

## Condition Report - Toilets on A22

### Brief

The community surveyors were asked to assess the condition of toilets due to ongoing problems

### Survey Conditions

**Date:** Tuesday 17<sup>th</sup> May 2022

**Time:** 12.00

**Attendees:**

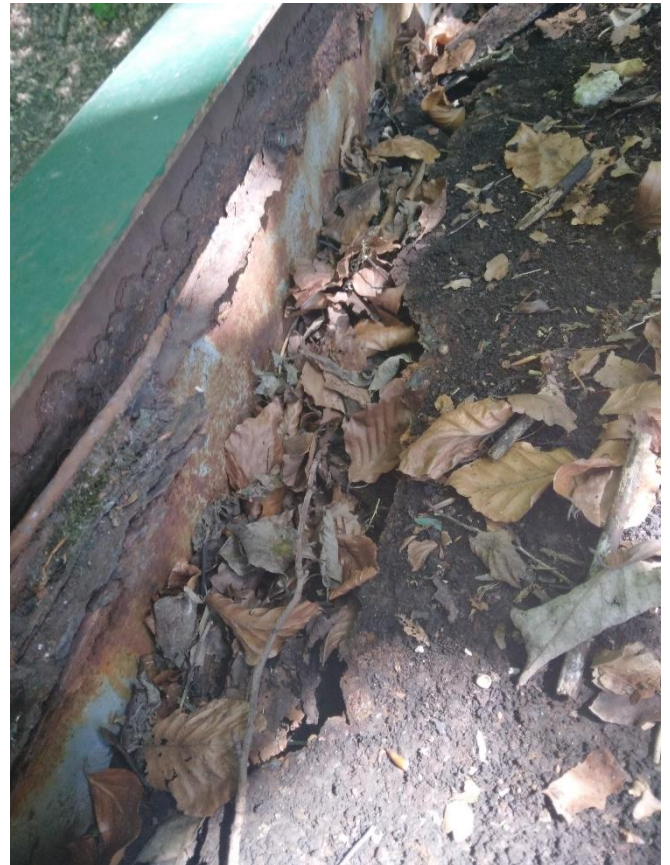
David Ball, Jason Thomas, Jim Lewthwaite, Lee Jenner, Aaron Simmons and Mark Robinson

**Weather Conditions:** Sunny Approx 25° C

### Fabric of the building

Roof – The roof is steel with an integral gutter, with central Perspex that allows natural light within.

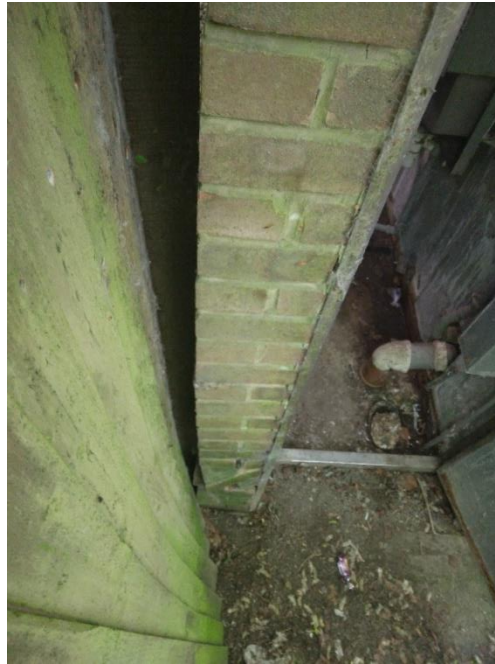
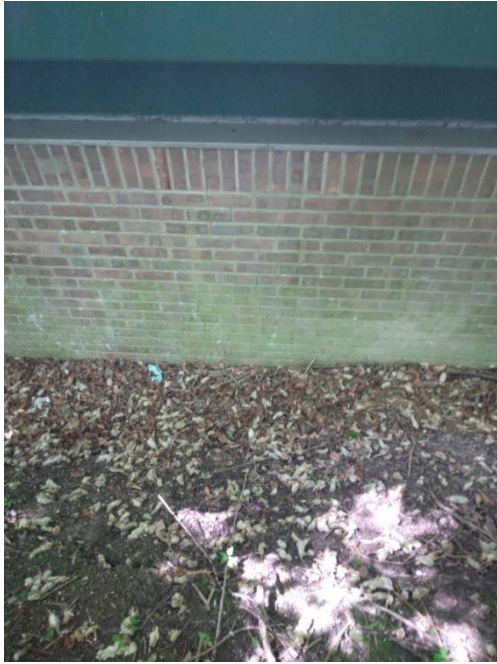
Due to the proximity to trees it would appear an outlet has been blocked in the past and caused water to sit in the integral gutter causing this to corrode and break



**Item 1** – The roof has corroded and is no longer watertight. The tree is growing around the structure exerting force onto the building.

Due to the unsafe structure no one is currently maintaining the leaves falling down, which is exacerbating the situation. There are a number of locations you can see rust around the outside of the roof structure, which need attention.

**Walls** – The walls are brick; the internals are clad in stainless steel. At the rear of the building down the middle there appears cracking, partially due to the proximity of the tree roots.



**Item 2** – At the rear of the building, there is a crack running down the middle. In the bottom right-hand corner, the brickwork is distorting at the bottom and top.



**Item 3** – The brickwork is also distorting at the top and the door no longer closes in this corner. Also, you can see the gaps at the tops of the door, how uneven the building is.

A structural engineer has not assessed the property as far as we are aware but due to the proximity of the tree/s this is not helping the building and its foundations. Due to the cladding, it is not possible to assess the internal condition of the brickwork.

Drainage – The drains run to a septic tank, which was being pumped out while we were onsite. David said quite often he has to rod through the drains due to blockages. Given the proximity to the trees we would assume there is quite a lot of root ingress. No CCTV has been carried out of the drains as far as we are aware.

### **Mechanical and electrical Services**

The survey of the mechanical elements was not extensive and did not include any testing of equipment. A more detailed survey by a qualified engineer is recommended.

The survey of the electrical elements was not extensive and did not include any testing of installations. A more detailed survey by a qualified electrician will be required. David did state that the electrics are faulty and every morning need resetting, this is probably due to the roof not being watertight.

### **Hazardous Material**

There is no asbestos survey for the building I told, so unclear if there is any asbestos present within.

### **Arboriculture**

An arboricultural assessment has not been made as far as we are aware on the surrounding trees

### **Conclusion**

There are a number of further investigations that could be sought but these would be costly and not solve the problem. Specialist contractors would be required for crack stitching and steel fabrication of the known defects, these repairs would be extensive and expensive along with the ongoing maintenance of falling foliage and external decorations of the roof structure. Looking at the tree growing into the building and the corrosion on the roof, these issues are not recent but happening for several years progressively getting worse. The best course of action would be to demolish the building.