EDWINSTOWE VILLAGE HALL

BUILDING

CONDITION SURVEY

THURSDAY 20TH JULY 2023

Smith and Roper
Architects and Surveyors
65-67 Church Street
Sutton in Ashfield, NG17 1FE

1300/NLR/RIS/jb
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1 General Notes

1.1 This is the first report on Edwinstowe Village Hall undertaken by Nichola L Robinson RIBA AABC and Richard I Smith RIBA AABC of Smith and Roper on behalf of Edwinstowe Parish Council. No previous full condition survey reports are on file and therefore could not be referred to in the compilation of this report.

1.2 The single storey building, originally a school, consists of an entrance foyer with council office, main hall, and toilets off. To the east of the main hall is the kitchen with lobby to the south and locker room beyond. To the east of the toilets are the boiler room and stores. To the north of the main hall is an external covered loggia area. The main entrance is located at the western end of the building adjoining the footpath leading from Mansfield Road to the south to the car park to the north.

1.3 The building is constructed in brick, with hipped and gabled roofs with artificial slate coverings, some of which could potentially contain asbestos. There is a glazed hipped lantern above the northern part of the main hall.

1.4 Whilst the building is not included in the National Heritage List for England it is located within the Edwinstowe Conservation Area.

1.5 There is a car park to the north of the site, associated with the adjacent craft centre.

1.6 Weather conditions at the time of inspection were dry and fair.

2 Appraisal of General Condition

2.1 We consider the overall condition of the property to be good and generally well cared for.

2.2 In this report details are given of work which, in our opinion, should be carried out and details of further investigations which we consider should be made.

3 Scope of Areas not Surveyed

3.1 The inspection covered those parts of the structure which are visible from ground and/or floor levels and from readily accessible positions. We have not inspected the woodwork or those parts of the structure which are covered up, inaccessible or unexposed and cannot, therefore, report that any such structures are free from defect. Roof inspections were undertaken from the access hatch only, with no entry into the roof spaces.

3.2 We have not carried out any investigations to establish whether High Alumina Cement or Reinforced Autoclaved Aerated Concrete was used in the construction of the building and we are therefore unable to report that the building is free from risk in this respect.

3.3 The Schedule contained in this report are not a specification for the work and should not be used as such. Items of simple routine repair or maintenance are included in the schedules without further reference in the report.

3.4 We have no date regarding the presence of radon gas on the site and cannot therefore comment upon the associated health risks. The UK Health Security Agency radon map indicates that the site lies within an area with a less than 1% maximum radon potential.

3.5 We are unaware of any specialist inspection of woodwork or timber treatment measures.

3.6 Please note that extreme care needs to be taken when stripping old paint, which most probably will contain lead, and in particular in areas to which pregnant women and children have access. Guidelines for the removal of lead paint are given in the leaflet "Old Lead Painted Surfaces – a guide on repainting and removal for DIY and professional painters and decorators" published by The British Coatings Federation, telephone 01372 365989, email: info@bcf.co.uk. We strongly advise that these guidelines be followed whether the operation is carried out on a professional basis or a DIY basis.

4 External

4.1 Roof Coverings

4.1.1 The roofscape of the building is complicated by virtue of the building having been constructed in numerous stages. The southern section of the main hall and Parish Council office including west porch and foyer appears to have been the original building. This area has an L-plan hipped roof, extending down northwards over the foyer, with a small hipped roof over the porch. The roofs are covered with synthetic slates, Eternit or similar, which may contain asbestos. There are matching overlapping ridge and hip tiles, the lower three tiles to the north eastern hip are replacements to a slightly different profile, and two lead clad triangular ventilators within the south slope. We advise that the roof slates should be tested and findings recorded within the building's Management Asbestos Survey. There is an area of replacement slates below a lead flashing above the foyer, possibly where a rooflight has been removed.

4.1.2 Located above the northern section of the main hall is a double pitched roof with raised central lantern which has a hipped roof. Roof coverings to the raised hipped section and lower northern slope are as those to the southern section of the hall and office. The slates to the lower southern slope have recently been renewed in modern synthetic slates which should not contain asbestos. This slope, together with the east slope of the Parish Council office fall to a valley gutter adjoining the north wall of the southern section of the main hall. The lining to the valley gutter has been renewed in a single length of terned stainless steel or similar lead substitute material with synthetic lead substitute flashings.

4.1.3 The hipped lean-to roof over the kitchen and south east entrance lobby abuts the east gable wall of the northern section of the hall. Roof coverings are synthetic slate with blue clayware hip tiles; a significant number of lower slates have been renewed in Welsh slate, possibly when the valley gutter was constructed. There is a lead apron flashing at the head of the roof, the abutments with the hall gable have lead soakers and stepped lead cover flashings. The hip iron at the foot of the northern hip above the kitchen appears to be dislodged and requires re-fixing.

4.1.4 To the north of the foyer and western part of the main hall is a hipped roof extension with central gable feature accommodating toilets, boiler room and stores. The roof has a covering of synthetic slates with matching overlapping ridge and hip tiles. There are lead-lined valleys at the abutment of the east-west hipped and north-south gabled roofs, and at the southern abutment of the gabled roof with the lower north slope of the main hall roof. The south slope of the roof drains to a lead-lined valley gutters adjoining the north wall of the main hall and foyer. Two redundant metal boiler flues rise through the west slope of the gabled roof, we recommend that these are considered for removal. Vent pipes rise through the western section of the north slope and the west slope of the hipped roof; these are missing their cage terminals which we recommend should be replaced as a priority.

4.1.5 The most recent extension is the locker room with its hipped roof falling to a valley gutter abutting the east slope of the kitchen roof. The roof coverings to the locker room roof appear to be Eternit or similar, with matching overlapping ridge and hip tiles, possibly post-dating the use of asbestos. Some slates have however weathered noticeably better than others. The roof is provided with an underslating membrane, possibly breathable, which appears to have been installed without an eaves carrier and consequently the exposed edge of the membrane is fraying, and a short section at the northern eaves appears to be missing.

4.1.6 The east slope of the kitchen roof and west slope of the locker room roof fall to a valley gutter with built up felt lining. The felt is mineral finished with the base of the gutter having been provided with a reflective waterproof coating at some stage. A lead flashing appears to be inserted beneath the lower courses of slates to both roofs, possibly as an eaves carrier. There are several Welsh slate replacements adjoining the valley gutter.

4.1.7 The loggia which sits within the area between the east wall of the playgroup store and north walls of the hall and kitchen is a timber structure with twin wall polycarbonate sheet covering. The structure is independent of the playgroup store, the southern abutment appears to be sealed with mastic. Sections of edge trim have become detached and require re-fixing and moss is in need of clearing from the roof covering.

4.1.8 As part of our inspection the roofs were subject of a drone survey carried out by Vertex Access. A copy of the Vertex report is incorporated as an appendix to this report; this should be read in conjunction with these notes and the recommendations implemented.

4.2 Rainwater Goods and Disposal *(working clockwise from the western entrance porch)*

4.2.1 The western entrance porch has a half round cast iron gutter, mounted on rise and fall brackets fixed to the eaves soffit. There is extensive flaking of the paint finish to the gutter and rusting and staining suggests that numerous joints are leaking. The western gutter is heavily corroded, and daylight is visible through the southern gutter joints. The rainwater goods are now appropriate for replacement. The gutter discharges a its north-eastern end over the lead channel at the western end of the north-western valley gutter.

4.2.2 The hipped roof above the toilets drains to a half round black pvc gutter mounted on fascia brackets to the projecting eaves. There is staining to gutter joints on both the western and northern gutter runs, indicative of leakage. The gutter discharges at the southern end of the western run, into a 2½" diameter downpipe, in turn discharging into the back inlet of a grated gully with blue brick surround. The surround to the foot of the pipe is dislodged and required reforming, debris is in need of clearance from the gully grating. The paint finish to the timber fascia is flaking generally and early redecoration is recommended.

4.2.3 The hipped roof above the northern stores, drains to half round pvc gutters mounted on fascia brackets to the projecting painted timber eaves. The gutters are black finished but have subsequently been painted. There is twisting evident to the western end of the northern gutter, at the foot of the lead valley, and a bracket approximately central to the eastern gutter has broken. The gutter discharges at the southern end of the eastern run into the hopper head on the downpipe from the northern roof slopes of the main hall.

4.2.4 There is water staining to the painted timber fascia of the roof to the northern stores which is presumed to relate to a spillage from the gutter. There is a good overhang at the foot of the slates, however moss and other debris from the roof coverings is noted to build up within the gutter and there is a need for regular routine clearance. At the eastern end of the northern gutter, there is evidence that the underslating felt was incorrectly dressed down behind the guttering, although much of the foot of the felt appears to have been lost.

4.2.5 The roof to the timber framed loggia falls northwards and discharges into a squareline black pvc gutter, fixed using fascia brackets to the projecting rafter ends. Debris within the gutter includes lengths of perimeter trim to the twin wall polycarbonate sheet roof covering. The gutter returns along the eastern rafter, falling to its southern end. The eastern gutter is dislodged from one of its brackets. The gutter discharges at its southern end with a pipe connection into the downpipe from the kitchen roof.

4.2.6 The lantern roof drains to a half round black pvc gutter, mounted on fascia brackets to the painted timber fascia. There is staining to the eastern joint, north elevation and a joint at the north east corner indicative of leakage. The central section of the northern gutter appears to have been recently renewed. The roof drains to an outlet at the southern end of the eastern gutter, with square section black pvc downpipe discharging over the slate roof to the eastern entrance lobby.

4.2.7 The northern lean-to to the lantern, drains to a large section half round black pvc gutter mounted on fascia brackets to a painted timber fascia. The gutter falls to an outlet to the immediate east of the northern store, with circular section downpipe with intermediate hopper receiving the outfall from the store gutter. The downpipe discharges into the ground through the rubberised surface. The upper bracket on the lower section of 2½“ diameter downpipe is fractured.

4.2.8 The northern slopes of the kitchen and locker room roofs, drain to a black half round pvc gutter, the gutter discharges at the eastern end of the kitchen, i.e. at the northern end of the valley gutter, into a 2½“ diameter downpipe. There is a good fall on the gutter, however the brackets on the locker room section are very widely spaced and the rear of the gutter appears to have sprung out of the central bracket. The junction bracket to the immediate east of the downpipe appears high in relation to the outlet, refixing of this section of gutter is recommended. The kitchen and locker room northern rainwater pipe is fixed to timber blocks, the bracket to the lower block is broken but the pipe remains firm. The rainwater pipe, together with the kitchen wastes, discharge into the back inlet of a gully with blue brick surround. The gully is provided with a purpose-made cover; however, it is not possible to remove the cover to inspect or clear the gully without removing the lower section of downpipe.

4.2.9 The eastern and southern slopes of the locker room and eastern entrance lobby roofs discharge to a half round black pvc gutter, continuous with that to the north slope. There is Virginia creeper to the east wall of the locker room and this is now enveloping the rainwater gutter for the entire length of the eastern run and also encroaching into the southern gutter. The need for regular routine trimming of the creeper should be noted in order to maintain it clear of the gutter. The gutter is mounted on fascia brackets to a painted timber fascia. The paint finish to the fascia is flaking in places and early redecoration is recommended.

4.2.10 The locker room and lobby gutter discharges at its western end into the hopper head of a 2½“ diameter black pvc downpipe. The downpipe discharging over block paving adjacent to the east wall of the main hall. There is no gully provision and slight settlement of the block paving at the foot of the pipe is noted. There is minor damage to the hopper head.

4.2.11 The roof to the original roadside section of the hall and Parish Council Office, drains to a large section half round cast iron gutter, mounted on substantial rise and fall brackets, fixed to the soffit of the projecting eaves. There is one bracket for each length of guttering. Rust and water staining is evident to gutter joints. The south eastern corner section has subsided, and spillage is likely to be occurring in this location. The roof coverings appear to incorporate some form of underslating membrane which is noted to be fraying at the south east corner. An electrical cable is threaded beneath the southern rise and fall brackets.

4.2.12 The hall and Parish Council Office gutter drains to outlets at the southern ends of the east and west walls. The eastern downpipe is 3” diameter cast iron which discharges over the foot of the block paved path adjoining the east wall, there being no gully provision. There is flaking of the paint finish to the upper and lower sections of the rainwater pipe and early redecoration is recommended. The western downpipe is a replacement in 2½“ diameter cast iron, and this too is recommended for early redecoration. The western downpipe discharges via a pvc shoe which is recessed into the brick plinth, presumably into a drain connection beneath the adjoining block paving.

4.2.13 The gutter to the roof above the Parish Council Office returns for a short distance along the foot of the northern roof slope, the stop end to this section of gutter has become detached and is lying in the valley gutter beneath. Overall, the cast iron gutters to the roadside section of the hall and Parish Council office appear to remain complete, however they are in need of early refurbishment involving removal, stripping, recoating, resealing and redecoration, together with the redecoration of the timber eaves.

4.3 Drainage

4.3.1 Within the footpath/driveway to the west of the building, there are two heavy duty manhole covers which are presumed to be on a mains sewer, together with a further lighter duty iron cover.

4.3.2 Two red rectangles within the rubberised paving to the north of the kitchen and hall patio door are presumed to mark the location of inspection chambers receiving the outfall from the kitchen. There is a further square galvanised steel cover located to the north of the boiler room which is presumed to receive connections from the toilets.

4.4 Parapet and Upstand Walls

4.4.1 The village hall roofs are generally pitched with hipped ends and no parapetted gables. The small gable to the northern extension has a pointed verge with a fibre cement undercloak, the pointing to the verge is in variable condition and renewal is recommended within the next 18-24 months. There are also pointed verges to the eastern and western ends of the northern lean-to roof to the lantern.

4.4.2 The gable walls to the northern section of the main hall extend up above roof level to form the corners of the lantern light. There is some loss of mortar pointing to the section of gable wall beneath the northern lean-to roof and a general check and making good is recommended. This will apply to both gabled walls together with a check that blown rain cannot find its way into the roof structure at the top of the verges.

4.4.3 There is missing verge pointing from the verge at the western end from the cat slide extension to the Parish Council Office northern roof slope.

4.5 Walls

4.5.1 The southern, roadside section of the hall and Parish Office is constructed in Flemish bond brickwork with a matching projecting plinth. Window openings have single piece stone lintels and cills with brick strainer arches over. The general pointing to the east wall is good with just a few minor open joints at the abutment with the eaves to the eastern lobby and a clayware air grate at low level beneath the window. A number of open and deeply recessed joints are developing within the plinth and patch pointing could be considered within the next 5 years. Brickwork at lower level has been subject to erosion of its surface.

4.5.2 The south wall of the hall and the Parish Council office is generally as the east wall. At the eastern end of the wall is an applied mosaic to the Golden Jubilee of Queen Elizabeth II. There is evidence of historic settlement from the eastern side of the head to the eastern window extending up to eaves level and extending downwards to the plinth from the western side of the cill. The pointing to the main walling remains satisfactory for the time being. There is more extensive erosion to the plinth brickwork, particularly at low level, together with evidence of previously brick replacement. Further brick replacement together with repointing of the affected areas is recommended together with the repointing of open joints which are developing between the plinth bricks. The plinth brickwork contains an injection damp proof course and four clayware airbricks. At high level to the western section of the south wall to the Parish Council office, there are two metal ventilation grilles which would benefit from early redecoration.

4.5.3 The west wall of the Parish Council office is as the east and south walls of the roadside block. There is evidence of previous settlement above and below the northern seatings of the lintel and cill to the southern window. There has only been slight reopening of the crack since last repointed. Isolated open joints are however developing within the vicinity of the cracking and beneath the southern side of the southern window; patch pointing is now recommended.

4.5.4 The west wall of the office contains four metal air grates at high level, these are rusting and would benefit from early rust treatment and redecoration. A number of bricks within the projecting plinth course show signs of weathering, however no action is recommended at this stage. The injection damp course continues around the plinth brickwork, there is a central clayware air grate which has been inserted into an earlier stone surround, the air grate is slightly low in relation to the adjoining paving. Open joints are developing within the plinth and between the plinth course bricks, patch pointing is recommended. At the southern end of the wall, a padlock chain is fixed into the plinth brickwork, the fixing eye is rusting and has fractured its concrete pad. We recommend that, if no longer used, the chain should be removed, and the fixing location made good in matching brickwork.

4.5.5 The western entrance porch is constructed in Flemish bond brickwork with matching projecting plinth and blind doorway within the west elevation. The walling remains generally satisfactory; open joints above the western side of the doorway, together with two open perpends and two timber plugs to the west of the doorway, would benefit from repointing. The plinth to the porch contains a double course injection dpc and there is a stone cill beneath the blind doorway. There is erosion to the plinth brickwork of the west elevation, in particular at low level to the south of the blind doorway and including one plinth return brick. Patch pointing of the plinth, together with the replacement of the most heavily weathered bricks is recommended.

4.5.6 The north wall of the porch has been subject to previous repair, including replacement of several of the projecting plinth bricks and a number of bricks beneath, presumably the damage was caused by spillage from the rainwater goods above. The mortar joints between the plinth bricks appear to have been washed out, suggesting that spillage may be an ongoing problem. We recommend that the plinth should now be repointed.

4.5.7 The northern extension accommodating the toilets and stores is relatively recent and also constructed in Flemish bond brickwork with a matching projecting plinth. The bricks course with, but are not bonded to the originals. The brickwork to the west wall remains in generally good order, however a number of open and deeply recessed perpend joints are developing and the need for eventual patch pointing should be noted. It is noted that perpend joints within the course immediately above the plinth have been maintained open, presumably for drainage of the cavity within the wall.

4.5.8 The north wall of the northern extension is as the west wall. Whilst the general walling remains in good order, there is staining from overflow pipes located beneath the central and eastern lights of the toilet window. Whilst the wall appeared dry and the source of the moisture is presumed to have been addressed, we recommend that the affected brickwork should be cleaned. All three plastic overflow pipes have been snapped off and we recommend that these should be replaced with something more substantial discharging clear of the wall face. Damp staining is evident to the north wall plinth, possibly associated with spillage from rainwater goods above and weed growth is developing from the foot of the wall. There are also open joints within the plinth. We recommend that weed growth should be treated and removed, plinth brickwork cleaned and open joints repointed.

4.5.9 Adjoining the boiler room there are high and low level ventilation grilles, which would have originally provided combustion air. The upper grille has been built up internally and we recommend that consideration be given to removal of the external grille and infilling with brickwork. The lower grille has a padlocked hinged insert which gives access to what is presumed to be a gas cut-off tap, one of the hinges to the grille has fractured and rust from the frame is staining the brickwork beneath. We recommend that consideration be given to removal of this item and careful building up of the opening.

4.5.10 The east wall of the northern extension is as the north and west walls. There is staining at the northern end of the plinth which would benefit from cleaning, the wall otherwise remains in good order.

4.5.11 The north wall of the hall, eastern end, and kitchen is constructed in English bond brickwork, with a matching projecting plinth. Open and deeply recessed joints are developing within the western and eastern sections of the wall and associated plinth, repointing of these areas is now recommended. The plinth contains by an injection, dpc. There is a decorative clayware air grate within the central section of the wall.

4.5.12 The eastern section of the north wall is the wall to the locker room extension. This consists of stretcher bond brickwork, with three projecting courses at the eaves and a matching projecting plinth. The wall is partially obscured by Virginia creeper and a bag of garden waste. We recommend that stored material should be located clear of the wall in order to allow the brickwork to dry out effectively.

4.5.13 The east and south walls of the locker room are constructed in stretcher bond brickwork with matching projecting plinth. The east wall is largely obscured by Virginia creeper which is now extending onto the eastern end of the south wall. The south wall is provided with a timber trellis at its eastern end, however there is nothing growing from the associated planting pocket within the adjoining block paving. A cotoneaster is growing from a similar planting pocket to the west of the window.

4.5.14 Adjoining the south wall of the locker room extension, is the south wall of the eastern entrance porch which contains a brick arch headed doorway and projecting three course eaves. There is slight historic settlement noted to the brick arch and further deeply recessed joints are developing above the archway, these are recommended for repointing together with open joints within the projecting eaves courses.

4.6 Doors

4.6.1 The west porch entrance door is a framed, ledged and vertically boarded painted softwood door, hung on 1½ pairs stainless steel hinges within a semi-circular arched frame. The door is provided with a 5-lever mortice lock and latch with level handles. The door has a draught seal, face fixed to the internal foot of the door. The door opens outwards and is provided with a galvanised cabin hook and staple to maintain it in the open position. There is no vision panel provision to this door.

4.6.2 Mounted on the inner face of the doorframe to the west porch door is a painted timber two-panel half door for use when there is no public access into the building. The door is mounted on a pair of rise and fall hinges and secured using a cabin hook and staple.

4.6.3 There is a further framed, ledged and vertically boarded door with semi-circular arched head giving access to the eastern entrance lobby. This door has a decorative internal frame which forms an upper circle and lower semi-circle. The door is provided with a push bar, internal knob and external push plate and has an internal alarm point. The door is provided with an internal threshold/edging strip to the sheet vinyl floor covering, there is no external weatherboard. There is slight deterioration to the paint finish towards the foot of the door and early redecoration is recommended.

4.6.4 Within the north wall of the kitchen, there is a combination frame consisting of a central doorway flanked by two 6-pane fixed light windows. Mounted within the door frame is a painted softwood framed, ledged and vertically boarded door which opens outwards, the door is provided with a mortice lock and lever handles. The lock is of the cylinder type and the rose is missing from the internal face of the cylinder. The door remains in satisfactory condition.

4.6.5 At the eastern end of the hall, north wall, there is a hardwood patio door giving access to the loggia area. The door is double glazed, incorporating kite marked safety glazing and provided with circular patch manifestation which is becoming detached in places and recommended for renewal. The opening leaf has been provided with a supplementary bead to cloak damage to the timber beneath. An early check on the operation of the of the patio door is recommended. Wear is evident to the espagnolette bolt arrangement and replacement of this item should be considered within the next 24 months.

4.6.6 The cill to the patio door poses something of a trip hazard as it is necessary to step over the cill to enter the loggia. Beyond the cill there is a plywood ramp which is overlaid with an entrance mat. The patio door is provided internally with wall mounted curtains. Mounted on the external western reveal of the doorway is a white finished grab rail. The rail and its fixings are beginning to rust and if left unattended, expansion through rusting of the fixings could lead to damage of the brickwork. We recommend that the grab rail should be decorated.

4.7 Windows

4.7.1 Within the north wall of the west porch is a single light painted timber window, incorporating double glazing with applied leading within the glazing unit. The external leaf of the glass is obscured. Internally the window is provided with painted decorative metal security grilles. There is extensive rot noted internally to the window board and evidence of water ingress to the reveal and around the foot of the window. Failure of the plasterwork is also noted to the lower eastern bracket to the security grille. A joinery repair in this area is now deemed appropriate. Externally a brick replacement is noted in this area, and this is presumed to have rectified the cause of the water ingress. Some repointing around the cill externally is however still required

4.7.2 Within the west wall of the male toilet is a 3-light semi-circular window, the central light to which is a bottom hung casement, the window is set within a rectangular timber frame and incorporates obscured glazing. Internally the window is provided with painted decorative metal security grille. The window is single glazed and installed using putty rather than beading, this being the traditional method. Very slight deterioration of the decoration to the putty and the foot of the casement is noted and redecoration within the next 5 years could be considered. Externally the window has a cant brick cill.

4.7.3 Within the north wall of the store adjoining the boiler room is a single glazed, painted timber rose window, incorporating obscured glazing and provided with internal painted metal security grille. A brick is missing from the head of the internal reveal, together with a significant amount of failed pointing. Some displacement bricks are also evident, although these predate the last redecoration. We recommend raking out and repointing of open joints to the reveal, together with the resealing of the junction between the timber frame and the external wall where daylight is visible. Externally the glazing is held in position with putty which remains in good order. Some open joints are however developing within the cill of the brickwork and some repointing is deemed appropriate.

4.7.4 Within the north wall of the kitchen, there are two, six pane painted timber windows, incorporating clear single glazing. These windows are also provided with internal painted metal security grilles. There is a slight loss of grout between head of the timber frame and the tiled head above the eastern window which could be considered for renewal. Externally the windows remain in good condition. The glazing is provided with a putty sealant. External stone cills are provided, the eastern of which, showing signs of spalling, although no action is recommended at this stage.

4.7.5 Within the south wall of the locker room is a 2-light painted timber framed window, the western light being an opening casement. The window is provided with single glazed Georgian wired obscured glass. It is noted that this window is glazed utilising timber beading. The ends of the handles to the opening casements have been covered in plastic, although it is unclear as to the reason. The plastic is beginning to look tired, and consideration could be given to its renewal or removal. This window is provided with black finish internal metal security bars. Movement is evident between the timber frame and the adjoining plaster with hairline cracking being apparent. Consideration could be given to the provision of a seal in order to reduce heat loss. Externally the window has a double cant brick cill detail. The projecting timber cill shows signs of decoration failure together with the lower section of each light. Early redecoration of this window will extend its useful life. The western end of the projecting cill shows signs of rot and a joinery repair may be required, although some filler may be appropriate if works are carried out prior to the winter period.

4.7.6 Within the east wall of the main hall is a 6-light triple sash window, each light containing nine clear single glazed glass. The window is painted timber and utilises glazing putty. The two outer lights are mock sliding sashes with horn details, the central light is a mock sliding sash with top hung opening light. Internally, aluminium framed single glazed secondary glazing is provided. This window is also provided with curtains. Externally the foot of the window shows signs of decoration failure and early redecoration will extend its useful life. Open and deeply recessed joints are noted to the brick reveal at the head of the southern jamb and raking out and repointing is recommended together with open joints to the northern reveal, approximately mid-height.

4.7.7 Within the south wall of the main hall, there are two 6-light sash-effect, painted timber windows, as that to the east wall. These windows are also provided with internal aluminium single glazed secondary glazing and curtains. Externally the foot of the decoration to both windows is beginning to show its age and early redecoration would extend its useful life. The foot of the mullions in particular, would benefit from early redecoration. The joint between the timber frame and the adjoining masonry is opening up, particularly at the head of both windows and beneath the cill of the east window. Some raking out and repointing is recommended. These windows are provided with external projecting stone cills.

4.7.8 Within the south wall of the office, there is a 6-light window matching those to the main hall. Again, internal aluminium single glazed secondary glazing is provided. Externally the window is provided with a projecting stone cill. The decoration to the window externally is beginning to fail, particularly at its foot. Rot is evident to the foot of the eastern mullion and some early timber treatment, filling and redecoration would extend its useful life. The beading in this area is also beginning to become detached and requires resecuring. Open joints are developing between the timber frame and the adjoining masonry, particularly at the head and cill of this window, and at high level to the eastern window reveal. Some raking out and repointing is recommended.

4.7.9 Within the west wall of the Council Office, there are two 6-light windows matching those elsewhere. Again internal aluminium secondary glazing is provided. Externally these windows are provided with projecting stone cills. The decoration to the foot of both windows is beginning to fail. Early redecoration is recommended. Again, these windows are glazed utilising putty. A joint is beginning to develop between the timber frame and the adjoining masonry to the head and northern reveal of the northern window and some raking out and repointing is therefore recommended.

4.7.10 The lantern above the northern section of the main hall consists of twelve 4-pane timber framed windows, single glazed, within its north and south walls. There are two further windows within the east and west walls, the northern windows having 4-panes, whilst the southern windows have just a large single pane. The eastern, southern and western windows are provided with twin wall polycarbonate protection externally. Extensive rot is evident internally to the western southern window and adjoining timber cill, urgent remedial measures are clearly required.

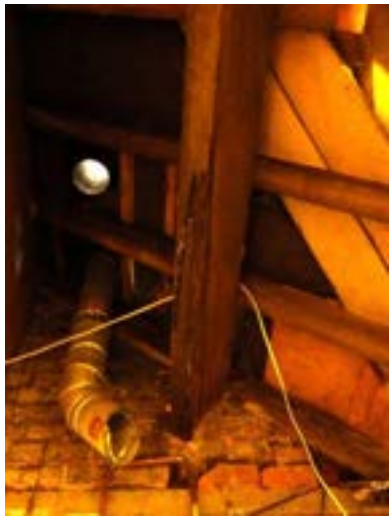
4.7.11 The northern windows of the lantern have five replacement panes which are obscure glazed, possibly polycarbonate which has yellowed through age. Northern window 3 from the west appears to be a replacement using different depth top and bottom rails; as a consequence the glazing does not line through with that in the adjoining windows. Northern windows 2 from the east and west ends are pivot opening lights which are no longer operable. Flaking of paint finish is evident externally at low level throughout the length of the northern windows and in particular to the bottom rails of windows 1 and 5 from the west, where rot is likely to be present.

4.7.12 Mounted on the west wall of the Parish Council Office are glazed timber notice boards for the Village Hall and Parish Council, there is some deterioration to the timber finish on the Village Hall board and consideration could be given to treating with Danish oil or similar. The Parish Council Board appears to have been decorated with a semi-translucent wood stain.

5 Internal

5.1 Roof Voids

5.1.1 Approximately 50mm above the suspended ceilings within the male and female toilets is a painted plaster ceiling. A visual inspection of the roof void and underside of the roof structure was therefore not possible.



5.1.2 Above the boiler room the roof construction is exposed. Exposed rafters and valley beams are visible to the west of the area. The roof is provided with a bitumen based sarking felt. Redundant boiler flues rise through the southern end of the west slope; we recommend that, unless providing combustion air, these should be removed and the roof made good over. A purlin spans north to south, water damage is evident at the southern end to the underside of the purlin, although this appears to be of long standing. Daylight is visible above the felt towards the southern end of the the western side of the roof and a closer inspection on the roof finishes in this area is recommended.

5.1.3 Access to the roof void above the northern store is via a ceiling hatch. The main roof slopes eastwards with valleys visible sloping south-east and north-east. Rafters are exposed and are provided with bitumen based sarking felt. A vertical stud wall with plasterboard to the boiler room side screens the western slope, although the ridge is visible within the roof void. A further ridge runs east to west and a crawl zone is available eastwards, giving access over the play group store and lobby area. Roofing felt is sagging between rafters where the edges of sheets are unsupported. Rafters to the east appear more recent than the western rafters. The roof void appears to remain sound and dry

5.1.4 Access into the roof void above the playgroup store and lobby area was not physically possible. Although a visual inspection was carried out from the roof void above the store full visibility was not possible. The roof over the playgroup store and lobby area has exposed rafters and a bitumen based sarking membrane. The roof is hipped, the north-east hip being visible from the vantage point. The upper section of the south-east hip was also visible. There was no evidence of any water ingress or requirement for repair.

5.1.5 The roof over the southern section of the main hall is hipped and consists of primary A-frame trusses with a raised tie, purlins, rafters and ridge beam. The roof is fully over-boarded which at some stage has been painted. Within the southern roof slope are two gabled ventilators, which are provided with hinged openings. These were closed at the time of inspection. Decoration failure is noted throughout, making inspection of the timbers difficult. The roof is insulated at ceiling level with approximately 100mm of mineral wool insulation. Daylight is however apparent at the apex of the gabled ventilator at the eastern end of the southern roof slope.

5.1.6 The roof above the council offices is constructed similar to that over the southern end of the main hall, with primary raised tie attic trusses, exposed purlins, hip rafters, rafters and over-boarded with timber boarding. At some stage the entire roof structure has been decorated, the decoration to which is failing significantly in a number of places. New boarding and additional rafters are noted towards the northern end of the eastern roof slope. The ceiling is insulated with approximately 100mm mineral wood insulation. Whilst externally the roof appears “L” shaped, there is no access between the southern end of this roof and the roof over the main hall. Rafters and boarding are continuous down to the wall plate.

5.1.7 The roof over the locker room is fully hipped and has exposed rafters, hip rafters and ridge. The rafters have been increased in height by the application of a counter batten, above which appears to be a foil based roofing felt. The roof is provided with cavity trays to ensure a ventilation gap at the eaves, although a number of these are dislodged. The area is insulated with approximately 150–200mm of mineral wool insulation, although this is disturbed in a number of places and a roll is left unlaid. A section of foil membrane is dislodged at its overlap on the eastern end of the northern slope and there is a hole within the membrane towards the northern end of the western slope. The valley board is evident between the western roof slope and the adjoining kitchen roof slope. The top side of the access hatch into the roof void above the locker room is provided with polystyrene insulation approximately 100mm in thickness.

5.1.8 There is no access provision to the roof void above the kitchen ceiling and consequently we cannot report that this area is free from defect.

5.2 Entrance Foyer

5.2.1 The entrance foyer is located within the main west entrance door and consists of the porch projection and adjoining area to the east. Accessed from the foyer are the male and female toilets to the north, the main hall to the east and the Parish Council office to the south.

5.2.2 The ceiling to the western, porch, section is flat and is finished with painted plaster. This remains in good order. The eastern section of the entrance foyer ceiling follows the slope of the roof, this sloping northward and has exposed purlins infilled with painted boarding, both boarding and purlins are painted. There is no evidence of any water ingress to this roof slope.

5.2.3 Walls to the entrance foyer are painted plaster and provided with tall torus skirtings. Damage together with paint failure is noted towards the western end of the north wall to the east of the window. It is unclear as to the cause and may be the result of water penetration through open joints at the cill of the window and at the junction between the wall of the foyer and the west wall of the male toilet. There may also be an issue with rainwater goods in this area, and we recommend they be checked under rainfall conditions. Plaster repairs and redecoration are recommended for this area.

5.2.4 The walls at the eastern end of the entrance foyer remain in better condition, although damage is noted at the eastern end of the north wall associated with the hook to the door to the main hall. Repairs are therefore recommended. Paint failure is noted immediately above skirting level together with water staining above, on the northern pier between the two sections of the foyer. This is probably as a result of the foam hand sanitiser mounted on the wall.

5.2.5 The floor is solid, overlaid with carpet and provided with a rubber backed entrance mat. It is important to ensure that the corners of the entrance mat do not begin to curl and thus cause a trip hazard.

5.2.6 The area is heated by a twin panel radiator with thermostatic radiator valve. The western bracket to which is becoming detached and requires resecuring. A high level ventilator is located within the north wall at the eastern end of the western section of the entrance foyer. A further high level ventilation grille is located above the eastern doors into the main hall.

5.2.7 Two water fire extinguishers are mounted at the eastern end of the south wall, these were last inspected by Nottingham Fire Safety Limited in January 2023 with the next recommended date for inspection being January 2024. The fire alarm control panel is located at the western end of the south wall, together with a sounder and alarm pad.

5.2.8 The area is illuminated by one ceiling mounted and one wall mounted bulkhead light fittings controlled by PIR sensors. There is also an emergency bulkhead light fitting within the area.

5.2.9 Notice boards are mounted on the north, south and west walls.

5.3 Male Toilets

5.3.1 The male toilets are located at the north west corner of the village hall building. The toilet area is accessed from the entrance foyer via a solid core flush door with a laminate finish. The door has a concealed door closer within its rebate and is provided with a metal kick plate to the external face and a pull handle to the internal face. Damage is noted to the architrave internally, west side, this having been sealed with silicone at some stage. Sanding down and redecoration of the architrave is recommended.

5.3.2 The male toilet area has a suspended ceiling incorporating recessed downlights. The ceiling itself shows no signs of any water ingress.

5.3.3 The walls to the male toilet have a lining of applied pvc board. Toilet cubicles are proprietary laminate finished units. The area appears to have been recently fitted out and remains in good condition.

5.3.4 The floor of the male toilets is solid construction with sheet vinyl finish and coved skirting. The area is provided with two different height urinals and a single accessible toilet compartment. The accessible toilet compartment includes grab rails, a concealed cistern wc, wash basin and a Windsor hand dryer. The toilet area is provided with a Vortice mechanical extract fan and baby change unit. There are two vanity style wash hand basins and a further electric hand dryer.

5.3.5 Heating is via a single panel radiator with thermostatic radiator valve. Staining on the vinyl flooring is noted beneath the northern outlet to the radiator and, if not historic, we recommend inviting a heating engineer to inspect the condition of the pipework. The area is illuminated by recessed downlights controlled by a PIR sensor. An emergency light fitting is also evident within the area.

5.4 Female Toilets

5.4.1 To the east of the male toilets are the female toilets; the area is accessed from the entrance foyer via a solid core flush door with laminate finish, provided with pull handle, finger plate and kick plate. Damage is evident at the foot of the architrave internally; east side, and sanding and redecoration could be considered.

5.4.2 The area has a suspended ceiling with recessed infill panels within an exposed grid. The ceiling remains in good condition with no evidence of water staining. A single ceiling tile adjoining the south wall is lifting and requires re-setting.

5.4.3 Walls of the female toilets area are pvc lined with laminate-finished cubicles all as the male toilets and also remain in good order.

5.4.4 The female toilets also have a sheet vinyl floor finish with coved skirting, all in good order.

5.4.5 The area is provided with one fully accessible wc compartment and one standard cubicle to the east. The accessible compartment incorporates a concealed cistern, low level WC, wash basin, grab rails and mechanical hand dryer. The toilet seat within the standard cubicle is loose and requires resecuring. The area is provided a vanity style double wash hand basin, Vent-Axia mechanical extract fan, baby change unit and a further electric hand dryer. The rose on the indicator bolt to the accessible toilet compartment is missing and requires renewal.

5.4.6 The area is heated by a double panel convector radiator with thermostatic radiator valve. The room is lit by downlights recessed into the suspended ceiling panels. There is emergency light provision and a ceiling mounted smoke detector.

5.5 Boiler Room

5.5.1 To the east of the female toilets is the boiler room. The area is accessed via a pair of painted flush timber solid core doors from the store adjacent. Given the provision of the boilers and gas supply in the area, serious consideration should be given towards the replacement of these doors with minimum 30 minute fire resisting doors, provided with intumescent strips.

5.5.2 There is no ceiling to the boiler room which is open to the underside of the roof above. The roof structure is visible from the room beneath.

5.5.3 The boiler room has painted exposed brick walls, together with painted blockwork walls to the north-east corner. Pointing is in various states of repair, although this appears to predate the previous decorations. It would appear that the boilers have also been renewed since the last redecoration.

5.5.4 The boiler room floor is solid concrete, partly painted.

5.5.5 The boiler room accommodates one Logik Plus System-30 and one Ideal Logik Plus System-15 wall mounted gas fired boilers, together with a Santon Premium Plus unvented indirect water cylinder. A gas meter is mounted at the southern end of the west wall. Pipework is predominantly insulated, although some pipes are not insulated and if these are flow rather than return, consideration should be given to their insulation. At the southern end of the roof slope, two former flues rise through the roof, both of which appear to have been capped. The flues to the current boilers pass through the north wall. The boiler room is illuminated by a single bayonet light fitting.

5.6 Store

5.6.1 Immediately to the west of the boiler house is a store room containing the electrical equipment. This has a painted plaster ceiling, incorporating an access hatch. This ceiling remains in good condition with no signs of water ingress.

5.6.2 The store has painted brick walls which remain in fair condition, although a significant number of wall plugs are evident throughout and consideration could be given to their removal and filling. The floor is painted concrete.

5.6.3 Mounted on the north wall of the store is the electric meter and mains switchgear which was last inspected and tested by an NICEIC Approved Contractor on the 1st August 2022 with the next recommended date for inspection being the 1st August 2025. The installation appears to be single phase. The area is illuminated by a single fluorescent strip light without diffuser. Heating is provided by a single panel radiator located at the southern end of the west wall.

5.6.4 The store is entered from the lobby to the south of the playgroup store, through a single solid core flush timber door provided with level handles and mortice lock. Should cleaning equipment such as bleach and other flammable items be stored within the area, we recommend the provision of a 30 minute fire door with intumescent strips and kept locked shut.

5.7 Lobby

5.7.1 Located to the north of the main hall is the lobby area which provides access to the store and boiler room to the west and playgroup store to the north. The lobby is accessed through a pair of flush timber doors with laminate finish. The doors are provided with pull handles, push plates, kick plates and mortice lock.

5.7.2 The lobby area has a painted plaster ceiling which remains in good condition with no evidence of water ingress.

5.7.3 The lobby has painted plaster walls and a partially painted concrete floor. Damage is noted to the floor in a number of places and latex repairs could be considered. With the exception of the stud wall to the north, the area is provided with tall torus skirtings which are also painted. The area remains in fair condition, although it is beginning to look tired and redecoration could be considered.

5.7.4 The area is accessed via a pair of painted solid core flush fire doors provided with intumescent strips. The doors are provided with pull handles and a mortice lock. Finger plates are provided to the lobby side of the doors. “Fire Door Keep Closed” signs are also provided. Damage is noted to the plasterwork on the lobby side to the eastern reveal and a repair could be considered.

5.8 Playgroup Store

5.8.1 The playgroup store is located at the eastern end of the north extension. The ceiling to the store is painted plaster and remains in good condition with no evidence of water ingress.

5.8.2 The walls to the playgroup store are painted plaster and the floor is concrete. The stud wall to the lobby to the south of the area remains exposed to the studs.

5.8.3 Access into the room is via single hollow core timber door provided with level handles and mortice lock. Whilst the door remains in good order, some minor damage is noted to the internal face, together with general scuff marks. This door is beginning to look tired although remains serviceable.

5.8.4 Illumination is by a single bayonet light fitting mounted on the ceiling. Damage is noted to the light fitting which is currently hanging loose on its wire. We recommend inviting an NICEIC Approved Contractor or equivalent to replace the fitting as a priority. Electrical tape also surrounds the fitting in this area and some repairs may be required to the ceiling.

5.9 Main Hall

5.9.1 The main hall is located to the east of the entrance foyer. At the eastern end of the entrance foyer is a pair of flush solid core timber doors, without vision panels, incorporating intumescent strips and overhead door closers. The doors are provided with kick plates and finger plates together with pull handles. They also have mortice lock and flush bolts. The hook to the active northern leaf is causing damage to the north wall of the entrance foyer. Given that these are fire doors, we recommend a review of the fire safety plan to ascertain if leaving the northern door hooked back is in contrary to the policy.

5.9.2 Immediately within the main hall is a pair of unpainted half height MDF and softwood doors on rise and fall hinges. The hinges do not appear to be working effectively and maintenance is therefore recommended. The timber ground supporting the upper hinge of the southern door is becoming detached from the wall and resecuring is recommended as a priority. The inactive leaf is hooked back to the inactive leaf of the fire doors. Given the overall finish of the Village Hall, these doors would appear to be out of character and better quality finished doors could be considered. The decoration of these doors is recommended as an interim measure.

5.9.3 The northern section of the main hall has a pitched roof supported by two painted metal trusses with metal ridge running east to west, and containing a raised lantern incorporating timber windows constructed off the intermediate purlins. The north and south sides of the lantern are timber framed containing twelve single glazed 4-pane timber window inserts. The east and west gables are plastered brick each with two timber framed windows, the northern windows being 4-pane. The east and west gable windows and southern windows have been provided with twin wall polycarbonate external protection.

5.9.4 There is evidence of water ingress in numerous places throughout the southern roof slope and it is understood that the staining evident at the western end of the roof slope is an active water leak and further investigation and remedial measures are required as a priority. It is presumed that the remaining staining, plaster failure, popped nails and cracking at board joints predates the recovering of this roof slope. We recommend that following any remedial measures required externally, that damage to plaster be filled and skimmed, stain block is applied, and the area redecorated.

5.9.5 The ceiling southern section of the main hall is flat with three exposed primary beams running north to south. There is an access hatch at the north-east corner of bay 2 from the east giving access to the roof void above.

5.9.6 Walls to the main hall are painted plaster and provided with a timber dado rail. The northern eaves have decorative ventilation holes and the need to maintain these clear of debris should be borne in mind. Again, walls are provided with a tall torus skirting. Water staining is evident to the west wall at the junction with the vertical section of the lantern window, southern side, the southern wall between the two south windows, plaster in this area appears to be hollow in places. Some previous filling may have taken place. The cracking continues down from the bottom western corner of the east window. The vertical crack being evident externally and indicative of settlement in this location. The stained ply dado panelling in this area is also loose and requires resecuring.

5.9.8 A vertical crack is noted from the western corner of the north facing door into the eastern entrance lobby, and we recommend that this be raked out, filled and redecorated in order to monitor any progressive movement.

5.9.9 Within the east wall, northern end, are two openings containing metal shutters to the kitchen serveries, beneath which is horizontal and chevron timber boarding. The shutters do not appear to be mechanically operated and do not appear to be fire rated. Again, we recommend a review of your fire safety policy in order to determine if shutters connected to the fire alarm installation should be considered.

5.9.10 Adjoining the southern reveal of the east facing door into the eastern entrance lobby is a series of bubbles within the decoration. This may have resulted from a failure adhesion between paint finishes, and we recommend fully scraping back any decoration works prior to the next redecoration.

5.9.11 The hall floor is timber suspended, the floor is finished with timber board effect sheet vinyl, with the circulation routes adjoining the northern and eastern walls being carpetted. A section of loose laid entrance matting adjoins the patio door. It is important to ensure that loose laid mats do not begin to curl and thus cause a trip hazard. The perimeter of the floor, with the exception of the southern end of the room, has a timber trimmer. The suspended timber floor shows signs of a lot of bounce and there is evidence of significant squeaks. If access beneath the floor void is possible, some packing and tightening of the floor could be considered. This could also take place when the floor finishes are next renewed.

5.9.12 Within the southern section of the main hall floor there are six metal ventilators. These sit slightly proud of the floor finish and could cause trip hazards, particularly the northern edge of the eastern of the three northern grilles. It is noted that most of the grille fixings are missing, and they are currently secured with adhesive. Consideration could be given to the removal of the grilles and setting of new grilles into the floor.

5.9.13 The hall is illuminated by high level LED strip lights. Heating is provided by a series of four twin panelled radiators with thermostatic radiator valves. The heating pipework is boxed in an extended skirting.

5.9.14 Mounted adjacent to the fire doors to the boiler room lobby on the north wall is a carbon dioxide fire extinguisher, and there are two water fire extinguishers within the north east corner of the southern area of the hall. The extinguishers were last inspected and tested by Nottinghamshire Fire Safety Limited in January 2023. Emergency lighting is fitted to both east and west walls and both ends of the hall.

5.13 Kitchen

5.13.1 The kitchen is located to the east of the northern section of the main hall. Access into the kitchen is from the eastern entrance lobby to the south. The door is a laminate finished solid core timber door with intumescent strip and overhead door closer. A pull handle, finger plate and kick plate together with mortice lock are provided.

5.13.2 The kitchen has a painted plaster ceiling. A section of the ceiling has been trimmed out and appears to be finished in painted boarding. There is no evidence to any water ingress to this ceiling.

5.13.3 Walls to the kitchen appear to be painted ceramic tiles and remain in good condition.

5.13.4 The kitchen floor is solid construction overlaid with sheet vinyl with a coved skirting. Puckering of the floor finish is evident within the north west corner, together with a failure of the adhesion of the coved skirting adjoining the north wall and within the reveals of the external doorway. Further loss of adhesion to the coved skirting is noted to the south wall. Some re-fixing and resealing of these areas is therefore recommended.

5.13.5 The kitchen is illuminated by a pair of single LED strip lights, a clip has become detached from the western strip light and this requires resecuring. Also within the area is a single bulkhead emergency light fitting. Plinth heaters are noted to the western units, although it is not clear as to whether these remain operational.

5.13.6 The area is provided with a carbon dioxide fire extinguisher and a fire blanket. There is also a first aid kit mounted on the internal face of the external door. A break glass fire alarm pad is located at the eastern end of the north wall. It is noted that this particular location is neither visible nor easily accessible. Consideration could be given to the provision of a further call pad to the west of the external doorway.

5.13.7 The area accommodates domestic style laminate finish baser units and a laminate worksurface. There is a twin bowl single drainer inset stainless steel sink. At the time of inspection the tap was dripping and remedial measures are recommended. The worksurface extends through the western servery openings, bullnosed to both sides. Also within the area is a single inset stainless steel bowl sink with Triton T30i instantaneous water heater over. The Indesit electric double over and hob is provided with a mechanical extract fan over. Also in the area is a Nisbets Essential Water Boiler and a Cookworks microwave oven. Also in the area is an LEC below counter refrigerator.

5.14 Eastern Entrance Lobby

5.14.1 Immediately to the south of the kitchen is a further entrance lobby which provides access to the main hall, kitchen and locker room. The lobby is accessed internally via doors within its west and south walls from the northern and southern sections of the main hall. The western door is a solid core laminate finished flush door incorporating level handles, mortice lock and door closer. This is labelled as a fire door, however does not appear to have intumescent strips. A similar door is located at the western end of the south wall, also giving access into the main hall. This door is not however provided with a door closer and again does not have intumescent strips, neither does it have a mortice lock. Damage is noted to the leading edge of the door and sanding is recommended in order to prevent splinters.

5.14.2 The lobby has a painted plaster ceiling which remains in good condition.

5.14.3 The lobby has painted plaster walls with a tall painted torus timber skirting. Paint and plaster damage indicative of rising damp is noted at low level to the south wall to the west of the external doorway. It is noted that the rainwater pipe in this area discharges directly over the ground which is formed in brick pavers. The brick pavers shows signs of settlement and one has been replaced with a mortar infill. We recommend consideration be given to the discharging of the surface water to a formal drain, possibly connected to a soakaway located beneath the Thoresby Colliery Garden area. Whilst the wall is provided with a chemical injection DPC which has been inserted into bricks, and could therefore allow damp to rise through mortar joints.

5.14.4 Following works to the rainwater goods and gully and a period of drying out, we recommend removal of the low level plaster, replacement possibly in a lime render and redecoration with a breathable paint. The walls of the entrance porch remain sound, although some damage is noted around the light fitting and at the foot of the eastern reveal to the external door where the plaster beading is beginning to rust.

5.14.5 The eastern lobby has a solid floor finished with sheet vinyl. The vinyl flooring is overlaid with two loose rubber backed entrance mats which should be regularly checked to ensure that they do not begin to curl and thus cause a trip hazard.

5.14.6 The lobby is illuminated by a single bulkhead light fitting mounted on the ceiling via a ply ground. Decoration of the ply is recommended. Also within the area is an emergency bulkhead light fitting and an illuminated running man fire exit sign over the main external door. Heating is via a twin panel radiator with thermostatic radiator valve. There does not appear to be a fire alarm call point located with this exit.

5.15 Locker Room

5.15.1 Accessed from the eastern end of the eastern entrance lobby is a locker room. Entry into the room is by way of a painted solid timber door with lever handles, integral mortice lock and kick plate.

5.15.2 The locker room has a painted plaster ceiling. Central to the ceiling is an access hatch to the roof void. Staining is apparent towards the south west corner of the ceiling and along the abutment with the west wall. Further staining is noted towards the north west corner of the ceiling. The staining occurs beneath the abutment of the roof and the valley gutter; a close inspection of the roof finishes in this area is recommended should the staining not be historic.

5.15.3 The locker room has painted plaster walls with exposed painted high level corbelled brickwork to the west wall, presumably the original eaves of the kitchen area. At low level to this wall is a plastered plinth. Damage is noted to the plasterwork to the plinth to the northern reveal of the entrance door and repairs could be considered. A high level boxing is evident within the north west corner, the reason for which is unclear, however may have previously been a water tank. There is pointing failure and what appears to be loose brickwork towards the southern end of the west wall associated with the heating pipes. Some re-bedding of the bricks and redecoration in this area is recommended.

5.15.4 The locker room has a sheet vinyl floor finish with coved skirting.

5.15.5 The locker room is illuminated via two LED strip lights controlled by a PIR sensor. Heating is via a single panel convector radiator located on the south wall and provided with a thermostatic radiator valve.

5.15.6 Metal lockers adjoin the east and west walls. The area is also utilised for the storage of upholstered metal and polypropylene stacking chairs, together with modern folding metal and polypropylene chairs.

5.15.7 The locker room remains in good order although its decoration is beginning to look tired.

5.16 Parish Council Office

5.16.1 The Parish Council office is located to the west of the main hall. Thel office is accessed from the foyer to the north north wall through a laminate-finished solid core timber flush door, incorporating overhead door closer, mortice lock, night latch and thumb turn. The door is provided with pull handle and a finger plate. At the time of inspection, the overhead door closer was not connected and it would appear that this has been the situation for some time prior to the last redecoration. The door however remains in good order.

5.16.2 The office is also accessed from the main hall via a pair of laminate-finished flush timber doors central to the west wall of the southern section of the hall. The doors are provided with pull handles and finger plates and mortice lock. Kick plates are also provided to the hall side of the doors. The lead door is provided with a door closer which appears to have been decommissioned. It is noted that this door has a fire exit sign from the office side, and thus should be maintained unlocked or easily openable whenever the office is in use.

5.16.3 The ceiling of the council office is painted plaster with exposed painted timber beams. Hips are visible at the corners of the room. Access to the roof void is available centrally at the northern end to the roof void. The masonry visible to the east wall of the roof void appears to be the west wall of the lantern.

5.16.4 The council office has painted plaster walls with an extended painted torus skirting. Cracking is evident to the west wall from the northern seating from the southern window up to ceiling level. Further cracking extends from the cill down to ground level. Some hollow plaster is noted in this area. The cracking is expressed externally and has been repointed at some stage with only minor re-opening of the joint since last repointed. We recommend the application of fixed tell-tales, above and below the window reveal externally in order to monitor any progressive movement. As a minimum measure, the raking out and repointing of the joint externally with a weak lime mortar mix is recommended.

5.16.5 There is damage as a result of rot to the skirting within the south-west corner of the room, together with decoration failure and efflorescence noted above. A rainwater pipe is evident externally in this area, this has been chased into the plinth and discharges directly below ground level. The chased plinth has been pointed up at high level, although addition pointing is recommended towards ground level, together with pointing to the plinth generally and the raking brickwork. As a minimum measure we recommend the condition of the drain be inspected which would necessitate an area of paving being lifted or an access hatch being put into the downpipe. Should the drain or its outfall be found to be problematic, remedial measures should be carried out. Following completion of any remedial measures and a period of drying out, internal finishes should be removed and renewed in finish which vapour permeable materials such as lime render and mineral based paint.

5.16.6 The office floor is timber suspended overlaid with carpet. It is understood that the floor has been renewed in recent years. Adjoining the east wall, towards its southern end, the floor is noted to rock and there is a change in sound when walked over, indicative of changing material such as a cover to a former floor vent or manhole cover. In front of the northern doorway is a rubber backed entrance mat, the edges to which are beginning to fail. Regular monitoring to ensure that the edges do not begin to curl and thus cause a trip hazard is recommended.

5.16.7 The office is illuminated via a series of single LED strip lights, ceiling mounted. Illuminated running man exit signs are provided over the north and eastern doorways. The area is covered by CCTV. Heating is provided by three twin panel steel radiators with thermostatic radiator valves. Mounted adjacent to the north door is a carbon dioxide fire extinguisher which was last inspected and tested in January 2023 by Nottingham Fire Safety Ltd.

5.16.8 Located at high level at the northern end of the east wall are two metal ventilation grilles, the southern of which has been modified to receive four heating pipes. These ventilate a boxing to the west wall of the main hall. Located at low level at the northern end of the west wall is a timber boxing forming the rear face of a letter box. Consideration could be given to insulating the box to provide additional thermal efficiency.

5.16.9 The Parish Council office accommodates office style furniture and equipment including desks, cupboards, tables and photocopier.

5.17 Services

5.17.1 Mains water, electricity and gas serve the building. Mains water is available within the toilet areas, boiler room and kitchen, all to the northern side of the building. An overhead telephone landline is received onto the south east corner of the main hall at eaves level.

5.17.2 Mounted on the north wall of the northern store is the electricity meter and mains switchgear. An external meter box is located beneath the circular window with sheathed supply cable rising from the ground beneath. The electrical installation was last inspected and tested by an NICEIC Approved Contractor on 1st August 2022 with the next recommended date for inspection being 1st August 2025. The installation appears to be single phase.

5.17.3 The main gas entry and gas meter appear to be located below floor level at the south-east corner of the main hall. The meter is accessed via a painted horizontally boarded framed timber door set within the east wall of the main hall. The gas supply exits the housing southwards and appears to run beneath the floor void of the main hall which maybe the reason for the ventilation grilles in the main hall floor. Consideration could be given to the provision of a door pull handle to the external face of the door to ease entry. Redecoration would also be of benefit.

5.17.4 It is understood that the council office area is on a separate/domestic meter. A small gas meter was noted within the boiler room at the southern end of the west wall.

5.17.5 The building is equipped with an intruder alarm system with external alarm boxes mounted on the south wall of the Parish Council Office and the boiler room gable.

6 Recommendation

Cost Bands 1: £0 - £1,999 2: £2,000 - £9,999 3: £10,000 - £29,999
4: £30,000 - £49,999 5: £50,000 - £249,999 6: £250,000 or more

6.1	Urgent works requiring immediate attention	Cost Band
6.1.1	Implementation of repairs to the Severity 4 items identified within the Vertex Report (4.1.8).	1
6.1.2	Carry out a general check and clearance of rainwater good and gullies, including removal of creeper and moss from roofs and valley gutters and making good defects identified (4.2.1-13).	1
6.1.3	Investigate outfall from rainwater pipe at southern end of Parish Council Office, west wall, and consider provision of an access gully with drain connection (4.2.12).	2
6.1.4	Pruning of Virginia creeper and removal of stored material adjoining north wall of locker room extension (4.5.12/13).	1
6.1.5	Check operation of hall patio door and carry out any necessary adjustments (4.6.5).	1
6.1.6	Carry out an invasive high level investigation into the construction and condition of lantern windows to determine extent of repairs required (4.7.11/12, 5.9.4/6).	1
6.1.7	If not already carried out, instruct a heating engineer to check the radiator within the male toilets for possible leak (5.3.5).	1
6.1.8	Replace damaged light fitting within playgroup store (5.8.4).	1
6.1.9	Attend to dripping tap within kitchen (5.13.7).	1

6.2	Work requiring attention within the next twelve months	Cost Band
6.2.1	If not already established, arrange for the testing of roof coverings to determine which, if any, areas contain asbestos (4.1.1).	1
6.2.2	Implementation of repairs to Severity 3 items identified within Vertex Report (4.1.8).	2
6.2.3	Refix hip iron at foot of kitchen, northern hip (4.1.3).	1
6.2.4	Replace missing vent pipe cage terminals (4.1.4).	1
6.2.5	Tidy edge trim to larger roof and clear moss from roof (4.1.7, 4.2.5).	1
6.2.6	Renewal of cast iron guttering to west entrance porch (4.2.1).	2
6.2.7	Refurbishment of cast iron rainwater goods to main hall and Parish Council Office roofs (4.2.13).	2
6.2.8	Repointing of open joints within north wall of west porch (4.5.6).	1
6.2.9	Replace missing roses to kitchen door lock and female toilet cubicle door (4.6.4, 5.4.5).	1
6.2.10	Joinery repairs and redecoration of west porch window (4.7.1).	1

6.2.11	Make good grouting to tiling at head of kitchen windows (4.7.4).	1
6.2.12	Implementation of restoration and repair measures to lantern windows (4.7.11/12, 5.9.4/6).	2-3
6.2.13	Investigate source of daylight through boiler room roof and make good any defects found (5.1.2).	1
6.2.14	Repair architrave to female toilet door and make good decorations, refix dislodged ceiling tile (5.4.1/2).	1
6.2.15	Review fire precautions strategy throughout the building and carryout any necessary improvements (5.5.1, 5.6.4, 5.9.1/9, 5.14.1, 5.16.1/2).	1-2
6.2.16	Review half door provision at entrance to main hall (5.9.2).	1
6.2.17	Renew ventilation grilles within hall floor to finish flush with floor surface (5.9.12).	1
6.2.18	Attention to kitchen floor finish as identified (5.13.4).	1

6.3	**Works requiring attention within the next 18 to 24 months**	**Cost Band**
6.3.1	Implementation of repairs to Severity 2 items, identified within Vertex Report where not included elsewhere (4.1.8).	1
6.3.2	External redecoration, including resealing of gutter joints, joinery repairs, filling etc (4.2.1-13, 4.6.3/6, 4.7.2/5-9/12, 5.17.3).	2
6.3.3	Check and make good pointing to verges and gable walls to northern section of main hall (4.4.1-3).	2
6.3.4	Renewal of patio door espagnolette bolt (4.6.5).	1
6.3.5	Redecoration of foyer area following external repairs and drying out (5.2.3/4).	1
6.3.6	Instruct an electrical inspection and test by and NICEIC Approved Contractor or equivalent not later than August 2025 and implement any recommendations (5.6.3, 5.17.2).	1-2
6.3.7	Brickwork and plaster repairs within locker room followed by redecoration (5.15.3/7).	1
6.3.8	Improvements to door of gas meter housing (5.17.3).	1

6.4	**Works recommended to be carried out within the next 5 years**	**Cost Band**
6.4.1	Renewal of lining to valley gutter between kitchen and locker room roofs including re-covering of adjoining roof slopes (4.1.6).	2-3
6.4.2	Repointing and brickwork replacement and repair measures as identified (4.5.1-5/8-11/14, 4.7.3, 5.16.4).	2
6.4.3	Following works to rainwater goods and drying out, carry out plaster repairs and redecoration of eastern entrance lobby (5.14.4).	1
6.4.4	Following repairs to office rainwater pipe, carry out repairs to skirting board and internal finishes (5.16.5).	1

6.5	Desirable improvements with no timescale	Cost Band
6.5.1	Investigate possible provision of gullies with drain connections from hall and office rainwater pipes (4.2.10/12, 5.14.3).	2
6.5.2	Remove redundant boiler flues passing through boiler chamber roof and make good roof finish (4.1.4, 5.1.2).	1
6.5.3	Consider upgrading insulation within ceiling voids to current standards (5.1.5-7).	1-2
6.5.4	When access in next available, inspect construction of hall floor and carry out any necessary improvements to reduce bounce (5.9.11).	1-2
6.5.5	Review fire alarm call point provision within kitchen and eastern entrance lobby (5.13.6, 5.14.6).	1

6.6	Work required to improve disabled access	Cost Band
6.6.1	Consider provision of vision panels within main entrance door and doors on internal circulation routes (4.6.1, 5.9.1).	2
6.6.2	Renewal of patio door with one having a level threshold (4.6.6).	2

6.7	Works to be carried out as annual maintenance	Cost Band
6.7.1	Clearance of valleys, rainwater goods, gullies, soakaways etc.	1
6.7.2	Weed treatment and removal of weed growth from paths, together with removal of vegetable/sapling growth and debris adjoining walls and boundaries.	1
6.7.3	General garden husbandry to planted areas.	1
6.7.4	Periodic brushing of efflorescence	1
6.7.5	Check/service of heating installation.	1
6.7.6	Check/service of firefighting equipment.	1
6.7.7	Service/service of alarm system.	1
6.7.8	PAT testing of portable electrical appliances.	1
6.7.9	Review of insurance cover.	-

7 Notes

7.1 Log Book

It is recommended that a Log Book be maintained where a record of works carried out upon the property can be made.

7.2 Electrical Inspection

It is recommended that the electrical installation (including the organ blower box if appropriate) should be inspected and tested every five years. The inspection and testing should be carried out in accordance with IET Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the building's records.

Only electrical contractors with 'Full Scope' registration or membership to work on commercial installations with the National Inspection Council for Electrical Installation Contracting (NICEIC), The Electrical Contractors' Association (ECA), The National Association of Professional Inspectors and Testers (NAPIT) or The Electrical Contractors' Association of Scotland (SELECT) should be employed. Electricians or electrical contractors who are only registered to undertake work on domestic installations under Part P of the Building Regulations are not acceptable.

7.3 Fire Extinguishers

The minimum for any community hall is two portable fire extinguishers; a water one for organic materials such as wood and paper and a carbon dioxide one for electrical fires. For the majority of halls a minimum of two water type extinguishers sited adjacent to exits are recommended plus one carbon dioxide extinguisher adjacent to the electrics and one dry powder extinguisher associated with any boiler installation. All firefighting equipment should be inspected and maintained professionally at least annually by an FIA, BAFE or IFEDA registered firm to ensure they are in good working order. Further advice can be obtained from the Fire Prevention Officer of the local fire brigade and from your insurers.

It is recommended that firefighting equipment should be purchased from firms that are members of the Fire Industry Association (FIA), British Approvals for Fire Equipment (BAFE) or Independent Fire Engineering and Distributors Association (IFEDA). Such firms can offer expert advice, maintenance facilities and appliances that have been approved by the Loss Prevention Council (LPC). The LPC publishes lists of extinguishers that have been independently tested in accordance with BS EN3 and that are manufactured in accordance with a satisfactory quality assurance scheme.

7.4 Insurance

The Parish Council are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.

7.5 Nature of Report

This is a summary report only; it is not a specification for the execution of the work and must not be used as such. The architects are willing to advise the Parish Council on implementing the recommendations, and will if so requested prepare a specification, seek tenders and oversee the repairs.

7.6 Further Inspection

It is recommended that when maintenance work is being carried out on the structure, and in particular the lantern and surrounding roof slopes, the architects are invited to inspect during the course of the works which may enable them to form an opinion on the condition of parts of the building not normally accessible or open to view.

7.7 Next Inspection

We recommend that the building should be inspected again in 2028 when the current report can be updated.

Drone Inspection Report

Edwinstowe Village Hall

Project Number: 201193. Date: 07/08/2023

Severity Overview

Severity 5	Severity 4	Severity 3
0	2	56
Health & Safety Risk (Repair immediately)	*Will Cause Damage to Structure (Repair within 0 - 6 months)*	*Needs Attention (Repair within 6 - 12 months)*

Severity 2	Severity 1	POI
30	0	14
May Cause Problems (Repair within 12 - 24 months)	*Advisory*	*Point Of Interest*

Due to limitations of access during the survey - i.e., no manned roof access - and therefore the physical inability of the surveyor to closely inspect every element on the roof, this report does not purport to be a definitive list of required repairs or defects.

Summary

Edwinstowe Village Hall appears to have multiple synthetic slate tiled pitched roofs with internal valleys and gutters.

There is evidence of historic repairs and maintenance having been carried out, however some of these areas have failed and need to be re-addressed. Other areas, for example in image 40, the repairs have been made using incorrect slate sizes resulting in joints not staggered sufficiently which may cause water ingress. We recommend this area of roof slope be stripped and recovered using uniform slate sizes.

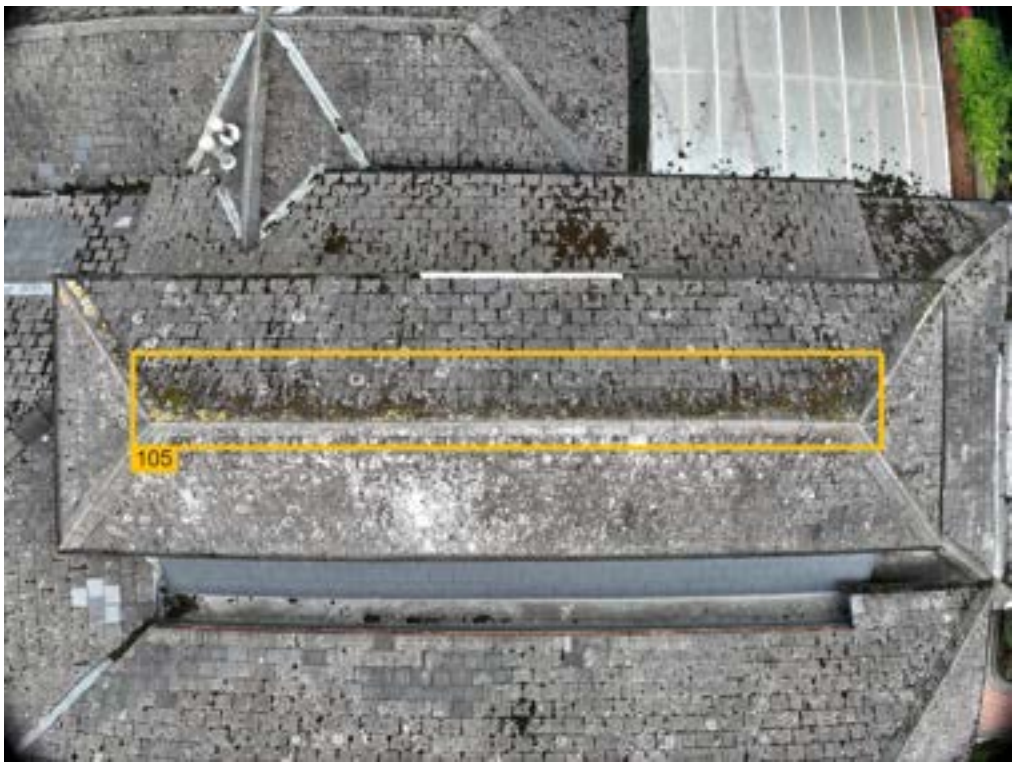
Lead substitute has been used as a flashing, see image 16 as an example. Lead replacement products do not have the same life span as lead itself and therefore we advise these areas are checked periodically to ensure they remain watertight.

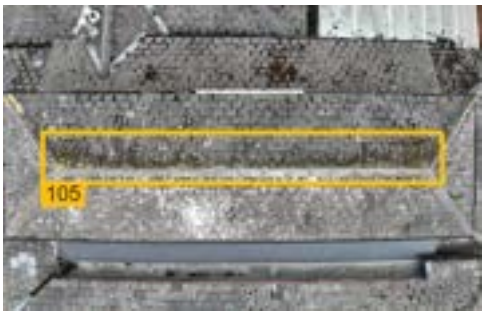
Lichen and moss growth is present on the roof surface throughout the building. It does not appear to be causing any harm at this stage, however this will establish year on year which may cause a problem over time. Moss also tends to breakaway and roll down the roof surface and into the gutters, blocking outlets. A full professional clean is recommended to remove moss growth throughout all roof slopes.

In summary, there is evidence that some maintenance has been carried out, however there are areas as mentioned above, that require attention in order to maintain the integrity of the roof. We advise addressing the issues mentioned above and those annotated in the report, cut back all vegetation to prevent encroachment over the building and ensure gutters and outlets are cleared and flushed out regularly. Continued maintenance is essential to ensure any problems that may present themselves are highlighted and able to be dealt with accordingly.

201193 (4).JPG

53.195249, -1.065940 -6°





 # 105 Moss & lichen growth **Severity: 2**

201193 (5).JPG

53.195213, -1.065973 -5°

 # 1 **Debris in gutter** **Severity: 3**

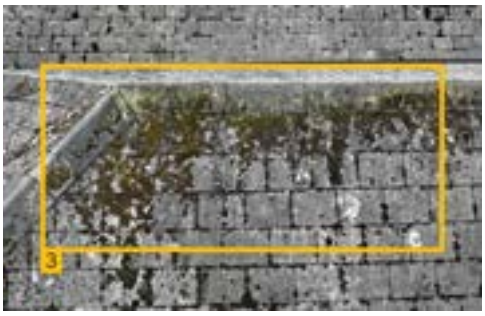
201193 (6).JPG

53.195216, -1.065922 -5°

 # 2 Lichen growth **Severity: 2**

201193 (9).JPG

53.195275, -1.065896 175°



 # 3 Moss growth **Severity: 2**

201193 (10).JPG

53.195272, -1.065939 173°

 # 4 Historic repair **Severity: 0**

201193 (11).JPG

53.195270, -1.065984 173°

 # 6 Moss growth in gutter **Severity: 3**

 # 7 Moss growth **Severity: 2**

201193 (13).JPG

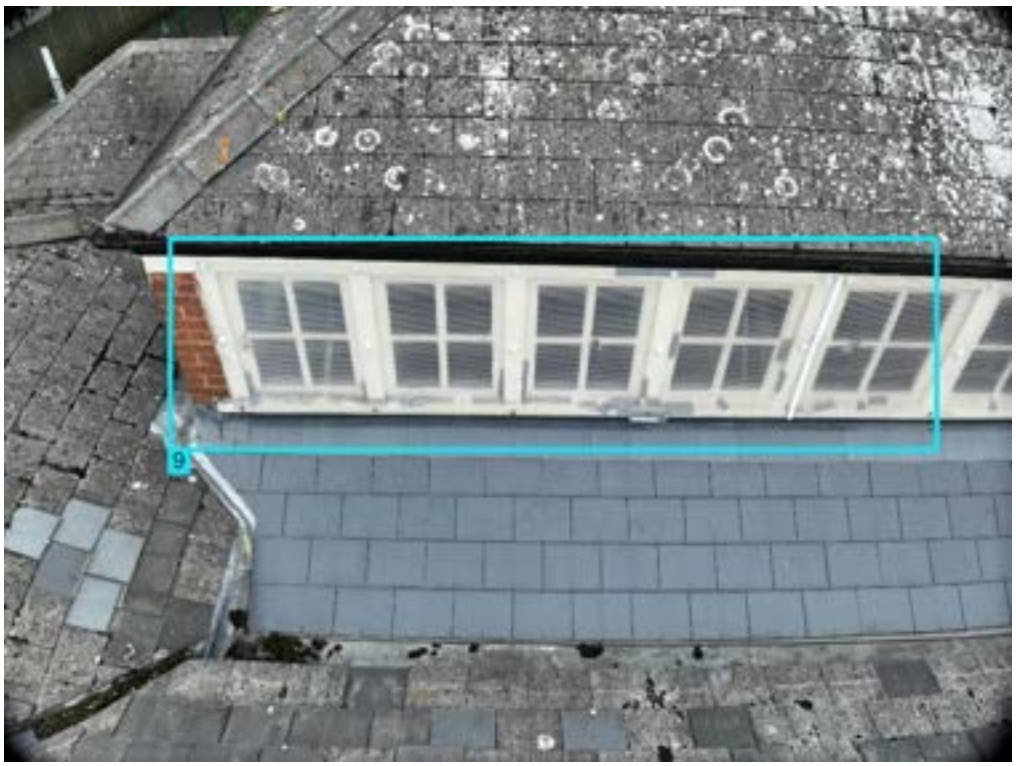
53.195238, -1.066043 85°

 # 8 **Historic repair** **Severity: 0**

Plastic corrugated board over window.

201193 (14).JPG

53.195205, -1.065979 -7°



 # 9 **Historic repair** **Severity: 0**

Plastic corrugated board over window.

201193 (16).JPG

53.195211, -1.065889 -6°

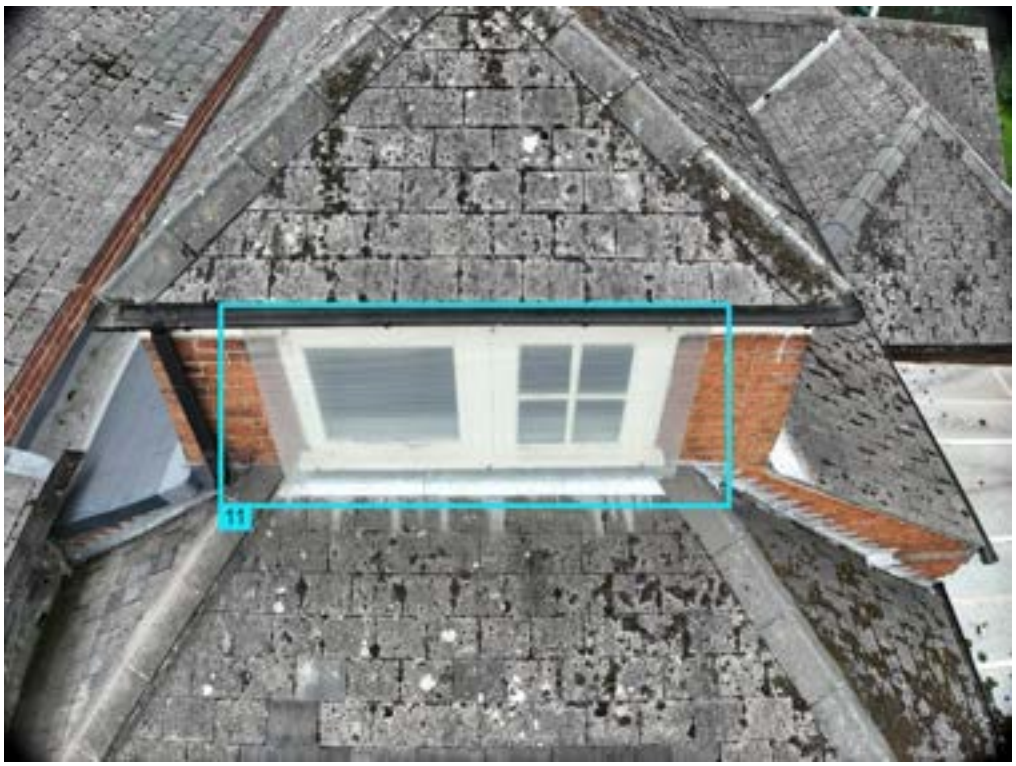
 # 10 **Historic repair** **Severity: 0**

Plastic corrugated board over window.

 # 12 **Severity: 2**

201193 (17).JPG

53.195253, -1.065829 -95°



 # 11 **Historic repair** **Severity: 0**

Plastic corrugated board over window.

201193 (19).JPG

53.195278, -1.065940 173°

 # 13 Paint coat failed **Severity: 2**

201193 (20).JPG

53.195276, -1.065997 172°

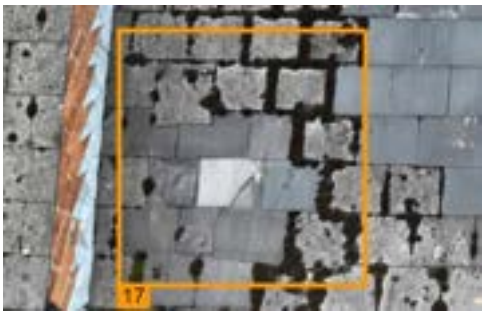
 # 14 **Paint coat failed** **Severity: 2**

201193 (22).JPG

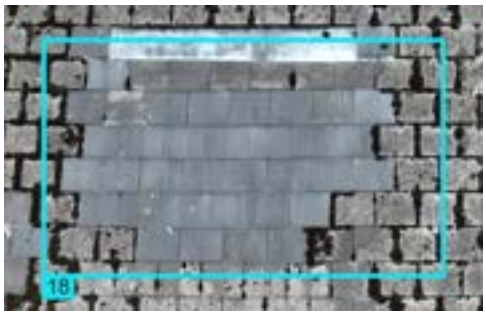
53.195283, -1.066063 175°

 # 15 Moss growth **Severity: 2**

 # 16 Moss growth in gutter **Severity: 3**



 # 17 Damaged slate **Severity: 3**



 # 18 Historic repair **Severity: 0**

201193 (23).JPG

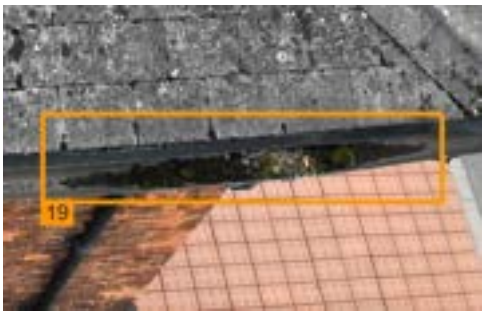
53.195219, -1.066128 87°

 # 20 **Deformed gutter** **Severity: 3**

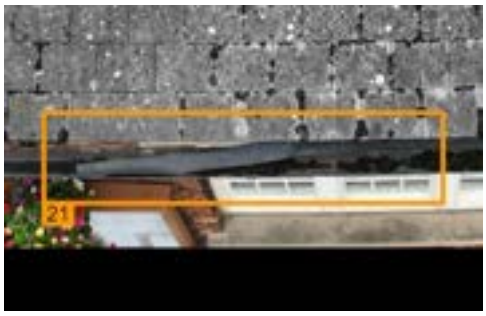
Check for sufficient gutter brackets.

201193 (24).JPG

53.195176, -1.066119 87°



 # 19 **Blocked gutter/outlet** **Severity: 3**



 # 21 **Dislodged eaves carrier** **Severity: 3**

Ensure suitable eaves carrier is draped into gutter.

201193 (27).JPG

53.195143, -1.065892 -3°

 # 22 Moss growth in gutter **Severity: 3**

201193 (28).JPG

53.195145, -1.065856 -3°

 # 23 Slipped hip tile **Severity: 4**

 # 24 Slipped hip tile **Severity: 4**

 # 25 Moss growth in gutter **Severity: 3**

201193 (29).JPG

53.195189, -1.065799 -95°

 # 26 Moss growth in gutter **Severity: 3**

201193 (30).JPG

53.195213, -1.065799 -95°

 # 27 Moss growth in gutter **Severity: 3**

 # 28 Moss growth **Severity: 2**

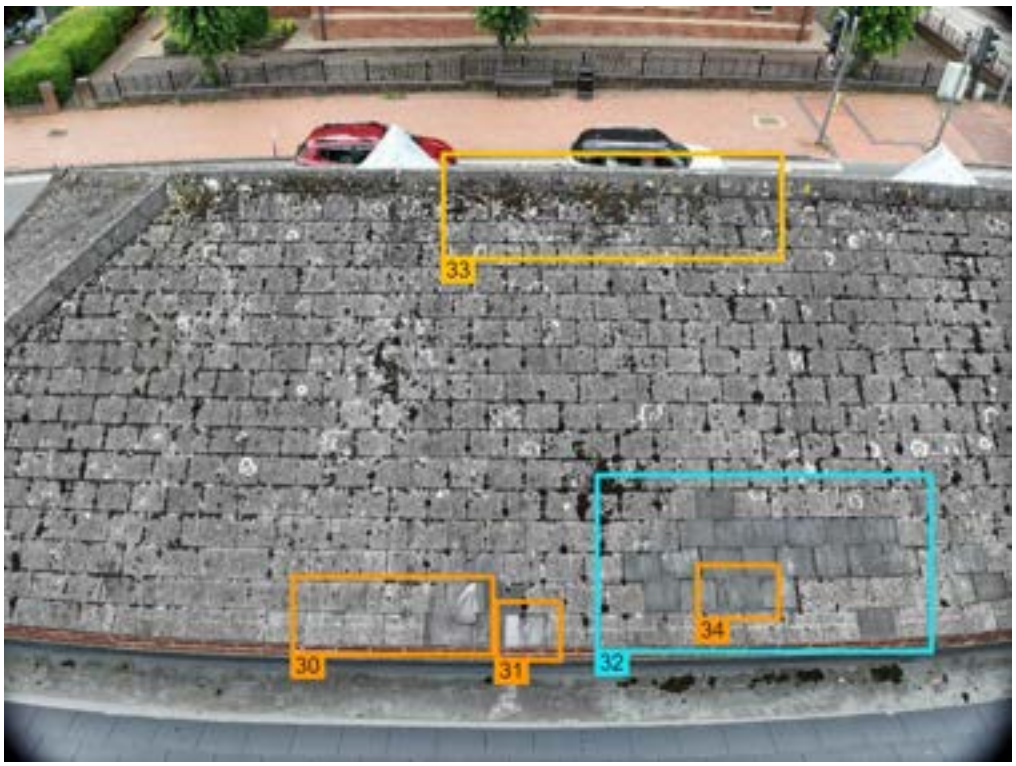
201193 (31).JPG

53.195242, -1.065868 177°

 # 29 Moss growth in gutter **Severity: 3**

201193 (32).JPG

53.195237, -1.065922 176°



 # 30 Damaged slate **Severity: 3**

 # 31 Missing slate **Severity: 3**

 # 32 Historic repair **Severity: 0**

 # 33 Moss growth **Severity: 2**

 # 34 **Poor detailing** **Severity: 3**

Ensure area is watertight.

201193 (33).JPG

53.195235, -1.065964 176°

 # 35 Damaged slate **Severity: 3**

 # 36 Historic repair **Severity: 0**

 # 37 Damaged slate **Severity: 2**

 # 38 Misaligned slate **Severity: 2**

201193 (34).JPG

53.195233, -1.065990 176°

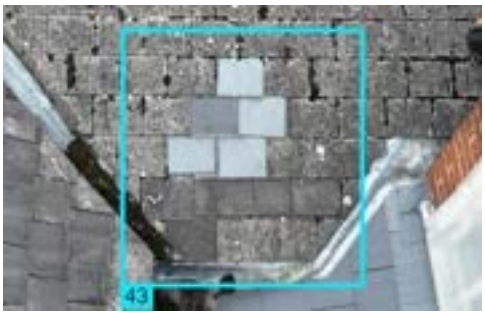
 # 40 Moss growth in valley **Severity: 3**

201193 (35).JPG

53.195216, -1.065977 -95°

 # 41 Loose mortar in valley **Severity: 3**

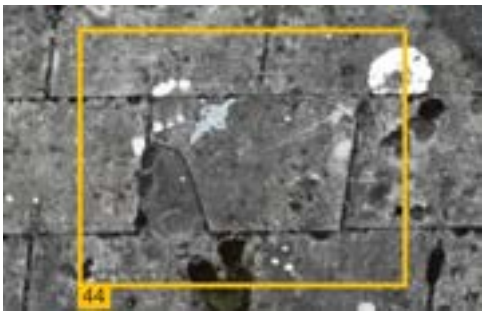
 # 42 Moss growth **Severity: 2**



 # 43 Historic repair **Severity: 0**

201193 (36).JPG

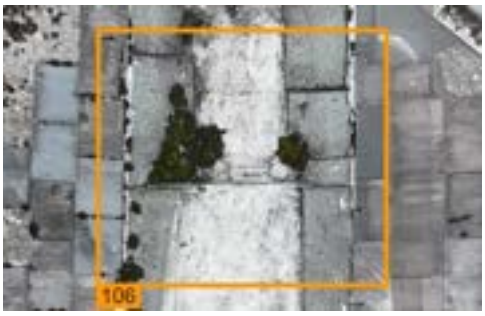
53.195225, -1.066027 87°



 # 44 Damaged slate **Severity: 2**

201193 (37).JPG

53.195256, -1.065815 177°



 # 106 Moss growth in valley **Severity: 3**

201193 (38).JPG

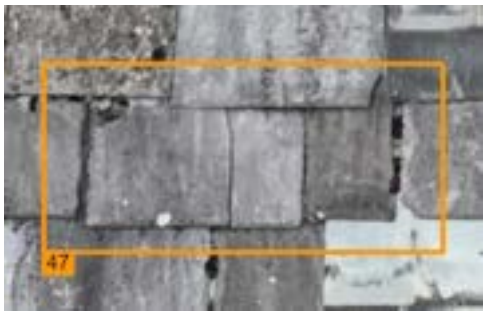
53.195236, -1.065845 -2°

 # 45 Damaged slate **Severity: 3**

201193 (40).JPG

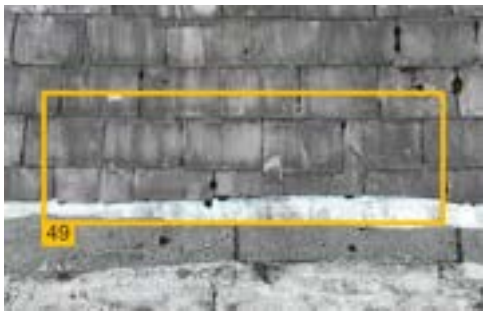
53.195253, -1.065792 -93°

 # 46 Misaligned slate **Severity: 2**



 # 47 Damaged slate **Severity: 3**

 # 48 Damaged slate **Severity: 2**



 # 49 Damaged slate **Severity: 2**

 # 50 Damaged slate **Severity: 3**

 # 51 Further clarification needed **Severity: 2**

Slate laid incorrectly.

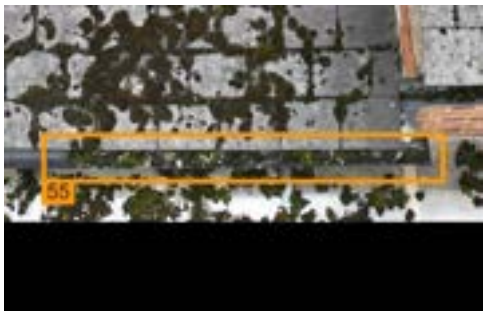
 # 52 Historic repair failed **Severity: 2**

 # 53 Damaged slate **Severity: 3**

201193 (41).JPG

53.195293, -1.065855 177°

 # 54 Historic repair **Severity: 0**



 # 55 Moss growth in gutter **Severity: 3**

201193 (42).JPG

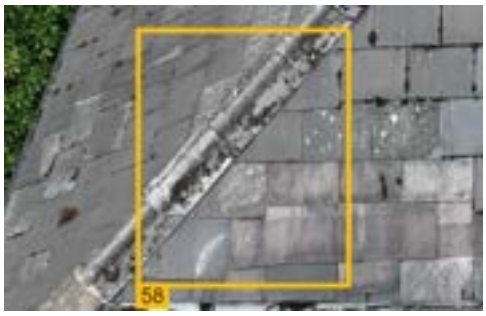
53.195269, -1.065790 -177°

 # 56 Moss growth in gutter **Severity: 3**

201193 (43).JPG

53.195254, -1.065838 91°

 # 57 Damaged slate **Severity: 2**



 # 58 Misaligned slate **Severity: 2**

201193 (44).JPG

53.195208, -1.065778 -1°

 # 59 Moss growth in gutter **Severity: 3**

 # 60 Vegetation growth **Severity: 3**

 # 61 Misaligned slate **Severity: 3**

201193 (45).JPG

53.195254, -1.065713 -88°

 # 62 Vegetation growth **Severity: 3**

 # 63 Moss growth **Severity: 2**

201193 (46).JPG

53.195294, -1.065899 177°

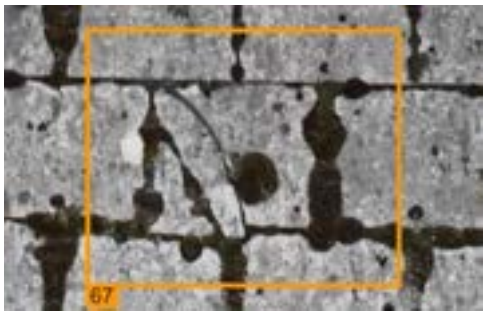
 # 64 Moss growth in gutter **Severity: 3**

 # 65 Blocked gutter/outlet **Severity: 3**

201193 (47).JPG

53.195291, -1.065942 176°

 # 66 Moss growth **Severity: 2**



 # 67 Damaged slate **Severity: 3**

201193 (48).JPG

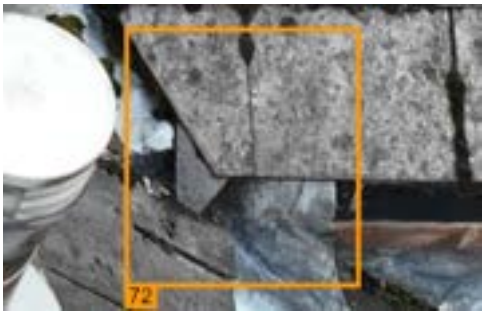
53.195288, -1.065992 176°

 # 68 Moss growth in gutter **Severity: 3**

 # 69 Damaged slate **Severity: 3**

 # 70 Moss growth in valley **Severity: 3**

 # 71 Damaged slate **Severity: 3**

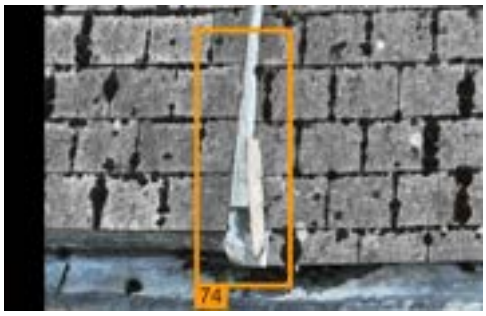


 # 72 **Slipped slate** **Severity: 3**

201193 (49).JPG

53.195280, -1.066109 -178°

 # 73 Moss growth in gutter **Severity: 3**



 # 74 Missing mortar to verge **Severity: 3**

201193 (52).JPG

53.195258, -1.066122 129°

 # 75 Missing mortar to verge **Severity: 3**

 # 76 Cracked mortar to verge **Severity: 3**

201193 (53).JPG

53.195293, -1.066015 -179°

 # 82 Moss growth in valley **Severity: 3**

 # 83 Moss growth in valley **Severity: 3**

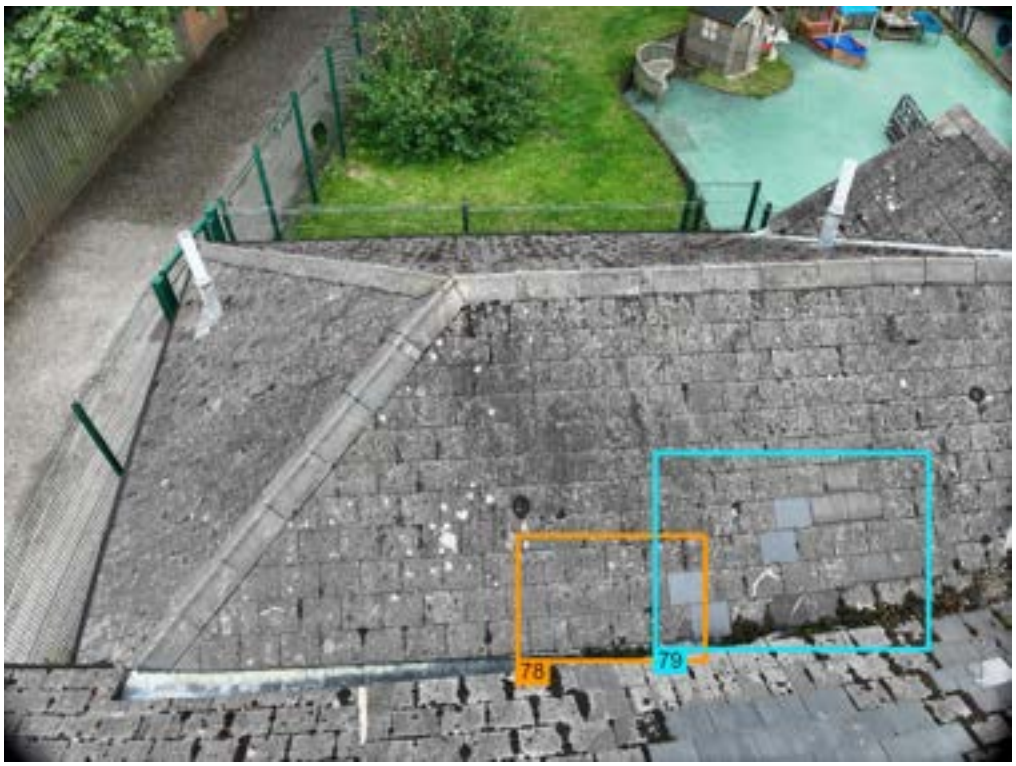
201193 (54).JPG

53.195286, -1.066140 92°

 # 77 Missing bird cage **Severity: 2**

201193 (55).JPG

53.195252, -1.066065 5°

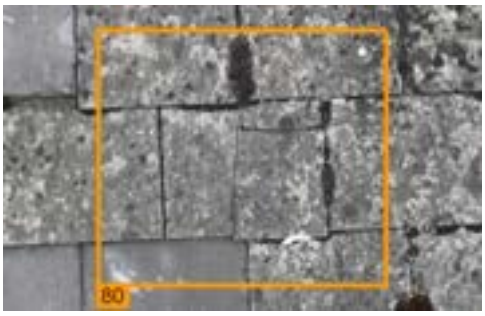


 # 78 Damaged slate **Severity: 3**

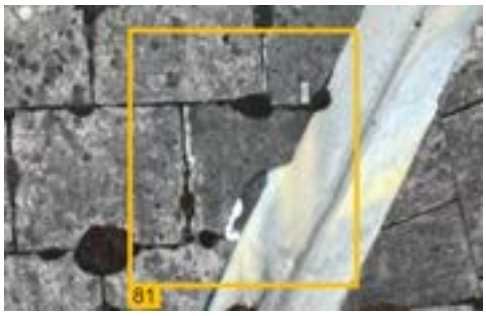
 # 79 Historic repair **Severity: 0**

201193 (56).JPG

53.195254, -1.066024 3°



 # 80 Damaged slate **Severity: 3**



 # 81 Damaged slate **Severity: 2**

201193 (57).JPG

53.195275, -1.066039 93°

 # 84 Moss growth in valley **Severity: 3**

201193 (58).JPG

53.195275, -1.065946 -84°

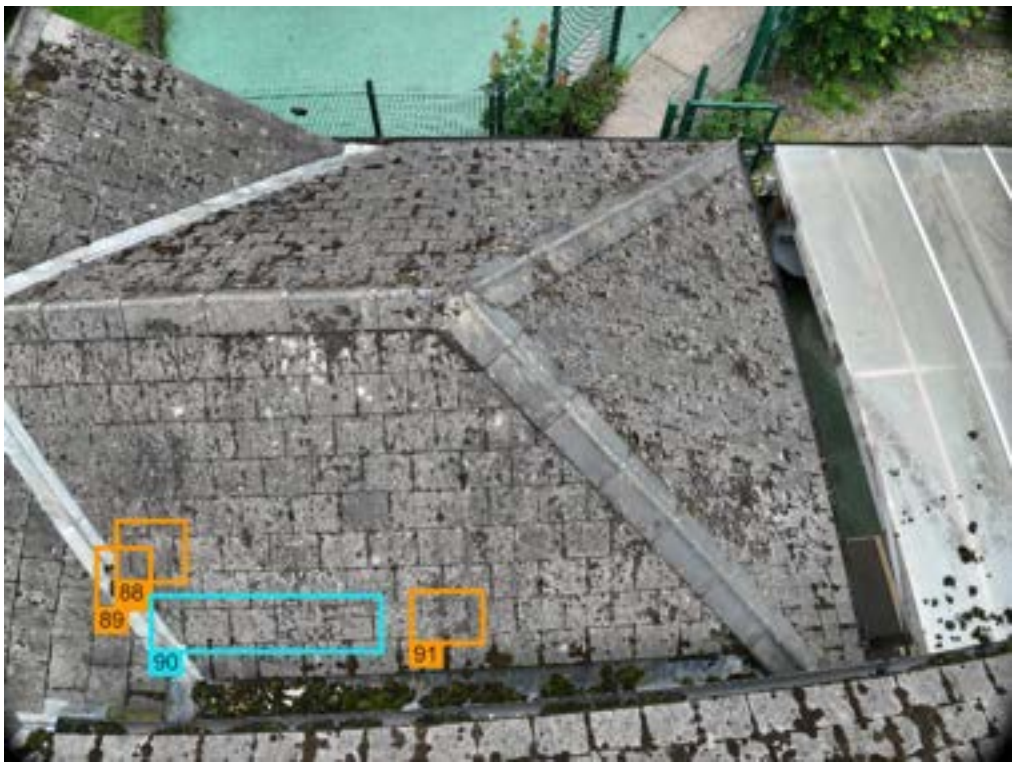
 # 85 Moss growth in valley **Severity: 3**

 # 86 Damaged slate **Severity: 3**

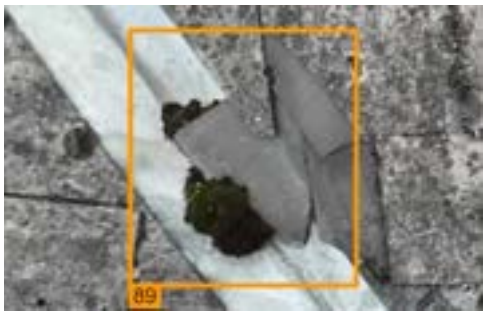
 # 87 Slipped slate **Severity: 2**

201193 (59).JPG

53.195275, -1.065948 3°



 # 88 Damaged slate **Severity: 3**



 # 89 Slipped slate **Severity: 3**

 # 90 Historic repair **Severity: 0**

 # 91 Damaged slate **Severity: 3**

201193 (60).JPG

53.195267, -1.065954 0°

 # 92 Damaged slate **Severity: 2**

201193 (61).JPG

53.195292, -1.065889 -88°

 # 93 Moss growth in gutter **Severity: 3**

201193 (62).JPG

53.195332, -1.065955 -175°

 # 94 **Moss growth in gutter** **Severity: 3**

201193 (63).JPG

53.195311, -1.065942 -88°

 # 95 Missing slate **Severity: 3**

201193 (65).JPG

53.195304, -1.066050 95°

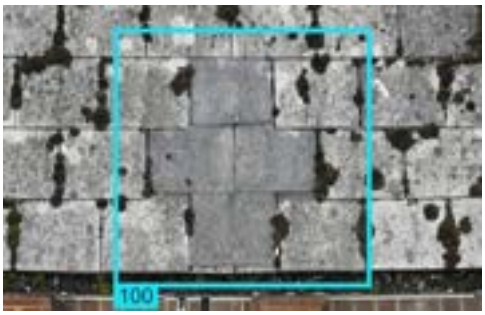
 # 97 Slipped slate **Severity: 2**

201193 (66).JPG

53.195326, -1.066041 -178°

 # 98 Moss growth in gutter **Severity: 3**

 # 99 Missing bird cage **Severity: 2**



 # 100 Historic repair **Severity: 0**

201193 (67).JPG

53.195325, -1.066085 -179°

 # 101 Slipped slate **Severity: 3**

 # 102 **Severity: 0**

201193 (69).JPG

53.195334, -1.065888 -180°

 # 104 Moss growth **Severity: 2**

ID	Defect	Filename	Severity	Notes	Page
105	Moss & lichen growth	201193 (4).JPG	2	-	5
1	Debris in gutter	201193 (5).JPG	3	-	6
2	Lichen growth	201193 (6).JPG	2	-	7
3	Moss growth	201193 (9).JPG	2	-	8
4	Historic repair	201193 (10).JPG	0	-	9
6	Moss growth in gutter	201193 (11).JPG	3	-	10
7	Moss growth	201193 (11).JPG	2	-	10
8	Historic repair	201193 (13).JPG	0	Plastic corrugated board over window.	11
9	Historic repair	201193 (14).JPG	0	Plastic corrugated board over window.	12
10	Historic repair	201193 (16).JPG	0	Plastic corrugated board over window.	13
12	-	201193 (16).JPG	2	-	13
11	Historic repair	201193 (17).JPG	0	Plastic corrugated board over window.	14
13	Paint coat failed	201193 (19).JPG	2	-	15
14	Paint coat failed	201193 (20).JPG	2	-	16
15	Moss growth	201193 (22).JPG	2	-	17
16	Moss growth in gutter	201193 (22).JPG	3	-	17
17	Damaged slate	201193 (22).JPG	3	-	17
18	Historic repair	201193 (22).JPG	0	-	17
20	Deformed gutter	201193 (23).JPG	3	Check for sufficient gutter brackets.	18
19	Blocked gutter/outlet	201193 (24).JPG	3	-	19
21	Dislodged eaves carrier	201193 (24).JPG	3	Ensure suitable eaves carrier is draped into gutter.	19
22	Moss growth in gutter	201193 (27).JPG	3	-	20
23	Slipped hip tile	201193 (28).JPG	4	-	21
24	Slipped hip tile	201193 (28).JPG	4	-	21
25	Moss growth in gutter	201193 (28).JPG	3	-	21
26	Moss growth in gutter	201193 (29).JPG	3	-	22
27	Moss growth in gutter	201193 (30).JPG	3	-	23
28	Moss growth	201193 (30).JPG	2	-	23
29	Moss growth in gutter	201193 (31).JPG	3	-	24
30	Damaged slate	201193 (32).JPG	3	-	25
31	Missing slate	201193 (32).JPG	3	-	25
32	Historic repair	201193 (32).JPG	0	-	25
33	Moss growth	201193 (32).JPG	2	-	25
34	Poor detailing	201193 (32).JPG	3	Ensure area is watertight.	26

35	Damaged slate	201193 (33).JPG	3	-	27
36	Historic repair	201193 (33).JPG	0	-	27
37	Damaged slate	201193 (33).JPG	2	-	27
38	Misaligned slate	201193 (33).JPG	2	-	27
40	Moss growth in valley	201193 (34).JPG	3	-	28
41	Loose mortar in valley	201193 (35).JPG	3	-	29
42	Moss growth	201193 (35).JPG	2	-	29
43	Historic repair	201193 (35).JPG	0	-	29
44	Damaged slate	201193 (36).JPG	2	-	30
106	Moss growth in valley	201193 (37).JPG	3	-	31
45	Damaged slate	201193 (38).JPG	3	-	32
46	Misaligned slate	201193 (40).JPG	2	-	33
47	Damaged slate	201193 (40).JPG	3	-	33
48	Damaged slate	201193 (40).JPG	2	-	33
49	Damaged slate	201193 (40).JPG	2	-	33
50	Damaged slate	201193 (40).JPG	3	-	34
51	Further clarification needed	201193 (40).JPG	2	Slate laid incorrectly.	34
52	Historic repair failed	201193 (40).JPG	2	-	34
53	Damaged slate	201193 (40).JPG	3	-	34
54	Historic repair	201193 (41).JPG	0	-	35
55	Moss growth in gutter	201193 (41).JPG	3	-	35
56	Moss growth in gutter	201193 (42).JPG	3	-	36
57	Damaged slate	201193 (43).JPG	2	-	37
58	Misaligned slate	201193 (43).JPG	2	-	37
59	Moss growth in gutter	201193 (44).JPG	3	-	38
60	Vegetation growth	201193 (44).JPG	3	-	38
61	Misaligned slate	201193 (44).JPG	3	-	38
62	Vegetation growth	201193 (45).JPG	3	-	39
63	Moss growth	201193 (45).JPG	2	-	39
64	Moss growth in gutter	201193 (46).JPG	3	-	40
65	Blocked gutter/outlet	201193 (46).JPG	3	-	40
66	Moss growth	201193 (47).JPG	2	-	41
67	Damaged slate	201193 (47).JPG	3	-	41
68	Moss growth in gutter	201193 (48).JPG	3	-	42
69	Damaged slate	201193 (48).JPG	3	-	42
70	Moss growth in valley	201193 (48).JPG	3	-	42
71	Damaged slate	201193 (48).JPG	3	-	42
72	Slipped slate	201193 (48).JPG	3	-	43
73	Moss growth in gutter	201193 (49).JPG	3	-	44
74	Missing mortar to verge	201193 (49).JPG	3	-	44

75	Missing mortar to verge	201193 (52).JPG	3	-	45
76	Cracked mortar to verge	201193 (52).JPG	3	-	45
82	Moss growth in valley	201193 (53).JPG	3	-	46
83	Moss growth in valley	201193 (53).JPG	3	-	46
77	Missing bird cage	201193 (54).JPG	2	-	47
78	Damaged slate	201193 (55).JPG	3	-	48
79	Historic repair	201193 (55).JPG	0	-	48
80	Damaged slate	201193 (56).JPG	3	-	49
81	Damaged slate	201193 (56).JPG	2	-	49
84	Moss growth in valley	201193 (57).JPG	3	-	50
85	Moss growth in valley	201193 (58).JPG	3	-	51
86	Damaged slate	201193 (58).JPG	3	-	51
87	Slipped slate	201193 (58).JPG	2	-	51
88	Damaged slate	201193 (59).JPG	3	-	52
89	Slipped slate	201193 (59).JPG	3	-	52
90	Historic repair	201193 (59).JPG	0	-	52
91	Damaged slate	201193 (59).JPG	3	-	52
92	Damaged slate	201193 (60).JPG	2	-	53
93	Moss growth in gutter	201193 (61).JPG	3	-	54
94	Moss growth in gutter	201193 (62).JPG	3	-	55
95	Missing slate	201193 (63).JPG	3	-	56
97	Slipped slate	201193 (65).JPG	2	-	57
98	Moss growth in gutter	201193 (66).JPG	3	-	58
99	Missing bird cage	201193 (66).JPG	2	-	58
100	Historic repair	201193 (66).JPG	0	-	58
101	Slipped slate	201193 (67).JPG	3	-	59
102	-	201193 (67).JPG	0	-	59
104	Moss growth	201193 (69).JPG	2	-	60

Annotation Severity Guide

Severity	Category	Defects	Timescale For Remedial Works
1	Advisory	Moss Lichen Staining Graffiti	N/A
2	May Cause Problems	Vegetation Corrosion Spalled Brick Missing Bird Cage Minor Debris Paint Coat Failed Mastic Joint Failed Standing Water Missing Leaf Guard	12-24 months
3	Needs Attention	Leaking Gutter Damaged Tile or Slate Slipped Tile or Slate Cracked or Missing Mortar Minor Cracked Flaunching Brick Fracture Significant Debris Paint Coat Missing Mastic Joint Failed Missing Putty Damage Sheet/Panel Minor Timber Decay	6-12 months
4	Will Cause Damage to Structure	Missing Flashing Misaligned Flashing Significant Cracked or missing Flaunching Missing Slate or Tile Damage Sheet/Panel (Hole in sheet/Panel) Blocked Outlet Significant Timber Decay	0-6 months
5	Health & Safety Risk	Holes Missing Slate or Tile	Immediately
POI	Point Of Interest	Historic Repair Unknown Detail	N/A