

Bridgend Estates Surveys

Llangynwyd Summary Report

Bridgend County Borough Council

17/03/2020



Notice

This document and its contents have been prepared and are intended solely as information for Bridgend County Borough Council and use in relation to provide an overall summary of the findings following the survey of Llangynwyd.

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Document History

Revision	Description	Origin	Checked	Reviewed	Authorised	Date
Rev 1.0	First Issue	JM	SA	SJ	SJ	17/03/2020
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Client Signoff

Client	Bridgend County Borough Council
Project	Bridgend Estates Surveys
Job Number	5183482
Client Signature / Date	

Contents

Chapter

1.0 Introduction

2.0 Survey Summary

Appendices

Appendix A. Photo Schedule

Appendix B. Condition Data

Appendix C. Floor Plans

1. Introduction

Faithful+Gould were instructed by Bridgend County Borough Council to undertake a condition survey of Llangynwyd, to include the internal and external elements of the building and immediate external areas pertaining to the building.

The inspection is non-intrusive in nature and a “visual only basis”. The survey will document defects at the time of the inspection, indicating general condition as well as specific existing visible defects and planned preventative maintenance issues, where necessary supported by photographs.

The survey was undertaken on 17/03/2020. We did not open up any areas that were not readily accessible and did not take any samples for later testing.

2. Survey Summary

2.1. Introduction

2.1.1. General Property Description

Llangynwyd Changing room is a cavity wall constructed building with pitched concrete tile and flat felt roof coverings, UPVC guttering and downpipes, exposed brick and render external walls, with steel plated and PVC external doors, single glazed crittal and softwood framed external windows.

2.2. Condition Description

2.2.1. Fabric

The external fabric is in satisfactory condition although there are several issues to note; the lesser flat felt roof covering is in poor condition with evidence of deterioration. In addition, the UPVC guttering and downpipes are in poor condition and nearing the end of their serviceable life.

Sections of the external render are blown and require repair, particularly to the front elevation. The single glazed crittal framed window are also beyond their serviceable life and require replacement.

The internal fittings and finishes are overall in good condition, with some areas being recently refurbished and redecorated. However, there are areas of redecoration required to the smaller store rooms and function rooms.

2.2.2. Building Services

Heating is provided to the changing room areas of the building via electrical radiant heaters which appear in satisfactory condition. An electrical bar heater within one toilet is beyond serviceable life and is recommended for replacement in the short term. Electrical radiant heaters within the function room appear in satisfactory condition. Hot and cold water is distributed through copper pipework which appears in satisfactory condition. Hot water is provided to the shower rooms via two separate systems, each consisting of two hot water storage cylinders. Two cylinders appear in satisfactory condition and two appear in poor condition and at the end of anticipated life cycle; replacement is recommended in the short to medium term. An electrical multipoint water heater within the function room appears in satisfactory condition. A number of local extract fans serving the shower rooms and toilets were not operational at the time of survey and are recommended for replacement in the short term.

Power is provided to the building via the main isolator to a number of sub isolators and distribution boards which generally appear in satisfactory condition; however, one distribution board is approaching the end of anticipated life cycle and is recommended for replacement in the medium term.

Power is distributed through flush and surface mounted wiring in conduit and trunking with plastic and metal accessories and the majority of the installation has been replaced recently; however, approx. 30% of the lighting wiring installation appears in poor condition and is recommended for replacement in the short term. Luminaires consist of linear fluorescent and LED fittings and bulkhead emergency fittings, the majority of which have been replaced recently; however, approx. 30% of luminaires are in poor condition and are recommended for replacement in the short term.

2.3 Grounds Description

The grounds are comprised of grassed football field, tarmacadam car park and area surrounding the pavilion.

2.4 Key Works Undertaken

In response to flooding, the main changing rooms were refurbished and redecorated in 2016. This including replacement of some flooring and replacement of some of the hollow core internal doors.

2.5 Further Investigations Required

No further investigations are required.

2.6. Cost Summary

Element Type	Backlog Costs (Total C And D items)	5 Year Total Cost (excl. Backlog)
Roofs	£6,050.40	£0.00
Floors and stair	£0.00	£0.00
Ceilings	£0.00	£0.00
External walls, windows and doors	£21,900.00	£4,500.00
Internal walls and doors	£0.00	£0.00
Sanitary Services	£0.00	£0.00
Mechanical Services	£15,914.00	£0.00
Electrical Services	£5,338.63	£1,246.08
Redecorations	£1,055.77	£6,756.92
Fixed furniture and fittings	£0.00	£0.00
Total	£50,258.80	£12,503.00




Appendix A.




Photo Schedule









Defective / Failed (C & D Grade) Photos



Llangynwyd

<p>Room 0.14</p> <p>Location Store</p> <p>Item Mechanical Services - Pumping - HWS Pump</p>	
<p>Room 0.21</p> <p>Location Store</p> <p>Item Mechanical Services - Calorifiers Heat Exchangers - LTHW Calorifier</p>	
<p>Room 0.21</p> <p>Location Store</p> <p>Item Electrical Services - Sub Main Dist - Distribution Board</p>	

<p>Room ALL</p> <p>Location ALL</p> <p>Item Electrical Services - Lighting System Inc. Switches Wiring Luminaries - Luminaires</p>			
<p>Room ALL</p> <p>Location ALL</p> <p>Item Mechanical Services - Heating LTHW Electrical - Radiator (m2)</p>			
<p>Room ALL</p> <p>Location ALL</p> <p>Item Electrical Services - Emergency Lighting - Luminaires</p>			

<p>Room ALL</p> <p>Location ALL</p> <p>Item Mechanical Services - Fan - Extract (Local)</p>			
<p>Room ALL</p> <p>Location ALL</p> <p>Item Electrical Services - Sub Main Dist - Lighting Wiring & Accessories</p>			
<p>Room ALL</p> <p>Location ALL</p> <p>Item Redecoration - Internal - Walls & internal joinery, windows & doors - Finished</p>			

<p>Room ALL</p> <p>Location ALL</p> <p>Item Roofs - Roof Coverings - Built-Up Felt Roof - Double</p>			
<p>Room ALL</p> <p>Location ALL</p> <p>Item Roofs - Roof Drainage - UPVC Gutters and downpipes</p>			
<p>Room ALL</p> <p>Location ALL</p> <p>Item Roofs - Roof Coverings - Timber Fascia/Soffit</p>			

<p>Room ALL</p> <p>Location ALL</p> <p>Item External Walls, Windows & Doors - External Walls - Render</p>	
<p>Room ALL</p> <p>Location ALL</p> <p>Item External Walls, Windows & Doors - External Windows - Steel Casement</p>	

Appendix B.

Condition Data



Appendices B - Condition Data References

The elements noted within the condition survey schedules are provided with the following references:

Condition Grading of Element

- A** - Good and operating efficiently
- B** - Satisfactory but with minor deterioration
- C** - Poor with major defects
- D** - Bad; life has expired or risk of imminent failure

Priority

Priority 1 - Little to no outstanding works required, continued maintenance will enhance the serviceable life.

Priority 2 - Potentially work may be required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.

Priority 3 - Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach in legislation.

Priority 4 - Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach in legislation.

Appendices

Block Element	Condition	Rating	RSL	Measurement	Unit	Unit Rate	Cost	Comments
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Ceilings

Identified item total: **£6,125.00**

Backlog cost total (C/D): **£0.00**

Block 1	Plaster Board	A	4	25	100 PA	m2	25	£6125.00	
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Electrical Services

Identified item total: **£27,944.56**

Backlog cost total (C/D): **£5,338.63**

Block 1	Distribution Board	C	2	2	1	Nr	986.48	£986.48	Distribution board at the end of anticipated life cycle. Renew
Block 1	Luminaires	C	2	2	30 PA	M2	20.768	£1527.07	Luminaires appear in poor condition and at the end of anticipated life cycle. Renew
Block 1	Luminaires	A	4	11	70 PA	M2	5.192	£890.79	
Block 1	Earth Bonding - Primary	B	3	20	30 PA	M2	5.192	£381.77	
Block 1	Earth Bonding - Secondary	B	3	20	30 PA	M2	10.384	£763.54	

Block Element	Condition	Rating	RSL	Measurement	Unit	Unit Rate	Cost	Comments
Block 1 Isolator	B	3	20	1	Nr	903.408	£903.41	
Block 1 Distribution Board	B	3	10	1	Nr	986.48	£986.48	
Block 1 Isolator	B	3	7	2	Nr	903.408	£1806.82	
Block 1 Luminaires	C	2	1	30 PA	M2	5.192	£381.77	Emergency luminaires appear in poor condition and at the end of anticipated life. Renew
Block 1 Luminaires	A	4	24	70 PA	M2	20.768	£3563.17	
Block 1 Lighting Wiring & Accessories	A	4	24	70 PA	M2	33.2288	£5701.07	
Block 1 Small Power Wiring & Accessories	A	4	24	100 PA	M2	25.96	£6362.80	
Block 1 Bulkhead Fitting	B	3	5	4	Nr	311.52	£1246.08	

Block Element	Condition	Rating	RSL	Measurement	Unit	Unit Rate	Cost	Comments	
Block 1	Lighting Wiring & Accessories	C	2	2	30 PA	M2	33.2288	£2443.31	Lighting wiring and accessories appear in poor condition. Renew

External Walls, Windows & Doors

Identified item total: **£37,963.20**
 Backlog cost total (C/D): **£21,900.00**

Block 1	Softwood Casement	B	3	5	5 PA	m2	450	£4500.00	
Block 1	Brick	B	3	30	20 PA	m2	90	£3600.00	
Block 1	Render	C	2	3	15 PA	m2	25	£750.00	Several sections of loose / damaged render to the external walls.
Block 1	Steel unglazed	B	3	25	4	nr	1099.8	£4399.20	
Block 1	Render	B	3	12	60 PA	m2	25	£3000.00	
Block 1	PVC	A	4	20	2	nr	282	£564.00	

Block Element	Condition	Rating	RSL	Measurement	Unit	Unit Rate	Cost	Comments	
Block 1	Steel Casement	C	2	5	10 PA	m2	1057.5	£21150.00 0	The single glazed crittal framed external windows are in poor condition and nearing the end of their serviceable life.

FF&E

Identified item total: £122,550.00
Backlog cost total (C/D): £0.00

Block 1	Toilets/ Showers/ Changing	A	4	20	30	Percentage of	500	£36765.00 0	
Block 1	Toilets/ Showers/ Changing	B	3	10	20	Percentage of	500	£24510.00 0	
Block 1	Other Usable/Support Space	B	3	15	50	Percentage of	500	£61275.00 0	

Identified item total: £17,272.95
Backlog cost total (C/D): £0.00

Floors and Stairs

Block 1	Ceramic Tiles	B	3	10	70 PA	m2	80	£13,720.00	
Block 1	Welded Vinyl Sheet	B	3	8	5 PA	m2	50	£612.75	

Block Element	Condition	Rating	RSL	Measurement	Unit	Unit Rate	Cost	Comments
Block 1 Carpet Tiles	B	3	8	5 PA	m2	40	£490.20	
Block 1 Welded Vinyl Sheet	A	4	12	20 PA	m2	50	£2450.00	

Identified item total: **£13,258.78**Backlog cost total (C/D): **£0.00**

Internal Walls and Doors

Block 1 Ceramic Tiles	B	3	20	5	m2	80	£980.40	
Block 1 Render/Plaster	B	3	25	85	m2	25	£5208.38	
Block 1 Hollow Core Timber	B	3	8	7	nr	283	£1981.00	
Block 1 Solid Core Timber (Glazed)	B	3	10	2	nr	705	£1410.00	
Block 1 Hollow Core Timber	A	4	25	13	nr	283	£3679.00	

Block Element	Condition	Rating	RSL	Measurement	Unit	Unit Rate	Cost	Comments
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Mechanical Services

Identified item total: **£38,817.96**

Backlog cost total (C/D): **£15,914.00**

Block 1	LTHW Calorifier	C	2	2	2	Nr	3634.4	£7268.80	Hot water storage cylinders with electrical immersion heaters appear in poor condition and at the end of anticipated life cycle. Renew
Block 1	DHWS/ CWS	B	3	7	50 PA	M2	51.92	£6362.80	
Block 1	LTHW Calorifier	B	3	7	2	Nr	3634.4	£7268.80	
Block 1	HWS Pump	C	2	2	2	Nr	1869.12	£3738.24	HWS pumps at the end of serviceable life. Renew
Block 1	HWS Pump	B	3	10	1	Nr	1869.12	£1869.12	
Block 1	Unvented Storage Heater	B	3	6	1	Nr	623.04	£623.04	
Block 1	Radiator (m2)	B	3	10	90 PA	M2	30.73664	£6780.20	

Block Element	Condition	Rating	RSL	Measurement	Unit	Unit Rate	Cost	Comments
Block 1 Radiator (m2)	C	2	1	10 PA	M2	30.73664	£753.36	Electrical bar heater in poor condition and at the end of useful life. Renew
Block 1 Extract (Local)	C	2	1	10	Nr	415.36	£4153.60	Local extract fans appear in poor condition and at the end of anticipated life cycle. Renew

Redecoration

Identified item total: **£7,812.69**
 Backlog cost total (C/D): **£1,055.77**

Block 1 Finished	C	2	1	25 PA	m2	17.23	£1055.77	Flaking paint visible to areas
Block 1 Finished	B	3	3	20	m2	17.23	£844.61	
Block 1 Finished	A	4	5	30	m2	17.23	£1266.92	
Block 1 Finished	B	3	4	30	m2	17.23	£1266.92	
Block 1 Finished	A	4	5	80	m2	17.23	£3378.46	

Block Element	Condition	Rating	RSL	Measurement	Unit	Unit Rate	Cost	Comments
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Roofs

Identified item total: **£14,874.00**Backlog cost total (C/D): **£6,050.40**

Block 1	Built-Up Felt Roof - Double	C	2	1	10 PA	m2	120	£980.40	The built up felt flat roof is in poor condition and nearing the end of its serviceable life.
Block 1	UPVC Gutters and downpipes	C	2	2	100 PP	lm	45	£2250.00	The UPVC (with isolated aluminium downpipes) guttering and downpipes are in poor condition with several areas missing and / or damaged.
Block 1	Timber Fascia/Soffit	C	2	2	100 PP	lm	56.4	£2820.00	The timber fascias and soffits are in poor condition with rot and deterioration visible.
Block 1	Concrete Tiles	B	3	10	90 PA	m2	40	£8823.60	

Appendix C.

Floorplans



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