Leeds City Council **West Park Community Centre** Condition Survey Review Desk Study and Visual Survey

Issue 2 | 26 November 2012

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number -

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Photographic Record

Executive Summary

Arup were appointed by Leeds City Council to undertake a Technical Survey of the West Park Centre in the Weetwood ward of Leeds.

The centre was previously a school, opened from 1951, and was closed in 1989. The building has recently been used as an operational centre for the schools music service and various other communal uses.

The centre was temporarily closed on the 2nd November 2012 due to health and safety concerns raised in relation to the operational status and condition of a number of building services installations.

A property condition survey prepared Leeds City Council – Education Leeds Reference 001 UPRN : 0001 dated the 28th September 2009 identified significant maintenance backlog maintenance issues.

A site visit and desk top review has been undertaken by Arup and it is considered that the present condition of the building and the services within are commensurate with the report reference above.

The water ingress into the main plant rooms and service trench caused particular concern .

Based upon a visual inspection of the site it appeared that limited reactive or planned maintenance activities have been undertaken since the report and the services installations are generally life expired and would require significant investment to bring the building back into useful life. We consider the figures identified within the report may not be representative of the extent of costs which may be required.

The absence of compliant building services installations present a potential health and safety risk and in our opinion justify the decision to close the facility to public occupation appears justified.

The building fabric appears to be in a poor condition and a number of defects, including settlement related issues were identified in 2009 and still need attention.

We would recommend that wholesale replacement of the existing building services installations should be undertaken to provide a functional building. However the condition of the fabric, the requirement for potential asbestos removal and associated improvements to fabric elements and windows required for energy efficiency may prove less cost effective than demolition and rebuild to meet specific end user requirements.

We consider that the rear block of the building could be decommissioned to limit the extent of expenditure in the very short term. However it is considered that the works associated with decommissioning and retention could require significant investment to bring the building fabric and services up to acceptable standards and we would suggest a more detailed options appraisal is undertaken to ascertain the life cycle impact.

1 Introduction

Arup were appointed by Leeds City Council to undertake a Technical Survey of the West Park Centre in the Weetwood ward of Leeds.

The centre was previously a school, opened from 1951, and was closed in 1989. The building has recently been used as an operational centre for the schools music service and various other communal uses.

The centre was temporarily closed on the 2nd November 2012 due to health and safety concerns raised in relation to the operational status and condition of a number of building services installations.

A property condition survey prepared Leeds City Council – Education Leeds Reference 001 UPRN : 0001 dated the 28th September 2009 identified significant maintenance backlog maintenance issues.

The scope of this report is to undertake the following activities

- A desktop report of the 2009 Survey inclusive of a visual inspection on site to validate the accuracy of the report.
- A comment on the validity of the costs noted in the 2009 report
- Identify any further deterioration since the production of the survey
- Identify essential works that could be considered essential to enable the building to re-open
- Identify what parts of the building could be closed down to limit the extent of the essential works.

The report is intended to provide impartial technical advice to the Leader of the Council in relation to the extent of essential works required to bring the building or part thereof back into use safely and how much that would likely to cost.

2 Information Available for Desk Top Review

The following documents have been provided by Leeds City Council as part of the exercise:

- Property condition survey prepared Leeds City Council Education Leeds Reference 001 UPRN : 0001 dated the 28th September 2009.
- Site held asbestos management report type 2 level survey dated December 2009
- Summary sheet identifying asbestos removal status received by e mail from Andrew McCulloch dated 21st November 2012.

It should be noted that authors of this report are not qualified in relation to Asbestos identification and subsequent management and no liability in relation to issues associated with the presence of asbestos.

3 Details of Site Visit

Arup attended site on the morning of the 20th November 2012 and were met by Andrew McCulloch of Leeds City Council and the current caretaker of West Park Centre.

Arup Attendees were:

- Derek Devereaux CEng MCIBSE- Mechanical Associate
- Neil Hooton CEng MIStructE Structural Associate
- Jarvis Hamlet MEIT Electrical Engineer

The weather was overcast with heavy intermittent rain.

It was not possible to carry out a full inspection of all rooms and elevations of the building in the time available, however a sufficient quantity of rooms and elevations were visually inspected to gain an indication of the general condition of the building along with assessment of the condition of know defects and give an opinion on:-

• The extent to which the 2009 report accurately reflects the current building condition.

The main findings of the visual walkover survey are presented in the following sections and within Appendix A.

4 Electrical Services

4.1 Items Identified in 2009 Report as Priority 1

High priority items were indicated in the 2009 survey, these items have been reviewed line by line to assess current condition against the recommended priority items from 2009 to assess which urgent items are resolved and which are still deemed urgent to resolve.

The following building fabric items were identified as Priority 1 items, defined as:

"Urgent – Work that will prevent closure of the premises and/or address immediate high risk to health and safety of the occupants and/or remedy a serious breach of legislation."

Area	Works Proposed	Current Condition
B/250-254	Replace wiring and power	No remedial works appear to have been undertaken
B/251- Plant	Sub Mains and Switchgear	No remedial works appear to have been undertaken. Water ingress presents a significant H&S risk
B/252 – Caretaker Store	Sub mains and distribution replacement	No remedial works appear to have been undertaken

G/054 -101/207-249	Sub mains and distribution replacement	No remedial works appear to have been undertaken
G/063 Circulation	Sub mains and distribution replacement	No remedial works appear to have been undertaken
G/077 Teaching Storage	Sub mains and distribution replacement	No remedial works appear to have been undertaken
G/115 Staff Workroom	Sub mains and distribution replacement	No remedial works appear to have been undertaken
G/122 Staff Workroom	Sub mains and distribution replacement	No remedial works appear to have been undertaken
G/128 Teaching Storage	Sub mains and distribution replacement	No remedial works appear to have been undertaken
G/134-170/184-205 Offices	Sub mains and distribution replacement Replacement of luminaires and wiring	No remedial works appear to have been undertaken
G158 – Office	Sub mains and distribution replacement New DB's	No remedial works appear to have been undertaken
G169 – Circulation	Sub mains and distribution replacement New DB's	No remedial works appear to have been undertaken
G202 – Teaching Storage	Sub mains and distribution replacement New DB's	No remedial works appear to have been undertaken
G222 - Caretaker Store	Sub mains and distribution replacement New DB's	No remedial works appear to have been undertaken
G/228 – Caretaker Store	Sub mains and distribution replacement New DB's Remove redundant battery cells	No remedial works appear to have been undertaken
M/001-4 & 5-12 Balcony	Sub mains and distribution replacement Replacement of luminaires and wiring	No remedial works appear to have been undertaken

From the above it can be seen that the 2009 survey identified a number of valid and urgent repair items which do not appear to have been addressed. There remain a number of urgent priority 1 issues to be resolved on the site.

4.2 Items Identified in 2009 Report as Priority 2

Priority 2 items are defined in the 2009 report as:-

"Essential – Works required within 2 years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of the occupants and/or remedy a less serious breach of legislation."

Priority 2 items are more numerous that the urgent priority 1 items, however still have a significant bearing on the condition and on-going deterioration of the building. These are dealt with in the classifications identified in the 2009 report for consistency.

It is considered that a number of the elements noted as priority 2 items will be required to be undertaken as priority 1 items to enable the facility to be reopened.

4.2.1 LV Distribution – Priority 1 Reallocation

The main incoming switchgear serving the building is located within the plant room (B/251). The existing switchgear has exceeded its expected life and is in poor condition. The switchroom where the switchgear is located within close proximity to a water leak – tide marks were found on switchboards.

The majority of sub distribution boards are protected by MCBs and are generally in good condition. Existing fuse boards have exceeded the life expectancy and asbestos studies have indicated asbestos to flash pads within each panel.

Wiring systems throughout the building consist of PVC/PVC cables installed in PVC conduit for small power systems and VIR with PVC/SWA used for sub main cables. Earthing is achieved by means of connection to conduit / trunking and not via circuit protective conductors (cpc) in accordance with BS $7671 - 17^{\text{th}}$ edition IEE wiring regulations.

It is recommended to replace main incoming switchgear and rewire all lighting and power services. Provide new sub-distribution boards with miniature circuit breakers and residual current devices protection, in accordance with BS 7671. Wiring should be tested & inspected at intervals not exceeding 5 years.

4.2.2 Fire alarm system – Priority 1 Reallocation

A manual mains only (240V) non-addressable fire alarm system is currently in place wired using a mixture of mineral insulated and soft skinned fire alarm cables. Our findings indicate the existing fire alarm system does not comply with BS 5839 and is in very poor condition.

Manual call points are not sited on all exits. Batteries providing back-up supplies have fully discharged – If electrical supply to the building is lost the fire alarm panel will lose functionality.

Fire alarm system is not adequate to provide means of detection and alert for the building usage and nature of persons entering the building.

It is recommended to strip out and replace the current fire alarm system with an addressable automatic fire alarm system in accordance with BS 5839. Category of

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C:USERSIDEREK.DEVEREAUXAPPDATAILOCALMICROSOFTWINDOWSITEMPORARY INTERNET FILESICONTENT.OUTLOOKITPGB970Y2012-11-26 WEST PARK COMMUNITY CENTRE DESK STUDY AND VISUAL SURVEY - ISSUE2.DOCX system agreed shall be subject to fire risk assessment and in approval with building control / fire officer.

4.2.3 Emergency Lighting – Priority 1 Reallocation

Emergency lighting on site is currently provided by means of a central battery system located within the ground floor store room. Batteries are fully discharged and in some cases battery fluid has leaked. Generally the emergency lighting system is in poor condition. Internal and external emergency light fittings installed on site are very limited. The majority of exits and escapes routes are provided with surface mounted unilluminate emergency signage, however they are not illuminated with any emergency lighting. The emergency lighting system and exit signage is in poor condition and does not comply with BS 5266 and BS 5499-4 respectively.

It is recommended to strip out and replace existing system and replace with an emergency lighting system fully compliant to BS 5266 and BS 5499.

4.2.4 Small Power installation – Priority 1 Reallocation

Sockets and accessories consist of a mismatch of old and new face plates. Wiring comprises of PVC/PVC cables in PVC conduit and in some cases cables have been jointed. This method of wiring is dated and in poor condition.

It is recommended to replace and rewire all sockets and accessories in accordance with BS 7671.

4.2.5 Lighting Services

Luminaires throughout the building generally consist of linear fluorescent tubes (T8 - T12) and tungsten lamps. The lighting system has not been rewired since the building was constructed and currently does not conform to BS 7671. Lighting to the building is in generally poor condition and inefficient.

Rewire and replace all luminaires throughout the building in accordance with BS 7671. Lighting should be designed for the purpose of each room.

4.2.6 Security System

The security system consist of intruder alarm (integrating PIR) and CCTV. The security system appears to be in a satisfactory condition. However older PIR's and CCTV cameras which are not in use still remain in situ.

It is recommended that maintenance is carried out and strip out units which are not in use.

4.2.7 Lightning Protection System – Priority 1 Reallocation

Lightning protection has only been provided to the boiler flue stack. Subject to testing, the system seems to be in an acceptable condition. Surge protection for incoming services has not been provided.

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C:USERSIDEREK DEVEREAUXAPPDATAILOCALIMICROSOFTWINDOWS/TEMPORARY INTERNET FILES/CONTENT.OUTLOOK/TPGB970Y2012-11-26 WEST PARK COMMUNITY CENTRE DESK STUDY AND VISUAL SURVEY - ISSUE2.DOCX It is recommended to test existing lightning conductor in accordance with BS EN 62305. Carry out a risk assessment for the whole site and provide a lightning protection system if required.

4.3 Items identified as Priority 3

The electrical service items identified as Priority 3 items, generally comprised of complete renewal of services not undertaken as part of the Priority 1 and 2 works.

It would be envisaged that these works would only be undertaken as part of a major building refurbishment as significant improvements in fabric performance would be envisaged to minimise the energy consumption associated with the building.

4.4 Extent of Further Deterioration Evident

In addition to the above, the visual survey has identified further deterioration to the electrical services. Of the areas surveyed, further deterioration is not evident apart from the potential issues in relation to water damage of any services in the plant room and services trench.

However given the time available for inspection it is recommended that a further more detailed and invasive inspection would be required to fully ascertain the scope of current defects as they are extensive throughout the building.

5 Mechanical Services

5.1 Items Identified in 2009 Report as Priority 1

High priority items were indicated in the 2009 survey, these items have been reviewed line by line to assess current condition against the recommended priority items from 2009 to assess which urgent items are resolved and which are still deemed urgent to resolve.

The following building fabric items were identified as Priority 1 items, defined as:

"Urgent – Work that will prevent closure of the premises and/or address immediate high risk to health and safety of the occupants and/or remedy a serious breach of legislation."

Area	Works Proposed	Current Condition
B/253 Boilerhouse	Replace HWS pumps	No remedial works appear to have been undertaken although additional HWS generator has been provided
G/103 / 067	Remove Water Fountain	Appears to have been removed

From the above it can be seen that the 2009 survey identified only a few urgent repair items which appear to have been addressed. However given the time that has passed it is considered that the significant works originally allocated as priority 2 items would now be priority 1 items.

5.2 Items Identified in 2009 Report as Priority 2

Priority 2 items are defined in the 2009 report as:-

"Essential – Works required within 2 years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of the occupants and/or remedy a less serious breach of legislation."

Priority 2 items are more numerous that the urgent priority 1 items, however still have a significant bearing on the condition and on-going deterioration of the building. These are dealt with in the classifications identified in the 2009 report for consistency.

5.2.1 Heating Installation – Priority 1 Reallocation

The existing installation comprises of 3 no gas fired boilers serving a number of cast iron steel radiators and a combination of natural and fan convectors. The system was not operational at the time of the visit but was verbally confirmed as being operational.

The boiler room is in a poor state of repair with significant water ingress and compliant ventilation for boiler combustion was not evident.

It is considered that the boilers and emitters are life expired and should be replaced if the building is to be reopened for any significant period of time.

The emitters generally have no thermostatic control and should be replaced as part of the overall heating installation refurbishment.

5.2.2 Domestic Cold Water Installation– Priority 1 Reallocation

The bulk cold water storage tank(s) are located in an external tower which is noted as inaccessible by the site staff so the condition cannot be ascertained but it is unlikely that they will be compliant due to age and lack of maintenance .

It is also noted no legionella inspections have been undertaken since before the original survey. As a matter of urgency a full inspection and report in relation to compliance should be undertaken to identify any immediate health and safety issues.

5.2.3 Domestic Hot Water – Priority 1 Reallocation

The existing central calorifiers have been decommissioned and a new instantaneous gas fired water heater has been provided within the boiler room. The size of the unit is not large enough at around 5KW capacity to meet the demand of a fully operational centre.

Additional hot water generation would be required to meet the requirements of the Centre.

5.2.4 Ventilation

The building is generally naturally ventilated with some local mechanical extraction in some toilet and stage facilities. It is recommended to provide all wc facilities with mechanical extraction linked to occupancy detection.

5.3 Items identified as Priority 3

The mechanical service items identified as Priority 3 items, generally comprised of complete renewal of services not undertaken as part of the Priority 1 and 2 works.

It would be envisaged that these works would only be undertaken as part of a major building refurbishment as significant improvements in fabric performance would be envisaged to minimise the energy consumption associated with the building.

5.4 Extent of Further Deterioration Evident

In addition to the above, the visual survey has not identified further deterioration to the mechanical services. Of the areas surveyed, further deterioration is not evident apart from the potential issues in relation to water damage of any services in the plant room and services trench.

The potential leak to the heating system in the service trench results in continual system water make up being introduced into the system. The introduction of fresh raw water will potentially increase the risk of corrosion in the heating distribution system and further leaks.

However given the time available for inspection it is recommended that a further more detailed and invasive inspection would be required to fully ascertain the scope of current defects as they are extensive throughout the building.

6 **Building Fabric Condition**

6.1 Items Identified in 2009 Report as Priority 1

High priority items were indicated in the 2009 survey, these items have been reviewed line by line to assess current condition against the recommended priority items from 2009 to assess which urgent items are resolved and which are still deemed urgent to resolve.

The following building fabric items were identified as Priority 1 items, defined as:

"Urgent – Work that will prevent closure of the premises and/or address immediate high risk to health and safety of the occupants and/or remedy a serious breach of legislation."

Area	Works Proposed	Current Condition
Elevation 10A	Address stepped fracture and lintel deflections.	Defects still present with no evidence of remedial works undertaken.
Elevation 32	Soffits not secure / hanging loose.	Defect still present with no evidence or remedial works undertaken / remedial works ineffective.
Elevation 36	Impact damage to step on escape stair.	Escape stair remains in a poor condition.
G/083	Potential trip hazard / loose blocks.	Loose blocks still present within room.
Roof 01	Spalled concrete.	Spalled concrete remains, spalled areas appear to have been cosmetically over- painted.
Roof 04A	Holes in roof deck and missing section of felt covering.	Roof could not be inspected on visit. Condition not known, however on site staff report various repairs to leaking roofs have been undertaken.
Elevation 36	Potential trip hazard / tree roots.	Trip hazard remains at fire escape exit.
Elevation 46	Drains backing up.	Some evidence of backing up, however given rainfall on the day of survey it is assumed that works have been carried out to rectify the issue or flooding would be more severe.

From the above it can be seen that the 2009 survey identified a number of valid and urgent repair items which appear to have been variably addressed. There remain a number of urgent priority 1 issues to be resolved on the site.

6.2 Items Identified in 2009 Report as Priority 2

Priority 2 items are defined in the 2009 report as:-

"Essential – Works required within 2 years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of the occupants and/or remedy a less serious breach of legislation."

Priority 2 items are more numerous that the urgent priority 1 items, however still have a significant bearing on the condition and on-going deterioration of the building. These are dealt with in the classifications identified in the 2009 report for consistency.

6.2.1 Roof Areas

Decaying and loose facias are still in evidence around the building in a number of places.

6.2.2 Floor and Stairs

No items are identified as priority 2.

6.2.3 Ceilings

Damage to ceiling is still evident in a number of locations. Room G115 was not inspected as part of the walkover.

6.2.4 External Walls, Windows and Doors

Impact damage to walls remain.

Stepped fractures to elevation E41remains.

6.2.5 Internal Walls and Doors

Impact damage remains to internal walls.

6.2.6 External Areas

External hardstanding areas and pathways remain in a poor state of repair with minimal evidence of remedial works carried out.

6.3 Items Identified in 2009 Report as Priority 3

The following building fabric items were identified as Priority 3 items, defined as

"Desirable – Work required within 3 to 5 years."

6.3.1 Roof Areas

Patch repairs have been carried out, but extensive roof refurbishment is considered to be required to many areas to prevent the on-going cycle of leaks and patch repairs.

6.3.2 Floor and Stairs

There are many areas of flooring in a state of disrepair throughout the building.

6.3.3 Ceilings

There are many areas of ceiling remaining in a state of disrepair throughout the building.

6.3.4 External Walls, windows and doors

Recommendations were made in 2009 for renewal and upgrade of external windows and doors. There was no evidence from the walkover that any significant upgrades or replacements have been undertaken and the condition remains generally as per the 2009 assessment with anecdotal reports and visual evidence of wind driven rain ingress into the building through the windows.

6.3.5 Internal walls and doors

Various internal refurbishment recommendations were made, particularly with regards sanitary areas. There is no evidence that any significant refurbishment has been carried out and conditional are generally as described in 2009.

6.4 Extent of Further Deterioration Evident

In addition to the above, the visual survey has identified further deterioration to the fabric of the building. Of the areas surveyed, the following represents the main items for consideration. This is not an exhaustive list and further inspection would be required to fully ascertain the scope of current defects as they are extensive throughout the building.

6.4.1 Roof Areas

There are significant areas of ponding to roof areas and, whilst various patch repairs have been made, improving the leakage issues reported in 2009 there will have been further degradation over time of flat roof systems. In addition the movement notable in a number of ceilings will be indicative of strains within the flat roof system and the likelihood of continuing issues with the flat roof areas.

6.4.2 Floor and Stairs

There are many areas of flooring in a state of disrepair throughout the building.

6.4.3 Ceilings

There are many areas of ceilings in a state of disrepair and with water damage throughout the building, in addition issues have now been reported with ingress of bats and with woodwool ceiling panels coming loose and fallings.

6.4.4 External Walls, Windows and Doors

Cracking to the Northern Ballet block and the kitchen block has not been remedied, it is likely that these have deteriorated since 2009, but without a monitoring regime, or any indication that prior attempts at repair would give, this cannot be ascertained definitely.

There are a number of instances of patch repairs, plastering and painting over internal cracks which do indicate movement over the period, with anecdotal evidence that this is an on-going issue.

6.4.5 Internal Walls and Doors

It is difficult to ascertain if condition has deteriorated significantly since 2009 without a better frame of reference. There are a number of defects identified in the walkover, however these may have been quantified as part of the general priority 3 works.

7 Items Considered Essential for Re-opening of the Building

7.1 **Overview**

The 2009 report identified a number of priority 1 items to bring the building to a basic minimum standard. In addition priority 2 items could also be seen as required to meet standards for re-opening the building. In summary the key issues to address are as follows:-

- Addressing the serious flooding and water leakage issues presenting an immediate health and safety risk.
- Provision of a functional and compliant fire alarm system.
- Provision of compliant fire escape strategy, routes and signage. Including clearance and improvement of existing fire escape exits.
- Provision of a functional and compliant emergency lighting installations inclusive of replacement of non operational luminaires.
- Removal of unacceptable fire risk from the building, such as high risk wiring.

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- Full review of asbestos management within the building and confirmation of compliance with the recommendations of the previous asbestos management plan*
- Full structural assessment of settlement damage and implementation of recommendations, which would include repair works and monitoring or, if found to be progressive movement, underpinning or local demolition of redundant structures.
- Repair of loose soffits and other areas of external cladding that present a risk of coming loose and falling from the building.
- Assessment and Repair of loose ceiling wood wool slabs that could work loose and present a risk of falling from the ceiling.
- Replacement of existing switchgear and sub mains to retained areas.
- Provision of new self contained non maintained emergency lighting and escape signage.
- Provision of new point of use electric water heating elements or new central hot water installation to serve toilet facilities as a minimum.
- Subject to a full risk assessment for legionella it is anticipated significant remedial works in relation to the domestic water distribution and storage installations will be required.
- Repair of leaks and damaged rainwater goods to prevent further degradation.

This may not be an exhaustive list, however is an indication of the immediately apparent issues on review of the information made available and the walkover of the building.

* Arup do not have any liability in relation to Asbestos identification and subsequent management and note it is excluded from the scope of this report.

7.2 Comment on Validity of Costs

7.2.1 Introduction

Whilst the authors of this report are neither quantity nor building surveys, it is clear that the extent of costs to bring the building initially into a safe state is considerable.

Subsequently bringing the building into what might be considered a satisfactory environment for the various activities that the building hosted, including the use by special needs and other vulnerable demographics, is significant and may even exceed the costs indicated within the 2009 report once the full scale of dilapidation is known.

In order to ascertain costs in greater depth, a feasibility study would be required to fully assess the new system requirements and the associated costs of retrofit against a brief for the building use.

7.2.2 Indicative assessment of costs

As noted in section 7.1 above the costs presented in the 2009 Condition Survey it is beyond the scope of this report to provide firm costs associated with the Priority and subsequent works.

However an initial assessment of costs has identified the following costs for the urgent works to facilitate re opening of the centre.

The following estimates are based upon wholesale replacement and exclude any costs associated with strip out works or asbestos removal. The area of the school is noted as $7,195m^2$ GFA.

7.2.2.1 Electrical Services

Provision of new electrical distribution and switchgear throughout - £396,000

Provision of new automatic fire alarm and detection installation - £108,000

Provision of new emergency lighting installation - £45,000

Provision of new lightning detection installation - £25,000

7.2.2.2 Mechanical Services

Provision of new hot and cold water distribution throughout - £216,000

New Boiler and primary services - £120,000

7.2.2.3 Building Fabric Elements

It is difficult to quantify the remedial works required to the building fabric elements without undertaking greater and possibly intrusive levels of investigation. However for budgetary purposes we consider the costs noted in the 2009 Summary report to be representative of the level of expenditure required to ensure safe access to and within the building.

The costs noted in the 2009 report in relation to fabric related elements are approximately:

Priority 1 - £8,093

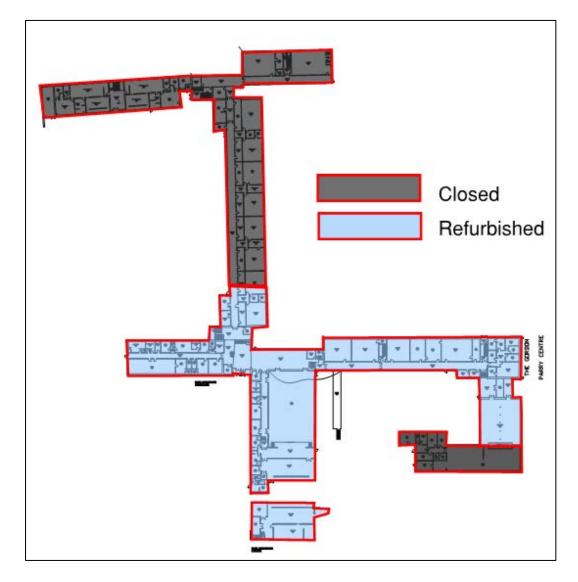
Priority 2 – £13,186

Priority 3 - £779,061

It is likely particularly in relation to the potential degredation of the roof and the damage of water ingress as a minimum measure Priority 1 and 2 works would be required to facilitate re opening of the venue.

8 Extent to which the building could be Partially Re opened

It is considered feasible to partially close the building and re-open a portion. The diagram below shows one suggestion of the most feasible position to make this delineation.



Given the need for significant mechanical and electrical works, it is logical that that the retained portions of the building are the section adjacent to the central plant spaces. These spaces, effectively the south west wing, also potentially offer the greatest flexibility in use. The North East wing and central linking corridor could feasibly be separated from the retained building and decommissioned and made safe.

As part of this works the service trench, the source of the water ingress to the plant areas, should be cut off and fully blocked up.

This could potentially reduce the costs associated with re opening the facility by around 30% based upon areas not required.

9 Conclusion

A site visit and desk top review has been undertaken by Arup and it is considered that the present condition of the building and the services within are commensurate with the report prepared in 2009.

Based upon a visual inspection of the site it appeared that limited reactive or planned maintenance activities have been undertaken since the report and the services installations are generally life expired and would require significant investment to bring the building back into useful life. We consider the figures identified within the report may not be representative of the extent of costs which may be required.

The absence of compliant building services installations present a potential health and safety risk and in our opinion justify the decision to close the facility to public occupation appears justified.

The building fabric appears to be in a poor condition and a number of defects, including settlement related issues were identified in 2009 and still need attention.

We would recommend that wholesale replacement of the existing building services installations should be undertaken to provide a functional building.

However the condition of the fabric, the requirement for potential asbestos removal and associated improvements to fabric elements and windows required for energy efficiency may prove less cost effective than demolition and rebuild to meet specific end user requirements.

We consider that the rear block of the building could be decommissioned to limit the extent of expenditure in the very short term. However it is considered that the works associated with decommissioning and retention could require significant investment to bring the building fabric and services up to acceptable standards and we would suggest a more detailed options appraisal is undertaken to ascertain the life cycle impact. Appendix A

Photographic Record



Plant Basement

Significant water ingress to plant room and electrical switch room

Drainage sump to basement plant area with cord running to surface manhole to allow operation when basement flooded.

Plant Room

LV Cable connections from main switchboard panels to serve sub-distribution. Example to show condition of sub main cables.

Plant Room

Main LV switchboard units





Plant Room

Location of main incoming supplies and metering.

Plant Room

Damage caused by flood and proximity to switchgear.

Plant Room

Example to age and condition of switchgear within the plant room.



Plant Room

Three phase isolators / switch disconnectors close proximity to water ingress.

Plant Room

Example of small power socket outlet with old fashion circular connection arrangement.

Fire Alarm System

Example of fire alarm control unit / panel currently in use.



Fire Alarm Control System

Evidence to show condition of stand by batteries used to serve fire alarm system.

Fire Alarm System Fire alarm test key switch.

Corridors / Escape Routes.

Manual call point used as part of the fire alarm system.

Changing Rooms. Evidence of tungsten lighting installation.



Current electrical cables installation throughout the building, utilising a mixture of MICC and PVC/PVC cables. Evidence of jointing of cables, dated cable colours and poor condition.

Evidence of unauthorised access to LV distribution / fuse board due to asbestos on flash pads.



Example of light switch currently in use. Indicated rewire of lighting system has not taken place.



Office areas G224-232. Example of cracking to soffit with evidence of potential continuing movement.

Office areas G224-232. Example of cracking to soffit with evidence of potential continuing movement.

Emergency Exit.

Evidence of exit signage without the use of emergency lighting to provide illumination.





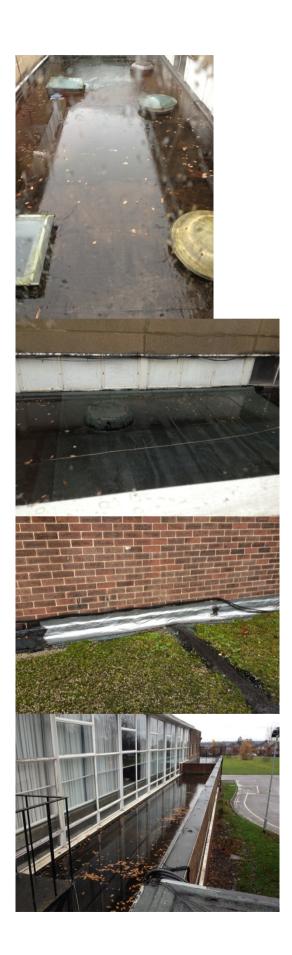


Office areas G224-232. Example of cracking to soffit with evidence of potential continuing movement.

Roof Areas Generally

Debris and flat roof condition to entrance canopy roof area 1.

New drainage installed to relieve water ingress to main entrance soffit. Elevation E1.



Ponding to flat roof area 15.

Ad Hoc Repairs to Roof material, roof area 15.

Ad Hoc Repairs to Roof material on roof area 2.

Significant ponding to flat roof area 3.





Leakage through brickwork due to ponding on roof area 3.

Roof Patch Repairs, roof area 3.

General Items

Remedial measures to prevent bat ingress through building fabric roof area 22.





Remedial measures to prevent bat ingress through building fabric rood area 17.

Remedial works to prevent woodwool slabs coming loose and falling on soffit of roof area 17.

Northern Ballet Block

Condition of fire escape need urgent attention.

Cracking to ground floor slab in store G/070.



Cracking to underside of 1st floor (taken from ground floor) showing evidence of possible continuing movement. Evidence in rooms G/061, G/062, G/065, G/066.

Cracking to underside of 1st floor (taken from ground) showing evidence of possible continuing movement. Evidence in rooms G/061, G/062, G/065, G/066.

Damage to internal masonry to upper hall.









Trip hazards remaining in Room G/083.

Damage and corrosion to internal downpipe with potential for serious leak. Room G/076.

Water ingress and damage to corner. Room G/085.

Water ingress and damage to corner. Room G/077.





Externals

Cracking to NW end of roof 2, no elevation reference showing potential evidence of continuing movement.

Elevation E10A, repairs recommended repairs not carried out. Loose stonework to corner needing repair.

Elevation showing general degradation typical of the perimeter.

Facia to car park elevation E46, GRP / plastic facia appears in reasonable condition.

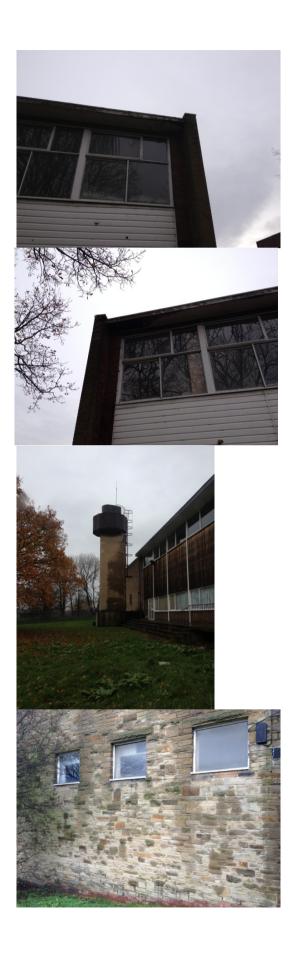


Significant settlement cracking to Northern Ballet SE gable corner of elevations E40 and E41.

Cracking to wall adjacent to elevation E43, potentially linked to gable end settlement.

Poor condition of fire escape on elevation E36.

Obstructions to fire escape remain at Elevation E36.



Soffit and cladding degradation to elevation E37.

Soffit and cladding degradation to elevation E37.

Spauling and degradation to water tower, section loss and exposed rebar. Elevation E6.

Cracking to Ashlar wall. Potentially settlement.



Settlement cracking to corner of old kitchen block. Elevation E18.

Settlement cracking to corner of old kitchen block. Elevation E18.

Cracking adjacent to edge of elevation E19 change in construction.

Cracking above lintels to Elevation E19.





Settlement cracking to corner of elevation E20.

Deterioration and damage to cladding and soffits elevation E24.

Replacement / Over cladding to elevation E53

Degradation and partial repair to precast concrete cladding Elevation E53/