

Our Ref: 02C301796

14 September 2023

Defence Infrastructure Organisation  
Floor 1, Zone 1 Ramillies Building  
Marlborough Lines  
Andover  
SP11 8HJ

Dear Mr Robson

**The Observatory, Green Hill, Woolwich, London SE18 – Condition Report Addendum**

I am writing to provide an addendum relating to the 'Health & Safety and Property Compliance Matters', 'EPC and Sustainability' and 'Deleterious Materials' sections of our Condition Report of the above building dated 03 November 2022 (attached), following provision of documentation that was not previously available. The building was in occupation at the time of our inspection, and we understand that it is now vacant with water, gas and electrical services isolated.

We have been provided with the following documentation:

- Fire alarm 6-monthly service inspection certificate dated 27 June 2023 and undertaken by Marlowe Fire & Security.
- Site Asbestos Registers for 2022 and 2023, understood to be managed by the site's Maintenance Management Organisation (MMO), Vinci.
- Emergency lighting monthly testing record sheet dated 20 July 2023, understood to have been undertaken by the site's MMO, Vinci.
- Electrical Installation Condition Report (EICR) dated 09 January 2020 and undertaken by BJF Connections Ltd.
- Gas servicing and commissioning record dated 03 August 2023 and undertaken by BJF Group.
- Energy Performance Certificate (EPC) and Recommendation Report dated 08 September 2023 and undertaken by Energy Matters UK.

This addendum provides follow-up commentary additional to the original report and does not alter or amend any commentary from that report, which remains an accurate record of the building's condition at that time. We have not carried out a re-inspection and this letter considers the building with regards to our 2022 inspection and the new documents provided only. The Condition Report and this letter have been produced for the DIO and cannot be relied upon by a

third party who should commission their own survey prior to acquiring any interest in the property.

Comments are linked to specific items within the Condition Report, as stated.

Condition Report Ref.	Health and Safety and Property Compliance Matters	Risk Rating
	<b>Fire Precautions</b>	
4.1.1	We were previously provided with a Fire Risk Assessment (FRA) dated 15 December 2020. These should be updated at least annually or after any changes to the building or its use. Any new occupier should carry out their own assessment. Any contractors accessing the building whilst it is vacant should have appropriate RAMS in place.	2
4.1.3	We have been provided with a fire alarm service inspection certificate dated 27 June 2023. This should continue to be carried out at the recommended intervals. We have not had sight of any fire alarm routine test records, which should continue to be carried out whilst the property is vacant.	2
4.1.3	We have been provided with a scanned copy of a monthly emergency lighting test record, which shows all items as a 'pass'. We understand that this is carried out monthly, however have not had sight of any other records.	3
	<b>Asbestos Management</b>	
4.2.1, 7.1.2	We have been provided with the barracks full site asbestos register in Excel format for 2022 and 2023. The 2022 report states no materials present for the 'Old Observatory' and the building is not referenced on the 2023 schedule. Although the risk of asbestos being present in the building is likely to be low on this basis, management procedures at the site still require improvement and should be readily available for any contractors attending the site and immediately upon request. Any intrusive works will require a works specific Asbestos Refurbishment & Demolition (R&D) survey.	2
	<b>Water Risk Management</b>	
4.3.1	We have not had sight of any legionella or water hygiene risk assessments or testing records. We understand that a Legionella Management and Control Risk Assessment was in place and raised some high-risk faults, but it has not been provided by Vinci, and that they have confirmed they do not undertake works of this nature. Furthermore, we understand that the water supply was separated and isolated in July 2023 so a new assessment will be	2

	required once a new supply is connected. The integrity and condition of the system is currently an unknown. Any new assessment will identify the need for a written scheme and a water hygiene management logbook being put in place.	
	<b>Gas and Electrical Safety</b>	
4.4.1	We have been provided with an EICR dated 09 January 2020. This raised several faults including one C1 ('danger present') and a number of C2/ C3 issues. We understand that Vinci have stated that these were dealt with at the time of the inspection, however have not been provided with any certification as confirmation. We understand that the electrical services have since been isolated, therefore the installation should be retested once the new supply is connected. The integrity and condition of the system is currently an unknown. Works will be required by an incoming occupier to put the system into working order.	2
4.4.2	We have been provided with a gas boiler Commercial Servicing/ Commissioning Record dated 03 August 2023. This lists some remedial work required however we understand that the gas services have since been isolated. This will require recommissioning by an incoming occupant.	3

Condition Report Ref.	EPC and Sustainability	Risk Rating
5.1.1	We have now been provided with an EPC and accompanying recommendation report dated 08 September 2023. This gives the EPC rating as C(66). This puts the property above the minimum 'E' rating required under current Minimum Energy Efficiency Standards regulations. The recommendation report lists a number of improvements that could be made if a new occupier wishes to improve the building's energy performance further.	3

## Summary

To conclude, with regards to our inspection in 2022, the documentation provided, and the understanding that the property is now vacant with water, gas and electrical services isolated, we update our executive summary risk ratings as follows:

Condition Report Ref.	Executive Summary Item	Risk Rating
1.1.6	<b>Health &amp; Safety and Statutory Compliance Matters</b> The documents provided indicate that there are some statutory testing and management processes in place. Where appropriate, for example fire alarm testing, these should be maintained whilst the building is vacant. A new occupier will need to recommission all building services and put their own management systems in place.	2
1.1.7	<b>EPC and Sustainability</b> We confirm that the EPC has now been provided and at a C(66) rating is above the minimum required by current regulations.	3
1.1.10	<b>Deleterious Materials</b> We note that the barracks asbestos registers do not reference any asbestos containing materials present in the building, however this information should be available readily upon request by contractors at any time and an R&D survey should be carried out ahead of any intrusive works.	2

I trust the above is self-explanatory but please do not hesitate to get in touch if you have any further queries.

Yours sincerely,



**Megan Green BA(Hons) MSc MRICS**  
**Senior Surveyor**  
**+44 (0)20 7911 2874**  
**megan.green@avisonyoung.com**  
**For and on behalf of Avison Young (UK) Limited**

Enc. Avison Young Terms of Appointment  
 Condition Report (Nov 2022)



## Condition Report

**The Observatory, Green Hill, Woolwich, London SE18**

November 2022



## Preface

### Identification Photograph:



<b>Property Address:</b>	The Observatory, Green Hill, Woolwich, London SE18		
<b>Purpose of Survey:</b>	To assess general condition and identify any significant defects or property related issues.		
<b>Approximate GIFA:</b>	208.7 sqm (2,236 sq ft)		
<b>Approximate Age of Building:</b>	Early 19 <sup>th</sup> century.		
<b>Principal Forms of Construction:</b>	Traditional loadbearing brickwork elevations with pitched slate roofs and a flat roof with lead sheet covering over the entrance hall and WCs. Suspended timber floors. Timber framed sash windows.		
<b>Existing Use of Building:</b>	Barracks welfare centre and chapel.		
<b>Date of Inspection:</b>	17 October 2022		
<b>Inspection Conditions:</b>	Mild and dry, following earlier rain showers.		
<b>Access Restrictions:</b>	No access was provided to the boiler room or roof void. Roofs were inspected from ground level only.		
<b>Lead Surveyor:</b>	Megan Green BA(Hons) MSc MRICS		
	DD: +44 (0)20 7911 2874	e-mail:	megan.green@avisonyoung.com
<b>Accompanying Parties:</b>	Harry Spooner	Avison Young	harry.spooner@avisonyoung.com

## Contents

1.	Executive Summary .....	4
2.	Scope of Instruction and Brief.....	8
3.	Property Description and Condition.....	9
4.	Health & Safety and Property Compliance Matters .....	22
5.	EPC and Sustainability .....	25
6.	Environmental Matters .....	26
7.	Deleterious/Problematic Materials.....	27
8.	Legal Matters .....	28

## Appendices

Appendix A    Schedule of Remedial Works and Estimated Costs

Appendix B    Selected Photographs

Appendix C    Terms of Appointment



.....  
Prepared by: Megan Green BA(Hons) MSc MRICS  
Senior Surveyor

Date: 03 November 2022

Doc Ref: 02C205042

Version: Final

.....  
Authorised by: Adam Nash BSc(Hons) MA  
GradDip MRICS - Director

Date: 08 November 2022

# 1. Executive Summary

## 1.1 Key Survey Findings

1.1.1 We set out below a high-level summary of our findings and have allocated risk ratings against the principal issues which should be considered, using the following risk rating/criticality indicator:

- 1 High Risk - critical compliance issues and significant or structural defects requiring urgent resolution or consideration
- 2 Medium Risk - non-critical compliance issues and significant defects to be considered and/or addressed within an appropriate timescale
- 3 Low Risk - for information/routine maintenance and repair items to be addressed within a 10-year timeframe

1.1.2 The following executive summary is intended to provide an overview of our findings only and you should refer to the main body of the report including all associated appendices and specialist reports for reliance purposes

Structure and Fabric Condition Summary		Risk Rating
1.1.3	The property is generally considered to be in fair condition for its age and use, however with evidence of significant defects to localised areas including failed roof coverings and areas of water ingress. There is a backlog of general maintenance items to be carried out to prevent further significant issues developing, for example repair of rainwater goods and redecoration of windows.	2

Engineering Services Summary		Risk Rating
1.1.4	The building services are generally considered to be suitable and in reasonable condition and, subject to ongoing maintenance, should continue to perform adequately for a further 10-year period. There is some missing and overdue statutory testing that should be carried out in the short term.	2



**Environmental Risk Rating****Risk  
Rating**

- 1.1.9 We have not been instructed to advise with regard to environmental liability. We did not note any risks of contamination or flood risk during our visual inspection. If you have any concerns in this regard, we recommend commissioning a Phase 1 Environmental Site Assessment.

**3****Deleterious Materials****Risk  
Rating**

- 1.1.10 We were not provided with an Asbestos Register in advance of our inspection. This should be provided for review to confirm if this is up to date. No further deleterious materials were identified during our inspection, however due to the building's age there is a risk of lead paint or anthrax spores from plaster containing horsehair. Any contractors involved in future refurbishment projects should undertake a risk assessment covering deleterious materials prior to any works commencing.

**1****Legal & Title Issues for Clarification**

- 1.1.11 We have not been provided with a title plan and there are no delineated boundaries to the external areas. If the property is to be leased or sold then the boundary should be confirmed and clearly defined.
- 1.1.12 We note that the property is Grade II listed but have not had sight of listed building consents for any alterations or internal fit outs. You should review your records and confirm if any listed building consents have been obtained for any works.

**Recommendations for Further Technical Investigations**

- 1.1.13 Given the age of the property and the damp issues noted to the basement, we recommend that a below ground drainage survey is undertaken.

**Estimated Repair Costs**

1.1.14 We set out below budget cost liabilities for anticipated works which are likely to be required over a 10-year period. This excludes day to day maintenance and cyclical redecoration unless specifically stated. Please refer to Appendix A for a detailed breakdown of the costs. Costs have been provided by the Avison Young Quantity Surveyors.

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	225,000	27,500	15,000	267,500
Engineering Services	11,500	20,000	-	31,500
Total (£)	236,500	47,500	15,000	299,000

**Conclusion and Suitability for Purchase/Sale**

1.1.15 Subject to acceptance of the issues raised within this report and satisfactory resolution of the legal queries, we consider the property suitable for sale from a technical perspective.

## 2. Scope of Instruction and Brief

### 2.1 Introduction

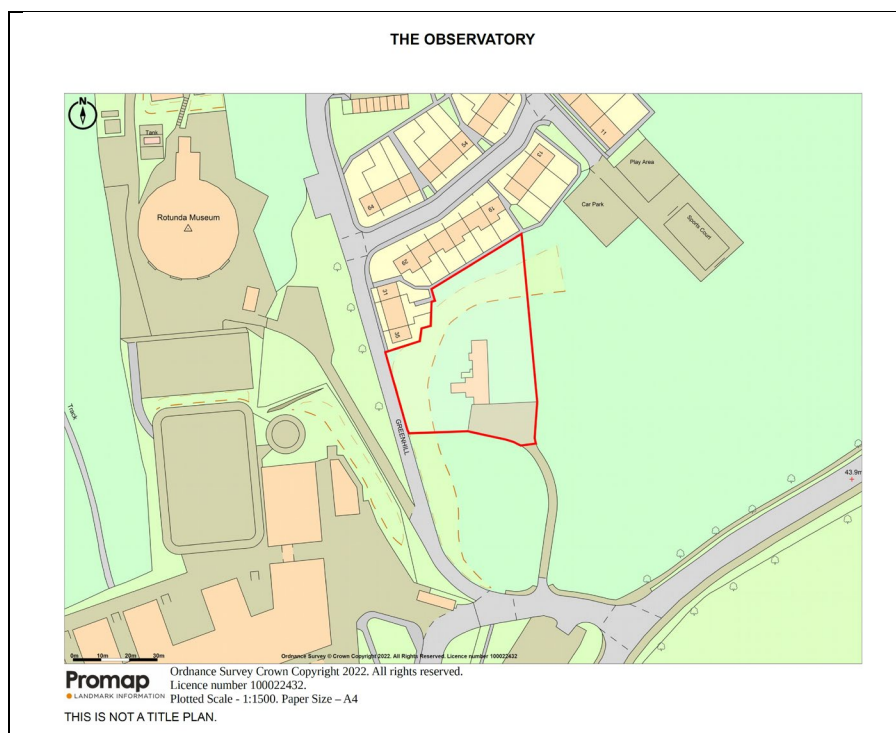
- 2.1.1 In accordance with your recent instructions, we have carried out an inspection of The Observatory, Green Hill, Woolwich, London SE18 in order to advise on the forms of construction and current state of repair.
- 2.1.2 Our report has been prepared for estate management purposes as we understand you wish to understand the building's condition and repair costs over the next 10 years. Our report therefore concentrates on the general standard and condition of the building and any principal defects or shortcomings. Unless specifically stated we have not commented on minor repairs or routine maintenance and redecoration items. A breakdown of repair costs is provided at Appendix B and has been costed by the Avison Young Quantity Surveyors.
- 2.1.3 We are not instructed to appoint specialist consulting engineers to inspect the engineering services installations. Our building surveyors have undertaken a visual inspection to identify the services present and record the principal concerns.
- 2.1.4 We have not undertaken a Phase 1 Environmental Audit. However, where further investigation or testing is deemed necessary, this has been recommended.
- 2.1.5 We have been provided with the following documentation relating to the property which has been considered in the preparation of this report:
- Fire Risk Assessment dated 15 December 2020;
  - Boiler servicing record dated 6 July 2022; and
  - RLB Quadrennial Inspection Report dated 17 July 2017.
- 2.1.6 We have acquired and reviewed the following documentation relating to the property from the Historic England website:
- 'Observatory Married Quarters' listing 1078988 on the National Heritage List for England.
- 2.1.7 Please refer to our standard Terms of Appointment which are included at Appendix C.

## 3. Property Description and Condition

### 3.1 Site and Setting

#### Description

- 3.1.1 The Observatory is located opposite the Napier Lines Barracks at Green Hill, Woolwich, London SE18, part of the Royal Artillery Barracks garrison. It is circa 0.75km south of the Woolwich train station and circa 1.1km south of the River Thames. The surrounding area is primarily owned and used by the Ministry of Defence. The building is on a raised mound and the ground slopes to a bank down to Green Hill at the north and west of the building.
- 3.1.2 At the time of our inspection the building was in use as the barrack's chapel and welfare centre, however we understand that they are shortly to be vacating the building.
- 3.1.3 The Observatory is a Grade II listed building, under list entry number 1078988. It was originally constructed in the early 19<sup>th</sup> century and forms part of a small collection of heritage buildings and sites within the barracks site. On the opposite side of Green Hill runs a 'linear training fortification', a Scheduled Ancient Monument, and the Repository Woods, a Grade II listed park and garden. Between these two sites is the Rotunda, a Grade II\* listed building originally built in 1814-19, making it contemporary with the Observatory.



## 3.2 Sub Structure (including Basements)

	Description	
3.2.1	The Observatory has a basement to the southern half of the property. This is formed in solid loadbearing brickwork and is understood to have a solid concrete ground bearing slab, although this could not be confirmed through our visual inspection due to floor finishes being in place at the time.	
3.2.2	The basement appears to have been constructed in two different phases, with a small extension below the later entrance hall addition to the west. Part of the western extension forms a retaining wall. There are arched passages against the north and south elevations of the original construction, which appear to be a later addition to hold the surrounding soil away from the elevations to limit damp ingress. The surrounding ground level dips against the east elevation, which is exposed and has 3no. windows. There is an asphalt lined drainage channel running along the north, east, and south side of the basement elevations.	
3.2.3	Given the building's age and form of construction any existing foundations are most likely to be formed of brickwork piers. However, this cannot be confirmed without intrusive investigations.	
	Condition and Principal Observations	Risk Rating
3.2.4	There is water ingress staining and mould growth at high level in the north-west corner of the basement stair lobby. The staining is focused below an area of ingress from the roof to the the entrance lobby above. This appears likely to be related to the roof leaks, rather than penetrating damp through the basement walls. Repairs should be undertaken and the affected finishes made good. (See photo 18).	2
3.2.5	There are further indications of water ingress to the south wall of the basement stair lobby, with blistering plaster and paint finishes. This is at low level and may be linked to penetrating damp. The damaged plaster finishes should be removed to confirm the condition of the brickwork behind, and any required repairs undertaken. There is a large bush growing by the ground floor entrance lobby above this location which should be cut back as the roots may be contributing to the water ingress.	2



### 3.3 Superstructure (Frame and Walls)

	Description	
3.3.1	The elevations are formed in loadbearing stock brickwork in a Flemish bond arrangement, with some basic detailing including a pedimented gable to the east elevation. The elevations do not appear to have been provided with a damp proof course (DPC), however it may be that this has been concealed by raised ground levels or pointing.	
3.3.2	There are two principal chimney stacks in the property, positioned centrally in both the north and south sections of the building. There are two smaller chimney stacks against the east elevation. There is one retained fireplace in the basement.	
3.3.3	It appears as though the building may have been constructed in three different phases, with the southern section (with basement) forming the original construction in yellow stock brick. The north half of the building, the arched passages against the basement, and the pedimented gable are of a different colour and may be a later alteration. There is a further extension to the west, including the entrance hall, WCs and staircase down to the basement. The west section of this extension has been rendered and painted.	
	Condition and Principal Observations	Risk Rating
3.3.4	There is an area of rising damp at the base of the north section elevations, resulting in staining and efflorescence. There are internal signs of water damage at the base of the walls in the most northerly room. It is likely that ground levels have risen around the base of the elevations and we recommend that earth against the elevations is lowered, and a gravel drainage strip installed to reduce moisture levels in this area. The efflorescence should be cleaned and damaged internal plasterwork hacked off and renewed. (See photos 1 and 3).	2
3.3.5	The drainage channels at the base of the elevations, around the basement, are thickly blocked with leaves and debris. These should be cleared and left free flowing to reduce the risk of water ingress into the basement. The asphalt lining is pulling away from upstands and inspection of this was very limited due to the amount of debris present. This is likely to require renewal. (See photos 8 and 9).	2

Condition and Principal Observations	Risk Rating
<p>3.3.6 The chimneys appear in a reasonable condition however with some mortar joints beginning to degrade at high level, including some moss growth. The chimneys should be inspected in detail as part of any roof repairs. There are some signs of water staining and mould internally around the ceiling and base of the capped off chimney stack in the north-east corner of the building. The black mould growth is synonymous with condensation mould and it is possible that the chimney has been capped and insufficiently ventilated. Additional ventilation should be provided.</p>	3
<p>3.3.7 There is vertical crack to the render below the women's WC window which should be hacked off and renewed following replacement of the window, discussed elsewhere. This rendered section of the elevations is also stained and should be redecorated.</p>	3
<p>3.3.8 There is debris in the grate of the basement fireplace which may have come down the flue. This should be swept and left clear.</p>	3
<p>3.3.9 A number of historic patch repairs have been carried out to the brickwork elevations of varying qualities, and there are various unsympathetic fixings including an antenna and cabling. Any redundant fixings should be removed. There are localised areas of impact damage to more vulnerable locations such as at low level and sills. The elevations are generally stained and would benefit from cleaning, including removal of bird droppings where birds perch on the antenna fixing brackets.</p>	3
<p>3.3.10 There is vegetation and ivy growth up and around the base of the elevations, particularly around the main entrance. This should be cleared to prevent it contributing to water ingress issues. (See photos 5 and 6).</p>	3

### 3.4 Floor Structures and Staircases

Description
<p>3.4.1 The ground floor is a suspended timber floor and the basement floor is understood to have a solid concrete ground bearing slab. Given the age of the building this may not have been originally constructed with a damp proof membrane (DPM).</p>

Description	
3.4.2	There is a timber staircase leading down to the basement, located in the entrance hall extension.
Condition and Principal Observations	
3.4.3	The suspended timber floor is slightly spongy immediately inside the main entrance door. There is also evidence (see item 3.5.4) that water ingress from roof leaks is percolating through into the basement below the entrance lobby. Water ingress may be resulting in decay to the suspended floor structure. It should be exposed for inspection as part of any repair works. (See photos 17 and 18).

2

### 3.5 Roof and Rainwater Goods

Description	
3.5.1	The main building has a pitched hipped roof with a decorative gable in the centre of the east elevation. The roof is weathered in natural slate tiles. It has lead flashings and rainwater channels, and painted timber soffits below overhanging eaves. The roof is assumed to be of timber framed construction however we were not provided with access to the roof void to verify its arrangement and condition.
3.5.2	There is a flat roof over the entrance hall and WC extension. This is weathered in lead sheet and has painted timber fascia boards. No access was available to inspect this roof and our comments are based on ground level vantage points only.
3.5.3	The roofs drain to cast iron gutters discharging to downpipes.
Condition and Principal Observations	
3.5.4	The lead sheet roof to the entrance extension is actively leaking in several locations. It appears to have reached the end of its serviceable life and should be replaced. Our inspection was undertaken shortly after rain showers and water was dripping from the ceiling/ light fitting by the head of the stairs. Staining to the carpet in this area indicates this is an on-going issue. There is further evidence of ingress around the doorway from the entrance hall into the offices where plaster and paint are blistering. In the north-west corner of the entrance hall the ceiling and wall is

1

Condition and Principal Observations	Risk Rating
<p>stained with drip marks and finishes are failing. There is an area of water staining and mould growth to the ceiling of the basement stair lobby immediately below this area. Within the women's WC the angle bead next to the window recess is corroding, resulting in staining down the wall. This may be due to the roof leaking above, or due to condensation from inadequate ventilation. (See photos 14 and 16 to 18).</p>	
<p>3.5.5 The pitched roof is leaking in several locations but it was not possible to determine if this is historic or on-going. The principal area of ingress is over the central east elevation fire escape, immediately above the electrical distribution board. The elevation protrudes slightly in this location, with a parapet above and a small length of drainage channel draining to a hopper. This is likely blocked and the channel lining may be damaged. This requires investigation and repair. There is a further area of ingress staining next to the north roof access hatch, along with a hairline crack north to south across the centre of the room. There are slipped slates in locations across the roofs and a number of previous tingle repairs. All slipped or missing slates should be replaced to match the existing slates. (See photos 2 and 18).</p>	2
<p>3.5.6 Long term roof leaks may have resulted to timber decay to sections of the roof structure. Access should be provided to the roof void for inspection by a Structural Engineer. (See photo 18).</p>	2
<p>3.5.7 The pitched roof soffit boards are stained, with localised areas of decay, and require redecoration. The flat roof fascia boards are decayed and should be replaced.</p>	3
<p>3.5.8 There are a number of areas of damage to rainwater goods and areas where downpipes appear to be blocked, resulting in moss growth and staining to surrounding areas. Repairs should be carried out, all debris cleared, and downpipes rodded through to clear any blockages. These also have areas of corrosion that should be treated. All of the metal rainwater goods require redecoration. The rainwater outlets are blocked with debris. These should be cleared and a below ground drainage survey carried out. (See photo 5).</p>	3

### 3.6 Doors and Windows (External)

	Description	
3.6.1	All external doors are located along the west elevation. This includes the front entrance door, and three further exits including one from the basement. Of these, 2no. have push bar handles. All external doors are in painted timber with no vision panels and 2no. have panelled detailing.	
3.6.2	Windows throughout are single glazed timber-framed sashes, and there are fixed rectangular fanlights over the 2no. rear ground floor fire escape doors. Some of the sash windows appear to have been reconfigured, including the window on the north elevation which has been made smaller and the former opening infilled. Windows generally have brick arch heads, however some have been historically replaced with concrete. The entrance hall extension has exposed steel lintels.	
	Condition and Principal Observations	Risk Rating
3.6.3	A fire escape plan on site showed that a locked door with traditional lever handle is intended as a fire exit. It was not marked as such. This should be replaced with a fire rated door with push bar opening and updated signage. All other fire escape doors should be overhauled to leave in good working order.	1
3.6.4	The sash windows to the original building are generally in a poor condition with some localised areas of timber decay that should be repaired. Isolated latches are damaged. Paint finishes are aging and require renewal. The sash windows should all be overhauled, redecorated, eased and adjusted to leave them in full working order. Some windows have translucent film applied which should be removed.	2
3.6.5	The windows to the entrance extension are in a very poor condition. All of these should be replaced. Some of them have extensive decay that is beyond repair and the window to the women's WC has signs of beetle infestation. The steel lintels to these windows are corroding. This corrosion should be removed, the steel treated, and the lintels redecorated. (See photo 4).	2
3.6.6	It was not possible to confirm if the glazing to the fanlights over the west elevation fire doors was fire rated. These are also heavily decayed and so should be replaced with windows of a suitable fire rating. (See photo 10).	2



Condition and Principal Observations	Risk Rating
3.6.7 The basement fire escape door within the former interrogation room is leaking at the base, resulting in stained finishes. The external escape stairs beyond are blocked with leaves and debris, resulting in a build-up of moisture against the door. This should be cleared. (See photos 6 and 20).	3
3.6.8 The doors to both the gas and electricity supply cupboards (located below the ground floor fire escape access stairs) are damaged and should be replaced. (See photo 11).	3

### 3.7 Internal Walls, Ceilings, Doors and Finishes

Description	
3.7.1	Internal walls are a combination of solid and plasterboard partition construction. The internal layout has been fully reconfigured, and there are several blocked-in doorways. Alterations include walls removed from the north half of the ground floor, either side of the chimney stack, to form a more open plan space. Partitions have been added to the ground floor to form a small kitchenette, storeroom, and plant room. In the basement, partitions have been installed to form small meeting rooms, including one positioned over a window opening.
3.7.2	Internal doors are in timber and have door closers fitted. Some have vision panels with Georgian wired glazing.
3.7.3	Ceiling and wall finishes are a combination of painted plaster and plasterboard. Floors are generally carpeted with the exception of the kitchenette, which has vinyl sheet flooring. The WCs have tiled floor finishes and half-height ceramic wall tiling.
3.7.4	There is a former interrogation room at the north of the basement with soundproof panelling.
Condition and Principal Observations	Risk Rating
3.7.5	As discussed above under 'Roof and Rainwater Goods', there are locations throughout the building where the roof is leaking which has resulted in damaged plaster and finishes. These should be renewed once the requisite repairs are complete. (See photos 4, 5, 17 and 18).

	Description	
3.7.6	The instances of rising damp are resulting in blistering and flaking of the internal paint finishes and plaster at low level. These areas should be hacked off, allowed to dry, and the plaster renewed. (See photo 3).	3
3.7.7	In the south-east corner of the basement there is a large area of carpet staining concentrated around a radiator valve. This appears to have been leaking and it is unclear if this has been repaired. If not, this should be carried out and floor finishes replaced. (See photo 19).	3
3.7.8	The former interrogation room at the north end of the basement retains soundproof wall panelling. This has some potential water ingress stains to the ceiling and around the fire alarm sounder cabling. The room is below the kitchenette so it is possible there is a services leak above. The soundproofing should be removed to confirm the condition of the concealed ceiling and walls. Investigations should be made and any pipe work leaks repaired.	3
3.7.9	There are isolated instances of diagonal cracking to plaster below some windows. Window maintenance should be carried out as discussed above, and cracked plaster hacked off and renewed.	3
3.7.10	Finishes throughout are worn with extensive wear and tear. These should be renewed before the building is put to a new use. In some locations there are holes and penetrations from redundant or removed fittings. Floor finishes are particularly aged, with some areas of splits or patching. We recommend that these are replaced. (See photo 12).	3

### 3.8 Welfare Accommodation

	Description
3.8.1	On the ground floor there is a small kitchenette with a sink and modern worktops with a tiled splashback. There are separate male and female WCs located in the western extension. The male WC has one toilet cubicle, 2no. urinals with an infrared sensor, and a sink basin. The female WC has 2no. toilet cubicles and 2no. sink basins. There are no accessible toilet facilities.

Condition and Principal Observations	Risk Rating
3.8.2 The WC fitout is dated and is likely to require full refurbishment to meet modern expectations, depending on the building's future use. Grouting is stained and sealant degraded, and this should be addressed in the short term. (See photo 13).	3

### 3.9 External Areas

Description
3.9.1 Brickwork and concrete steps lead to the external doors and have painted metal railings/handrails.
3.9.2 There is a brickwork retaining wall at the rear of the building, creating the fire escape route from the basement and a small undercroft storage room. This has a ceiling formed of stone slabs with an asphalt capping detail.
3.9.3 There is a tarmacadam parking and turning area against to the south of the Observatory, and a tarmacadam walkway against the west elevation for the fire escape routes.
3.9.4 The surrounding grounds are landscaped with trees and grass, however there are no defined boundaries showing the extent of the site.

Condition and Principal Observations	Risk Rating
3.9.5 External access stairs and fire escape stairs are overgrown with a build-up of debris. This should be cleared and routes kept clean to prevent water ingress and slip hazards. (See photo 6).	1
3.9.6 The under-croft storeroom is in a poor condition with sections of degraded brickwork and roots growing through the roof structure. The floor is covered in debris. Brickwork repairs should be undertaken, the roots cleared, and the asphalt capping renewed. (See photo 7).	2
3.9.7 Railings to the external stairs have failing paint finishes and require redecoration.	3

Condition and Principal Observations	Risk Rating
3.9.8 The tarmacadam walkway is heavily overgrown with moss which should be cleared to prevent a slip risk.	3
3.9.9 The wall next to the basement fire escape route has a section of damaged bricks at the corner, which should be repaired.	3

### 3.10 Building Engineering Services

Description
3.10.1 The incoming mains power supply and the gas meter are located in two small plant cupboards in the base of the access stairs to the ground floor fire escapes. The building has a three-phase electricity supply and the installation is labelled to confirm it has a protective multiple earthings (PME) system installed.
3.10.2 Lighting is generally provided via CAT 2 type light fittings, with additional downlights in some locations. There are external spot lights fixed to the eaves soffit. Emergency lighting is also provided, including lit escape signage next to doors. It has test key switches mounted on adjacent walls.
3.10.3 The building has a water supply with the stopcock being located in the north-most office room. Hot water is understood to be heated via the combi boiler.
3.10.4 We understand that there is a combi boiler located in the plant room, however this was locked at the time of the inspection and staff present were unable to provide access. We understand from the servicing record that this is a Vaillant Ecotec Plus. This provides hot water for the radiators, kitchenette, and WCs.
3.10.5 There is no supplementary ventilation; the building is reliant on opening windows and localised passive air bricks.
3.10.6 Heating is via wall mounted radiators. There is no supplementary cooling system.
3.10.7 There is a mains powered fire alarm with manual call points and sounders positioned throughout the building.

Description	
3.10.8	The building is provided with a security alarm system. There is pin pad access and an intercom system to the front door.
3.10.9	There is a communications cabinet mounted at high level on the east wall.
Condition and Principal Observations	Risk Rating
3.10.10	<p>The electrical distribution board labelling shows that the last EICR (electrical installation condition record) was carried out on 04 December 2013 and was due for retesting on 04 December 2018. This should be carried out at five yearly intervals so is very overdue for renewal. It is below an area of water ingress, potentially a health and safety issue if water is reaching the distribution board. (See photo 21).</p>
3.10.11	<p>We have not been provided with records of fire detection and alarm tests. Under the Fire Regulations Act 1971 and Regulatory Reform (Fire) Order 2005 an annual inspection and test should be undertaken, along with weekly sounder tests. You should confirm if these documents are in place and being kept up to date. If not, testing should be undertaken and a maintenance regime implemented.</p>
3.10.12	<p>We have not been provided with any records of emergency lighting tests. Under the Fire Regulations Act 1971 and Regulatory Reform (Fire) Order 2005 an annual inspection and test should be undertaken, along with monthly inspections. You should confirm if these documents are in place and being kept up to date. If not, testing should be undertaken and a maintenance regime implemented.</p>
3.10.13	<p>We have not been provided with any legionella or water hygiene risk assessments or testing records. Annual water analysis and regular records of water temperature records should be carried out to comply with the Health and Safety at Work Act 1974 and the COSHH Regulations 2002. You should confirm if these documents are in place and being kept up to date. If not, testing should be undertaken and a maintenance regime implemented.</p>



Condition and Principal Observations	Risk Rating
3.10.14 We have been provided with the most recent service record of the boiler, which was carried out on 6 July 2022. However, the door to the boiler room was locked at the time of our inspection with no access available. We were therefore not able to confirm the boiler details.	2
3.10.15 We have not had sight of the Building Logbook, which is required to be maintained with details of any new or changed services under Part L of the Building Regulations. We have additionally not had sight of any engineering services operating and maintenance manuals, record drawings, or plant and systems risk assessments which should be maintained under the Health and Safety at Work Act 1974. We have not had sight of any COSHH risk assessment records, which should be maintained under the Control of Substances Hazardous to Health Regulations 2002. You should confirm if these documents are in place and being kept up to date. If not, suitable records should be set up and maintained.	2
3.10.16 Some of the downlights are damaged and dropped from the ceiling. A number of lights are out and require replacement.	3
3.10.17 There is cabling run loose between windows on the east elevation. Any redundant cables or services should be removed. If the cables are required, these should be secured with proprietary fixings.	3

## 4. Health & Safety and Property Compliance Matters

### 4.1 Fire Precautions (Compartmentation, Means of Escape and Detection)

Principal Observations	Risk Rating
4.1.1 We have been provided with the Fire Risk Assessment (FRA) dated 15 December 2020. This should be updated at least annually to comply with the Regulatory Reform (Fire Safety) Order and is now out of date. We noted that some of the actions recommended had not been implemented, for example the EICR (electrical installation condition record) was overdue and this had still not been undertaken at the time of our inspection. The FRA should be reviewed all recommendations actioned.	1
4.1.2 Some of the fire doors do not appear to meet current standards. This should be reviewed as part of the updated FRA and all fire doors overhauled to be left in good condition.	1
4.1.3 As noted under the 'Building Engineering Services' section above, we have not been provided with records of fire alarm or emergency lighting testing and servicing. You should confirm that these records are in place and, if not, implement a compliant maintenance regime.	1
4.1.4 Externally, fire escape routes were overgrown and had a build-up of vegetation and debris. These should be cleared.	1
4.1.5 As noted under item 3.6, it was not possible to confirm if the glazing to the fanlights over the west elevation fire doors was fire rated. These are also heavily decayed and so should be replaced with windows of a suitable fire rating. (See photo 10).	2

## 4.2 Asbestos Management

Principal Observations	Risk Rating
4.2.1 We were not provided with an Asbestos Register ahead of our survey and it is unclear if this is being maintained. An Asbestos Management type survey should be commissioned and the resulting register maintained and made available upon request and to any contractors undertaking works. If any intrusive works are carried out then a specific Asbestos Refurbishment & Demolition type survey is required to be undertaken.	1

## 4.3 Water Risk Management

Principal Observations	Risk Rating
4.3.1 As noted under the 'Building Engineering Services' section above, we have not been provided with any legionella or water hygiene risk assessments or testing records. Annual water analysis and regular records of water temperature records should be carried out to comply with the Health and Safety at Work Act 1974 and the COSHH Regulations 2002. You should confirm if these documents are in place and being kept up to date. If not, testing should be undertaken and a maintenance regime implemented.	1

## 4.4 Gas and Electrical Safety

Principal Observations	Risk Rating
4.4.1 The electrical installations are not being maintained adequately, with the 5-yearly EICR inspection last undertaken in 2013. An EICR should be undertaken, an recommendations implemented, and a compliant maintenance regime put in place.	1
4.4.2 We have been provided with the most recent boiler service records, however, did not have access to the plant room during our inspection to confirm the details provided.	2

## 4.5 Working at Height

Principal Observations		Risk Rating
4.5.1	There are no roof access provisions in place and scaffold would be required for any external repairs. We did not have access into the roof void so cannot confirm the roof void access provisions.	3

## 4.6 Accessibility/Inclusiveness

Principal Observations		Risk Rating
4.6.1	The Observatory does not have any accessible WC or welfare facilities. There is stepped access to all external doors and no lift to the basement. You should consider installation of an accessible WC and access ramp, subject to listed building consent approval, if the building is to be put back into use at a future date.	1
4.6.2	The Fire Risk Assessment we have been provided with notes that mobility impaired building users may require additional assistance to escape in the event of a fire. It recommends that a Disabled Evacuation Strategy is put in place, however it is unclear if this has been implemented. A Disabled Evacuation Strategy should be prepared and actioned.	1

## 5. EPC and Sustainability

### 5.1 Principal Observations

Description	Risk Rating
<p>5.1.1 We have not been provided with an Energy Performance Certificate (EPC) for the building, nor have we been able to identify one on the government online database. Under the MEES (Minimum Energy Efficiency Standards) regulations, if the property is sold or leased at a future date an EPC will be required with an 'E' rating or above. MEES requirements are gradually being increased, and at present it is proposed that minimum rating of 'B' will be required in 2030.</p>	2
<p>5.1.2 Simple measures to improve sustainability and the EPC rating typically include installing LED lights, upgrading insulation, and installing double glazing, subject to listed building consent. If you would like detailed recommendations for upgrades, we recommend commissioning an EPC Plus report.</p>	3
<p>5.1.3 Listed buildings such as the Observatory are not exempt from the MEES regulations, however it may be possible to apply for exemptions where the actions recommended to improve the EPC would unacceptably alter the building's historic character or appearance.</p>	3



## 6. Environmental Matters

### 6.1 Principal Observations

Description		Risk Rating
6.1.1	We have not been appointed to undertake an environmental survey, nor did we note any potential environmental issues during our visual inspection. If you have any concerns in this regard, we recommend commissioning a Phase 1 Environmental Site Assessment.	3

## 7. Deleterious/Problematic Materials

### 7.1 Principal Observations

7.1.1 Certain materials are considered by the construction industry to be deleterious or problematic. The risk of these materials being present in the building and our recommendations are discussed below. Investors naturally react to the presence of such materials in different ways but the presence of a deleterious substance will not necessarily prevent a purchase. Unfortunately, many materials have been unfairly tagged as deleterious when they can perform perfectly well if used in accordance with their known working parameters. Great care must therefore be taken to assess the actual risks involved so a judgement can be made.

Description	Risk Rating
7.1.2 Asbestos carries a risk of airborne asbestos fibres being inhaled and can eventually lead to asbestosis, lung cancer or mesothelioma. We were not provided with an Asbestos Risk Assessment and Register prior to our survey. Asbestos Management is discussed in further detail at section 4.2 above.	1
7.1.3 Lead can be hazardous when used in water pipes or paint. Due to the age of the building, there may be layers of paint containing lead that could be exposed during refurbishment. This should be accounted for in any risk assessment relating to intrusive works.	3
7.1.4 There is a risk of anthrax spores from horsehair used in historic plaster. Due to the age of the building, there may be sections of plaster containing horsehair that would be exposed during refurbishment and this should be accounted for in any risk assessment relating to intrusive works.	3

## 8. Legal Matters

### 8.1 Legal Interest (Title, Tenure and Boundaries)

#### Principal Observations

- 8.1.1 We have not been provided with a title plan for the building and the site does not have any defined boundaries. These should be confirmed and marked out if the building is to be leased or sold.
- 8.1.2 The Observatory is accessed via a drive off Green Hill. Your solicitors should clarify how access entitlements will be arranged and who will be responsible for road maintenance if the building is leased or sold.

### 8.2 Planning and Building Control

#### Principal Observations

- 8.2.1 We have reviewed the local authority planning database and not identified any listed building consent applications. We note that the internal areas have been reconfigured and it is possible that this would have required listed building consent. Any works to the Observatory that would impact its historic significance will require listed building consent and you should confirm with the local authority or your Heritage Consultant ahead of any refurbishment works if it is required.

### 8.3 Neighbourly Matters and Party Wall

#### Principal Observations

- 8.3.1 We are not aware of any neighbourly matters or party wall issues currently affecting the property.

### 8.4 Contracts and Warranty Documentation

#### Principal Observations

- 8.4.1 We are not aware of any recent works or repairs having been completed that would have resulted in contract or warranty documentation being put in place.

# **Appendix A**

## **Schedule of Remedial Works and Estimated Costs**

## The Observatory

## Schedule of Estimated Costs

Item	Work Description	Total £	Short Term 0-1 yr	Medium Term 2-5 yrs	Long Term 6-10yrs
<b>Short</b>					
Structure & Fabric					
1	Repairs to slate roof	6,000	6,000		
2	Provisional sum allowance for repairs to roof timber frame, subject to survey of the roof void by a Structural Engineer	10,000	10,000		
3	Replace lead sheet roof over the entrance lobby and WCs, including new and decorated fascia	12,000	12,000		
4	Allowance for minor re-pointing, including to chimneys	2,500	2,500		
5	Allowance for minor patch repairs to brickwork	4,000	4,000		
6	Clean all brickwork elevations	7,500	7,500		
7	Hack off and renew section of cracked render below the women's WC window	750	750		
8	Redecorate painted rendered elevations	2,500	2,500		
9	Allowance for minor repairs of decay to soffits, and redecorate	2,500	2,500		
10	Clear and rod through all rainwater goods	2,500	2,500		
11	Allowance for minor repairs to rainwater goods	2,500	2,500		
12	Remove corrosion and redecorate all external metalwork, including rainwater goods and railings	3,000	3,000		
13	Overhaul timber sash windows to the original building, including localised splice repairs and redecoration	17,500	17,500		
14	Replace all windows to the entrance lobby and WC extension	8,000	8,000		
15	Replace 2no fire escape door fan lights with fire rated windows	2,250	2,250		
16	Overhaul external doors, including new ironmongery	7,000	7,000		
17	Replace and decorate the gas and electric meter cupboard doors	1,000	1,000		
18	Allowance to renew damp affected wall and ceiling finishes	22,500	22,500		
19	Allowance for timber floor repairs to areas of water ingress	7,500	7,500		
20	Allowance to upgrade ventilation to the chimneys	4,500	4,500		
21	Provisional sum allowance for further opening up and treatment of penetrating and rising damp	5,000	5,000		
22	Provisional sum allowance to open up and investigate damp staining to the former interrogation room	2,000	2,000		
23	Redecoration of all internal areas	15,000	15,000		
24	Allowance to replace 2no internal fire doors with modern compliant alternatives	4,000	4,000		
25	Allowance to overhaul all other internal doors	22,500	22,500		
26	Clear vegetation and debris from all building fabric and escape routes	2,500	2,500		
27	Clear basement level drainage channel and renew asphalt surfacing	5,000	5,000		
28	Sweep chimney and remove debris	750	750		
29	Deep clean WCs and kitchenette	1,500	1,500		
30	Renew WCs and kitchenette sealant	250	250		
31	Allowance for miscellaneous minor repairs	5,000	5,000		

32	Access provision, including scaffolding	25,000	25,000		
33	Commission a below ground drainage survey	3,000	3,000		
34	Asbestos Management survey	7,500	7,500		
Building Engineering Services					
35	Commission EICR test	1,000	1,000		
36	Allowance for minor repairs following EICR test	1,000	1,000		
37	Commission fire alarm test	1,500	1,500		
38	Allowance for minor repairs following fire alarm test	1,500	1,500		
39	Commission emergency lighting test	1,000	1,000		
40	Allowance for minor repairs following emergency lighting test	1,000	1,000		
41	Commission legionella and water hygiene testing	1,000	1,000		
42	Allowance for minor repairs following legionella and water hygiene tests	1,000	1,000		
43	Allowance for miscellaneous minor repairs	2,500	2,500		
<b>Medium</b>					
Structure & Fabric					
44	Allowance for minor repairs to the kitchenette	7,500		7,500	
45	Allowance for minor repairs to the WCs	20,000		20,000	
Building Engineering Services					
46	N/A	-			
47	Upgrade lighting installations to LED	20,000		20,000	
<b>Long</b>					
Structure & Fabric					
48	Repair of external car parking and walkways	15,000			15,000
Building Engineering Services					
49	N/A	-			
<b>Total £</b>	<b>Structure &amp; Fabric</b>	<b>267,500</b>	<b>225,000</b>	<b>27,500</b>	<b>15,000</b>
<b>Total £</b>	<b>Building Engineering Services</b>	<b>31,500</b>	<b>11,500</b>	<b>20,000</b>	<b>-</b>
<b>Total £</b>		<b>299,000</b>	<b>236,500</b>	<b>47,500</b>	<b>15,000</b>

#### Notes

Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors.

Overheads, profit and preliminaries included

Temporary access included

Professional fees excluded.

Statutory fees excluded.

Inflation and/or extraordinary expenses excluded.

VAT excluded.

Figures quoted at 4Q2022

Day to day cyclical maintenance and redecoration excluded unless otherwise stated

Refurbishment and fit out upgrades excluded

All works proposed are subject to listed building consent approval

**Appendix B**  
Selected Photographs






Photo No	Photograph Description	Photograph
1.	General view of the east elevation with efflorescence staining visible on the right.	
2.	Areas of slipped slates.	
3.	Efflorescence staining suggesting rising damp.	




Photo No	Photograph Description	Photograph
4.	Corroding metal lintels.	
5.	Example of blocked and leaking rainwater goods.	
6.	Debris and vegetation covering fire escape route.	






Photo No	Photograph Description	Photograph
7.	Poor condition of brickwork within the undercroft next to the basement fire escape.	
8.	Damaged lining to the basement drainage gulley.	
9.	Drainage gulley blocked with leaves and debris.	




Photo No	Photograph Description	Photograph
10.	Example of decayed window to be replaced.	
11.	Electricity mains cupboard door damaged and to be replaced.	
12.	General view of internal areas.	




Photo No	Photograph Description	Photograph
13.	General view of WC finishes.	
14.	Angle bead corroding in the women's WC.	
15.	Water ingress staining over the fire escape exit and electrical distribution board.	









Photo No	Photograph Description	Photograph
16.	Water dripping from ceiling onto the floor after period of rain.	
17.	Water ingress staining to the entrance lobby wall, over area of ingress in the basement.	
18.	Water ingress staining to the basement stair lobby ceiling, below the leak identified in the photo above.	

Photo No	Photograph Description	Photograph
19.	Water ingress staining to the basement carpet finishes, spreading from below the radiator valve.	
20.	Staining to carpet finishes around the basement fire escape, blocked with vegetation and debris externally.	
21.	Labelling on the distribution board showing the EICR was due in December 2018.	

# Contact Details

## Enquiries

Megan Green

+44 (0)20 7911 2874

[megan.green@avisonyoung.com](mailto:megan.green@avisonyoung.com)

## Visit us online

[avisonyoung.co.uk](http://avisonyoung.co.uk)