LONDON BOROUGH OF TOWER HAMLETS

SCHEDULE OF CONDITION

FOR

1 O'CLOCK CLUB
VICTORIA PARK

TECHNICAL SERVICES TEAM
CORPORATE PROPERTY & CAPITAL DELIVERY
2ND FLOOR, TOWN HALL, MULBERRY PLACE,
5 CLOVE CRESCENT,
LONDON E14 2BS

CONTENTS

1. Introduction

2. Schedule of Condition

3. Photographic Schedule

4. Budget costings

5. Site aerial photograph

SECTION 1

INTRODUCTION

INTRODUCTION

1.00 DESCRIPTION

1.01 In accordance with instructions received from LBTH Asset Management, TST attended site and carried out a Condition Survey of the subject premises to advise on the current condition in line with the landlord/leaseholder obligations. The survey provides detail of costs for identified defects for the premises.

1.02 The building is currently occupied by the Victoria Park Playroom.

1.03 The building is of cavity brick construction to the external elevations and sub divided internally in brick and blockwork partitions. The building has a London style multiple pitched roof over with falls to internal gutters and rain water outlets and brick parapets following the roof falls. The roof is covered in a mineral faced bitumen felt cap sheet. All external windows are of single glazed metal 'Crittal' style design with the exception of the large single glazed picture window over-looking the surrounding gardens. External doors are of proprietary single glazed box section powder coated aluminium.

The building is sub divided, and forms the following areas:

- Playroom @ 46.5 m^2
- Kitchen @ 7.4 m^2
- WC @ 3.6m^2

The kitchen is fitted with modern matching wall and base units with laminated work tops and tiled splashbacks. The WC is fitted out to form what appears to be a compliant assisted WC with the addition of a separate junior size WC pan and hand basin.

1.04 The site survey and inspection was undertaken on Friday 8th June at 0830hrs when the weather was dry and sunny with an air temperature of 18 ^{O} C.

1.05 All internal areas were visually inspected to assess general condition and to identify any defects or damage requiring repair / remedial works. No opening up / exposure of inaccessible areas of the existing structure or services were carried out

1.06 Visual inspections were undertaken externally of the building fabric from ground level with access to the roof top viewed from a surveyor's ladder only. The Asbestos Management Plan was reviewed at desk top, the only item noted was the presumed presence of flash pads to the fuse box. Prior to any proposed work being carried out an R&D survey should be commissioned.

1.07 No tests were undertaken of the existing drainage, mechanical or electrical services/installations.

1.08 A schedule of costs has been prepared for all defects identified during this survey and these are attached at the end of the report. Please note that these costs are 'guide budget estimates' only and not based upon actual quotations from any contractors.

1.09 Condition is classified as follows:

Priority	Rating	Condition	Rating
Urgent	1	Good	A
Essential	2	Satisfactory	B
Desirable	3	Poor	C
Long Term	4	Failed	D

SECTION 2

SCHEDULE OF CONDITION

2.00 SCHEDULE OF CONDITION

2.01 The Schedule of Condition is listed under the following headings. However, should the heading not be applicable it is deleted or referred to elsewhere.

A - EXTERNAL

A1 - Roofs, roof structures and rainwater goods

A2 - External walls

A3 - External joinery

A4 - External decorations

B - INTERNAL

B1 - Ceilings

B2 - Walls / internal structures

B3 - Floors / stairwells

B4 - Internal doorsets

B5 - Internal joinery

B6 - Internal redecorations

B7 - Sanitary ware

B8 - Kitchen fittings

~~B9 - Fire surrounds~~

C - GENERAL

C1 - Services

C2 - Drainage

C3 - General

LOCATION	ELEMENT	DESCRIPTION	CONDITION	PHOTO
A - EXTERNAL				
Roofs / structures / rainwater goods	Multiple pitched 'London' style roof	Pitched roof construction in assumed timber roof trusses and decking covered in mineral faced bitumen felt, brick gable parapets following roof profile.	The bitumen felt roof and parapet detailing is in poor condition with evidence of large and widespread patching. Full replacement is considered necessary. **C2**	**P1**
	Rainwater goods	Assumed plastic rainwater pipes with unguarded roof outlets.	I could not fully access the roof during the survey, but noted the absence of leaf guards to the roof outlets. Replace all as part of major roof works. **C2**	**P1**

LOCATION	ELEMENT	DESCRIPTION	CONDITION	PHOTO
External walls	Walls	Painted face cavity brickwork	External brickwork and mortar pointing observed to be in satisfactory condition with the only obvious defect being some water damage masonry coating from an earlier parapet defect. All other masonry coatings appear sound. Full redecoration should be considered within 3-5 years. Scraping/brushing back and remedial redecoration should be considered to the defect noted above. **B4**	**P3/P4**
External joinery	Ship lap fascia panels	Painted softwood 'ship lap' fascia panels are set above windows and doors of the external elevations.	The painted ship lap over panels appear in sound condition. Redecoration should be considered within 3-5 years. **B4**	**P5**
	Large picture window	Painted soft wood picture window over-looking external grass play area.	The painted window appears in sound condition. Redecoration should be addressed within 3-5 years. **B4**	**P6**
Metal Windows and Doors	Metal windows	Single glazed steel Crittall style windows.	The painted steel windows appears in sound condition. Redecoration should be addressed within 3-5 years. **B4**	**P5**
	Metal doors sets and glazed side panels	Box section aluminium section purpose made single glazed doors and glazed side panels.	The box section aluminium is pre-finished in powder coating which appears in good condition. The personnel door works as expected, the double doors were untested as the security shutter was closed. No works are considered necessary. **B4**	**P3**

LOCATION	ELEMENT	DESCRIPTION	CONDITION	PHOTO
Windows and Doors	Security shutters	The external doors and picture window are protected by electrically operated metal security shutters.	Powder coated metal security shutter which appeared in a satisfactory condition. The side personnel door was operated at the time of the survey. The motorised shutter operated without issue. The shutters to the double doors and picture window were not tested during the survey. The shutter to the picture window was found in the open position at the time of the survey and as such reported to The Area Early Intervention Office. **B4**	**P7**
Miscellaneous Structures	Rain shelters	Free standing steel framed and poly carbonate roof rain shelters fitted to the South and West elevations.	Rain shelter frames in powder coat finished with polycarbonate roof panels. All appear satisfactory and fit for purpose. **B4**	**P7**

LOCATION	ELEMENT	DESCRIPTION	CONDITION	PHOTO
B - INTERNAL				
	Ceilings	Flat gypsum board (assumed) and plaster skim ceiling.	The ceiling has a painted finish some minor staining was observed due to old roof leaks. Otherwise all appears to be in a satisfactory condition. The kitchen has a T&G strip ceiling again there is some evidence of water staining from previous roof leaks. Apart from the distressed finishes all appears sound. Locally touch in decorations in the short term. **B4**	**P8/P9**
	Walls / internal structures	Brick and lightweight concrete block.	All painted brick and block walls forming room divisions appeared in good condition. **B4**	
	Floors	Solid ground bearing floor slab.	Floor identified as being a solid ground bearing slab construction, all appeared to be flat and level and performing as intended. Floor coverings are of sheet vinyl which are in good condition. **B4**	
	Internal doors	Light flush doors	Internal door sets are of timber lining/frames with flush doors hung with an assortment of ironmongery. Doors generally appeared fit for purpose and functioning as intended. **B4**	

LOCATION	ELEMENT	DESCRIPTION	CONDITION	PHOTO
	Sanitaryware	A single cubicle assisted staff and combined childrens WC.	A single room assisted/staff WC combined with children's toilet is complete with junior sanitaryware. The assisted WC in its original format appears to be generally compliant and functioning as intended. The addition of the junior sanitaryware may inhibit the intended original compliance. A DDA compliance audit should be considered. **B4**	**P10/P11**
	Kitchen fittings	Proprietary base units, laminated worktops and stainless steel sink.	The kitchen is fitted with proprietary base and wall units and appears generally in satisfactory condition and fit for purpose. **B4**	**P12**

LOCATION	ELEMENT	ESCRIPTION	CONDITION	PHOTO
C - GENERAL				
	Services	Heating and hot water	The heating and domestic hot water are by localised fan heating and electric water heater. The operation of the heating and DHW were not tested during the survey.	
		Electrical	The electrical installation comprises of lighting and small power circuits fed from a local distribution board, the operation and safety were not tested during the survey and no adverse comments were received. It is assumed the installation is operational as required.	
		Mains water supply	The building is supplied with mains water via internal copper pipework. No adverse comments have been received on its suitability in use, therefore It is assumed the installation is operational as required.	

LOCATION	ELEMENT	DESCRIPTION	CONDITION	PHOTO
	Drainage Grounds	Foul and surface water drainage Hard play areas and grass	Not inspected or tested The grounds are laid to grass and hard play areas (DBM surfacing). All appear satisfactory and fit for purpose. **B4**.	

We confirm that this is an accurate description of the condition of: **ONE O'CLOCK CLUB, VICTORIA PARK**

Signed .....

Name Stephen Linwood .....

Address CORPORATE PROPERTY & CAPITAL DELIVERY

2ND FLOOR, TOWN HALL, MULBERRY PLACE,

5 CLOVE CRESCENT, LONDON E14 2BS

Date of Report July 2018

SECTION 3

PHOTOGRAPHIC SCHEDULE

PHOTO 1: AGED ROOFING FELT AND WIDESPREAD PATCHING

PHOTO 2: AGED ROOFING FELT AND AD HOC REPAIRS TO PARAPET IN FLASHBAND

PHOTO 3: SOUTH WEST ELEVATION PAINTED BRICKWORK AND MAIN ENTRANCE DOOR

PHOTO 4: SOUTH EAST ELEVATION SHOWING WATER DAMAGED BRICK

PHOTO 5: NORTH EAST ELEVATION SHIPLAP OVER PANEL AND METAL FIXED LIGHT GLAZING BELOW

PHOTO 6: NORTH EAST ELEVATION SHIPLAP PANELS AND OPEN SHUTTER TO PICTURE WINDOW

PHOTO 7: GENERAL ELEVATION SHOWING SECURITY SHUTTERS AND RAIN SHELTERS

PHOTO 8: WATER STAIN TO GYPSUM CEILING – PLAY ROOM

PHOTO 9: WATER STAIN TO WALL AND T&G CEILING - KITCHEN

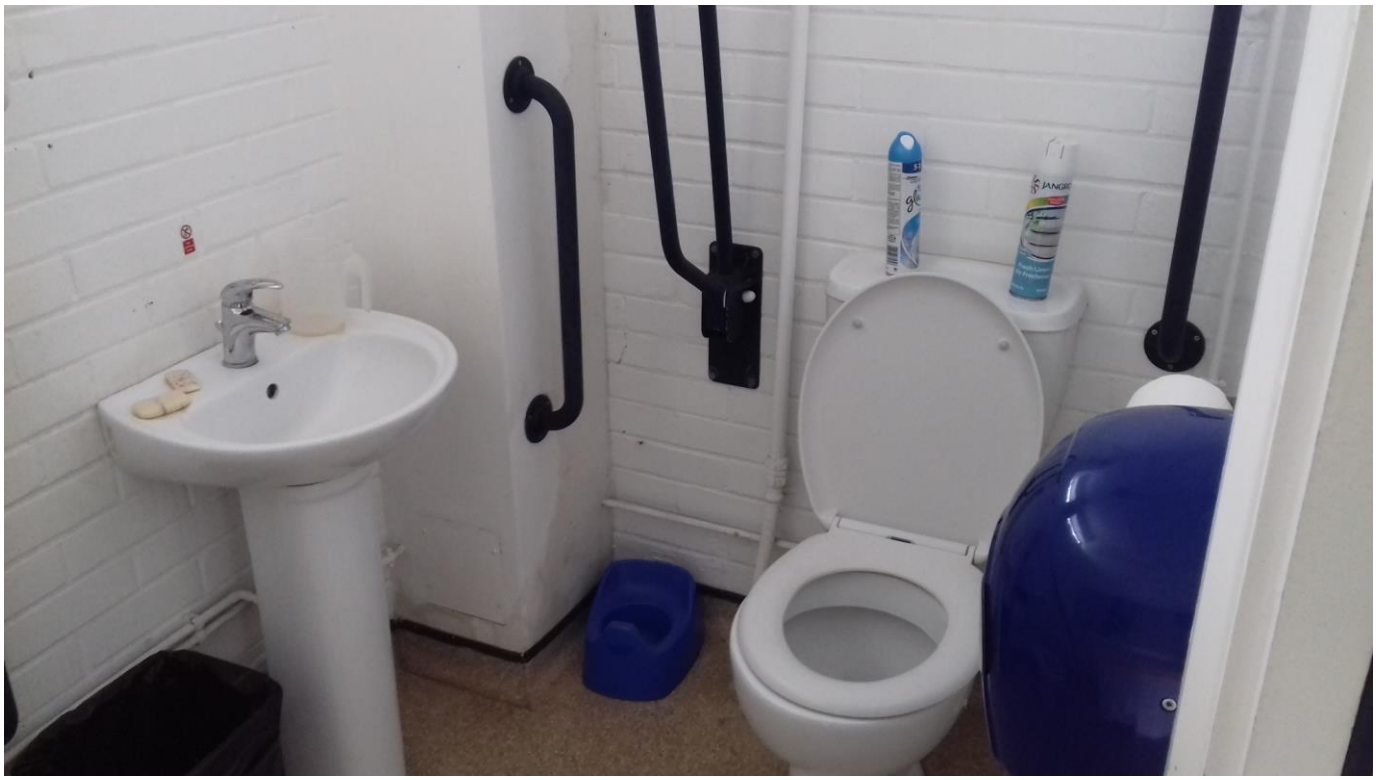

PHOTO 10: ADULT SANITARYWARE

PHOTO 11: JUNIOR SANITARYWARE

PHOTO 12: FITTED KITCHEN

SECTION 4

BUDGET COSTINGS

Address: ***Victoria Park 1 O'clock Club***

Works: ***Budget costings for schedule of defects***

Item	Description	Qty	Unit	Rate	£ P
	BUDGET COSTINGS				
1	**New roof covering, parapet detailing and rainwater outlets** – Incl. access scaffold and edge protection				**40,000.00**
	Contingency sum @ 10%				**4,000.00**
	Contractor Prelims @ 10%				**4,000.00**
	Professional Fees @ 11.5%				**5,520.00**
	TOTAL				**53,520.00**

SECTION 5

SITE LOCATION

LOCATION AERIAL PHOTOGRAPH

ONE O'CLOCK CLUB, VICTORIA PARK