



Condition Assessment Aberhosan Community Centre

Thursday, 17 March 2016

Prepared For Liz Trow

Identified 18 Issues



SLATE ROOF. (235 Sq Mtrs)

There are many broken missing or slipped slates on all elevations of the slate roof. Many slates have been replaced on Lead hanger and because of the position of the building these hangers have failed.

The Cast iron Ogee guttering is leaking on several elevations and missing on the front elevation.

The Soffits fixed to the open eaves is rotten in several places where it is abutting the Barge Boards and generally in a bad state of repair.

The Barge Boards are in a bad general state of repair and attempts to repair have been made in the past.

The roof would benefit from the addition of proper under cloak verges to help stop the wind damage to the gable elevations.

INTERNAL.

The inside of the roof has been close coupled and there doesn't appear to be an access point, so the condition of the Timber roof structure is unclear.

There is evidence of water ingress and damp areas on the inside of the roof.

Without damaging the inside of the plaster work to access the Close Coupled roof it is unclear if there is any insulation in the roof.

The roof needs to be refurbished to include :-

Slates taken off to be reused.

New lathes sarking felt.

New under cloak Verge or dry verge system.

Insulation between rafters and in close coupled roof space.



GUTTERINGS.

Missing Guttering to the front elevation.



BARGE BOARDS AND VERGES.

Rotten Barge Boards and Missing Verge.



STORM AND FOUL DRAINAGE

The Drainage system is combined with foul and rainwater sharing the same pipe work.

This appears to be blocking on a regular basis all inspection points show signs of sewerage backing up in the past.

The system would benefit from a specialised drain survey to establish the problems.



TOILET ONE.

The external Toilets are very damp and the whole of the building is not ideal to be used as Toilets. There are no hand washing facilities in both of the Toilets.

The Blue Brick paved area from the Toilet to the centre is very uneven and there are many trip hazards.

The whole area of Blue Brick Pavers need to be relayed.



TOILET TWO.

Second Toilet.

I would recommend that the two toilets are removed and relocated to a purpose built area in the rear store within the main building.



TOILET PAVED AREA.

Trip hazard on pavers.



REAR PAVED AREA.

Blue Brick paved area to be relayed.



REAR ELEVATION.

Two windows have been replaced with UPVC.

Two further Sash Windows need to be replaced with UPVC.

Three external Doors would benefit from a upgrade.



SIDE ELEVATION WINDOW.

This window needs to be replaced very rotten.



FRONT ELEVATION WINDOWS.

Two Sash Windows need to be replaced.



REAR STORE.

These out buildings are in a very bad state of repair and would not make economical sense to repair. I would recommend that the Toilets are relocated to the main building and brought up to current regulations and the out buildings demolished.



HEATING SYSTEM.

The heating system has been updated recently.



ELECTRICAL INSTALLATIONS.

The electrical installations seem OK and have been checked on a regular basis.



REAR KITCHEN.

All seems ok dated but functional.
Possible upgrade to Kitchen units and redecoration.



REAR STORE.

Dated but functional.



MAIN HALL.

Dated but functional.



RETAINING WALL.

This retaining wall was looked at in June 2014 following concerns from the centre that there was cracking and movement to the wall. a part report was compiled by an structural Engineer which was inconclusive regarding any movement. it is unclear how the wall was constructed in the first place, whether it was built as a dry stone wall and the stonework pointed with cement based mortar and lime based mortar at a later date. there has been no further cracking or movement since June 2014.

This Wall should be monitored for any further signs of movement. I do not feel that there is any significant risk with this wall.

Kevin Williamson
POWYS COUNTY COUNCIL