family to undertake a Level 3 condition survey of the above property, which has remained vacant and derelict for a period exceeding three (3) years.

The inspection focused on:

- The internal condition of the building
- The impact of prolonged water ingress
- Identification of defects, risks, and required remedial works

A visual inspection was undertaken. No intrusive investigations or testing of concealed elements were carried out unless stated. This inspection has also been cross referenced against a specialist roofing contractor's report regarding the condition of the roof.

3.0 Executive Summary

The property is in a state of severe disrepair and is currently uninhabitable.

The principal cause of deterioration is prolonged and uncontrolled water ingress resulting from catastrophic failure of the roof covering, which is confirmed as being beyond economic repair.

Internally, the building has suffered:

- Widespread collapse of ceilings
- Failure of internal partitions
- Extensive moisture saturation and material degradation
- Loss of all functional building services

The extent of damage necessitates a comprehensive strip-out and full refurbishment, rather than isolated repair works.

4 Condition Ratings

Condition Rating 3: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

| Element | Condition Rating | Comments |
|-----------------------|------------------|--|
| Roof Structure | 3 | Complete failure – replacement required |
| Ceilings | 3 | Extensive collapse and unsafe |
| Internal Walls | 3 | Structurally compromised and beyond repair |
| Floors | 3 | Moisture-damaged and require replacement |
| Electric installation | 3 | Unsafe – full assessment and likely replacement required |
| Fire Safety | 3 | Fire doors destroyed |
| Internal Finishes | 3 | Fully deteriorated |

5.0 Detailed Findings

5.1 Roof (Summary supported via specialist report)

A qualified roofing contractor has confirmed:

- The roof is beyond economic repair
- Total area exceeds approximately 5,000 sq. ft.
- Required works include:
 - Full scaffold access
 - Replacement of structural timbers and battens
 - Installation of new underfelt
 - Replacement of 3,000–3,500+ slate tiles

The roof failure has allowed prolonged exposure to weather, directly resulting in extensive internal damage.

5.2 Ceilings & Roof Void

- Plasterboard ceilings have collapsed in multiple areas.
- Insulation and roof materials have fallen into internal spaces.
- Remaining ceiling elements are structurally unsafe.

Implication:

Risk of further collapse and injury.

Recommendation:

Full removal of all ceiling structures and replacement following roof renewal.

5.3 Internal Walls

- Stud partitions exhibit bowing, distortion, and loss of structural integrity.
- Plaster finishes are blown, detached, and moisture damaged.

Implication:

Walls are unsafe and not fit for retention.

Recommendation:

Complete removal and reconstruction of all affected partitions. All plaster to be removed to substrate and replaced.

5.4 Floors

- Non-tiled floors have been subjected to prolonged damp conditions.
- Likely degradation of subfloor materials, signs of joint suppression and upward bowing.

Recommendation:

Full removal of non-tiled flooring systems and inspection of substructure, followed by replacement.

5.5 Fixtures, Fittings & Specialist Installations

The following have been removed prior to completion/purchase by the previous owner(s):

- Projection room equipment
- Cinema screen
- Fixed seating
- Kitchen appliances and associated services

No allowance has been made for these missing items.

5.6 Electrical Installation

- The installation has been exposed to severe moisture ingress and prolonged inactivity.
- Existing lighting units are obsolete and or damaged, (water filled & blown).

Implication:

System is considered highly unsafe and extremely dangerous. Electricians not prepared to switch on systems condemned and new consumer units required.

Recommendation:

- Full inspection and testing by a qualified NICEIC or equivalent contractor
- Anticipated requirement for full rewire
- As a minimum replacement of all lighting installations and consumer units

5.7 Fire Safety & Security

- Evidence of forced entry and vandalism
- Fire doors are destroyed and beyond repair

Recommendation:

Replacement of all fire doors to meet current fire safety regulations.
New serviced fire boards, unit(s) and extinguishers

6.0 Health & Safety Risks

The property presents significant risks, including:

- Falling debris from ceilings
- Unstable internal walls
- Electrical hazards
- Biological hazards (mould and damp-related contaminants)
- Significant risk of electrocution

The building should not be occupied until significant compliant remedial works are undertaken and signed off.

7.0 Recommended Remedial Strategy

Given the extent of deterioration, the following approach is advised:

- Make safe – secure structure and remove hazardous elements
- Full roof replacement (as per specialist contractor)
- Complete internal strip-out, including:
 - o Ceilings
 - o Walls
 - o Floors
 - o Finishes
- Replace all building services, including electrical systems
- Reconstruction and reinstatement to current Building Regulations

8.0 Conclusion

In my professional opinion, the property is in a severely dilapidated condition due to prolonged water ingress following roof failure.

The internal fabric of the building has failed extensively, and the property requires comprehensive refurbishment and reconstruction.

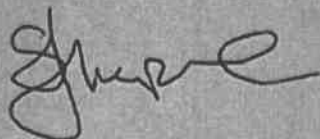
The scope of works is consistent with a full redevelopment project, and the building should be valued and treated accordingly.

9.0 Limitations & Disclaimer

- This report is based on a non-intrusive visual inspection only.
- No warranties are provided regarding concealed elements.
- Further defects may be revealed during strip-out works.
- Specialist reports (structural engineer, M&E, asbestos survey) are recommended prior to commencement of works.

If you would like any additional information, please do not hesitate to contact me on my mobile

Kind regards

A handwritten signature in black ink, appearing to read 'Steven Kempster', written in a cursive style.

Mr Steven Kempster
Director
SK Electrical