

Pickmere Parish Council

Schedule of Condition

at

The Turton Pavilion,
Pickmere,
Knutsford
WA16 0GZ

Pennington Choices Ltd

January 2018



ISO 9001
Quality management



ISO 14001
Environmental management



OHSAS 18001
Health and safety management



CHAS
Contractors Health and Safety Scheme -accredited



RICS
RICS
Corporate member of the RICS



ecmk
ACCREDITED MEMBER
ECMK
Accreditation body for our Domestic Energy Assessors



Gas Safe
Gas Safe registered



UKATA
UKATA Asbestos Awareness Training



Constructionline
Registered firm



ATAC
Asbestos Testing and Consultancy Member



GDAO
Green Deal Advisory Organisation



Exor
Compliance and procurement policies

Mission, Vision and Values

Our company brand is an integral part of how and why we do what we do. It is important to us that any 'new recruits' share our values and are onboard with these and our sense of purpose for the organisation which are captured in our:

Mission, Vision and Values



Innovative

Innovation and creativity - We are passionate about developing new ideas and approaches to meet demand.
Continuous learning and improvement - We encourage and inspire others to learn and grow.

Sincere

Equality and diversity - We respect everyone's individual differences, values and beliefs.
Honesty, integrity and being ethical - We create an open, positive and inspiring working environment.

Trusted

Professionalism - Our ambition is to be the best at what we do.
Respect - We treat others as we would like to be treated ourselves.

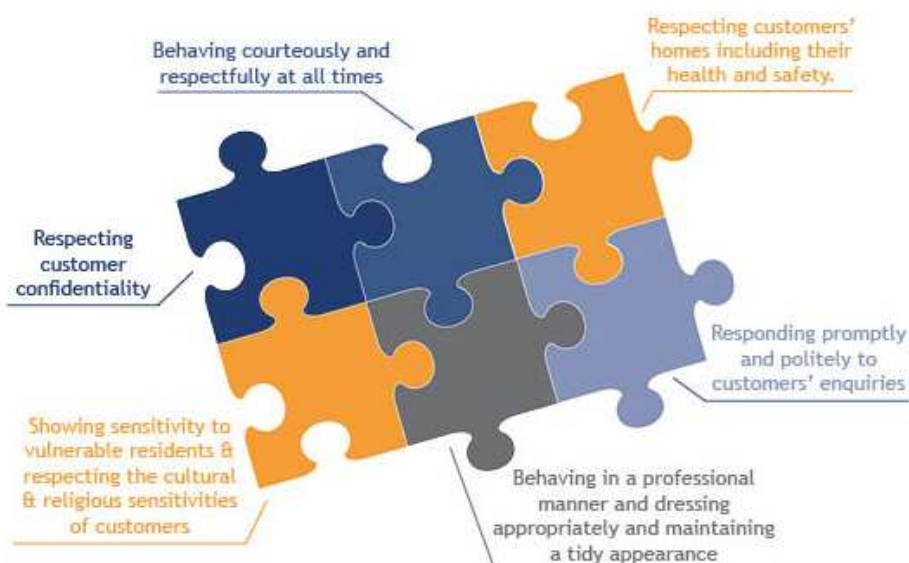
Supportive

Quality focused - We have a 'right first time' culture.
Competence - We have the right people, doing the right things.

Collaborative

Responsive - We are flexible and proactive to meet objectives.
Effective communication - We collaborate and build lasting relationships.

Our behaviour



Preface

Pennington Choices Ltd is a multi-disciplinary organisation providing a wide range of property-related professional services nationally to the public and private sectors.

We develop lasting professional relationships with all our clients. We do this by helping you to meet your strategic objectives by adding real value to your organisation and projects.

- Professional Building and Quantity Surveying Services
- Asbestos Surveying, Monitoring and Laboratory Analysis
- Property Asset and Facilities Management
- ECO, Energy Performance and Green Deal Assessments
- Regeneration and Development
- Project and Procurement Management
- Gas and Electrical Auditing Services
- Specialist Housing & Finance Consultancy
- Professional Training

We pride ourselves on helping clients to meet their objectives, while using our unique approach to deliver real added value.

Prepared By

Christopher Smith
Pennington Choices Ltd
t: 01928 568 842
m: 07740 718186
e: csmith@pennington.org.uk

Validated By

Niall Twomey
Pennington Choices Ltd
t: 01928 568 842
m: 07908 296 239
e: ntwomey@pennington.org.uk

Version Control

Version	Date modified	Modified by	Reason for Modification
V1			
V2	22/01/2019	NT	Change in Brief

Contents

1.0	INTRODUCTION / BRIEF	7
2.0	THE PARTIES	8
3.0	THE SITE.....	9
4.0	SCHEDULE OF CONDITION	10
5.0	EXTENSION OPTIONS	12
6.0	SUMMARY & RECCOMENDATIONS.....	13
7.0	SURVEY LIMITATIONS	13
7.0	THIRD PARTY CLAUSE	14
	Appendix A.....	15
	Appendix B.....	16

1.0 INTRODUCTION / BRIEF

Instructions

- 1.1 Pennington Choices received an instruction by Jack Steel of Pickmere Parish Council
- 1.2 Our instructions were to inspect the Pavilion and prepare a full schedule of condition and indicative costs for refurbishment works.
- 1.3 We (Christopher Smith & Niall Twomey) undertook the inspection and confirm that we have taken an independent view of these matters as directed.
- 1.4 The investigation was limited to a visual inspection only. It is conventional for me to confirm that our standard terms and conditions apply to this commission. A copy of which has been provided to Pickmere Parish Council and is available from our website or from me directly.
- 1.5 We inspected the property on Wednesday, 19th December 2018. We have not previously visited this property.
- 1.6 Any directions in the text such as 'front' or 'left' or 'LH' (left hand) are given as one stands outside looking at the front elevation of the property.

2.0 THE PARTIES

For ease of reference, I record details of the principal parties as known to me at this time:

Pickmere Parish Council
1 Merehaven Close
Pickmere
Knutsford
WA16 0LP

Contact: Jack Steel
Mobile: 07821906670
Email: clerk@pickmereparishcouncil.com

Surveyor
Pennington Choices Ltd
Brookfield House
Tarporey Road
Cheshire,
WA4 4EA

Contact: Christopher Smith
Telephone: 01928 568 842
Mobile: 07740 718 186
Email: csmith@pennington.org.uk

Pennington Choices Ltd
Brookfield House
Tarporey Road
Cheshire,
WA4 4EA

Contact: Niall Twomey
Telephone: 01928 568 842
Mobile: 07908 296 239
Email: ntwomey@pennington.org.uk

3.0 THE SITE

The building

The building is twentieth century single storey; traditionally brick built building with a pitched tiled roof. Internal rooms consist of a meeting room, kitchen and male, female & disabled toilets.

Site layout

The building sits on a site owned by the Parish Council approximately two hectares in size. It is located on the southern side of Jacob's Way, Pickmere. The land extends down to the edge of Pickmere Lake and is adjoined on the south side by agricultural land.

Usage

The building is used regularly in the summer months for Sunday afternoon tea and associated activities relating to fundraising such as annual events such as family days or community events. The building is sparsely used in the winter months.

4.0 SCHEDULE OF CONDITION

Element	Description	Recommended remedial works	Estimated cost
External			
Brickwork walls	The walls are of brick construction in stretcher bond, minor spalling and efflorescence were noted to the brickwork on all elevations however there were no areas which appeared defective.	None	
Sub-floor	The floor construction to the building is suspended timber, there appears to be adequate sub floor vents present to the front and back elevation which will provide the required air flow.	None	
Doors	There are two timber doors to the front elevation; these were in poor condition, with evidence of rot, flaking paint and general wear and tear present to both doors due to age. It was advised that the door to the LHS is inoperable. The locking mechanisms to both doors is a standard mortice lock.	Replace 2nr doors with modern UPVC doors.	1750.00
Windows	One timber framed casement window noted to the rear elevation (kitchen internally) while aged there were no defects noted. One window present to the left hand elevation, this has been fitted with a roller shutter. The roller shutter was not tested however it appeared visually in good condition and is assumed to be in working order.	The condition of the timber window should be monitored and replaced with a modern UPVC casement window fitted with trickle ventilators if condition deteriorates.	950.00
Electrical	External light fittings present to all elevations, these were not tested at the time of inspection. Exposed wiring was noted to the fitting on the LHS front elevation.	All electrics should be tested. Any defective light fittings should be replaced with modern spotlights.	500.00
	A large CCTV camera is present to the RHS elevation, it is unknown if this is in working condition.	If the CCTV camera is defective, it should be replaced with a modern alternative system covering all elevations.	850.00
Roof			
Roof structure / covering	The roof is a pitched gable roof. The structure consists of common timber truss, roof underlay and concrete tiled covering. The ridge appeared level and no damaged roof or ridge tiles were noted. Moss and lichen growth was present to the entirety of the roof.	Clean all areas affected with moss and lichen.	180.00

Soffits & Fascia	Timber fascia boards present to the perimeter of the building, these appeared to be in fair condition. A localised area of damage was noted to the right elevation where some timber had come loose exposing wiring.	All boards should be checked for rot, any affected boards should be cut out and replaced with new to match existing. All fascia boards should be repainted with two coats of good quality coats.	175.00
Drainage			
Guttering	Modern UPVC guttering present to the building, one joint to the front elevation appears to be dipping slightly but this does not appear to be leaking.	Gutters should be cleaned and left free from any obstructions. All damaged ties securing the RWP to the building should be replaced. Leaf protectors should be fitted to stop leaves from the trees behind blocking the gutters.	200.00
Waste pipes	One UPVC soil vent stack noted to the rear elevation, this serves the three internal toilets. The drainage has not been tested however it is assumed to be in working order.	None	
Internal			
Corridor			
Walls	The wall finish to the corridor is in average condition, some scuff and scrape marks were present.	Repaint walls to the corridor with two coats of good quality paint.	180.00
Ceiling	Textured finish to the ceiling was found to be in average condition.	Repaint ceiling using two coats of good quality paint.	Incl above
Floor	Floor covering was vinyl tiles, in average condition.	None.	
Electrical fittings	Two light fittings to the hallway, both working at the time of inspection, fuse box noted by the external door.	None.	
Meeting Room			
Walls	The wall finish to the meeting room is in average to poor condition with multiple areas of staining and markings.	Repaint walls with two coats of good quality paint.	300.00
Ceiling	Textured finish to the ceiling was found to be in average condition.	Repaint ceiling using two coats of good quality paint.	Incl above
Floor	Floor covering was vinyl tiles, in average condition.	None.	
Electrical fittings	Light fittings to the meeting room were working at the time of inspection.	None.	
Internal doors	Timber internal door leading to the corridor, in working condition.	None.	
Kitchen			
Walls	Wall finish to the kitchen is painted with tiled splashback to the work surfaces.	Repaint wall finish.	225.00
Ceiling	Textured finish to the ceiling was found to be in average condition.	Repaint ceiling using two coats of good quality paint.	Incl above
Floor	Floor covering was vinyl tiles, in average condition.	None.	
Electrical fittings	Light fittings to the kitchen were working at the time of inspection.	None.	
Toilets			
Toilets	Three toilets present, male female and disabled. All sanitary wear was in fair condition however no tests were carried out.	None.	

5.0 OPTIONS

The current usage of the building is limited to use in the summer months as a venue for fundraising and on days where events take place on the adjacent green space. At present the building is not used to its full potential and as such the client wishes to explore the potential for an internal remodel and possible extension to create storage space to replace the container currently sited to the rear.

We are advised that a previous planning application for the construction of a new village hall as an addition to this building was refused and that there are constraints in terms of what is likely to be granted in terms of an extension.

All figures indicated within this report are exclusive of VAT, Professional Fees, Regulatory fees and legal fees if required. We would also recommend that an 8% contingency figure is added to all costs to cover any fluctuations in building materials and labour costs.

Internal remodel - Refer to Appendix B

We are of the opinion that to get the best use of the space an remodel of the internal layout may be necessary, at present there are 3 separate toilets serving the small building which take up a vast amount of space relative to the estimated demand. Due to none of the internal blockwork walls being load bearing, this makes remodelling the space significantly easier.

We believe that two, single, all purpose toilets would be sufficient to serve this block. This would allow the wall that currently divides the kitchen and ladies WC to be removed and create a much larger kitchen, capable of providing catering facilities for any events or fundraising activities required in the future. Discussions were undertaken in removing the hallway from the internal layout and moving the kitchen forward, and the construction of a serving hatch to the external wall at the front.

The estimated cost for these works is £24,750.00 (excluding extension, see below) This would not include for professional fees or VAT.

Install central heating

The building at present has no central heating. We believe this is a great hindrance in the facilities ability to be used in the winter months. Should the intention be to create a space that can be used for meetings and events all year round electric storage heating system should be installed, the estimated costs associated with this are £4,450.00.

Extension to the pavilion - Refer to Appendix B

The current storage area serving the building is a container based to the rear of the building. The client wishes to explore the possibility of an extension to the pavilion to create internal storage space to replace the current arrangements. This would form part of the remodelling works, however the estimated cost for an extension measuring 3.5m x 5m is £19,600.00. in addition indicative costs for professional fees for Architectural services, specification, CDM2015 and contract administration

would be added at 12% of the contract sum and Building Regulation approval and planning application fees.

6.0 SUMMARY & RECCOMENDATIONS

The building is currently not being used to its full potential, being only in use half a year and lacking basic necessities that would be expected of such a facility such as central heating. We are of the opinion that a full internal remodel and refurbishment would be the best course of action. Consideration should also be given to the extension to provide internal storage space as the current provisions are far from ideal.

Item	Indicative cost
Schedule refurbishment works	£5,010.00
Internal remodel	£17,150.00
Extension to the pavilion	£19,600.00
Install central/electric heating	£4,450.00

7.0 SURVEY LIMITATIONS

6.1 Generally

- 6.1.1 Only areas listed in the original proposal have been inspected.
- 6.1.2 The Surveyor may consider information from others but is not required to advise on any matter, the significance of which in relation to the building is not apparent at the time of inspection.
- 6.1.3 The Surveyor will act diligently but is not required to undertake any action that would risk damage to the building or injury to him/ her or any third party.
- 6.1.4 The Surveyor will not undertake any structural or other calculations.
- 6.1.5 The Surveyor will not produce a repair schedule, planned maintenance report, feasibility report or advise on design, procurement or project management unless expressly agreed within the initial brief.
- 6.1.6 The client (Pickmere Parish Council) remains responsible and accountable for acting upon recommendations made within this report.

7.0 THIRD PARTY CLAUSE

This report is only for the use of the party to whom it is addressed and no responsibility is accepted to any other party for the whole or any part of its contents. Neither the whole, nor any part of this report, or any reference thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form and context in which it will appear.

Appendix A

Property Photos

Appendix B

Existing & potential floor plans