

REPORT

In Respect Of:-

**Llangeinor Football Club, Bettws Road,
Bridgend CF32 8PG**



Front Elevation



Roger North Long and Partners

Chartered Surveyors



RICS

Date of Inspection

21 July 2022

Date of Report

19 August 2022

Weather Conditions

Overcast and dry at time of survey.

Inspecting Surveyor

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Instructed by

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8.00 OUTBUILDINGS

9.00 THE SITE

10.00 SUMMARY & RECOMMENDATIONS

1.00 INSTRUCTIONS

We have been instructed to carry out an inspection of the subject property and to prepare a Condition Report.

This report has been prepared following a single visit to the property and we have not exposed any parts of the structure for examination and therefore cannot confirm that these such parts are free from defect.

2.00 THE PROPERTY

The property comprises of a single storey detached build used to provide a changing room and club house facility for the village football club.

The property has been subject to very little if any maintenance works in recent years.

3.00 CONSTRUCTION

The roofs are of a pitched design and assumed steel truss construction, overlaid with a fibre cement profile sheet covering. A fibre cement trim is provided to ridge and eaves capping details. The rainwater goods predominantly consist of UPVC. The external elevation walls comprise of a masonry cavity construction finished with both a facing brick and decorated render. Windows are predominantly of a single glazed steel crittall frame type. Doors are of a timber and steel crittall incorporating single glazed units.

Internally the ceilings and walls have been finished with a decorated plater, fibre cement lining board and render. The walls are of a solid construction. The floor is of a solid cast concrete construction.

Mains gas, electricity, water and drainage are provided to property.

Hot water and central heating are provided by means of a gas fired combination boiler with the heating system to pressed steel wall mounted panel radiators.

4.00 ACCOMMODATION

The accommodation is arranged upon a single storey and briefly comprises:-

Ground Floor: 2 No WC's, 2 No referee shower/changing rooms, 4 No changing rooms in total, stores, bar/reception area and shower area.

5.00 EXTERNALLY

5.01 Roofs

The roof is of a pitched design and assumed steel truss construction. The roof has been weathered with a fibre cement covering that is likely to contain a low content of asbestos. Single skin GRP rooflights are provided in areas. Fibre cement capping trims are provided to ridge and gable.

The covering is dated and subject to numerous areas of damage due to both general age and impact.

Internally there are several areas of water ingress where the roof has been damaged.

We noted evidence of a build-up of debris particularly within the valley gutter details at changing roof pitches.

The roof is beyond reasonable repair and will require removal and upgrading with new. Works involving removal of coverings will need take into consideration likely asbestos containing materials to roof sheet and capping trims.



Photograph showing part view of the left hand side front roof slope. Impact damage along with previous patch repairs noted.



Photograph showing view of the front right corner gable where the fibre cement trim to eaves has been removed/missing.



Photograph showing part view of the right side of roof to front. Previous patch repairs and impact damage noted.



Photograph showing part view of the rear left corner roof. Previous patch repairs undertaken with a GRP sheet covering. Moss growth and scaling of the roof covering noted.



Photograph showing one area where water ingress was noted to the front reception room.

5.02 Chimney Stacks & Flashings

There are no chimney stacks serving subject property. We are unable to confirm the material used to provide the weathering to the valley gutters. However ingress of water was noted internally indicating that there are issues with the gutter linings.

Elsewhere trims/details provided to roof are of a fibre cement material. The fibre cement is likely to contain a low level content of asbestos.

In several areas these trims to gables were noted to be missing.

Complete renewal of guttering linings and trims will be necessary in conjunction with upgrading of the roof coverings.

5.03 Rainwater Goods

The rainwater goods comprise of a more modern UPVC guttering.

The rainwater goods do not appear to include for downpipes and the gutter end caps have been removed to enable the discharge of rainwater.

The rainwater goods are subject to extensive vegetation growth / debris that affect the effective discharge of rainwater.

Upgrading of rainwater goods to include introduction of downpipes will be necessary.



Photograph showing part view of rear elevation where UPVC guttering was noted subject to extensive debris and vegetation growth.

5.04 Foundations & Main Walls

The foundations to the property have not been exposed for examination and their size, depth and condition are not known.

From our external inspection the external walls are free from any significant movement that would indicate that the property is structurally unstable. However we noted numerous areas of cracking that would be consistent with general settlement

and potential evidence of corrosion of wall tie fixings and/or structural members forming openings.

We also noted that the render finishes to external walls are subject to extensive cracking and are hollow and de-bonded in numerous locations.

We would also note that the construction of the walls is generally dated and would offer very limited performance in regards to U-Values.

Replacement of render to all elevations and wall ties will be necessary as a minimum repair. Where possible uValue to walls should be improved to ensure improved performance in relation to thermal efficiency.



Photograph showing part view of the front elevation to left side. Cracking noted around structural members forming openings and also extensive cracking, de-bonding of the render finishes.



Photograph showing part view of front elevation where extensive cracking/de-bonding of the render was noted above windows.



Photograph showing view of the left side gable elevation. Extensive cracking and de-bonding of render noted in several locations.



Photograph showing extensive vegetation growth to rear elevation. Also cracking, hollow and de-bonded sections of render noted.



Photograph showing view of the right side gable elevation. Extensive cracking, hollow and de-bonded sections of render noted.

5.05 Damp Proof Course & Sub Floor Ventilation

There was no visible evidence that the building has been constructed with the benefit of a damp proof course.

Internally however the walls at low level were generally free from any low level rising damp. Some isolated areas of low level damp were noted to the front reception/bar room only at time of inspection.

The ground floor is of a solid concrete construction and therefore sub floor ventilation is not required.

5.06 Window Frames & External Joinery

The external joinery to property comprises of a timber fascia board to part front and rear elevations. The timber fascia board is in a poor decorative condition and subject to extensive timber decay.

The windows are predominantly of a single glazed steel crittall type. The windows are dated in parts boarded over with glazing damaged. The frames are in a very poor decorative condition.



Photograph showing typical example of the window condition.

The doors to the property also comprise of a single glazed steel crittall frame type with a more standard timber door elsewhere.

The external doors are consistent with the window condition and are in a poor order and condition throughout.

Complete replacement of external joinery, windows and doors will be necessary.



Photograph showing example of the poor condition of the steel crittall single glazed doors to front reception room.



Photograph showing example of the condition to the timber door sets to rear store/boiler room.

5.07 External Decorations

The external decorations comprise of a paint finish to timber joinery, windows / doors and render finishes.

The external decorations have been maintained to a very poor standard in recent times and as a result these elements of the build are in a very poor order and condition.

Upgrading of decorations and building elements previously painted will be necessary.

6.00 INTERNALLY

6.01 Internal Walls

The internal walls are predominantly of a solid masonry, finished with a decorated render and plaster skim. Wall tile and wash board finishes are provided to shower room areas.

The internal walls are free from any significant structural cracking or distortion of openings.

However, extensive areas of hairline cracking, de-bonding and contamination of plaster were noted throughout.

Wall tile finishes where provided are generally dated and subject to extensive staining and discolouration.

Large areas of internal wall plaster will require hacking off and replacement with new. Wall tiles finishes should be upgraded or at least overhauled.



Photograph showing example of uneven surface finishes and de-bonded paint coatings along with low level contamination of plaster to internal walls.



Photograph showing example of extensive contamination and de-bonded decorations to walls to changing room to left side of property.



Photograph showing extensive contamination of plaster and de-bonding of paint coatings. Also extensive staining and discolouration noted to walls.



Photograph showing extensive de-bonding of decorative coatings along with black mould growth to wall finishes.

6.02 Ceilings

The ceilings are predominantly of a decorated fibre cement boarding that is highly likely to contain asbestos.

The ceilings in most parts are subject to extensive staining and discolouration and black mould growth.

Where a plaster finished ceiling would appear to have been provided to the front reception/bar room area, water ingress caused by a roofing defect has caused extensive damage.

Upgrading of ceilings and extensive preparation prior to decoration will be required throughout. Fibre cement ceilings will likely require removal under strict working methods to include air testing upon completion.



Photograph showing view of a fibre cement ceiling subject to extensive debonding of decorative finishes.



Photograph showing example of water damage to ceiling to the front reception/bar room area.



Photograph showing extensive staining, black mould growth and discolouration to ceiling to changing room to right side of property.

6.03 Fireplaces, Flues & Chimney Breasts

There are no fireplaces, flues or chimney breasts.

6.04 Floors

The floor is of a solid cast insitu concrete finished with a proprietary coating.

The floor is subject to undulations and was noted to be cracking in numerous locations.

The decorative proprietary coating was also noted to be subject to debonding and was generally faded and discoloured.

Repairs to floors and redecoration will be required throughout as a minimum requirement.



Photograph showing example of undulations and cracking to the flooring to changing room area.



Photograph showing typical example of a crack within flooring.



Photograph showing example of a proprietary floor coating that is subject to deterioration and de-bonding.

6.05 Rising & Penetrating Dampness

The walls were tested internally with the aid of an electric moisture meter.

Some isolated areas of high moisture meter readings were noted particularly to the front reception/bar room area. elsewhere the walls at low level were free from any significant low level moisture.

Water was noted to be penetrating the upper areas of property causing extensive damage to ceilings and the building elements immediately below where the water ingress has occurred.

6.06 Internal Joinery

The internal timber joinery comprises of a timber skirting, architraves, door linings and a flush faced hollow core door. The timber joinery is generally dated, subject to impact damage, extensive wear and deterioration particularly at lower levels.

The ironmongery to doors is also in poor order and will require extensive overhaul/upgrading or consideration to replace with new.



Photograph showing typical example of a door to base to one of the changing rooms.

Fitted kitchen units are provided to the reception/bar room area. The units are subject to extensive damage, deterioration and are beyond economical repair.



Photograph showing example of the poor condition and order to the fitted kitchen units.

6.07 Internal Decorations

The internal decorations have been maintained to a very poor standard in recent times.

Extensive preparation of the internal building elements and redecoration is required.

6.08 Woodworm, Dry Rot & Other Timber Defects

There was no evidence of any outbreak of dry rot at time of inspection.

Some isolated areas of wood boring insect infestation and also wet rot to external exposed timbers was noted.

Timbers where subject to decay and wood boring insect infestation will require attention.

6.09 Insulation

The building is generally dated and as a result the construction of the property incorporates very little provision for insulating materials.

7.00 SERVICES

7.01 Electricity

Mains electricity is connected. The incoming main, distribution board and fuse board are located within understair cupboard.

The wiring circuits have not been tested and a visual inspection only has been undertaken.

From our visual inspection the wiring where accessible is noted to be of a UPVC sheathed cable. It is good practice for domestic wiring to be tested every 10 years and upon change of ownership.

Enquiries should be made with the vendor regarding past testing of the wiring circuits and the availability of up to date test reports.

Should the wiring circuits not have been tested more recently or no test reports be available, then we would recommend that the wiring circuits are inspected and tested by an NICEIC registered electrician and attended to as deemed necessary in accordance with the electrician's recommendations.

From our visual inspection we would anticipate that a complete require or extensive upgrading of the electrical installation will be required.

7.02 Gas

We are unable to confirm if mains gas is currently connected to property.

7.03 Cold Water, Plumbing & Sanitary Fittings

The sanitaryware to toilets and shower areas is of a very basic standard and is generally in poor condition and order.

Upgrading of sanitary ware will be necessary.

7.04 Hot Water & Central Heating

There is limited provision for hot water and heating within property.

The current system is extensively dated and in need of upgrading.

7.05 Soil Drainage

It is assumed that the drains connect to the mains sewer.

There was no indication at time of inspection that the soil drainage is not in a satisfactory working order.

We would anticipate that an inspection of the drainage system will be required by a specialist and clearing of rainwater gullies undertaken before downpipes are provided to rainwater goods.

8.00 OUTBUILDINGS

There are no immediate outbuildings serving the subject property.

9.00 THE SITE

The immediate surroundings to property are of a tarmacadam and cast insitu concrete hard standing.

Tarmacadam finishes are generally subject to some deterioration to include breaking up particularly around inspection chambers and also vegetation growth.

Concrete paving slabs to front elevation are subject to some general undulations and eroded pointing.

10.00 SUMMARY & RECOMMENDATIONS

Llangeinor Football Club, Bettws Road, Bridgend CF32 8PG, comprises of a single storey purpose built changing room and clubhouse facility forming part of the sports club facility.

The building is of a typical design and style for its age and type.

The building is generally dated and in a poor state of repair.

We would not consider the property to be economically viable to refurbish and would recommend consideration to take down and rebuild new.

The new build footprint should be smaller than the existing using modern materials and building methods to provide a more cost effective and thermally efficient facility.

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