



PRIVATE AND CONFIDENTIAL



QUINQUENNIAL BUILDING SURVEY

**LISKEARD GUILDHALL,
13 PIKE STREET, LISKEARD,
CORNWALL, PL14 3JE**

**INSPECTION CARRIED OUT FOR:
Liskeard Town Council
3-5 West Street, Liskeard,
Cornwall, PL14 6NW
For the attention of Mr Tony Misson**

**DATE OF INSPECTION:-
Thursday 11th July 2019**

QUINQUENNIAL BUILDING SURVEY REPORT ON THE PROPERTY KNOWN AS:

Liskeard Guildhall
13 Pike Street
Liskeard
Cornwall
PL14 3JE

INTRODUCTION

This report is prepared following instructions dated June 20th from Liskeard Town Council for Jefferys to carry out a Quinquennial Building Survey on the above property. This survey and report is carried out under our standard Conditions of Engagement, included within this report.

This report is based on a visual inspection of a property with the particular object of advising on its structural condition, any problems which might be anticipated in connection with dampness and an inspection (where possible) of the drainage system. We comment on the outbuildings but have not given them a close inspection. No physical tests were made other than with a moisture meter and no hidden work was opened up. Everything which could be reasonably undertaken to ascertain the condition of the timbers was done, but we have not inspected the woodwork or other parts of the structure which were covered, unexposed or inaccessible, and we are therefore unable to report that such parts of the property are free from defects. However, where appropriate we have made observations of the possible timber decay to be expected and have included comments on the condition of the timbers which could be inspected.

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Property Address

Liskeard Guildhall, 13 Pike Street, Liskeard, Cornwall, PL14 3JE

Clients Name and Address

Liskeard Town Council, 3-5 West Street, Liskeard, Cornwall, PL14 6NW

Date of Survey

Thursday 11th July 2019

Weather

At the time of the inspection, the weather was dry and sunny – generally following a very dry period of weather.

LIMITATION OF INSPECTION

At the time of our inspection, the four shop premises, one office and the gym premises where occupied.

Fitted carpets, floor coverings, shop fittings, furniture and effects throughout prevented a detailed inspection of some areas of the property.

The building was generally inspected from various locations in Fore Street, Pike Street, Castle Hill and Trewartha Court. The owner of the adjoining property at The Stove Shop allowed us access so that we could also inspect sections of the southern and western roof covering.

We obtained access to inspect part of the southern elevation via a neighbour's flat roof cover to the south.

The understair cupboard to the gym entrance hallway was locked and the area was therefore not inspected.

Access to the main roof void was limited fairly much to a head and shoulders inspection. There is no external evidence of defect but without inspection a risk must exist.

INFORMATION RELIED UPON IN THIS REPORT

We are aware of properties in this location as we are based in Liskeard and are involved in surveys, sales and valuations of all types of property in this area.

Information was obtained from the Mr Tony Misson, Liskeard Town Council Facilities Manager who generally occupied us at the time of survey.

DESCRIPTION OF THE PROPERTY

Type and Age

The property is a linked two storey structure which we understand was originally erected in 1868 as a court room and town hall with a clock tower.

However, we suspect that the tenement to the south-west is a later addition.

On the ground floor there are four shops with stores and toilets to the rear.

At first floor level there are the former guildhall and court room premises that are now being used as offices and for a gym.

We understand that the property is a Grade II* Listed Building.

Accommodation

This briefly comprises:-

Ground Floor

Covered Alleyway.

Four Shops.

Small passageway serving Shop No 1.

Shared Store/passageway to the rear.

Cold room.

Kitchen.

Three Cloakroom/wc's.

Covered entrance foyer to the front of the four lock-up shops.

Further Gym premises with Cloakroom/wc adjoining.

First Floor

Entrance Hall.

Cloakroom/wc.

Office.

Large Gym. (formerly The Guildhall)

Store/Rear Hallway serving the Gym

Cloakroom/wc.

Kitchen serving the Gym.

Upper Floors

Stairway and balcony above the Gym with further store room adjoining.

Clock Tower with six floors

External

There is no land outside the property although the flat asphalt roof cover does provide an external area.

An ordnance extract is attached to our report showing the approximate extent of the property inspected, edged red, for identification purposes only.

Tenure

We understand that the property is owned on a freehold basis.

LOCATION

The property is literally situated in the middle of the shopping centre in Liskeard.

There is a modern shop premises to the south. To the west is a further shop premises with living accommodation adjoining.

The property adjoins public roadways to the north and east.

A location plan is attached to our report showing the approximate position of the property.

Orientation

The front elevation faces onto Pike Street in a northerly direction. This compass reference point has been used throughout our report.

The Site and Surrounding Areas

The structure is partly built into the ground although the site is level where it adjoins Fore Street to the east. Pike Street is a fairly steeply sloping hill to the north.

The property is conveniently placed for easy access to the town centre.

As the structure is partly built into the ground, certain damp problems should always be anticipated.

Radon Gas

It is not possible in the course of an inspection/survey to determine whether radon gas is present in any given building, as the gas is colourless and odourless. Tests can be carried out to assess the levels of radon in the building. At a small charge test instruments and results are available by post from The National Radiological Protection Board and other approved laboratories. The minimum testing period is three months. The National Radiological Protection Board strongly advises against using shorter term testing instruments as they can give misleading results. If tests have not been carried out, they are recommended. Where radon is discovered, it has been the experience of The National Radiological Protection Board that it is not expensive in proportion to the value of the property to effect the recommended remedial measures

Local Factors

The fact that the property does not have any outside space which will not appeal to all prospective users.

The fact that there is no parking facility with the property is also a disadvantage. Problems in relation to deliveries should be anticipated.

The ground floor shop premises are in a reasonably prime trading position. However, the upper level accommodation is somewhat dated and difficult to access. As such, demand for the first floor accommodation must be limited accordingly.

Trees and Hedges

There are no trees or hedges within the boundaries of the property nor close by.

SURVEYORS OVERALL ASSESSMENT

Overall, the property has been reasonably well maintained.

While the property is showing some signs of age and wear, the main walls and roof coverings were generally found to be in good repair.

There are some slipping slates that need to be replaced while there are also some window frames affected by wet rot that will require repair or renewal.

Some damp readings were recorded as are expected in a structure of this nature and age.

Ordinarily a report from a damp specialist would be required. However, when taking into account the location and construction of the property, we generally feel that it should be possible to keep these moisture levels within acceptable proportions provided good heating and ventilation systems are maintained.

A summary of recommendations for action are contained at the end of this report.

CONSTRUCTION AND CONDITION

CONSTRUCTIONAL PRINCIPLES

The original guildhall building is a rectangular shaped structure. There are upright cast iron pillars supporting wooden beams to the first floor accommodation. The walls, pillars and beams provide adequate support for the roof covering and upper level flooring.

The walling to the rear tenement provides sufficient support for the division flooring and the roofing to that part of the structure.

The clock tower has four separate walls. While tie bars have been inserted to the clock tower walling the walls are providing adequate support for the roof cover and division flooring. However, there is a wooden beam in place to the southern wall of the clock tower at base level. This wooden beam was found to be in a satisfactory state of repair and providing sufficient support for the walling above.

ROOF

Main Guildhall Roof

The main guildhall roof has seven trusses. The trusses rest on the external walls. The trusses support two purlins to each side. In addition, there is an RSJ in place to support the roof timbers to a section of the western walling where a tenement has been constructed.

The timbers are of an adequate size and spacing for the existing loading.

There is a concrete lintel over one of the window openings to the west.

Rafters have been nailed to the purlins. The rafters rest on the external walls and purlins.

Battens have been fixed into place onto the rafters and the cut slates nailed into position.

There was no sarking felt in place to most of the roof covering, although there is some felt to the southern slope suggesting that this section of the roofing has been renewed in recent times.

Externally, the lead ridge and hip ends were found to be in good repair.

There is a cut slate roof hip style finish to the main roof. This was generally found to be in a satisfactory state of repair although three slates have been clipped back to the west while there are two slipping slates to the east.



There are large gaps to the south-western corner between the slate joints although no major problems are envisaged.

There are reasonably good lead valley gutters to the roof cover to the south-west.

There is an awkward valley gutter between the western side roof cover and clock tower that could not be inspected. Due to the nature of the construction, we suspect that problems are likely to be experienced unless the valley gutter is inspected and cleaned on a regular basis.



Rear Tenement Roof Cover

Again, this is a hip style roof cover above the store to the gym.

One king post truss in place with a purlin to each side. The purlins to the east have metal extension pieces.

The rafters rest on the purlins and external walls. Battens have then been fixed into place for cut slates to be nailed into position.

The timbers are of an adequate size and spacing for the existing loading.

No sarking felt is in place although there is some underfelt to the southern slope again suggesting that this section of roofing is relatively new. Sarking felt generally in a satisfactory state of repair although one hole noted to the south.

Externally, the cut slate hip style roof cover was generally found to be in good repair.

Lead ridge and hip ends were found to be in good repair.

The lead valley gutters were also found to be in good repair.

While one slate has been clipped back, the roof cover was generally found to be sound.

Clock Tower Roofing

The wooden supporting timbers to the clock tower roofing are in good repair. Wires have been fixed diagonally to the timbers so as to help hold them in place.

The roof timbers to the clock tower are of an adequate size and spacing for the existing loading.

Externally, there is a sloping hip style roof cover to the clock tower. There are lead expansion joints and hip ends which were found to be in good repair.

There are swept head finishes to part of the roof covering with lead finishes that were also found to be in good repair.

Feature ball style weather vane attached to the top of the clock tower in good repair.



Rear Entrance Way/Stairway Roof Cover

There is an unusual roof cover to the rear passage/stairway.

The roof has a sloping slate finish to the south and west and also sections of flat lead and flat fibreglass roofing.

The main slate roof cover is supported on a timber truss which rests on the outside wall and also on the southern clock tower wall. There are additional timber uprights which support purlins. Although these uprights are somewhat unusual in as much that they are supported on some ceiling timbers, they were generally found to be in a satisfactory state of repair.

Rafters rest on the external wall and purlins. Battens have been nailed onto the rafters to allow slates to be fixed into place.

The roof timbers are generally of an adequate size and spacing for the existing loading.

We noted a crack in the wall to the west to the adjoining property. However, as this wall belongs to the adjoining property, we don't consider that it represents any problem to the subject property.

Externally, the sloping slate roof cover to both the south and west. Two slates have been clipped back into place to the west while several slates have been clipped back to the south. However, the roof cover is satisfactory at present.

There is a flat lead roof cover to a section of the Hallway which has been correctly stepped. There are also appropriate expansion joints in place to the leadwork.

There is a section of flat fibreglass roofing immediately above the Rear Entrance door which was found to be in good repair.

There are fairly good lead flashing/soakerwork joints between the roof covering and main structure wall.

The roof cover was generally found to be in a satisfactory condition.



Lower Ground Level Gym Roof Cover

This is a relatively modern construction.

There is a block and beam finish with the beams running from east to west. The beams to the east are supported on an RSJ while the beams to the west appear to be supported on an external wall.

An internal division wall also provides support to the concrete beams.

The block and beam finishes were generally found to be in good repair.

Externally, there is an asphalt finish to the block and beam roof with two surface water drains. The roof cover was found to be in good repair.

There are various vent pipes that discharge through the flat asphalt roof cover which were also found to be in a satisfactory state of repair.



There is a compressor on the flat roof serving the cold room below.

CHIMNEYS

There are no chimney stacks serving this property. However, it would appear as though there were fireplace openings in the property in the past which are no longer useable. There is evidence of a chimney stack having been taken down in the rear tenement roof void. We suspect that other chimneys have also been removed over the course of time.

There is a brickwork chimney stack which is visible in the rear entrance way/stairway roof space area which serves the adjoining property to the west.

GUTTERS AND DOWNPIPES

Metal rainwater gutter to the east – corroding slightly and joints also leaking slightly. Leaking joints need to be suitably sealed. The rainwater gutter generally requires cleaning.



PVC downpipe to the south-east discharging to a street drain in a satisfactory state of repair.

Metal rainwater gutter to the north again with joints leaking slightly and also corroding. Again the gutter requires cleaning.

There is a PVC downpipe to the north-west which discharges to a street drain.

There is a metal rainwater gutter to the main roof cover to the west. Again there are leaking joints and the guttering is corroding slightly. This guttering needs to be cleaned and leaking joints suitably repaired.

There is a PVC downpipe serving this guttering which discharges internally to a sealed underground drainage system.

There is a metal rainwater gutter to the north and west of the rear tenement which was generally found to be in a satisfactory state of repair although joints are leaking slightly and the guttering is also corroding.

There is a half round PVC rainwater gutter to the south which discharges to three downpipes emptying to catch buckets and then to an underground drainage system.

The guttering to the south was generally found to be in good repair although we suspect that it does not conform to Listed Building requirements.



There is no rainwater gutter to the sloping slate roof cover to the west to the stairway.

While the rainwater gutters were generally satisfactory, leaking joints need to be repaired and the gutters cleaned prior to re-painting.

EXTERNAL WALLS

The external walls are of solid stone and granite construction approximately 650mm thick.

While some of the stonework is beginning to soften and delaminate slightly, we generally found the walling to be in good repair.

There is a small section of timber framework walling to the rear stairway with a slate hung elevation work.

Eastern Elevation

Solid stone walling approximately 650mm thick.

Stonework softening and delaminating slightly but generally sound.

Five feature archways with granite lintels and quoins – joints to some of the granite cracking slightly – but generally the archways were found to be in good repair.



Feature granite plinth at first floor level.

Rendered keystones and reveals to the five first floor windows. Plasterwork slightly cracked to four keystones although no major problems envisaged.

Slate cills to the eaves level windows and granite cills to the first floor windows in good repair.

Northern Elevation

Feature stone and granite walling approximately 650mm thick.



Feature granite archways to two ground floor openings. Granite work generally sound with a feature granite buttress adjoining the main entrance door. However, the granite keystone above the entrance door was noted to be slightly cracked.

Rendered finishes to the reveals and keystones to the first floor windows. Rendered finishes generally sound although two cracks noted to the keystones at first floor level.

Stonework slightly soft and delaminating although generally in a sound state of repair.

Granite and slate cills – sound.

To this elevation, the ground level is above the internal floor level. As already stated, damp problems are always likely to be experienced where the ground level is above the internal floor level.

Western Elevation

Solid stonework walling approximately 650mm thick with feature stone and granite lintels.

Stonework again flaking slightly although generally sound.

Cement pointed joints – slightly proud – not ideal – but satisfactory at present. With a Listed Building, one would normally anticipate lime based mortar to be used for the stone joints.

Wooden and concrete lintels to the window openings beneath the eaves level in a satisfactory state of repair.

Southern Elevation

Solid stone and granite walling approximately 650mm thick.

There is a slate hung finish to this elevation which represents a good damp proof membrane. However, there are missing, broken and slipping slates that need to be replaced.

Some slates have been clipped back to the hanging work.



There is a buddleia adjoining this wall that really needs to be removed.

There is evidence of pyrites to the slates although no major problems are envisaged within the foreseeable future.

Part time framework walling to the rear stairway approximately 150mm thick with slate hung elevation work found to be in a satisfactory state of repair.

Clock Tower Walling

The clock tower walling of solid stone construction with feature plinth courses.

Lead damp proof courses have been fitted in place beneath the window openings.

There is a feature mortar flange between the tower structure and main roof cover.

Tie bars have been fitted into place to help support the walling although no signs of movement were apparent at the time of our inspection.

Three feature pillars to four window openings.

Part render finishes generally sound although minor plasterwork cracks noted.

Vegetation growth really needs to be removed from the southern elevation.

DAMP PROOF COURSE

No damp proof course is visible.

The original structure was obviously erected before the introduction of damp-proof courses.

The slate hung elevation work to the west represents a good vertical damp proof course.

The external ground level is relatively high in relation to the internal floor level to the north and west. Therefore it is naturally vulnerable to dampness.

EXTERIOR JOINERY

Softwood, PVC and mortar based gutter boarding – slight cracks to the mortar base finish but generally satisfactory.

Painted boarded soffit work – slightly cracked – but otherwise satisfactory.

Windows

Five swept head single glazed sash windows at first floor level to the east – clearly not used for many years.

Five fixed single glazed windows to the east – beneath the eaves – not inspected in detail but appear to be satisfactory.

Four swept head single glazed sash windows to the north at first floor level in a satisfactory state of repair but clearly not used for many years.

Four fixed single glazed windows beneath the eaves to the north – also in a satisfactory state of repair.

Six single glazed sash windows to the north to the rear tenement clearly not used for many years. The window frame to the first floor gym store is badly affected by wet rot and needs to be replaced.

Three fixed single glazed windows to the west beneath the eaves – generally in a satisfactory state of repair.

Swept head single glazed sash window to the west – putty work loose – base of framework badly affected by wet rot. The base of this window opening will need to be replaced.

One sash window now adapted as a casement window. Clearly, none of the window openings have been used for many years.

Fixed glazed windows to each shop front generally in a satisfactory state of repair.

There are eight swept head openings to the clock tower which have perspex linings inside.

Clock faces to each side, each with a perspex window internally.

There are three feature pillars to four of the clock tower window openings.

Doors

Four wood panel and single glazed doors to the ground floor shop premises. The door to Shop Number 1 is quite badly damaged.

There are window openings above all of the shop entrance doors. However, there is no glass to the window above the door to Shop 1. Metal grills in place to shop 1, 2 and 3 window openings.

Painted metal gates to the east to the southern archway – slightly corroded - but otherwise satisfactory.

Double opening wood panel doors with a swept head borrowed light over to the north – slightly damaged – jambs beginning to rot at base level – but otherwise satisfactory.

Plywood and Georgian glass door to the rear – beginning to rot at base. This door is not really suitable for an external opening. We would recommend that the door be replaced with a more substantial opening.

Wooden and glazed door to the west to the gym – door affected by wet rot at base. The glazing to this door does not comprise toughened safety glass and there are obvious safety implications. We strongly urge you to replace it with toughened glass carrying the BS Kite mark.

EXTERNAL DECORATIONS

After woodwork affected by wet rot has been replaced, we would recommend that the timbers be cleaned down, primed and repainted.

The solid exposed stone and granite finishes do not really require any decoration.

INTERNAL WALLS AND PARTITIONS

Painted stone and timber stud walling with lath and plaster finish to the first floor Hallway/Landing – plasterwork slightly cracked and loose. Plasterwork particularly cracked to the eastern wall.

Plastered and painted stone and lath and plaster walling to the upper level Landing – plasterwork slightly cracked and loose – but otherwise satisfactory.

Painted woodboard and stonework walling to the architect office – plasterwork slightly loose and cracked. There is a vent in place to the southern wall where possibly an old fireplace has been positioned. There is a plasterwork crack to the western wall but no major movement problems are envisaged.

Plastered and painted stone and lath and plaster walling to the passage way – plasterwork slight loose and cracked.

Plastered and painted solid stone walling to the main gym – plasterwork slightly loose and cracked – but otherwise sound.

Plastered and painted solid stone walling to the rear store area to the gym with a lightweight timber frame division wall to the Kitchen. The timber frame wall has a fibreboard finish which is basic. Plasterwork slightly loose and cracked – but otherwise satisfactory.

Plastered and painted solid stonework walling to the Kitchen – plasterwork slightly loose and cracked. Basic fibreboard partition wall to the Cloakroom adjoining.

Solid stonework walling to the south serving the gym entrance with a solid granite finish to the east. Plastered and painted stonework walling to the remaining sides – plasterwork

slightly loose and cracked.

Partition walling to the north to the first floor gym Landing/balcony. Solid stonework walling to the remaining sides with a plastered and painted finish – plasterwork slightly loose and cracked – but otherwise satisfactory.

Plastered and painted stone and lath and plaster walling to the store adjoining the balcony – plasterwork slightly loose and cracked - but otherwise satisfactory.

Solid stone and concrete block walling to the lower floor gym/toilet. The western wall to the Hallway area has been plywood lined suggesting that problems may have been experienced in the past. Two archways partly visible to the east. Slight settlement crack noted over toilet door.

Plastered and painted stone, concrete block and plasterboard walling to Shop No 1 – generally satisfactory.

Solid stone and concrete block walling to the rear passage way to Shop No 1 – satisfactory.

Solid stone and concrete block walling to the store to the rear of the shops – some stonework missing.

Plastered and painted concrete block walls to the stores, kitchen and toilet facilities – generally satisfactory.

Partly tiled walls to Shop No 2 (Fish Shop) with a cast iron upright to the centre – generally in a satisfactory condition.

Part rendered solid stonework walling to the store/toilet to the Fish Shop. Walling generally in a satisfactory state of repair.

Solid stone and timber stud walling to Shop No 3. Timber stud walling with plasterboard and hardboard sheet finishes. Hardboard finishes basic – but otherwise satisfactory. Cast iron upright to the centre of the room to support shop.

Mainly solid stonework walling to Shop No 4 with some timber stud partition walling. Shelving prevented a thorough inspection. A partition wall in place to the west. Timber stud wall to the Cloakroom to Shop No 4 with a plasterboard sheet finish – generally satisfactory. Mainly rendered solid stone and stonework walling to the south and west to the store/wc. Walling generally in a satisfactory state of repair.

Solid stonework walling to the clock tower generally in a satisfactory state of repair with tie rods. Although tie rods have been inserted in places, the walling was generally found to be upright and free from any significant cracking.

FIREPLACES AND CHIMNEY BREASTS

There are no open fireplaces in the building at the present time.

However, it would appear as though there may have been a fireplace in situ to the southern wall in the architect's office as a vent is inserted.

There is an old fireplace to the western wall to the passageway which has been boarded off. There is a marble surround in place although a vent should be inserted to provide through ventilation to the flue.

ROOF SPACE

Main Gym Roof Space Area



Access to this roof space area is somewhat difficult from the rear Landing. A long ladder is required. While a ladder was made available, it was still difficult for us to get complete access.

The roof space area was found to be empty at the time of our inspection.

There is no insulation in the roof space area. However, the pipes have been sensibly insulated.

No light, ladder or flooring to this roof space area.

Rear Passageway Roof Space Area



There is an access hatch to this area from the passageway.

No light, ladder or flooring to this roof space area.

Old brickwork chimney stack to the south-west.

Again no insulation in the roof space area.

Gym Store Roof Space Area



From the gym store an adequate hatchway to the roof space area.

No light, ladder or flooring in situ.

No insulation in place.

Timbers as already described.

Modern ceiling timbers in situ.

Ceiling Voids

Ceiling Void to Shop 1/2.

From Shop 1 is an adequate hatchway to the ceiling void area.

Blockwork division wall partly in place between the two properties.

Part lath and plaster and part plasterboard sheet ceiling above. Lath and plaster ceiling badly damaged and in need of repair. The plasterboard sheet ceiling is sagging slightly.



Cast iron uprights supporting a wooden beam. Wooden floor joists then to the upper level accommodation generally in good repair.

Basic wooden doors to the stores cannot be properly closed.

Shop 3 Roof Space Area

Plasterboard sheet ceiling with insulation to the shop below. Lath and plaster ceiling above – slightly cracked.

Cast iron upright running through the ceiling area supporting a wooden beam and the upper level flooring – generally in good repair.

Slight crack noted to the front wall although no serious movement problems envisaged.

No flooring in place for storage.

Shop 4 Ceiling Area

There is no access to this area. However, we are advised that asbestos cladding is in place to this area. While the asbestos remains in good condition and is left undisturbed, the current informed view is that it will not present any significant hazard to health. However, some potential occupiers may be disturbed by its presence and in the event of damage or disturbance, you should anticipate potentially significant costs to have the material removed safely.

FLOORS

Solid granite finish at street level to the entrance to Pike Street generally in good repair.

Mainly woodboard flooring to the first floor accommodation – some light repairs noted in places but flooring, where seen, generally in good repair.

Solid cement screed flooring to the Gym Kitchen and Toilet Area – slightly uneven – but generally satisfactory.

Solid granite flooring to the entrance way to the Gym from Fore Street in good repair.

Granite flooring to the Foyer to the front of the shops in good repair.

Carpet and vinyl on a woodboard base to the lower level Gym and Toilet in good repair.

Ceramic tile finish on a solid cement screed base to Shop 1 – satisfactory – although some tiles slightly cracked to the rear passageway.

Part sloping concrete and granite flooring to the Rear Store/Passageway – slightly uneven and cracked - but otherwise satisfactory.

Solid cement screed flooring to the Cold Store, Kitchen and Toilets – slightly uneven – but otherwise satisfactory.

Tiled solid cement screed flooring to Shop 2 – some floor tiles slightly cracked and damaged to Kitchen Area.

Solid cement screed flooring to Shop 3 – generally satisfactory.

Laminate and vinyl finishes to Shop 4 – some sections of laminate missing.

The Clock Tower is on six levels with wooden flooring in place partly mounted supporting steel members – basic – but generally satisfactory. While we noted some traces of old wood boring beetle infestation, this generally appeared to be dormant.

CEILINGS

Lath and plaster ceiling to the Entrance Hall/Landing Area – plasterwork slightly cracked – but otherwise satisfactory. Evidence of patch repairs to the Half Landing where a cupboard has been removed.

High plasterboard sheet surface to the architect office – some sheet joints visible – but otherwise satisfactory.

Lath and plaster surface to the rear passageway – lath and plasterwork slightly cracked.

Very high feature panelled lath and plaster ceiling to the Gym – condensation mould clearly visible – plasterwork slightly loose and cracked – but otherwise satisfactory although repairs have been completed in the past. While this ceiling surface is satisfactory at present, you should bear in mind that lath and plaster ceilings deteriorate with age and future replacement may be necessary. As the area below is used very extensively for a Gym, the fitment of some safety netting for the long-term future might be a worthy consideration.



Lath and plaster ceilings to the Rear Store/wc/Kitchen to the Gym – slightly cracked.

Lath and plaster ceiling to the first floor balcony to the Gym – satisfactory.

Plasterboard sheet ceiling to the first floor Gym Store – nail heads and some sheet joints visible. Ceiling surface also slightly stained although dry at the time of our inspection.

Feature swept lath and plaster ceiling to the southern entrance stairway to the Gym – slightly cracked - but generally satisfactory with a metal grill in place to provide ventilation

to a rear void.

Lath and plaster ceiling to the Entrance Foyer – patch repaired – slightly cracked – should be observed – but satisfactory at present.

Block and beam ceiling to the lower level Gym/Toilet – satisfactory.

Woodboard ceiling to the Shop 1 – basic – but satisfactory.

Part exposed beam and plasterboard sheet ceiling to the rear passageway to Shop 1 – slightly untidy – but otherwise satisfactory.

Painted plasterboard, lath and plaster and hardboard sheet surface to the Rear Store/passageway – sheet joints visible to the plasterboard – head height low to stepway.

Plasterboard sheet ceilings to the rear Kitchen, Cold Store and Toilets – generally satisfactory although holes to the toilet ceilings where plumbing repairs have been completed in the past.

False tiled ceiling to Shop 2 – one tile slightly damaged.

Painted plasterboard and lath plaster sheet ceiling to Shop 3 – slightly cracked – but satisfactory.

False tiled ceiling to Shop 4 – one tile slightly damaged – but otherwise satisfactory.

INTERNAL JOINERY

Internal fire door from the northern hall to the rear store – satisfactory.

Wood panel door to the Cloakroom – Yale lock in need of attention.

Skirting board to the Entrance Hall – slightly affected by rot to the eastern wall. Defective woodwork should be removed and the surrounding areas suitably sterilised prior to renewal.

Store cupboard on Landing with void to upper levels.

Three wood panel doors to the architect office – satisfactory.

Built-in cupboards to the rear passageway housing the electricity meters – basic but satisfactory.

Self-closing veneer and Georgian and glass door to the rear – basic – but satisfactory.

Wood panel doors to the gym in a satisfactory state of repair.

Double opening wooden and Georgian glass doors to the rear stairway – glazing cracked.

Basic hardboard veneer doors to the Kitchen and Hallway.

The Kitchen units serving the gym are somewhat dated and ideally should be replaced.

Wooden and metal railings to the first floor Landing – basic – but satisfactory.

Wood panel door to the Gym Store – satisfactory.

Wooden portcullis type fence to the south to the Entrance Foyer.

Veneer doors to the lower level Gym and Toilet – basic but satisfactory.

Basic hardboard veneer doors to the ground floor shop premises.

Wood panel door to the Store Area to the south – currently obstructed although we understand that this opening is to be closed off.

Hardboard veneer doors to the Cold Store, Kitchen and toilets. Doors generally very basic and difficult to open and close. The handle to the Cold Store is broken and needs to be replaced.

Hardboard veneer internal doors to the shop units – basic – but satisfactory.

Fibre panel division door to Shop 3 – relatively modern and in a satisfactory state of repair.

There is a sweeping wooden stairway from Fore Street to the first floor Gym. Although the underside of the stairway could not be inspected, the risers, treads, strings and handrail generally appeared to be in a satisfactory state of repair.

Painted wooden stairway internally to the clock tower and upper level accommodation – risers, treads, strings and handrail generally in a satisfactory state of repair. Some treads have been strengthened in recent years.

There is a further stepway from the Rear Store to the Gym to the balcony above. Although the stepway is steep, the approach was otherwise found to be in a satisfactory state of repair.

Wooden steps and ladders to the Clock Tower – generally in a satisfactory state of repair.

There are wooden supports to the two bells and associated hammer fittings in the Clock Tower which were found to be in good repair.

INTERNAL DECORATION

The internal decoration is generally marked and deteriorating in numerous places. The property would generally benefit from being completely redecorated.

DAMPNESS

Tests were taken with a moisture meter at random points to internal wall and floor surfaces.

The readings obtained indicate that dampness is present as follows:-

- At base level to the western wall to the rear passageway.

- At base level to the western and eastern walls to the Rear Store/passageway.
- To the flooring to the Rear Store/passageway.
- At base level to the northern, eastern and western walls to the Cold Room.
- At base level to the northern and eastern walls to the Kitchen.
- To the flooring to the Cold Store.
- To the flooring to the Kitchen.
- To the flooring to all of the toilets to the rear.
- To the eastern wall to the Cloakroom serving Shop 2.
- At base level to the eastern wall to the Cloakroom serving Shop 2.
- To the flooring to the Store Room/wc to Shop 4.
- To the southern and western walls to Shop 4.
- At base level to the northern and western walls to the Cloakroom to Shop 4.

While a specialist report would ordinarily be recommended, we generally take the view that, provided an adequate heating and ventilation system is maintained, most of these moisture levels can hopefully be kept within acceptable proportions.

CONDENSATION

We noted evidence of condensation dampness and surface mould in some areas.

In particular, we noted the ceiling to the Gym to be quite badly affected by condensation conditions. To help overcome this, background heating, insulation and permanent ventilation may be needed, although further additional measures may be necessary following specialist advice.

While there are extractor fans to the Cloakrooms there is no extractor fan serving the Gym Kitchen. The fitment of an extractor fan ducted to an external surface would help to alleviate certain condensation conditions.

VENTILATION

Reasonably good natural ventilation to the roof space areas.

Mechanical vents have been fitted to the ground floor Cloakroom which generally appeared to be working quite effectively.

There appears to be a satisfactory ventilation flow to the upper level flooring.

TIMBER DEFECTS

While we noted traces of old wood boring beetle infestation to the Clock Tower roof timbers, we saw no signs of any recent activity.

While we found no evidence of any dry rot, a full inspection of all timbers was not possible. In a property of this age, some timber defects are likely to be present unless previous treatment has been properly carried out.

STRUCTURAL MOVEMENT

While minor plasterwork cracks noted and tie beams have been inserted into the Clock Tower, we found no evidence of any structural movement to give any reason for concern within the immediate future.



SERVICES

Services have been given a visual inspection only and information has been obtained from the occupier where possible. You are advised to obtain further tests on services to confirm their condition and capability.

Electricity

A mains electricity supply is connected to the property. The main meters and fuse boxes are positioned in the entrance passageway.

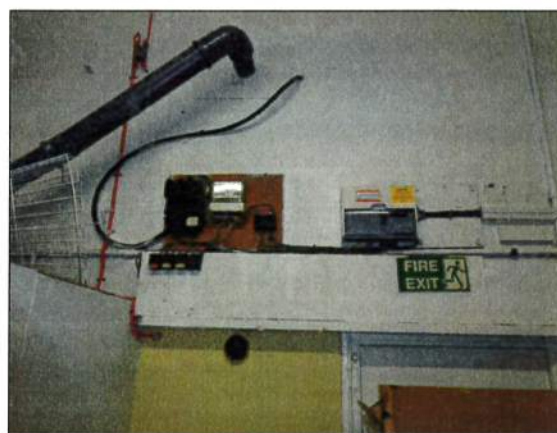
We are informed that there are separate sub-meters for each of the individually occupied premises.

There are also various consumer units positioned throughout the building with further sub meters in place.

Without the benefit of a specialist report, we cannot comment as to the condition or standard of the installation.



Parts of the installation are dated. As such, we consider that a NICEIC qualified engineer should carry out a functional test and advise on any upgrading works for obvious safety reasons unless the installation has been examined and tested within the last five years.



Water Supply and Plumbing

A mains water supply is connected to the property.

One meter for the whole property.

The water charges are then included in the rentals.

The sanitary fittings are slightly dated but generally appeared to be satisfactory although we

noted the area under the sink to Shop 2 to be damp and affected by wet rot. We suspect that there is a leak that needs to be repaired.

There are internal stop taps throughout the property to serve individual sections.

Central heating and hot water

There is no specialist central heating system.

Individual water heaters are generally in place to serve the sink units and wash hand basins. These were not tested but they are assumed to be satisfactory.

There are electric wall and panel heaters serving the main upper level accommodation. If these have not been tested within the last five years, then we would recommend that the heaters are also inspected by a NICEIC qualified engineer and all recommendations implemented.



Drains

We understand that the property drains to a mains sewer.

One metal inspection hatch lifted in the Rear Store area revealing piping entering from various Cloakrooms and then flowing in an easterly direction.

The foul drain was found to be free from chokage with no problems apparent.

We assume that the property drains to a mains sewer in Fore Street to the east. This point should be confirmed.



Surface Water

Surface water generally appears to be either directed to street drains or to the mains sewer.

Current Building Regulations would not allow you to discharge surface water to the main sewer, although as this arrangement has obviously been existing for many years, it is clearly now an established right. As such, we do not feel that you will be challenged on surface water discharge.

ENVIRONMENTAL AND OTHER ISSUES

Orientation and Exposure

The front of the building faces primarily in a northerly direction. This aspect is naturally prone to somewhat darker and colder conditions.

However, the property enjoys a relatively sheltered location with other structures nearby.

Thermal Insulation and Energy Efficiency

There is not really any roof space insulation in situ. We would recommend that the roof space areas be insulated to improve heat retention.

The solid ground level flooring, solid walls and single glazed window openings give a relatively poor standard of thermal insulation and a fair amount of heat loss must therefore be expected from this property.

Noise and Disturbance

The property is literally in the centre of the town of Liskeard. As such, we envisage that the location could be fairly noisy from time to time although vehicles using Fore Street and Pike Street are somewhat limited.

Means of Escape

The doorways for the ground and first floor level provide a reasonable means of escape from the property.

While the windows are quite large they have not been operated for some time and are

generally quite high up and somewhat difficult to reach.

Hazardous materials

We understand that there is some asbestos cladding in the ceiling area above Shop 4. As already stated, while the asbestos remains in good condition and is left undisturbed, the current informed view is that it will not represent any significant hazard to health. However, some of the building users might be deterred by its presence and in the event of damage or disturbance, you should anticipate potentially significant costs to have the material removed safely.

Other Health & Safety Concerns

Please see our comments regarding hazardous materials within our Conditions of Engagement.

A fire alarm is in place. It is essential that this installation is properly maintained at all times. We further understand that a fire risk assessment has been carried out and that you are undertaking all the necessary recommendations.

Security

There is no security alarm in situ.

There are reasonably good lock fittings to the entrance doors but no specialist lock fittings to the windows.

OUTBUILDINGS

There are no outbuildings with the property.

GROUNDS AND BOUNDARIES

There are no gardens with the property. The only external space is really the flat asphalt roof cover serving the lower ground floor Gym and toilet.

ROADS AND FOOTPATHS

The roadways adjoining the property are made up and adopted by the Local Authority.

LIGHTENING CONDUCTOR INSTALLATION

There is a lightning conductor attached to the Clock Tower which appears to be in a satisfactory state of repair.

SUMMARY AND RECOMMENDATIONS

Priority 1 Work - Urgent work requiring immediate action

- Loose and slipping roof slates should be replaced.
- The rainwater gutters should be cleaned. Leaking joints should then be repaired and the guttering then re-painted.
- Slipping, broken and missing hanging slates to the southern elevation should be replaced.
- If the electrical installation has not been certified within the last five years, a specialist inspection should be obtained as soon as possible and all recommendations implemented.
- Investigate and repair as necessary the apparent leak underneath the sink to Shop 2.

Priority 2 Work – Urgent work not requiring immediate action but which should be addressed and completed within 1 year

- External woodwork affected by wet rot ideally should be replaced.
- The rotten skirting board to the Hall should be removed and the surrounding area suitably sterilised prior to renewal.
- Ideally improve ventilation to the Gym Area so as to help overcome condensation conditions.
- We would recommend that a safety net be put into place in the Gym to prevent any parts of the lath and plaster ceiling falling onto gym users below.

Priority 3 Work – Work to be completed within the Quinquennium

- We would recommend that the interior of the property be redecorated.
- We would recommend that the roof space areas be properly insulated.
- Some of the internal doors should be adjusted or preferably replaced.

Priority 4 Work – Likely major repairs beyond the Quinquennium

We do not envisage any major repairs beyond the Quinquennium.

Priority 5 Work – Areas requiring to be monitored together with methods of achieving the same including structural concerns

- We would recommend that a good heating/ventilation system be maintained at all times so as to help keep moisture levels within acceptable proportions.

- You should ensure that the smoke alarm system is regularly maintained.

Confidentiality

This report has been provided for the stated purpose and for the sole use of the Client. Jefferys accept responsibility to that Client alone that the report will be prepared with the skill, care and diligent responsibility expected of a competent valuer and accepts no responsibility whatsoever to any party other than the Client. Any third parties rely upon the report at their own risk. Neither the whole nor any part of the report or any reference to it may be included in a published document, circular or statement or published in anyway without Jefferys' written approval of the form and context in which it may appear.

Signed

A handwritten signature in blue ink, appearing to read 'J.R. Blake'.

John R Blake FRICS
For Jefferys

Dated: **11th July 2019**

Liskeard Guildhall, 13 Pike Street, Liskeard, Cornwall, PL14 3JE

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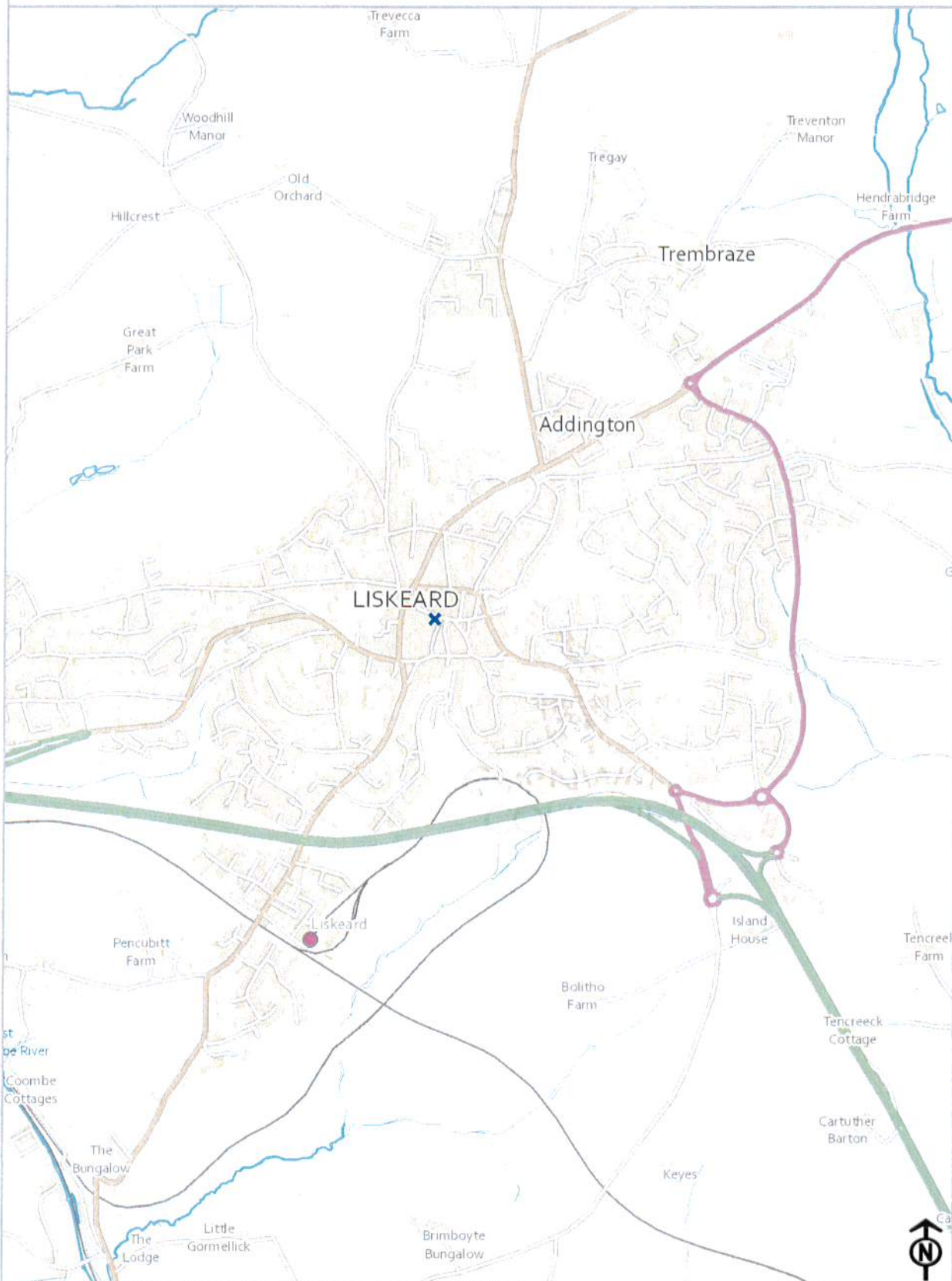
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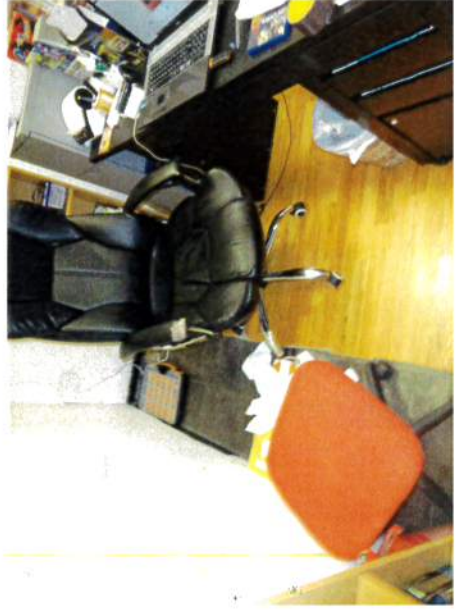


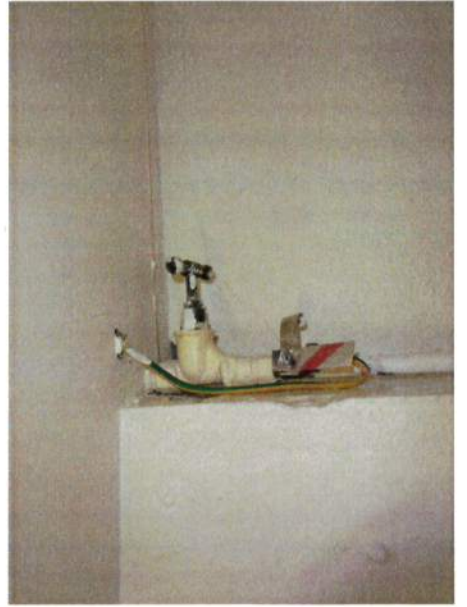
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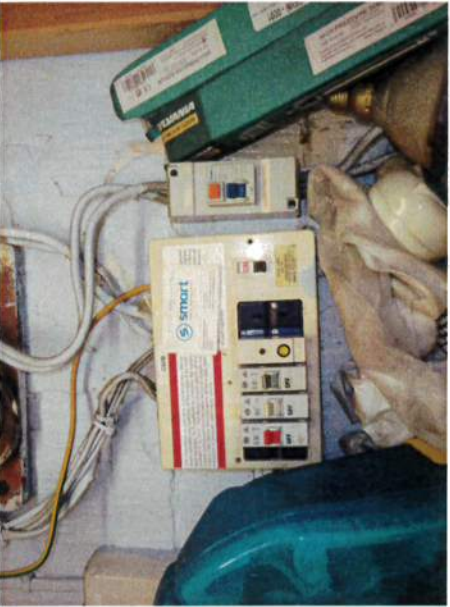
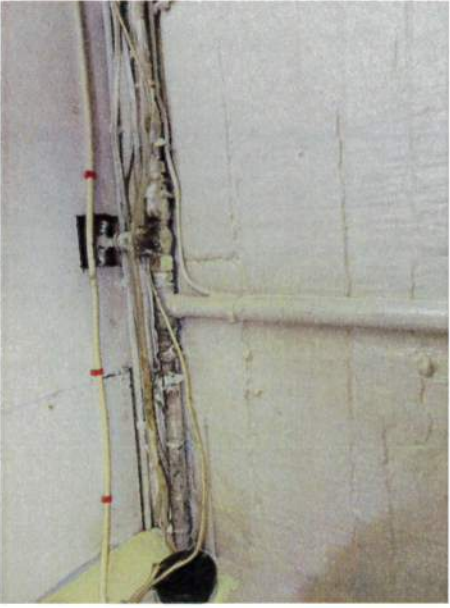


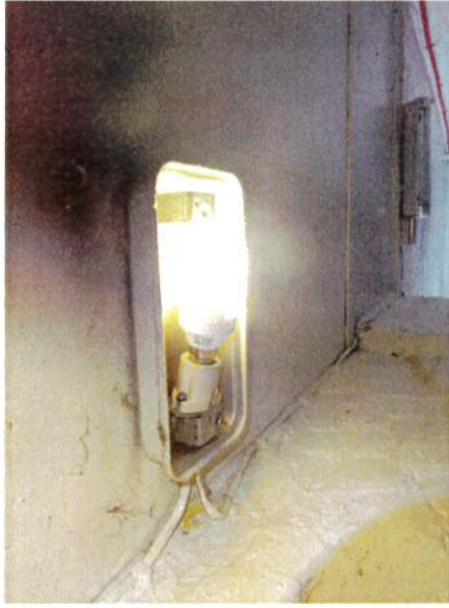




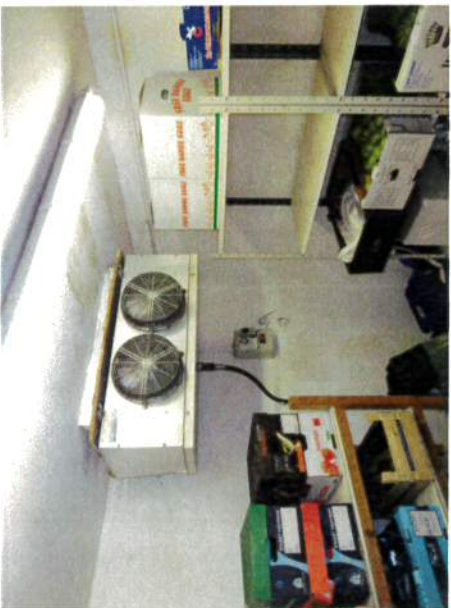


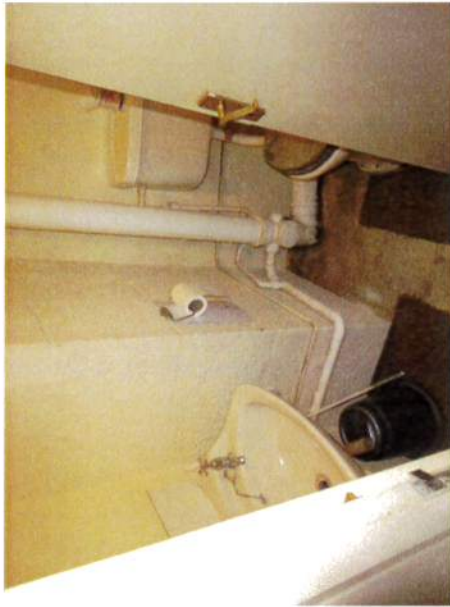






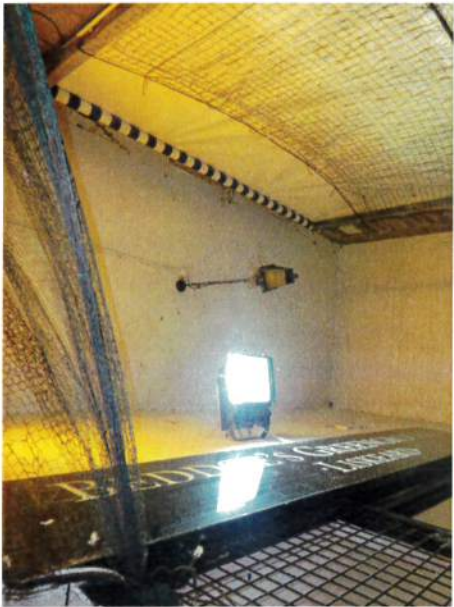


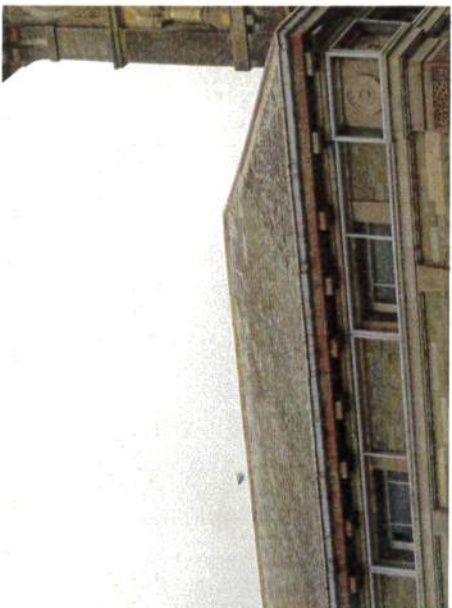


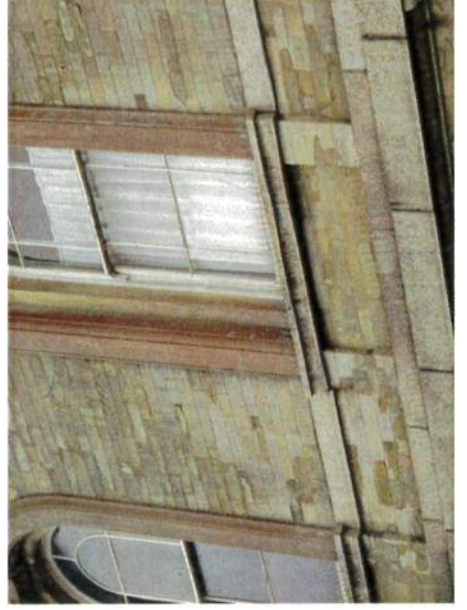


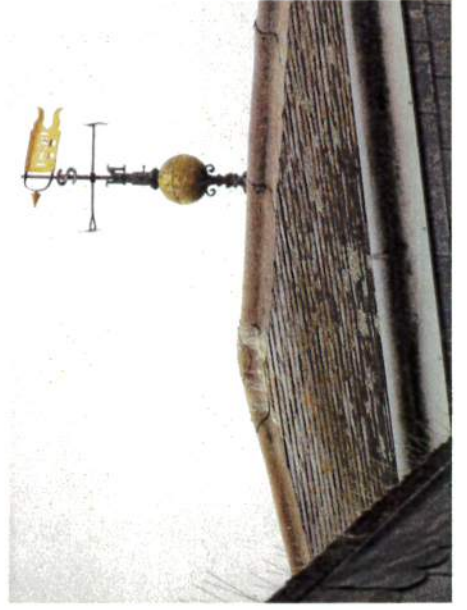


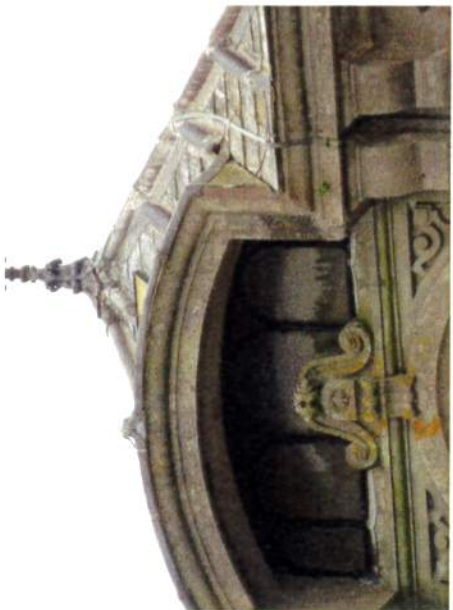
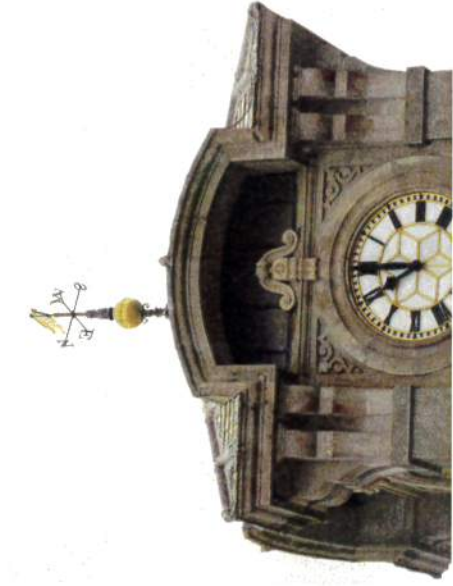
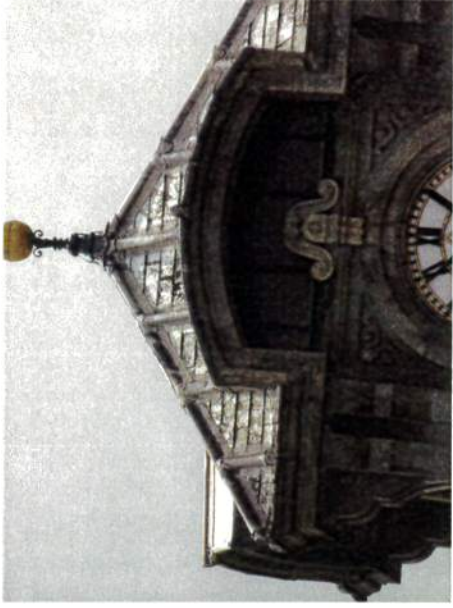


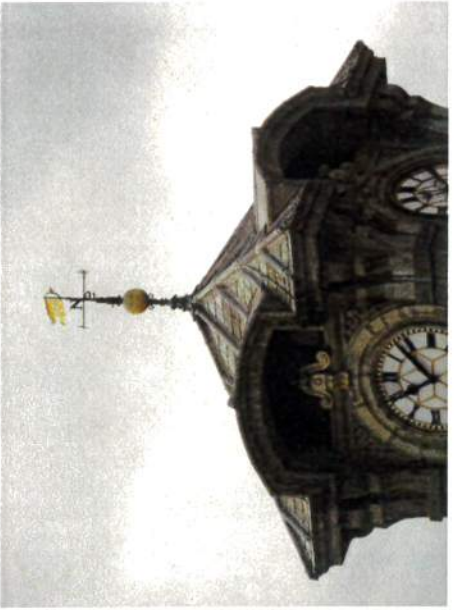
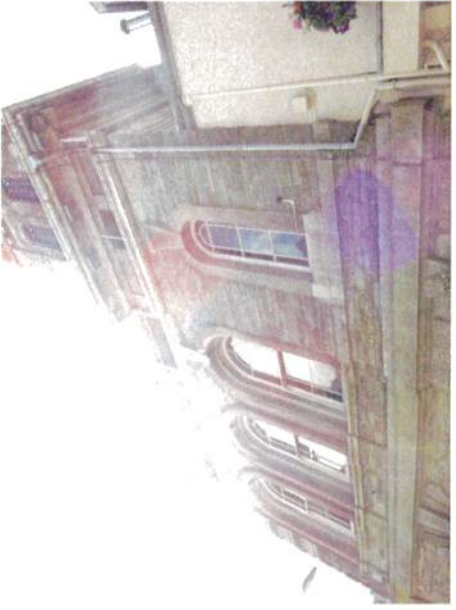






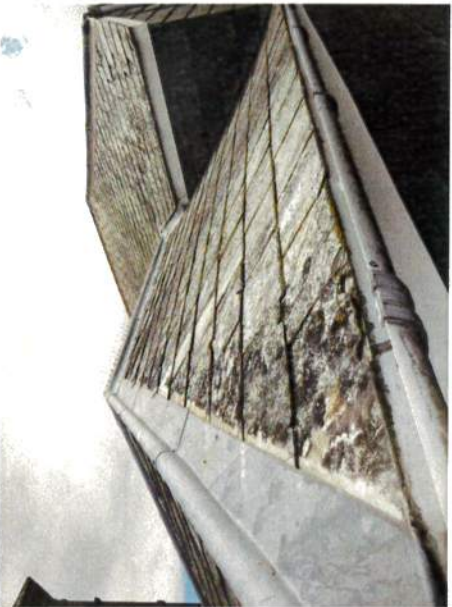
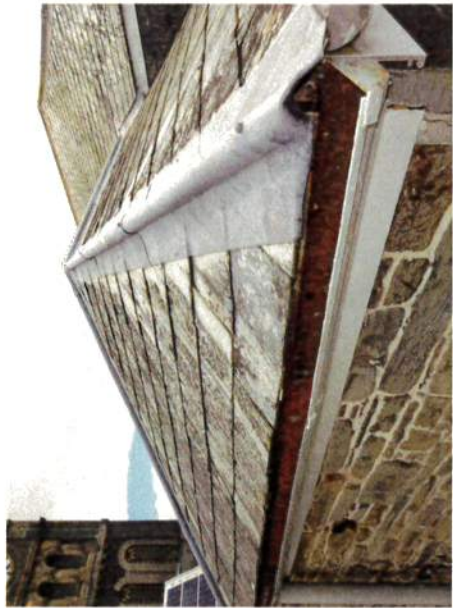






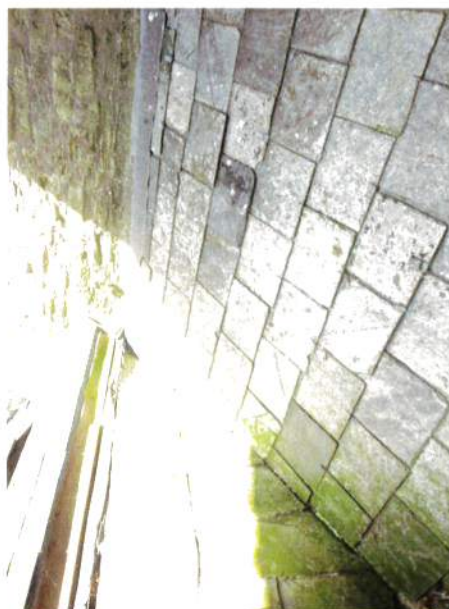
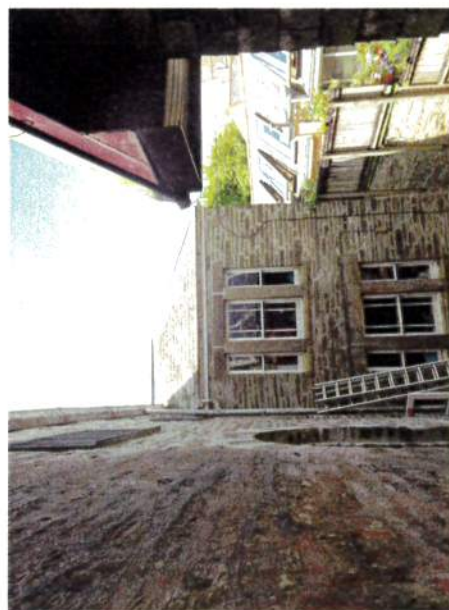


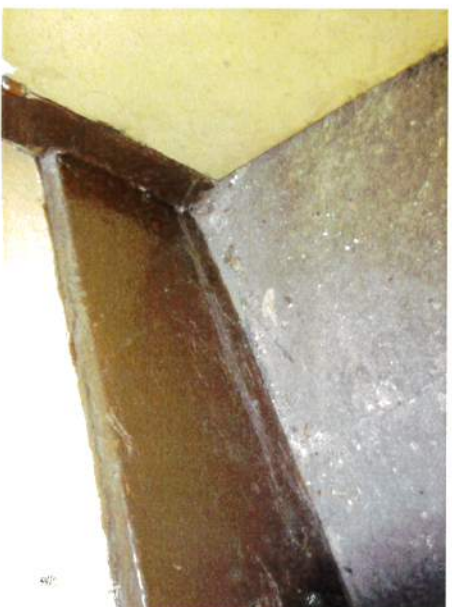
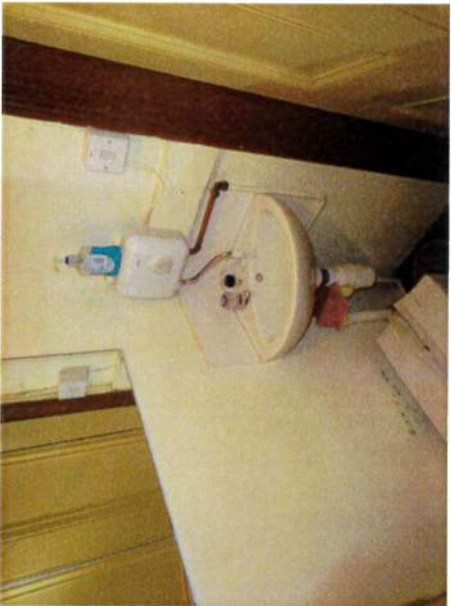


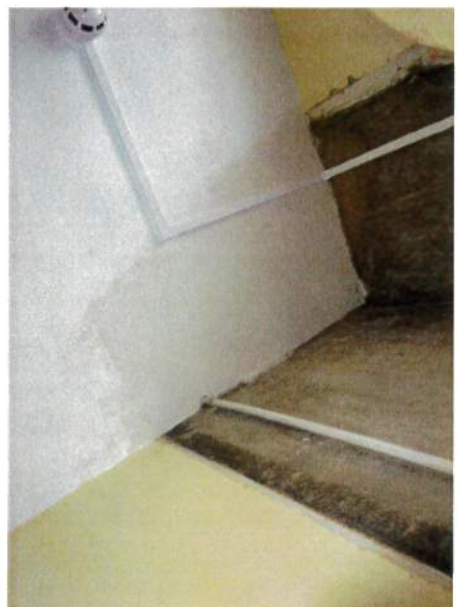






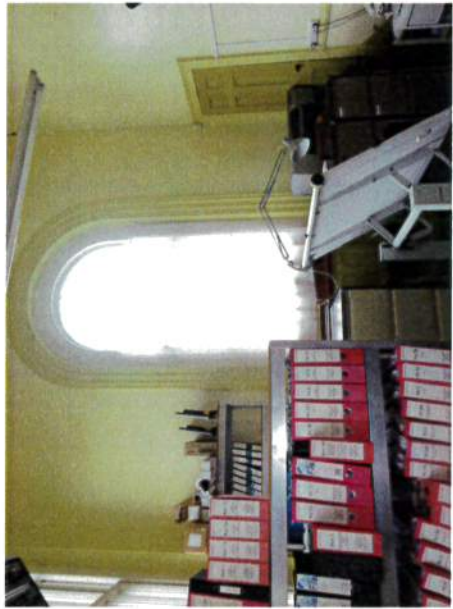
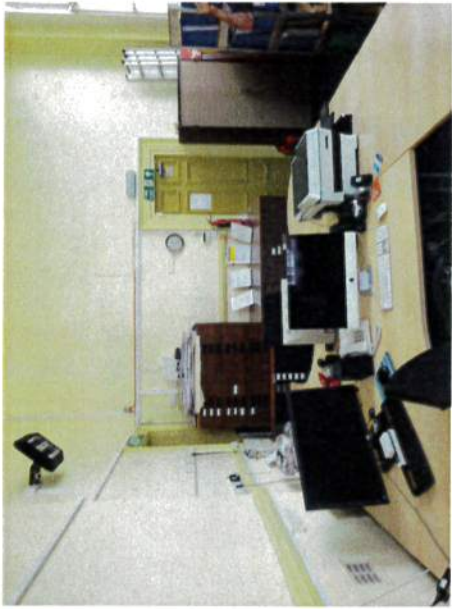
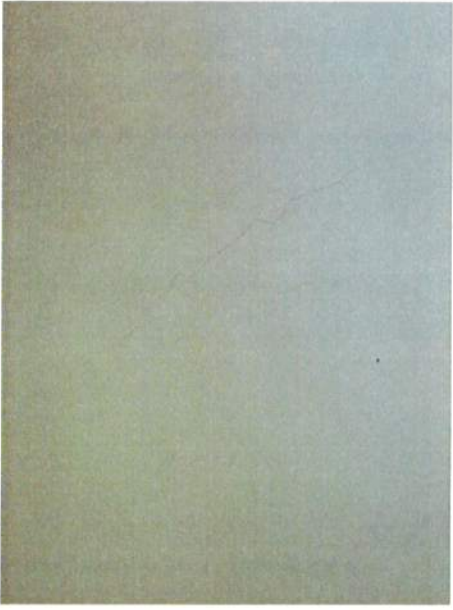


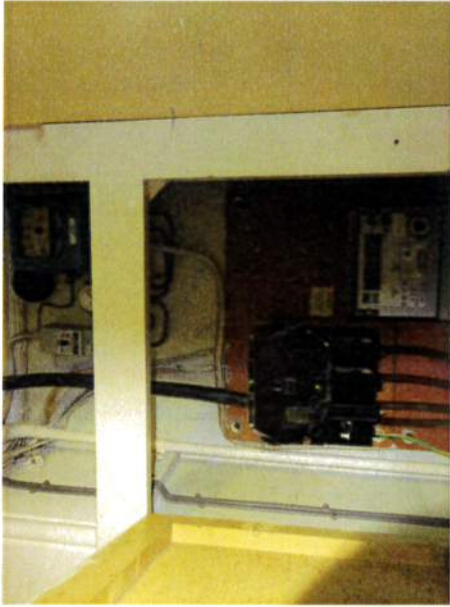
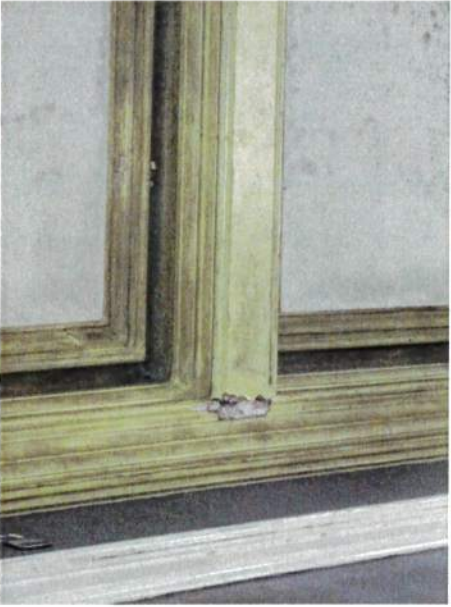
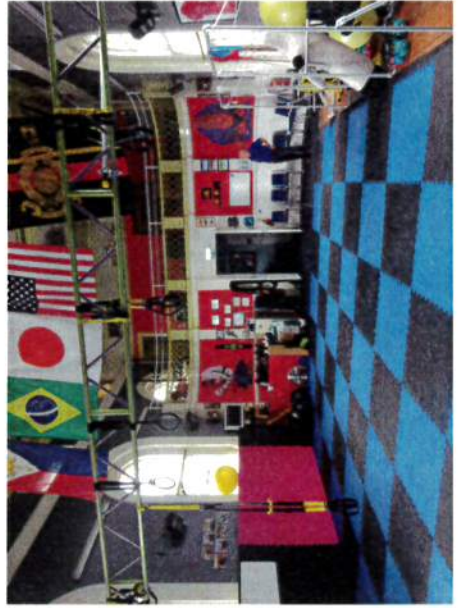


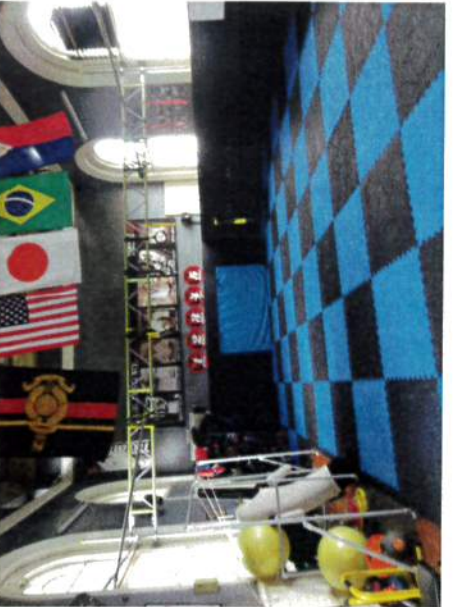






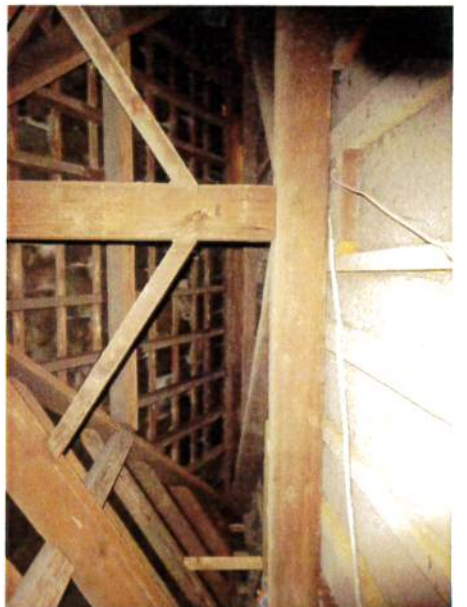




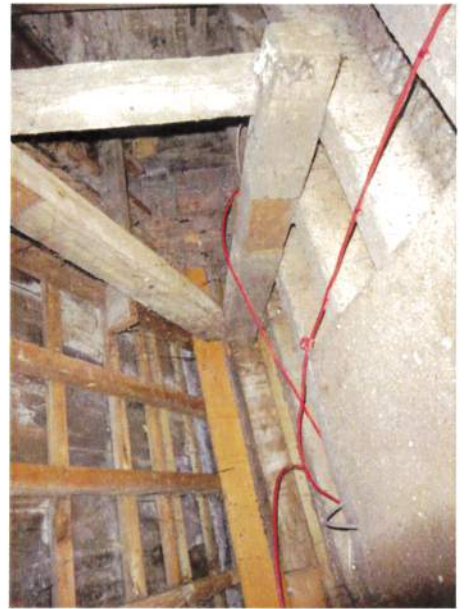












GENERAL TERMS

Introduction

This document sets out the contractual terms upon which the Surveyor will advise the Client by means of a written report as to his or her opinion of the visible condition and state of repair of the Property.

The individual carrying out the inspection and providing advice will be a chartered surveyor.

The Surveyor will use all of the care and skill to be reasonably expected of an appropriately experienced chartered surveyor

Content of the Report

In accordance with these terms the Surveyor will report upon:-

the main aspects of the Property including assessing the site/location, the design, structural framework, fabric and services;

the grounds, boundaries and environmental aspects considered to affect the Property;

any requirements for further investigation arising from the inspection.

Delivery of the Report

The Report is to be delivered by the date agreed or at such later date as is reasonable in the circumstances.

The Surveyor will send the Report to the Client's address (or other agreed address) by first class post for the sole use of the client. The Client agrees to keep the report particular (but without limit) the Client must not disclose the whole or any confidential disclosing its contents only to the Client's professional advisors. In part of the Report to any person (other than a professional advisor) who may intend to reply upon it for the purpose of any transaction.

Payment of fees

The Client will pay the Agreed Fee, any Additional Fees, any VAT and any agreed disbursements by the Payment Date.

The Client will be liable for interest on any late payment at the rate of 8% p.a. above the Bank of England base rate current at the date of the relevant fee account.

Assumptions

Unless otherwise expressly agreed the Surveyor while preparing the Report will assume that:-

the property (if for sale) is offered with vacant possession;

the Property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and

access to the Property is as of right upon terms known and acceptable to the Client

Scope of the Inspection

Generally

The Surveyor will consider his or her advice carefully but is not required to advise on any matter the significance of which in relation to the Property is not apparent at the time of inspection from the inspection itself.

The Surveyor will inspect diligently but is not required to undertake any action which would risk damage to the Property or injury to him or herself.

The Surveyor will not undertake any structural or other calculations.

Accessibility

The Surveyor will inspect as much of the internal and external surface area of the building as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the site, or adjacent public areas.

The Surveyor is not required to move any obstruction to inspection including, but not limited to, furniture and floor coverings.

Floors

The Surveyor will lift accessible sample loose floorboards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor covering. The Surveyor will not attempt to cut or lift fixed floorboards without express permission of the owner.

Fixed Covers or Housings

The Surveyor will not attempt to remove securely fixed covers or housings without the express permission of the owner.

Roofs

The Surveyor will inspect the roof spaces if there are available hatches which are not more than three metres above the adjacent floor or ground. Where no reasonable access is available, the roof spaces will not be inspected. Similarly, outer surfaces of the roof or adjacent areas will be inspected using binoculars, but will be excluded if they can not be seen.

Boundaries, Grounds and Outbuildings

The inspection will include boundaries, grounds and permanent outbuildings but will not include constructions or equipment with a specific leisure purpose including, without limit, swimming pools or tennis courts.

Services

The Surveyor will carry out a visual inspection of the service installations where accessible. Drainage inspection covers will be lifted where they are accessible and it is safe and practicable to do so. No tests of the service installations will be carried out unless previously agreed, although general overall comments will be made where possible and practicable. The Survey will report if it is considered that tests are advisable.

Areas not inspected

The Surveyor will identify any areas which would normally be inspected but which he or she was unable to inspect.

Flats or Maisonettes

Unless otherwise agreed, the Surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building or particular block in which the subject flat is situated. Other flats will not be inspected. The Surveyor will state in the Report the limits of access and/or visibility in relation to the common parts and structure. The Surveyor will state whether he or she has seen a copy of the lease and, if not, the assumptions as to repairing obligations on which he or she is working.

Environmental and Other Issues

Particular noise and disturbance affecting the Property will only be noted if it is significant at the time of the inspection or if specific investigation has been agreed between the Surveyor and the Client and confirmed in writing.

The surveyor will report on any obvious health and safety hazards to the extent that they are apparent from elements of the Property considered as part of the inspection.

Hazardous Materials

Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the Property. However, the Surveyor will advise in the Report if, in his or her view, there is a likelihood that deleterious material has been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.

Subject to clause 6b the Surveyor, based upon a limited visual inspection, will note and advise upon the presence of lead water supply pipes and asbestos.

The Surveyor will advise in the Report if the Property is in an area where, based on information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Surveyor will advise that tests should be carried out to establish the radon level.

The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject Property or visible immediately adjacent to the Property. The Surveyor is not required to assess any possible effect on health or to report on any underground cables.

Ground Condition

The Surveyor will not be required to comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination.

Consents, Approvals and Searches

The Surveyor will be entitled to assume that the Property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the Property or affect the reasonable enjoyment of the Property.

The Surveyor will be entitled to assume that all planning, Building Regulations and other consents required in relation to the Property have been obtained. The Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the Client or the Client's Legal Advisers. Drawings and specifications will not be inspected by the Surveyor unless otherwise previously agreed.

The Surveyor will be entitled to assume that the Property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or its intended use, is or will be unlawful.

Insurance Rebuilding Cost Assessment

The Surveyor will provide an insurance rebuilding cost assessment only if this is agreed at the time of taking instructions. Building insurance cost assessments will be calculated using the current edition of the BCIS *Guide to House Rebuilding Costs*.

Additional Services

The Surveyor will provide, for an additional fee, such additional services as may be specified in the Specific Terms or are agreed between the Surveyor and the Client and confirmed by the Surveyor in writing.

Miscellaneous

In the event of a conflict between these General Terms and the Specific Terms, the Specific Terms prevail.

Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the *Contracts (Rights of Third Parties) Act 1999* by any person other than the surveyor or the Client.

Where the client has instructed the Surveyor to make investigations which cause damage to the Property on the basis that the client has obtained the owner's consent, the client will indemnify the Surveyor against any loss or cost arising.

Dispute Resolution

In the event that the Client has a complaint regarding the standard of service he or she has received, a formal complaints handling procedure will be followed. A copy of the Surveyor's complaints handling procedure is available upon request. Using the Surveyor's complaints handling procedure will not affect the Client's legal rights.

The Client may only rely upon the surveyor's advice and report for purposes described in the Particulars or communicated to the Surveyor in writing prior to the agreement of the Fee and if the Client wishes to reply upon such advice and Report for any other purpose he or she may only do so with the written consent of the Surveyor.