

BUILDING TITLE : Kirkby Stephen Visitor Centre

Ref.	Element	Description	Condition	Recommendations
1.0	BUILDING EXTERIOR			
1.1	Chimneys & High Level Features	None		
1.2	Roof Structures & Coverings	<p>Dual pitched roof with concrete interlocking tiles over a timber king post structure and bitumen sarking felt.</p> <p>Canopy roof over entrance with mono-pitched natural slate roof covering.</p>	<p>The roof structure appeared in good condition with no visible sign of deflection. The roof covering appears to be approximately 20 years old. We would estimate re-covering would be needed in the next 20 years. Patch repairs are required to the sarking felt in the short term.</p> <p>The slates appear in good condition with no repairs evident or required. Lead flashings appear in good condition.</p>	<p>Repairs to sarking felt in the next year</p> <p>Recover the roof in 15- 20 years.</p> <p>Please note as the building is within a conservation area it is highly likely that the roof covering would need to revert back to slate instead of concrete tiles.</p> <p>None</p>

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1.3	Gutters and Rainwater Disposal	The property has a mixture of cast iron and uPVC rainwater goods.	The rainwater goods are generally in poor condition with corrosion and generally poor design / layout leading to overflowing gutters.	It is recommended the whole rainwater goods to the property are re-configured and renewed to prevent further damage to the building. This may include the need for additional below ground drainage.
1.4	Walls	The exterior walls of the building are solid stone masonry with an external harling which we presume to be cement with a painted finish.	The exterior walls all appear in fair to good condition. A limited area of cracking to the render on the West elevation was found. No structural concerns were raised.	We would recommend the cracking to the render is monitored. Patch repairs to the render are likely to be required in the next 5 years.
1.5	Doors, Windows and External Joinery	<p>The windows to the building are mainly single glazed timber framed units with some 20th century sliding sashes still remaining. There are projecting bays on the West elevation on the ground and first floor.</p> <p>The main entrance doors to the visitor centre are fully glazed oak framed doors. The rear escape door/WC door is a solid timber fire door and the timber door to the first</p>	<p>The windows to the property are in poor condition with timber repairs clearly carried out in the past. Current decoration is poor which is leading to further deterioration of the timber frames.</p> <p>The doors appear in fair condition with some peeling paint evident.</p>	<p>It is recommended the windows are replaced in the next year. Replacement will require conservation area consent and a vernacular window style will be required however double-glazed units will be permitted to improve thermal conditions.</p> <p>It is recommended the doors are decorated in the short term to prevent any decay which would warrant replacement.</p>

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		floor is solid timber with a glazed fanlight over.		
1.6	Metalwork	A metal handrail is provided on the external staircase to the first floor.	The handrail appears in fair condition and is fixed into the stone steps. There is some minor corrosion but none of concern.	It is recommended the metal work is decorated in the short term to prevent further corrosion.
1.7	External Paintwork	The external paintwork to the property includes the doors, windows, and external render.	Generally, the paint to the windows is in poor condition. The paintwork to the walls is in fair condition with some poor areas showing where water runoff is occurring. The doors are in fair condition with some minor poor areas.	It is recommended the windows not required for replacement are decorated as a priority with the doors in the short term and the walls in the next 2-3 years.
1.8	Pavings	N/A		

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2.0	BUILDING INTERIOR			
2.1	Roof Spaces	<p>The roof space over the building is accessed via the first floor WC. The roof space comprises two king post trusses with purlins and rafters with a bitumen sarking felt beneath the concrete tiles.</p>	<p>The roof space appeared in fair condition with no evidence of timber rot or decay. There is good ventilation to the roof space with adhoc eaves vents in the walls. There are some holes in the sarking felt which is allowing some minor leaks below. The insulation within the roof space is minimal and only 100mm thick or fibre roll insulation.</p>	<p>The sarking felt should be locally repaired where possible to prevent water ingress.</p> <p>We would also recommend the insulation is increased to a minimum of 300mm thickness.</p>
2.2	Ceilings	<p>The ceilings within the ground floor shop space appear to be all recently replaced during the shop fit out with new plasterboard concealing it is assumed structural steelwork to support the floor above.</p> <p>The ceilings to the first floor appear to be original lath and plaster.</p>	<p>The ground floor ceilings all appeared in good condition.</p> <p>Other than some minor water staining the ceilings to the first floor appeared in fair condition.</p>	<p>None</p> <p>Allow for decoration following pair of the roof sarking felt.</p>
2.3	Walls & Partitions	<p>The internal walls of the property appear in fair condition. Although difficult to fully inspect all areas due to fitted furniture in both the ground floor and first floor spaces.</p>	<p>No areas of major concern were found to any walls.</p>	

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		Within the bay window to the 1 st floor let unit there is clear water ingress from the external rainwater goods.	There is water staining apparent to this area.	To be decorated once gutters are re-arranged and windows replaced.
2.4	Floors & Floor Structures	<p>The ground floor of the visitor comprises a timber floor structure with a raised access floor installed over in which insulation and floor services have been installed. An access hatch within the floor provides access to the cellar below.</p> <p>The first floor also comprises a timber suspended structure with floorboards.</p>	<p>The floor structure was viewed from below within the cellar. Generally, the timbers appear in fair condition. Some insect infestation was present. The mineral wool insulation within the floor was approximately 100mm thick. Some new floor joists have also been installed in the floor it is assumed during the refurbishment of the visitor space.</p> <p>No floor coverings were lifted however there was no deflection or bounce found to the floors.</p>	Due to the damp environment, we would recommend the floor joists are treated by a specialist company.
2.5	Cellar	<p>The property has a cellar which is access via a hatch set within the floor behind the desk of the visitor centre. Access is made via a timber ladder stair. The cellar walls are solid stone masonry and a stone flag floor. There is evidence of an old chimney stack to the East side of the building. Some minor ventilation is provided to the cellar via 3no air vents which have been installed to the old window opening which has since</p>	<p>The cellar appears in fair condition with no signs of ponding water or stagnant air. There is evidence of timber replacement on the floor above. The timber ladder is in good condition. The flag stone floor also appears in good condition.</p>	<p>There are no recommended works for this area.</p> <p>Please note the space is currently empty however if the space was to be used for storage this should be of items which are not perishable, we would also recommend the fire detection is extended into this space.</p>

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		been blocked.		
2.6	Internal Joinery	<p>The ground floor has a recently installed shop fit out with oak finishing.</p> <p>Generally, throughout standard doors and skirtings/architraves are present. Fire doors have also been installed where needed.</p> <p>To the first floor the tenant has installed stand-alone racking.</p> <p>There is a staff tearoom to both the ground and first floors.</p>	<p>All in good condition</p> <p>All in fair condition.</p> <p>N/A</p> <p>These appear in fair condition.</p>	<p>It maybe prudent to budget for refurbishment in the next 10 years.</p>
2.7	Staircases	<p>The only access to the first floor is via an external stone staircase to the East side of the building. Internally there is a cupboard under the stairs which has been rendered internally to try and prevent water ingress. The cupboard is used for services and the boiler location.</p> <p>The outer face of the steps has been rendered.</p>	<p>The stone staircase is in fair condition for its age. There is one stone which has some slight movement. There are also some open areas between the joints which will allow water penetration to the space below.</p> <p>The render is poor in some areas which will also contribute to water ingress.</p>	<p>It is recommended the joints of the stones are repaired with a lime mortar to try and reduce penetrating water into the space below.</p> <p>It is recommended as minimum that the render is patch repaired to prevent water ingress.</p>

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2.8	Glazing	N/A		
2.9	Fittings and Sanitary	<p>There is a WC facility within the GF which comprises a stainless-steel WC and wash basin. This has previously been accessed externally as an accessible facility however is no longer open to the public.</p> <p>To the first floor there is a single WC facility.</p>	<p>The stainless furniture appeared in good condition although it was difficult to assess due to stored items.</p> <p>The first-floor fittings appeared in fair condition.</p>	It may be necessary to refurbish both spaces in the next 10 years
2.10	Metalwork	None		
2.11	Decorations	<p>The decoration throughout the ground floor comprises small areas of painted walls and ceilings.</p> <p>The first floor has painted walls and ceilings.</p>	<p>The decoration within the ground floor appeared in good condition.</p> <p>The decoration to the first floor appears in fair condition.</p>	<p>It is recommended painting is scheduled for every 5 years.</p> <p>It is recommended painting is scheduled for every 5 years.</p>

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Ref.	Element	Description	Condition	Recommendations
2.12	Asbestos Installations	The property has clearly had asbestos testing as there are sample stickers within the building.	N/A	It is recommended a copy of the asbestos register for the building is held on site and a second copy in a secure place for reference.
3.0	SERVICES			
3.1	Water Supply	The water supply enters the building in the GF kitchen with a stop tap located in the cupboard under the sink. The supply is confirmed alkathene pipe.	The supply appeared sufficient to the building.	
3.2	Hot & Cold Water Installations	<p>The pipework throughout the building is of copper construction.</p> <p>The supply of hot water appears to come from an under counter electric heater to the kitchen. It does not appear to come from the gas combi boiler.</p>	<p>There is a minor leak below the kitchen sink which requires repair.</p> <p>Whilst the hot water supply appears sufficient the hot water boiler appears dated and may become difficult to repair in future.</p>	<p>Carry out local repair to sink pipework.</p> <p>It is recommended within the next 5 years the hot water pipework in linked to the combi boiler which will provide a more economical supply of hot water.</p>

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3.3	Heating	The property is heated via a gas combi boiler feeding radiators which have electric convectors on the ground floor.	The boiler appeared under 10 years old however upon inspection was showing no pressure.	It is recommended the boiler is serviced immediately to ensure it is working effectively and efficiently. We would budget for the boiler to be replaced in the next 5 - 10 years.
3.4	Environment and Humidity	The environment within the building appeared good throughout. Some dampness was found in the space/cupboard below the stone steps.	The condition of the walls within the under stairs cupboard was fair given the moisture ingress which due to the construction will be difficult to prevent.	Regular cleaning to remove any mould to the area will need to be carried out perhaps on a yearly basis. The use of limewash products will help with the absorption of surface moisture.
3.5	Electricity Supply	The building power supply enters below ground into the cupboard below the stone steps where the consumer units and meters are located. The supply is 100amps and appears to be split by two meter which we assume is between the ground and first floor.	The electricity board is a mismatch of old and new equipment, and its complete function and safety would need to be tested by a qualified electrician.	We would recommend a full EICR is carried out by a NICEIC electrician and 5 yearly testing on the whole building thereafter.
3.6	Electrical Installation	The electrical fittings within the property comprised basic power	The fittings appeared in fair condition throughout.	None

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		outlets and lighting throughout.		
3.7	Lightning Conductors	N/A		
3.8	Gas Supply	The property is served by mains gas which enters into the cupboard below the steps into the gas meter.	The supply appeared in fair condition.	
3.9	Gas Installation	The extent of the gas pipework within the building remained local to the cupboard where it enters the building. The supply is taken to the wall mounted boiler.	All appeared satisfactory and suitably clipped to the wall.	
3.10	Above ground foul drains	There are minimal amounts of above ground foul drainage within the property all comprising plastic fittings.	All appeared in satisfactory condition where visible.	
3.11	Below Ground Storm Drains	All perimeter drainage to the building is located within the public paths which we assume is managed by the local council.	Whilst there appeared to be no issues present with existing drainage it was noted that there was insufficient gullies for the roof drainage of the building which has forced some rather strange arrangements of rainwater pipework to be configured.	It is recommended additional drainage is pursued to serve the building adequately.

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3.12	Below ground foul drains and effluent systems	All drainage of the building connects direct into below ground drainage maintained by the local authority as it is within public footpaths and ultimately the road.	There appeared to be no current issues with the drainage arrangements.	
4.0	FIRE PRECAUTIONS	The property has a hard-wired fire alarm system with panel located within the kitchen.	The fire panel appeared dated with old information stickers present.	It is recommended the alarm and detectors are all tested and confirmed operational. An up-to-date Fire risk assessment should also be available for the building.
5.0	SECURITY PRECAUTIONS	The property also has a security system.	We were informed the security system is currently disconnected and not operational.	For insurance purposes it would be prudent to have the property covered by a suitable alarm system. It may also be worth considering a panic alarm if staff are lone working in the shop.

6.0 SUMMARY OF RECOMMENDATIONS					
6.1 Items for Immediate Action					
Ref.	Description	Category of Task	Cycle Period (Yrs)	Next Event	Cost (£'s)
6.1.1	Carry out repairs to sarking felt of roof	Backlog	-	-	£500
6.1.2	Clear gutters to prevent overspilling	Backlog	-	-	£500
6.1.3	Windows to property to be replaced due to significant decay.	Backlog	-	-	£10,000
6.1.4	Carry out external decoration to existing doors and modern windows to prevent decay.	Short term cyclical	5	2026	£1500
6.1.5	Decorate metalwork to external steps	Short term cyclical	5	2026	£300
6.1.6	Local repairs to sarking felt within loft	Backlog	-	-	£1000
6.1.7	Upgrade of loft insulation to minimum 300mm	Upgrade	-	-	£1200
6.1.8	Carry out decoration repair to 1 st floor ceiling following roof sarking felt repair.	Backlog	-	-	£150
6.1.9	Ground floor joists to be treated within cellar by specialist company	Upgrade	-	-	£1000
6.1.10	Repair leak below GF kitchen sink	Backlog	-	-	£50
6.1.11	Service boiler	Short term cyclical	1	2023	£500
6.1.12	Carry out EICR by qualified electrician	Short term cyclical	5	2026	£500
6.1.13	Fire alarm to be fully tested	Short term cyclical	5	2026	£500
6.1.14	Security alarm to be re-commissioned and repaired if necessary	Backlog	-	-	£800

6.2 Items for Completion Within Two Years					
Ref.	Description	Category of Task	Cycle Period (Yrs)	Next Event	Cost (£'s)
6.2.1	Cary out decoration of external render	Short term cyclical	5	2023	£1500
6.3 Items for Completion Within Five Years					
Ref.	Description	Category of Task	Cycle Period (Yrs)	Next Event	Cost (£'s)
6.3.1	Reconfigure rainwater drainage from roof to omit unsuitable configurations of gutters.	Backlog	-	-	£4000
6.3.2	Carry out patch repairs to render	Backlog	-	-	£2500
6.3.3	Reconfigure hot water pipework to utilise combi boiler	Upgrade	-	-	£1500
6.3.4	Replace boiler	Long term cyclical	15	2041	£4000
7.4 Items for Completion Within Ten Years					
Ref.	Description	Category of Task	Cycle Period (Yrs)	Next Event	Cost (£'s)
7.4.1	Refurbish tea rooms in both ground and first floors	Long Term Cyclical	10	2041	£10,000
7.4.2	Refurbish WC facilities in both ground and first floors	Long Term Cyclical	10	2041	£10,000