

**HASTINGS HOUSE
FOREGATE STREET
WORCESTER**

PROPOSED REFURBISHMENT OF UPPER PARTS

Assessment of necessary repairs

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SUMMARY

Instruction

Instruction from	Jonathan Argent, European Property Investments
Date of instruction	15 th February 2013
Date of inspection	18 th February 2013
Furnished or unfurnished	At the time of inspection offices were unfurnished with fitted floor coverings throughout.
Occupancy	The basement licensed premises and ground floor restaurant were occupied, as were the front offices, overlooking Foregate Street. The rear offices, were unoccupied.
Date of report	26 th February 2013.
Purpose of report	The offices which form the upper parts of this building are vacant and will require repairs and refurbishment before they can be re-let. This report is intended to identify the extent of works which will be required in order to comply with normal landlord's obligations.

Property

Property address	Hastings House, 43 Foregate Street, Worcester WR1 1EE
Brief description	The property is a Grade II listed terraced building in a High Street, city centre location. The construction is of traditional brickwork with tiled roofs and timber windows. There is a flat roof over the part of the rear of the ground floor restaurant area. The basement is currently occupied as licensed premises and the ground floor is a restaurant. The upper two floors are offices, arranged on differing levels, probably due to extensions which were constructed after the main building.
Size in square metres	790 m ²

Brief overall assessment

The property has been neglected in recent years and there is considerable scope for improvement and refurbishment. The main areas of concern were the roof which was leaking, the rainwater goods, the windows which were badly decayed and penetrating dampness in the walls.

Roof

Main roof coverings

The tiled roofs to the upper parts were in poor condition and a major overhaul is required, replacing slipped and broken concrete tiles, re-bedding and re-pointing ridge tiles and verges. The lead flashings will also require a major overhaul or complete replacement.

Guideline budget

£4,500

Secondary roof coverings

The flat roof over the ground floor restaurant was in particularly poor condition and should be completely replaced, including all lead flashings. Mineral felt and 'flashband' type coverings only have a limited life and are only viewed as temporary repairs. These areas should now be re-covered.

Guideline budget

£8,500

Roof drainage

The internal and external lead gutters are in poor condition and should be replaced or repaired.

Guideline budget

£5,000

Walls

Chimney Stacks

Rebuild/Re-point therear chimney stack and overhaul the lead flashings, replacing missing sections.

Guideline budget

£1,000

Repointing and rendering

Generally the brickwork will require re-pointing to alleviate the internal problems with penetrating dampness. Existing cracked and blown render should be replaced.

Guideline budget

£5,000

Parapets and stonework	Allow provisional sum for rebuilding decayed brickwork and stonework to parapets as required
Guideline budget	£5,000

Windows

Windows to front elevation The 10 no. Sliding sash windows to the front elevation can be overhauled , repaired and redecorated.

Guideline budget £7,500

Windows to rear and side elevations It appears that the windows to the rear and sides of the property have not been decorated as often as those on the main front elevation and they now appear to be beyond economic repair. They should be replaced with identical timber casements, made to measure the existing openings. Include for glazing and ironmongery.

Guideline budget £38,000

Shopfront and entrance Allow for repairs to oak shopfronts and redecoration of entrance to basement and offices

Guideline budget £5,000

Internal works: Offices

Internal walls Allow for inspection by engineer and remedial works to cracked solid internal wall.

Guideline budget £1,500

Kitchen/wcs Replace kitchen units and refurbish wc's

Guideline budget £1,750

Internal decoration of offices Allow for redecoration of walls, ceilings and woodwork.

Guideline budget £6,000

Carpets & blinds

Guideline budget £7,500

Internal works: Common Parts

Front stairwell Refurbish ladies and gents wc's

Guideline budget £3,500

Decorate front and rear stairwells

Guideline budget £3,500

Other works

Scaffold Allow for scaffolding to all external walls.

Guideline budget £10,500

External decoration Decoration to external render and woodwork.

Guideline budget £7,500

Electrics Allow for new distribution board and re-wire to current IEE standards

Guideline budget £15,000

Asbestos Asbestos has been identified in the building. Allow contingency sum for removal if required during refurbishment works.

Guideline budget £4,000

Preliminaries Allow 5% of contract sum for skips, temporary services and general contractors preliminaries

Further investigation

Walls, Partitions and Plasterwork	A BWPDA Timber and Damp Proofing specialist should be asked to inspect the property and comment on remedial works required to remedy rising/penetrating dampness. Allow P.C. Sum for repairs.
Guideline budget	£4,500
Drainage	Allow for full CCTV inspection of complete drainage system.
Guideline budget	£1,500
Other expenses	
Fees	Allow 12.5% for professional fees.
Contingency	Allow 2.5% contingency sum.
Guideline contract sum	£175,500

Note: VAT Not applicable to repairs to listed building, but may be applied to items not considered repairs.

Summary

The inspection of this property has indicated that extensive refurbishment will be required before the offices can be returned to the rental market. It appears that maintenance has been carried out in a selective manner. The repair works outlined in this report are considered to be the minimum which will allow the offices to be handed over to a tenant for a minimum period of five years.