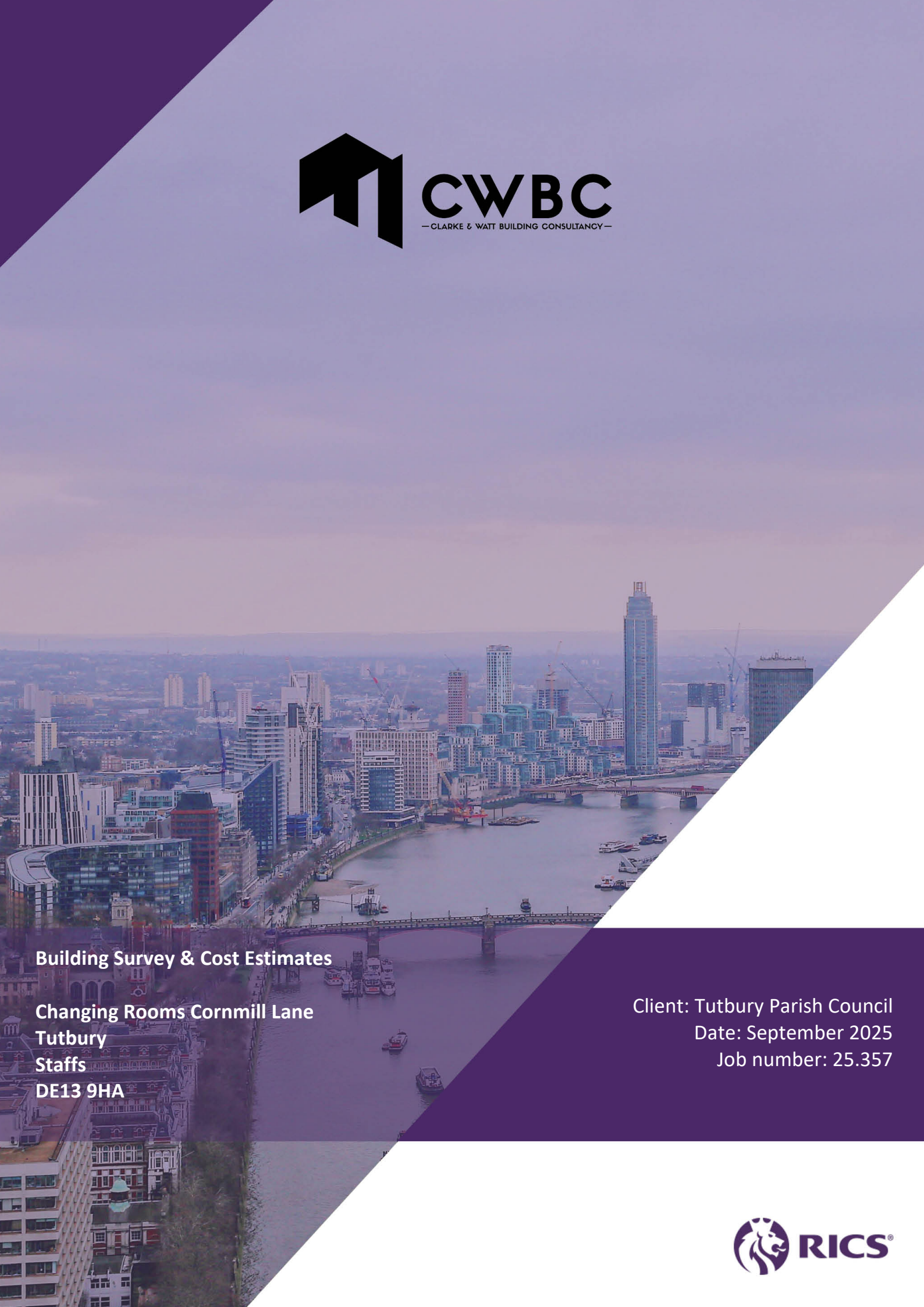

CWBC
—CLARKE & WATT BUILDING CONSULTANCY—

Building Survey & Cost Estimates

Changing Rooms Cornmill Lane
Tutbury
Staffs
DE13 9HA

Client: Tutbury Parish Council
Date: September 2025
Job number: 25.357

RICS®

Prepared by: Samuel Watt BSc (Hons) MCIOB

Clarke & Watt Building Consultancy Ltd

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Inspection Date: 19th August 2025

Report Issue Date: 25th September 2025

This document has been prepared and checked in accordance with the Clarke & Watt Quality Assurance procedures and authorised for release.

Signed:

Samuel Watt BSc (Hons) MCIOB
For and on behalf of Clarke & Watt Building Consultancy Ltd

Contents

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1.0 Introduction

1.1.1 Clarke & Watt Building Consultancy Ltd was instructed by Tutbury Parish Council regarding Changing Rooms Cornmill Lane**.**

1.1.2 The purpose of our instruction was to assess the condition of the property and provide budget costs to upgrade the building, specifically:

1.1.3 Separating the shower facilities into individual cubicles.

1.1.4 Improving energy efficiency of the building.

1.1.5 Considering replacement of existing heating/hot water system with an Air Source Heat Pump (ASHP), subject to grant funding availability.

1.2 Information Provided

1.2.1 The client provided verbal instructions outlining their objectives and target budget of £25,000.

1.2.2 No drawings or historic survey documentation were available at the time of inspection.

1.3 Date of Inspection

1.3.1 Our inspection was undertaken on 19th August 2025, at which time the weather was dry, warm and clear.

1.3.2 The inspection was undertaken by Samuel Watt on behalf of Clarke & Watt Building Consultancy Ltd.

1.4 Limitations

1.4.1 Our Report concentrates on assessing the targeted defect present and is not a report itemising all items of disrepair at the property.

1.4.2 This report is based on a visual inspection of the readily accessible areas of the property only and in accordance with the limitations contained in our Scope of Service provided previously. No steps were taken to expose elements of the structure otherwise concealed or to remove surface finishes for the examination of underlying elements. As such, we are unable to confirm that inaccessible and concealed parts of the property are free from defects.

1.4.3 We were not instructed to make arrangements for specialist surveys of the drainage installations, the water distribution systems, the mechanical systems or the electrical systems or for these to be tested by a specialist. We have, however, made recommendations where we believe that tests should be carried out and made a brief comment where something has been found from a visual inspection to be obviously defective.

1.4.4 We have not been instructed to organise a structural assessment to determine the loadings of the floors or structural steel installations at the property.

1.4.5 We have not carried out any geological survey or site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination, nor the previous uses of the site.

1.4.6 No inspection of the foundations was undertaken and we are therefore unable to provide comment as to their condition or suitability.

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1.4.7 Subject to the client's requirements, they may not wish to proceed with all works, but do so at their own risk. The list of works is by no means exhaustive. The works listed are considered necessary to prevent further deterioration of the property. Further investigations may reveal additional work and thus greater expenditure. Any costs provided are subject to a competitively sought tender process and are intended for budgeting purposes only. All costs provided are exclusive of VAT, professional fees and access unless expressly stated.

1.5 Orientation

1.5.1 For the purposes of this report, we have assumed that the front elevation faces North with front, left, right and rear referred to accordingly as though facing the element or elevation in question.

1.6 Situation

1.6.1 The property is situated in Tutbury, a village and civil parish in Staffordshire, England. It is 4 miles north of Burton upon Trent and 20 miles south of the Peak District.

1.6.2 The below plan indicates the property in question. NOTE. red line demarcations are for indicative purposes only and do not represent the legal boundaries of the property.

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2.0 Background Information & Initial Findings

2.1.1 The changing room block is a single-storey detached building constructed of traditional brickwork cavity walls on a concrete slab foundation, with a pitched tiled roof supported on timber trusses.

2.1.2 The building's internal layout consists of two team changing rooms, each with perimeter fixed timber benches, an open communal shower space accessed directly from the changing areas, a narrow entrance corridor, WC provision, a plant/store room, and small ancillary storage cupboards.

2.1.3 The finishes are utilitarian, with painted blockwork walls, painted plasterboard ceilings, painted concrete floors in the dry areas and tiled floors to the shower zone. The external doors are steel-faced with security grilles; high-level windows are fitted with external metal grilles.

2.1.4 The building is connected to mains water, electricity, gas and drainage. Hot water for the showers is provided by an Andrews gas-fired water heater with expansion vessel (aged but currently operational). Space heating is electric, provided by wall-mounted fan and panel heaters. Lighting is by surface-mounted fluorescent tube fittings.

2.2 Structure and Fabric

2.2.1 The external brickwork walls remain structurally stable; no evidence of settlement or cracking was observed. The mortar joints show some weathering in exposed areas but no loss of bond.

2.2.2 The pitched tiled roof covering is intact and watertight; no slipped or missing tiles were seen. The rainwater goods, plastic gutters and downpipes, are serviceable but require routine cleaning of debris to ensure free drainage.

2.2.3 External joinery and doors are functional but dated; the steel security doors display localised corrosion beneath failing paint layers, which should be treated and repainted to maintain service life.

2.3 Internal Elements

2.3.1 The internal walls, largely painted blockwork, are sound but display surface wear, scuffing and a dated finish. Ceilings of painted plasterboard are intact, with some localised staining in the shower area likely caused by condensation.

2.3.2 The changing room floors are painted concrete. The coating has deteriorated significantly, with flaking and areas of bare concrete, resulting in a surface that is porous, hard to clean and visually poor.

2.3.3 The shower area is finished with floor tiles draining to a central channel. While the drainage is functional, the tiles are stained and the grout joints have become darkened. The existing open-plan shower layout provides no privacy to users.

2.4 Mechanical and Electrical Services

2.4.1 The fluorescent lighting installation is at end-of-life: several fittings flicker or fail and overall illumination is uneven.

2.4.2 Heating is provided by wall-mounted electric panel and fan heaters. These remain operational but are inherently energy-inefficient, lacking modern thermostatic control.

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2.4.3 The hot water supply is via an Andrews water heater with expansion vessel. The appliance appears functional but is likely of low efficiency by current standards, with uninsulated distribution pipework and basic control gear.

2.4.4 Ventilation is insufficient in the shower zone. The absence of adequate mechanical extraction contributes to high humidity levels and localised mould growth on wall-ceiling junctions.

2.4.5 There was no inspection of the underground drainage during inspection; however, the gully and channel in the shower should be checked during refurbishment for capacity and falls.

2.5 Technical Considerations for Upgrade

2.5.1 The building is structurally suitable for the intended upgrade. Works will focus on improving internal conditions, hygiene and services efficiency.

2.5.2 Shower Facilities

2.5.3 The existing communal shower should be replaced with individual cubicles formed from waterproof composite partitions with doors and privacy locks. Existing hot and cold feeds can be adapted to minimise new plumbing, though localised rerouting and installation of isolation valves will be required. The tiled floor should be replaced with a continuous slip-resistant wet-room flooring system that can be coved up to the cubicle walls to form a hygienic seal.

2.5.4 Mechanical extraction should be installed to reduce humidity and protect finishes.

2.6 Flooring

2.6.1 The deteriorated painted concrete floors in the changing rooms should be removed of all loose coatings and finished either in sports-grade slip-resistant vinyl sheet with welded joints or as a minimum redecorate.

2.7 Lighting

2.7.1 All fluorescent lighting fittings would benefit from being removed and replaced with LED linear battens or LED panels. LED lighting will improve visual conditions and reduce energy consumption.

2.8 Heating and Hot Water

2.8.1 It is proposed to replace the electric heaters with modern high-efficiency electric convector units or infrared panel heaters equipped with thermostatic controls.

2.8.2 The Andrews water heater should be serviced; if funding permits, it should be replaced by a modern high-efficiency condensing water heater or, subject to feasibility, an air-source heat pump (ASHP) system.

2.8.3 The UK Government's Boiler Upgrade Scheme (BUS) currently offers up to £7,500 toward the installation of an ASHP in eligible properties. The building's eligibility must be confirmed by an MCS-certified installer, but if successful this grant could substantially reduce the cost of switching to a low-carbon heating source and free up budget for other works.

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2.9 Finishes and Ventilation

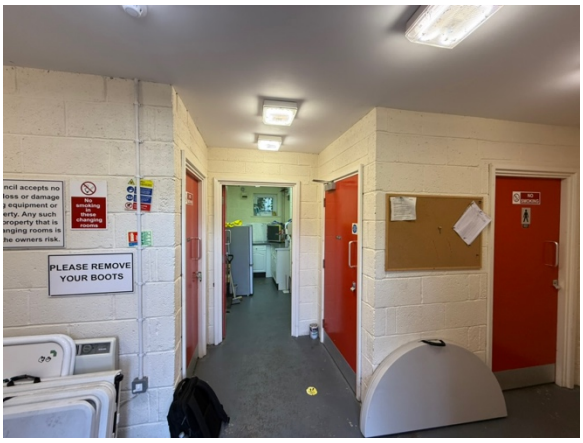
2.9.1 On completion of service upgrades the internal walls and ceilings should be redecorated using moisture-resistant anti-mould coatings. A new dedicated extractor fan should be provided to the shower areas, sized to provide adequate air changes to prevent condensation.

Front elevation.

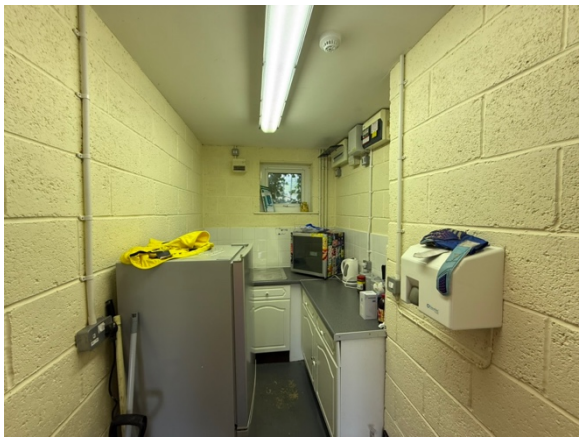
Left hand side elevation.

View of the ivy growth to the rear of the building that requires maintaining.

View of the incoming main gas supply.



General view of the hallway within the changing room block.



View of the ktichen area that would benefit from being upgraded.

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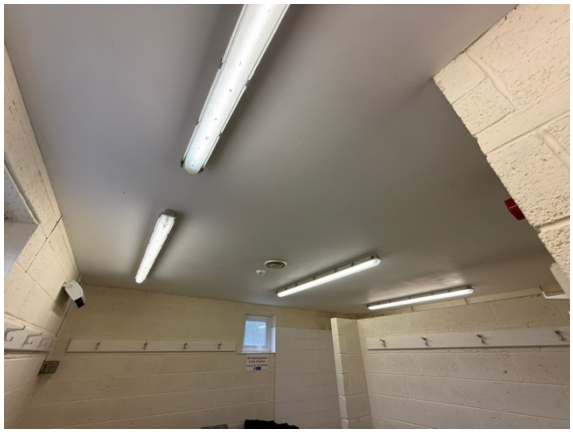
View of the existing electrcial distrobusion board.

View of the existing light fittings. 1no light fitting has been replaced for LED.

View of the store room that is currently used by the refferee as a changing facility.

View of the disabled WC.

General view of the changing room.



View of the changing room ceiling.

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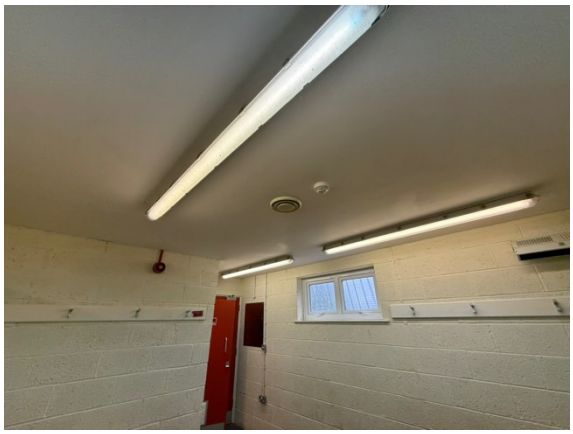
View of the existing shower facility.



View of the light fittings to the changing room.

View of the existing watertank.

View of the electrical lighting controls and alarm etc.

View of the drainage to the sink within the kitchen area.

General view of the kitchen.

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3.0 Budget Costs

All figures are indicative only and subject to confirmation by competitive tender.

Ref	Description of Works	Qty / Scope	Unit Rate (£)	Total (£)
3.1.1	Strip-out existing fittings and prepare areas	Lump sum	—	1,200
3.1.2	Supply & install new LED lighting throughout	Approx. 20 fittings incl. wiring & disposal	—	2,400
3.1.3	Remove existing floor finishes, prepare substrates	Approx. 120 m²	12.00/m²	1,440
3.1.4	Install slip-resistant vinyl/resin floor finish	Approx. 120 m² incl. skirting/coving	42.00/m²	5,040
3.1.5	Form new individual shower cubicles incl. partitions, doors, ironmongery and plumbing alterations	8 cubicles complete (4 per changing room)	—	14,800
3.1.6	Supply & install new extract fan and ductwork to showers	1 no. system complete	—	500
3.1.7	Replace wall-mounted heaters with high-efficiency electric convectors incl. thermostatic controls	2 no. units	—	1,200
3.1.8	Replace existing water heater, replace insulation/controls as needed	Lump sum	—	2,600
3.1.9	Allow for decoration: walls & ceilings with moisture-resistant coatings	Approx. 350 m²	7.00/m²	2,450
3.1.10	Builders' sundries, minor joinery repairs, thresholds, signage	Lump sum	—	1,200
	Sub-Total (Construction Cost)			**£32,830.**
	Contingency (10 % for unforeseen works)			**£3,283.**
	Estimated Project Cost (rounded)			**£36,113.**

If eligible for the £7,500 Boiler Upgrade Scheme grant toward an ASHP installation, the net client outlay for the heating and hot-water element can be reduced, partially offsetting the higher overall cost.

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4.0 Conclusion & Recommendations

4.1.1 The survey confirms that the changing room block at Cornmill Lane is structurally sound. The walls, foundations and roof are stable, and there is no evidence of subsidence or structural cracking. The principal deficiencies arise from the dated nature of the internal finishes, poor energy efficiency, inadequate ventilation, and the lack of privacy in the communal shower areas.

4.1.2 The condition of the painted concrete floors in both the changing and shower areas is unsatisfactory for ongoing use. The surface is worn, porous and difficult to clean, with areas of flaking paint and staining. The shower floors, although draining effectively, have grout that has darkened with age and show signs of poor hygiene. The lack of mechanical extraction in the wet areas contributes to high humidity levels, which has led to mould growth at ceiling junctions and will continue to compromise finishes unless addressed.

4.1.3 The existing fluorescent lighting is at the end of its service life and produces poor-quality illumination with high running costs. The electric wall-mounted fan and panel heaters are functional but outdated, with little in the way of modern thermostatic control, and they operate inefficiently compared to contemporary heating solutions. The Andrews hot water heater, while still serviceable, is aged and insulated only to past standards, with limited temperature control. These combined factors have contributed to unnecessarily high operating costs and a generally dated internal environment.

4.1.4 The proposed refurbishment scheme addresses these issues directly. The replacement of the communal showers with eight individual cubicles, four in each team area, will bring the facility up to modern expectations for privacy and hygiene while retaining the existing drainage channels. The new cubicles will be constructed with robust, waterproof partitions and appropriate fittings. The flooring throughout will be replaced with a slip-resistant vinyl or resin finish, coved at the edges in the wet areas to improve durability and hygiene.

4.1.5 Upgrading the lighting throughout the building to LED fittings will reduce energy consumption and improve illumination levels, making the spaces more comfortable and practical to use. The heating system will be renewed with high-efficiency electric convector units fitted with thermostatic controls to give better temperature regulation and reduce unnecessary energy waste. Mechanical extraction will be added to the shower area to prevent humidity build-up and protect the new finishes.

4.1.6 The hot water heater should be serviced and, if budget allows, either upgraded or replaced with a more efficient alternative. Consideration should also be given to the installation of an air-source heat pump (ASHP) to improve long-term efficiency. The Government's Boiler Upgrade Scheme currently offers a grant of up to £7,500 toward the installation of ASHP technology in eligible properties, and this funding should be investigated through an accredited MCS-certified installer to determine whether it can be applied in this case.

4.1.7 A cost plan places the total estimated project cost for the works, including the eight cubicles, new flooring, LED lighting, improved ventilation, efficient heaters and redecoration, at approximately £36,113.00+VAT inclusive of a 10% contingency. This figure exceeds the Council's original £25,000 budget allocation. The increase is primarily due to the higher specification of the shower facilities; the extensive floor replacement works and the inclusion of mechanical ventilation and upgrading heating system. The funding gap may be reduced if the project is able to secure the Boiler Upgrade Scheme grant or by phasing non-essential items for completion in a later stage.

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4.1.8 In light of these findings, it is recommended that the Council proceed to the detailed design and specification stage so that tender documents can be issued to suitably experienced contractors. A mechanical services specialist should be engaged early to confirm the most appropriate approach to heating, hot water and ventilation, and to advise on eligibility for the government grant. The scope should prioritise essential upgrades that improve hygiene, energy efficiency and the life expectancy of the building, namely the shower cubicles, flooring, lighting and ventilation. A contingency allowance of at least 10% should be maintained to allow for inevitable unforeseen works that arise during refurbishment projects of this type.

4.1.9 The proposed works are technically straightforward, and with careful cost control, competitive tendering and pursuit of external funding, the project can be delivered within practical financial limits. The upgrades will provide a modernised, more efficient facility with significantly improved standards of privacy, hygiene and durability while extending the useful life of the existing structure.

Signed:  Date: 26/09/2025

Samuel Watt BSc (Hons) MCIOB
Building Surveyor
For and on behalf of Clarke & Watt Building Consultancy Ltd

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