

Bridgend Estates Surveys

Llangeinor Pavillion Summary Report

Bridgend County Borough Council

28/02/2020



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 Llangeinor Pavillion.

Faithful+Gould Limited assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

Document history

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
Rev 1.0	Draft	CW	CW	SJ	ST	28/02/2020
Rev 2.0	Final	CW	CW	SJ	ST	10/03/2020

Client signoff

Client	Bridgend County Borough Council
Project	Bridgend Estates Surveys
Job number	5183482
Client signature / date	

Contents

- 1.0 – Introduction
- 2.0 – Survey Summary

Appendices

- Photo Schedule
- Condition Data
- Floor Plans

1. Introduction

Faithful+Gould were instructed by Bridgend County Borough Council to undertake a condition survey of Llangeinor Pavilion, 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 26/02/2020. 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

The survey was undertaken on 26/02/2020, by Ceri Watts (Building Surveyor) and Phil Gomez (Mechanical Engineer). The weather at the time of the survey was overcast with dry spells.

2.1.1. General Property Description

The changing rooms are a single block, which is cavity construction, with rendered external walls and exposed brick at ground level. There is a fibre cement roof covering which is assumed asbestos due to its age and appearance with upvc rainwater goods fixed to timber fascias. Windows are single glazed steel framed units with doors being steel plated timber.

2.2. Condition Description

2.2.1. Fabric

The block is in a poor condition both internally and externally. Internal walls are flaking and areas of mould to most ceilings throughout the block. Ceramic tile areas to the showers have been patch replaced but are overall in a poor condition. The screed finish to the right hand side of the building has worn away but is in a reasonable condition to the left hand side. Sanitary ware, while appears to be functioning is aged and will need replacing within the next few years.

Externally, the building is in a poor state of repair. The roof is aged and is assumed to be of asbestos containing material. The condition poses a risk to health and should be changed. Rainwater goods are defective, particularly to the front elevation. The brickwork at low level, while generally satisfactory, appears to have some bricks missing which will need to be replaced to avoid water ingress issues internally. The render to the building is in a very poor condition. Render has blown and come away to several areas to all elevations. The rest of the render has cracks where it has blown. It would be recommended to tap test the remaining render and remove all loose sections to avoid falling debris until full works can be arranged.

2.2.2. Building Services

Heating is provided to the shower room and changing room via electrical convector heaters which appear in poor condition and at the end of anticipated life cycle; replacement is recommended in the short term. Hot and cold water is distributed through copper pipework which appears aged and was found to be damaged within some areas of the building; full replacement is recommended in the short term. Hot water is provided by 2 calorifiers with electrical immersion heaters and were found to be in poor condition with insulation detached from both cylinders. The immersion heating elements appear to have been replaced recently; however, replacement of both calorifiers is recommended in the short term due to age and poor condition. The cold water storage tank within the loft space is uninsulated and mounted directly above the calorifiers which may present a legionella risk; replacement is recommended in the short term due to age and condition. Further consideration should be given to removal of the cold water tank and converting the system to mains pressure fed with cold water booster pump if necessary.

Power is provided to the building via an original main isolator and original sub isolators to original HRC and modern MCB type distribution boards. Switchgear and HRC boards are in very poor condition and beyond anticipated life cycle; replacement should be completed in the short term. MCB distribution boards and RCDs are in satisfactory condition. Some electrical rewiring appears to have been carried out within the plant room, although the majority of the electrical wiring system appears in poor condition and beyond anticipated life cycle; replacement is recommended in the short term. Luminaires consist of pendant and bulkhead fittings with

tungsten lamps which appear in poor condition throughout the building; replacement is recommended in the short term. An external bulkhead discharge luminaires appears in satisfactory condition.

2.3. Grounds Description

The changing rooms are situated on the site of the adjacent playing area. There is a concrete area to the front of the building used as parking for visitors to both the building and the park found to be in a satisfactory condition.

2.4. Key Works Undertaken

No key works have been undertaken since the building was constructed.

2.5. Further Investigations Required

No further investigations required.




2.6. Cost Summary




Element Type	Backlog Costs (Total C and D items)	5 Year Total Cost (excl. Backlog)
Roofs	£ 14,652.00	£ 0.00
Floors and stairs	£ 5,629.43	£ 5,629.43
Ceilings	£ 0.00	£ 0.00
External walls, windows and doors	£ 27,951.38	£ 0.00
Internal walls and doors	£ 3,832.80	£ 3,962.00
Sanitary services	£ 0.00	£ 1,400.00
Mechanical services	£ 11,941.60	£ 0.00
Electrical services	£ 17,381.79	£ 0.00
Redecorations	£ 4,265.03	£ 0.00
Fixed furniture and fittings	£ 0.00	£ 0.00
Total	£ 85,654.03	£ 10,991.43




Appendices







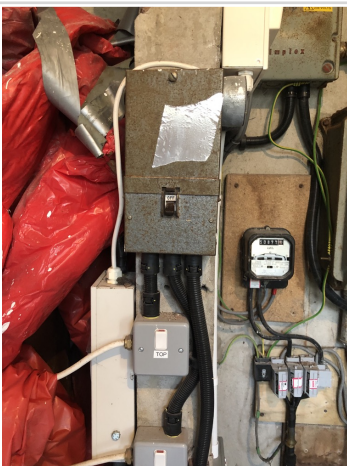

Appendix A – Photo Schedule


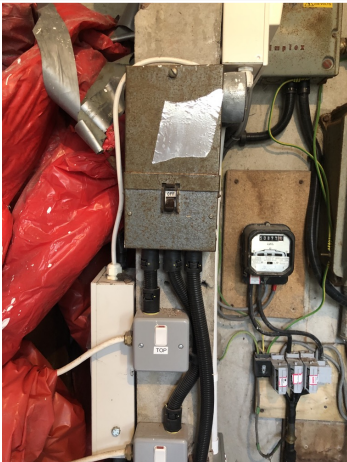

<p>Block / Element Block 1 - Finished</p> <p>Description Ceilings in a poor condition throughout.</p> <p>Ref Photo 27-02-2020 11.02.27.jpg</p>			
<p>Block / Element Block 1 - Ceramic Tiles</p> <p>Description Tiles are in a poor condition. Several areas have been repaired/replaced</p> <p>Ref Photo 27-02-2020 11.08.09.jpg</p>			
<p>Block / Element Block 1 - Finished</p> <p>Description Walls throughout are in a poor condition with flaking or marked paintwork throughout.</p> <p>Ref Photo 27-02-2020 11.08.44.jpg</p>			



<p>Block / Element Block 1 - Other</p> <p>Description Screed finish has worn away to rooms to the right half of the block</p> <p>Ref Photo 27-02-2020 11.04.37.jpg</p>	
<p>Block / Element Block 1 - Fibre Cement</p> <p>Description Asbestos containing material in a poor condition</p> <p>Ref Photo 27-02-2020 11.14.07.jpg</p>	
<p>Block / Element Block 1 - UPVC Gutters and</p> <p>Description All rainwater goods in a poor condition throughout.</p> <p>Ref Photo 27-02-2020 11.14.59.jpg</p>	

<p>Block / Element Block 1 - Timber Fascia/Soffit</p> <p>Description Fascias and soffits in a poor condition throughout</p> <p>Ref Photo 27-02-2020 11.16.06.jpg</p>	
<p>Block / Element Block 1 - Steel Casement</p> <p>Description Windows throughout are in a very poor condition. Windows appear original.</p> <p>Ref Photo 27-02-2020 11.17.22.jpg</p>	
<p>Block / Element Block 1 - Solid Core Timber Steel</p> <p>Description Doors are in a poor condition</p> <p>Ref Photo 27-02-2020 11.35.21.jpg</p>	

<p>Block / Element Block 1 - Render</p> <p>Description Render has blown in several places with cracks to the remaining.</p> <p>Ref Photo 27-02-2020 11.36.22.jpg</p>		
<p>Block / Element Block 1 - Brick</p> <p>Description Repairs to brickwork where bricks have been removed.</p> <p>Ref Photo 27-02-2020 11.37.56.jpg</p>		
<p>Block / Element Block 1 - Luminaires</p> <p>Description Original luminaires beyond anticipated life cycle. Renew in the short term</p> <p>Ref IMG_4423.JPG</p>		

<p>Block / Element</p> <p>Block 1 - Lighting Wiring &</p> <p>Description</p> <p>Original lighting wiring and accessories at the end of anticipated life cycle. Renew in the short term</p> <p>Ref</p> <p>IMG_4409.JPG</p>		
<p>Block / Element</p> <p>Block 1 - Small Power Wiring &</p> <p>Description</p> <p>Original small power wiring and accessories at the end of anticipated life cycle. Renew in the short term</p> <p>Ref</p> <p>IMG_4397.JPG</p>		
<p>Block / Element</p> <p>Block 1 - Electric Heater</p> <p>Description</p> <p>Electrical convector heaters beyond anticipated life cycle. Renew in the short term</p> <p>Ref</p> <p>IMG_4421.JPG</p>		

<p>Block / Element</p> <p>Block 1 - Isolator</p> <p>Description</p> <p>Main and sub main isolators beyond anticipated life cycle. Renew in the short term</p> <p>Ref</p> <p>IMG_4396.JPG</p>	
<p>Block / Element</p> <p>Block 1 - Mains Cabling</p> <p>Description</p> <p>Original main cable beyond anticipated life cycle. Renew in the short term</p> <p>Ref</p> <p>IMG_4397.JPG</p>	
<p>Block / Element</p> <p>Block 1 - Distribution Board</p> <p>Description</p> <p>Original HRC type distribution boards beyond anticipated life cycle. Renew</p> <p>Ref</p> <p>IMG_4396.JPG</p>	

<p>Block / Element Block 1 - LTHW Calorifier</p> <p>Description Calorifiers at the end of anticipated life cycle. Renew</p> <p>Ref IMG_4400.JPG</p>	
<p>Block / Element Block 1 - Cold Water Tank</p> <p>Description Cold water storage tank at the end of anticipated life cycle. Renew in the short term</p> <p>Ref IMG_4401.JPG</p>	

Appendix B – Condition Data

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 of 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 of legislation.

PPM Data

BlockElement	Condition	Rating	RSL	Measurement	BoQ	Unit	Unit Rate	Cost	Image Reference	Comments
Ceilings										Identified item total: £3,992.50 Backlog cost total (C/D): £0.00
Block 1 - Plaster Board	B	3	10	100	PA	m2	25	£3,992.50		
Electrical Services										Identified item total: £20,371.28 Backlog cost total (C/D): £17,381.79
Block 1 - Luminaires	C	1	1	100	PA	M2	20.768	£3,316.65	IMG_4423.JPG	Original luminaires beyond anticipated life cycle. Renew in the short term
Block 1 - Lighting Wiring & Accessories	C	1	1	90	PA	M2	33.2288	£4,775.98	IMG_4409.JPG	Original lighting wiring and accessories at the end of anticipated life cycle. Renew in the short term
Block 1 - Small Power Wiring & Accessories	C	1	1	90	PA	M2	25.96	£3,731.23	IMG_4397.JPG	Original small power wiring and accessories at the end of anticipated life cycle. Renew in the short term
Block 1 - Lighting Wiring & Accessories	B	4	20	10	PA	M2	33.2288	£530.66		
Block 1 - Small Power Wiring & Accessories	B	4	20	10	PA	M2	25.96	£414.58		
Block 1 - Bulkhead Fitting	B	3	7	1	COUNT	Nr	311.52	£311.52		
Block 1 - Earth Bonding - Secondary	B	3	20	20	PA	M2	10.384	£331.66		
Block 1 - Isolator	C	1	1	3	COUNT	Nr	903.408	£2,710.22	IMG_4396.JPG	Main and sub main isolators beyond anticipated life cycle. Renew in the short term
Block 1 - Mains Cabling	C	1	1	100	PA	LM	80.9952	£874.75	IMG_4397.JPG	Original main cable beyond anticipated life cycle. Renew in the short term
Block 1 - Distribution Board	C	1	1	2	COUNT	Nr	986.48	£1,972.96	IMG_4396.JPG	Original HRC type distribution boards beyond anticipated life cycle. Renew
Block 1 - Distribution Board	B	4	20	1	COUNT	Nr	986.48	£986.48		
Block 1 - Earth Bonding - Primary	B	3	20	50	PA	M2	5.192	£414.58		
External Walls, Windows & Doors										Identified item total: £29,773.88 Backlog cost total (C/D): £27,951.38
Block 1 - Steel Casement	C	2	1	15	PF	m2	1057.5	£21,414.38	Photo 27-02-2020 11.17.22.jpg	Windows throughout are in a very poor condition. Windows appear original.
Block 1 - Solid Core Timber Steel Plated	C	3	1	4	COUNT	nr	1128	£4,512.00	Photo 27-02-2020 11.35.21.jpg	Doors are in a poor condition
Block 1 - Render	C	2	1	60	PF	m2	25	£2,025.00	Photo 27-02-2020 11.36.22.jpg	Render has blown in several places with cracks to the remaining.

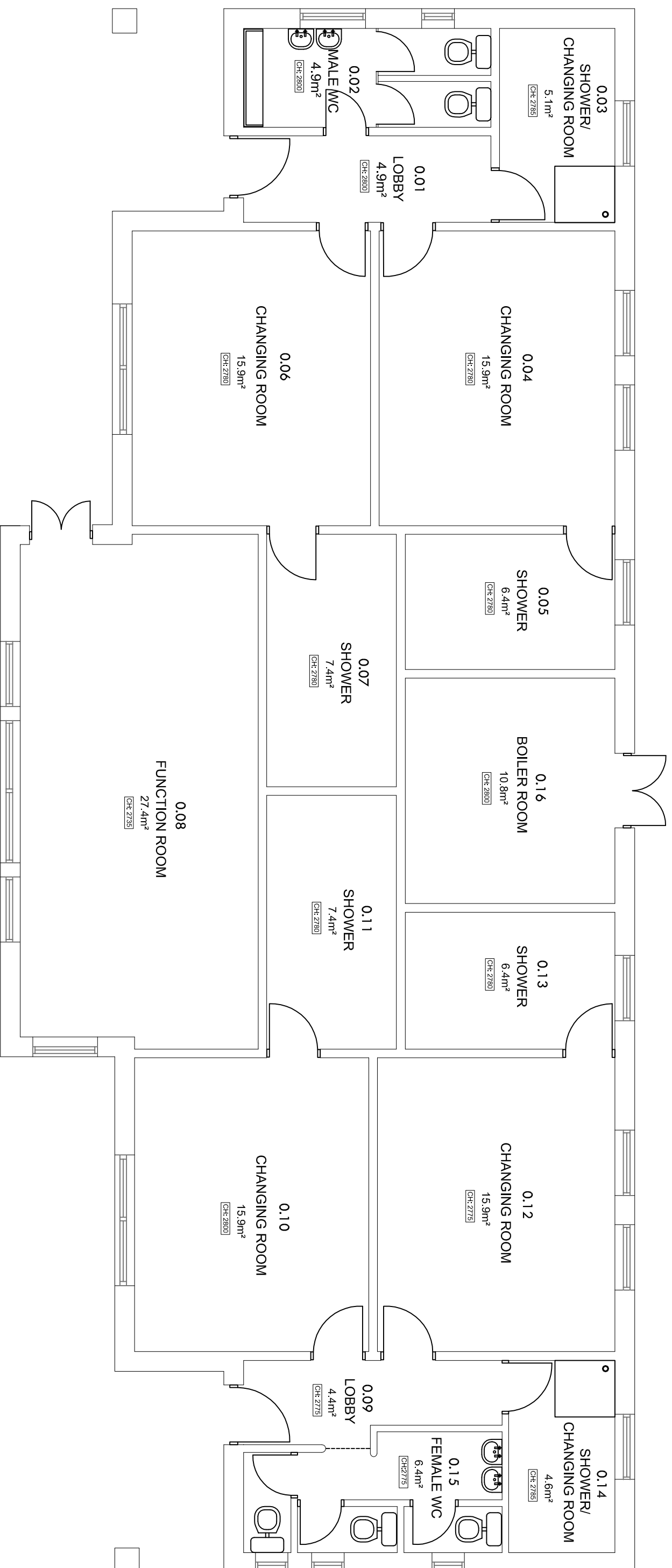
Block 1 - Brick	B	3	15	15	PF	m2	90	£1,822.50	Photo 27-02-2020 11.37.56.jpg	Repairs to brickwork where bricks have been removed.
Floors and Stairs										Identified item total: £11,258.85 Backlog cost total (C/D): £5,629.43
Block 1 - Other	B	3	3	50	PA	m2	70.5	£5,629.43		
Block 1 - Other	C	2	1	50	PA	m2	70.5	£5,629.43	Photo 27-02-2020 11.04.37.jpg	Screed finish has worn away to rooms to the right half of the block
Internal Walls and Doors										Identified item total: £11,788.43 Backlog cost total (C/D): £3,832.80
Block 1 - Ceramic Tiles	C	2	1	30	PA	m2	80	£3,832.80	Photo 27-02-2020 11.08.09.jpg	Tiles are in a poor condition. Several areas have been repaired/replaced
Block 1 - Render/Plaster	B	3	10	85	PA	m2	25	£3,393.63		
Block 1 - Timber Skirting	B	3	8	60	PP	m	20	£600.00		
Block 1 - Hollow Core Timber	B	3	3	14	COUNT	nr	283	£3,962.00		
Mechanical Services										Identified item total: £11,941.60 Backlog cost total (C/D): £11,941.60
Block 1 - Electric Heater	C	1	1	2	COUNT	Nr	1038.4	£2,076.80	IMG_4421.JPG	Electrical convector heaters beyond anticipated life cycle. Renew in the short term
Block 1 - LTHW Calorifier	C	2	1	2	COUNT	Nr	3634.4	£7,268.80	IMG_4400.JPG	Calorifiers at the end of anticipated life cycle. Renew
Block 1 - Cold Water Tank	C	2	1	1	COUNT	Nr	2596	£2,596.00	IMG_4401.JPG	Cold water storage tank at the end of anticipated life cycle. Renew in the short term
Redecoration										Identified item total: £4,265.03 Backlog cost total (C/D): £4,265.03
Block 1 - Finished	C	2	1	100	PA	m2	17.23	£2,751.63	Photo 27-02-2020 11.02.27.jpg	Ceilings in a poor condition throughout.
Block 1 - Finished	C	2	1	55	PA	m2	17.23	£1,513.40	Photo 27-02-2020 11.08.44.jpg	Walls throughout are in a poor condition with flaking or marked paintwork throughout.
Roofs										Identified item total: £14,652.00 Backlog cost total (C/D): £14,652.00
Block 1 - Fibre Cement	D	1	1	100	PA	m2	60	£9,582.00	Photo 27-02-2020 11.14.07.jpg	Asbestos containing material in a poor condition
Block 1 - UPVC Gutters and downpipes	C	3	1	100	PP	lm	45	£2,250.00	Photo 27-02-2020 11.14.59.jpg	All rainwater goods in a poor condition throughout.
Block 1 - Timber Fascia/Soffit	C	2	1	100	PP	lm	56.4	£2,820.00	Photo 27-02-2020 11.16.06.jpg	Fascias and soffits in a poor condition throughout

Sanitary Services

Identified item total: **£3,400.00**
 Backlog cost total (C/D): **£0.00**

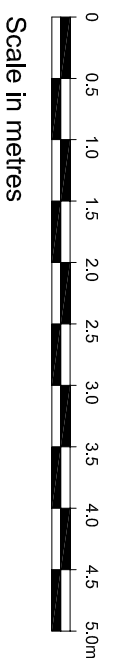
Block 1 - WC Suite	B	3	10	5	COUNT	nr	400	£2,000.00		
Block 1 - Wash Hand Basin	B	3	5	4	COUNT	nr	350	£1,400.00		

Appendix C – Floor Plans




UPRN - 20023
 LLANGEINOR PAVILION
 BLOCK 1
 GROUND FLOOR PLAN
 21/01/12

KEY	FUNCTION ROOM
Room Use / Name:	27.4m²
Room Area:	CH: 2735
Ceiling Height:	0.08
Room No.:	
Room No. should be prefixed by UPRN and Block No. to read 20023.1.008	



We need your help to maintain the accuracy of this data.
 Please e-mail Architectural.Services@bridgend.gov.uk
 for any alterations to the plans.


BRIDGEND
 COUNTY BOROUGH COUNCIL
 ICT and PROPERTY
ARCHITECTURAL SERVICES
CHIC Office, April 2008
 BRIDGEND CF31 4AW

Sarah Jones
Faithful+Gould Limited
2 Capital Quarter
Floor 2
Tyndall Street
Cardiff
CF10 4BZ

Direct: +44 (0)2920 358011
Sarah.Jones@fgould.com

© Faithful+Gould Limited except where stated otherwise