



## CONDITION REVIEW

Prepared on behalf of

**Oxleas NHS Foundation Trust**

In connection with

**Thistle**

May 2023  
Revision A

MDB Associates  
Ladysden Farm  
Winchet Hill  
Goudhurst  
Kent  
TN17 1JX

E [michael.bennett@mdbassociates.co.uk](mailto:michael.bennett@mdbassociates.co.uk)

T 01580 857 214

M 07557 229531

W [www.mdbassociates.co.uk](http://www.mdbassociates.co.uk)



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## Contents

		Page
1	Introduction and the Brief	2
2	Condition Review	5
	2.1 The External Parts	5
	2.2 The Internal Parts	12
3	Items to Consider	16
4	Budget	17
5	Conclusion	17
	Appendix A Budget Estimate	18
	Appendix B Drawings	20



**1. Introduction and the Brief**

**1.1. Brief**

- 1.1.1. We have been appointed by Mr Anthony Worrall of Oxleas NHS Foundation Trust to undertake a non-intrusive inspection of the unit historically know as Thistle at the Goldie Leigh Hospital Site. Oxleas would like to understand the condition of the building and also the likely cost of bringing the building back into use compared to demolishing and constructing a new build mental health unit.
- 1.1.2. The building has been boarded up and not used for many years, perhaps even in excess of 20 years. It has become derelict and the fabric has continued to deteriorate.



**1.1.3. Name and Address of the Client**

Anthony Worrall  
Oxleas NHS Foundation Trust  
Pinewood House  
Pinewood Place  
Dartford  
Kent DA2 7WG

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1.1.4. **Address of the Property**

This report relates to the following property:

Thistle,  
Lodge Hill,  
Abbey Wood SE2 0AY

1.1.5. **Date of the Inspection**

The property was inspected on Friday 28<sup>th</sup> April 2023 by Michael Bennett and Neil Rodwell of MDB Associates LLP.

1.1.6. **Weather Conditions**

The weather at the time of the survey was dry and sunny. The temperature was around 12 degrees.

1.1.7. **The Site and Property**

The Goldie Leigh site was originally built in 1902 and provided accommodation for orphaned children. In 1914 the buildings were taken over for hospital use.

1.1.8. Thistle is a detached property and is located along the main street of buildings, it is likely to have been one of the villas providing residential accommodation for children.

1.2. **Property Description**

1.2.1. The building is of traditional solid masonry construction with accommodation arranged over two floors.

1.2.2. The property has not been used in the last 20 years. The windows and doors have been boarded up using a variety of materials, corrugated steel, galvanised steel sheets and timber boarding. The timber boarding has begun to rot and deteriorate.

1.3. **Limitations**

1.3.1. The report is solely for the use of Oxleas NHS Foundation Trust and may not be used or relied upon by any third party without the specific written permission of MDB Associates.

1.3.2. Unless expressly provided, no term in the agreement between MDB Associates and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by any person other than MDB Associates or the Client.

1.3.3. We have reported on obvious health and safety hazards only to the extent that they were apparent from elements of the property considered as part of the inspection.

1.3.4. We have not commented on or advised on any matter the significance of which in relation to the property was not apparent at the time of the inspection from the inspection itself.

- 1.3.5. We have not undertaken any structural or other calculations.
- 1.3.6. We have inspected as much of the internal and external surface area of the building as is practicable but have not inspected those areas which are covered, unexposed or not reasonably accessible from within the site or adjacent public areas. The poor condition of the building limited access and our inspection. We were not able to access the plant room.
- 1.3.7. External inspections have been carried out from ground level only.
- 1.3.8. We are unable to confirm unexposed parts are free from defective concrete, corrosion, condensation, wet rot, dry rot, woodworm or any other defect.
- 1.3.9. We have not lifted any floorboards nor have we lifted any ply, hardboard, fitted carpets or other fixed floor coverings.
- 1.3.10. We have not moved any obstruction to inspection including, but not limited to, furniture, fixtures, fittings or equipment.
- 1.3.11. We will assume the building and site is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the property or affect the reasonable enjoyment of the property.
- 1.3.12. We will assume the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or intended use, is or will be unlawful.
- 1.3.13. We will assume all planning, building regulations and other consents required in relation to the property have been obtained and such consents have not been verified by us.

#### 1.4 **Services**

- 1.4.1 We will not carry out any specialist tests of gas, electric, water or drainage installations. The report is based upon a visual inspection only, however we will advise upon the need for any specialist tests if deemed necessary within the body of the report.

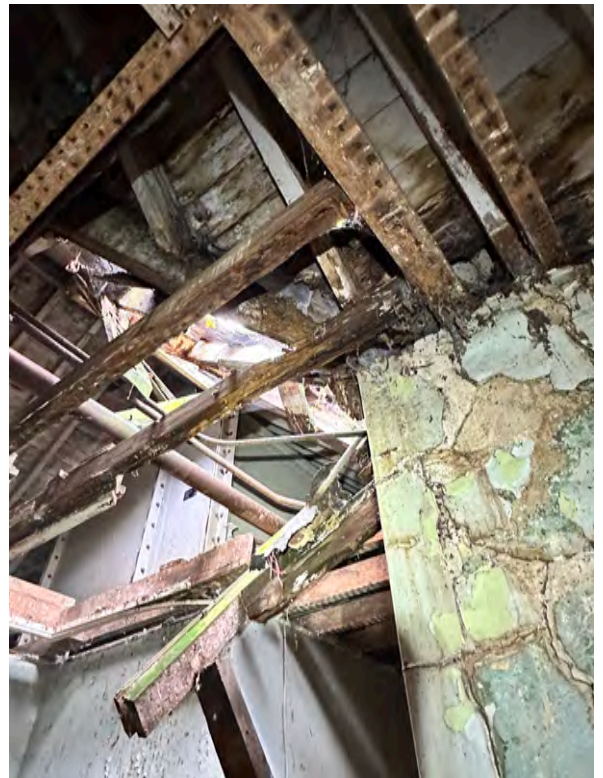
#### 1.5 **Environmental Issues**

- 1.5.1 Particular noise and disturbance affecting the property will only be noted if it is significant at the time of the inspection and specific investigations will not be undertaken.
- 1.5.2 Our report will not take into account the energy performance of the property.

#### 1.6 **Hazardous Materials**

- 1.6.1 This report cannot be relied upon to confirm the presence or otherwise of asbestos or asbestos containing materials. If the client is unaware of the presence of such materials, a suitably qualified specialist should carry out a specific asbestos survey.

- 
- 1.6.2 Unless otherwise expressly stated in the report, we have assumed that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, we have advised in the body of the report if, in our view, there is a likelihood that deleterious material has been used in the construction and specific enquiries should then be made or tests carried out by a specialist.
- 1.7 **Ground Conditions**
- 1.7.1 We will not comment upon the possible existence of radon, noxious substances, landfill or mineral extraction implications, or any other forms of contamination.
- 1.8 **Consents, Approvals and Searches**
- 1.8.1 We will assume the building and site is not subject to any unusual or onerous restrictions, or obligations or covenants, which may affect the reasonable enjoyment of the properties.
- 1.8.2 We will assume the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the property, nor its condition, its use or intended use, is or will be unlawful.
- 1.8.3 We will assume all planning, building regulations and other consents required in relation to the property have been obtained and such consents have not been verified by us.
- 2.0 **Condition Review**
- 2.1 **The External Parts**
- 2.1.1 **Roofs**
- 2.1.1.1 The building has a number of roofs. The main roof is a traditional pitched roof with gable ends. There are three extensions at the rear all with flat roofs.
- 2.1.1.2 The pitched roofs are tile covered with double roman concrete interlocking tiles, most likely Redland 50s. The tiles have a build up of moss and lichen and a number of ridge tiles have either become dislodged or are missing. A section of the main roof at the rear has collapsed, the roof structure has been exposed to the elements for many months. The structure is now dangerous and immediate works are required to make the building safe and to ensure the roof does not collapse, causing considerable damage.



- 2.1.1.3 The small mono pitch roofs are also in poor condition, tiles have been removed and sheet material used to weather the pitch, this is not a robust permanent solution and, as is to be expected has failed.



2.1.1.4 The flat roofs are felt covered, all are in poor condition.



2.1.1.5 Over and above the immediate works to make safe the structure we recommend the roof structure be inspected prior to undertaking any replacement works to ensure the structure is capable to withstanding the proposed loads. Due to the age of the building the original roof coverings were most likely slate or clay plain tiles. Both of which are lighter than the replacement concrete interlocking tiles now fitted.



- 2.1.1.6 For safety reasons we were not able to inspect the roof space. However, in places where the first floor ceilings had collapsed we could see the rafters and sarking boards, water staining was noted thus indicating the poor condition of the roof.

## 2.1.2 Chimneys & Flues

- 2.1.2.1 The main building was originally served by three brick built chimneys, all bar one have been reduced in height and capped off just below the gable end barge boards. The upper parts of the flues should be ventilated to help disperse moist air. We could not see any high level ventilation. The chimney at the rear remains intact with pots still in place. The brickwork is in poor condition and needs to be repointed.



## 2.1.3 Weathering

- 2.1.3.1 The main building incorporates lead flashing which appear to be original. Given the age of the building, they are reaching the end of their design life. All flashings will need to be replaced as part of a repair and refurbishment project.

## 2.1.4 Roof Line Goods

- 2.1.4.1 All fascia's and soffits are in poor condition. Some have collapsed thus leaving the fabric exposed which has resulted in further decay and deterioration.



2.1.4.1 The gutters and down pipes are in poor condition, sections have failed and as such the discharge of rainwater is not being controlled and is therefore saturating the building fabric.



## 2.1.5 External Walls

- 2.1.5.1 At ground floor level, the main building is constructed of smooth-faced red clay bricks laid in Flemish bond with coloured mortar pointing and a cant brick plinth at the base. At first floor level the walls are finished with painted pebble dash render. The window heads are a combination of both arched and flat lintels typical for this age of building.
- 2.1.5.2 There are a number of brick repairs required due to impact damage and pipework penetrations etc. We also noted a number of cracks around the building to the extent that stone window cills and window heads have snapped as the cracks extend up the building.



- 2.1.5.3 The render is in poor condition. We would expect the render to be hacked off and replaced as part of project to repair and refurbish the building.



- 2.1.5.4 Overall the brickwork is in a serviceable condition but will require substantial replacements, repairs and repointing to bring it back to its original condition. We recommend that full cleaning be undertaken prior to undertaking any masonry repairs to remove any dirt and loose debris to gain a better view of the overall condition particularly at the rear where sections of brickwork are stained. Any self seeded plants should be removed and the masonry made good to prevent deterioration of the masonry. The building and cracks should be considered by a structural engineer prior to any works taking place.

## 2.1.6 Windows & Doors

- 2.1.6.1 The majority of the windows have been boarded over externally.
- 2.1.6.2 We anticipate the windows have not been replaced and many may well be original. From our internal inspection the windows serving the main building appear to be timber double hung sash and casements. We would expect all windows to be replaced as part of a project to repair and refurbish the building.
- 2.1.6.3 The external doors are painted timber. We would expect all external doors to be replaced as part of a project to repair and refurbish the building.

## 2.1.7 External Decorations

- 2.1.7.1 The external decorations are in a poor condition and we recommend a full redecoration package be undertaken.



## 2.2 The Internal Parts

### 2.2.1 Roof Space

2.2.1.1 We were not able to access the roof space due to concerns over safety.

### 2.2.2 Ceilings

2.2.2.1 All ceilings are in poor condition and some have collapsed.



### 2.2.3 Internal Walls

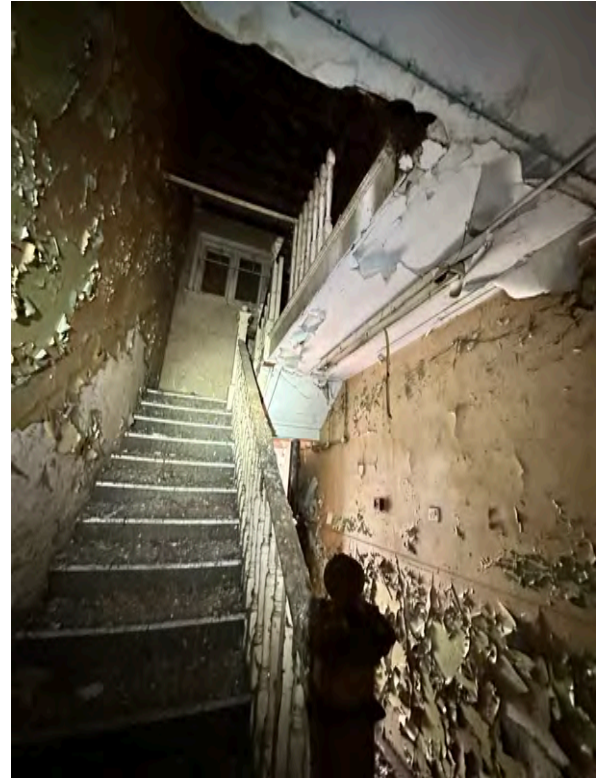
2.2.3.1 The walls are a combination of masonry and stud partitions. The walls are in fair condition.

### 2.2.4 Floors

2.2.4.1 Concrete floors are provided throughout the ground floor. The first floor is a suspended timber floor and have deteriorated due to water ingress, floorboards have fallen through and holes have appeared. Sections of the first floor joists will need to be replaced. All floor coverings are beyond repair.



2.2.4.2 Access to the first floor is gained via a single timber staircase located centrally. The staircase extends up and winds around incorporating a midpoint landing. The staircase is in poor condition. We would expect it to be replaced as part of a project to repair and refurbish the building.



## 2.2.5 Doors and Joinery

- 2.2.5.1 All doors and items of joinery are past the point of repair and all should be replaced as part of a project to repair and refurbish the building.

## 2.2.6 Internal Decorations

- 2.2.6.1 The internal decorations have suffered damage beyond repair.

## 2.2.7 Sanitary Fittings

- 2.2.7.1 We would expect new sanitary ware to be fitted as part of a project to repair and refurbish the building.

## 2.2.8 Mechanical Services

- 2.2.9.1 All mechanical services have failed beyond the point of repair. We would expect all mechanical services to be renewed as part of a project to repair and refurbish the building.
- 2.2.9.2 Prior to any works taking place a CCTV survey should be carried out of the drains and all should also be pressure tested to establish their condition.

## 2.2.10 Electrical Services

- 2.2.10.1 The electrical installation has deteriorated beyond the point of repair. We would expect all electrical services to be renewed as part of a project to repair and refurbish the building and this will include an assessment of the supply serving the building.

## 2.2.11 Pest and vermin

- 2.2.11.1 Pigeons have free access into this building via the failing fabric. As such a significant quantity of guano (droppings) has accumulated throughout the building.



- 2.2.11.2 Pigeon guano can be very dangerous. Ornithosis, Listeria, bird flu, E-coli and other nasty pathogens can be passed through droppings and by the birds themselves. When dry, the droppings can become airborne leading to respiratory complaints such as psittacosis, and the cryptococcus fungus.
- 2.2.11.3 The guano will need to be removed by an experienced operator and this will add a cost to the works. The Environment Agency state that large quantities of guano can be disposed of in a standard skip, providing that the company used is an 'Authorised Waste Carrier'. Virtually every company renting skips in the UK is an Authorised Waste Carrier. When the skip is taken away the contractor will fill in a 'Transfer Note', which asks for details of the quantity of waste being removed, the type of waste and the date. The information provided on this form will direct the driver to dispose of the waste at an authorised facility.
- 2.2.11.4 Other pests also regularly access this building such as rats, foxes, mice etc. All should be cleared ahead of a future project.



## 2.2.12 External Areas

- 2.2.12.1 The external parts are open and in places quite overgrown. The hoop top fence running down the side of the building is in poor condition and has collapsed. There is a danger of sharp edges projecting above the ground and for someone to get injured. The fence should be removed.



## 3.0 Items to Consider

- 3.1 It is likely that bringing the building back into use will require significant remodelling. Over and above the works required to bring the building into a state of good repair we believe the following items are also key considerations:

1. Although the building is not listed it is situated within the Goldie Leigh Hospital conservation area. Planning permission and conservation area consent will be required if the decision is taken to demolish the building.
2. The roof covering and structure is in a poor state of repair and consideration should be paid to full replacement. This should include all roof line goods and weathering details to ensure the roof is low-maintenance and robust.
3. Although the existing windows are boarded up for the most part, it is unlikely that these have been replaced since the building was converted 20 years ago. We recommend that window replacement be considered for security, thermal performance and to provide natural ventilation.
4. Due to the nature of the building construction the fabric will offer poor thermal performance. Depending on the end use, improving the thermal insulation should be part of any future project.

5. The mechanical and electrical services installation are beyond repair. We recommend the services installation is reviewed as a whole to ensure that the building is sufficiently serviced for the proposed and potential future uses.
6. We recommend a remotely monitored security alarm is provided to deter vandals.

#### **4.0 Budget**

- 4.1 We have considered the likely cost of two options. Option one being to repair and refurbish the building to provide a modern medium secure mental health inpatient unit. Option two will identify the cost of demolishing the existing building and constructing a new unit with a similar gross internal floor area and end use. We have included our high level budgets in Appendix A.
- 4.2 Using current BCIS data and our own recent experience we have created a budget estimate and added items of work not included in the BCIS rate.
- 4.3 Option one, repair and refurbish, a budget estimated cost of **£2.427** million has been calculated.
- 4.4 Option two, demolish the existing and construct a new build unit, a budget estimated cost of **£3.233** million has been calculated.

#### **5.0 Conclusion**

- 5.1 Clearly the cost to demolish and construct a new build unit is more expensive, however it would provide the opportunity to create a bespoke design beyond the limitations of the existing layout and better suited to providing a quality space capable of delivering care to a high standard.
- 5.2 This concludes our report. We trust we have understood your requirements correctly.

## Appendix A - Budget Estimate

Budget Estimate

Date: 19.05.2023

Revision: -

Budget Estimate					
Thistle - Refurbishment of Existing Site					
Item	Description	Quantity	Unit	Rate	Cost
1.0	Removal of all pigeon guano from site, including the provision of safe access.	1	Item	£ 4,500.00	£ 4,500.00
2.0	Completion of asbestos survey and removal of asbestos containing materials.	1	Item	£ 45,000.00	£ 45,000.00
3.0	Partial demolition of existing site, removing all elements beyond repair and dispose of all arisings off site.	1961.99	m <sup>3</sup>	£ 25.00	£ 49,049.75
4.0	Replacement of windows and doors.	50	Nr	£ 2,800.00	£ 140,000.00
5.0	Renewal of internal staircases.	1	Item	£ 8,000.00	£ 8,000.00
6.0	Strip of the existing roof covering and provide new.	264.4	m <sup>2</sup>	£ 275.00	£ 72,710.00
7.0	Completion of structural repairs to roof structure.	1	Item	£ 15,000.00	£ 15,000.00
8.0	Install of new M&E Services.	1	Item	£ 325,000.00	£ 325,000.00
9.0	Completion of underground drainage testing / survey.	1	Item	£ 5,000.00	£ 5,000.00
10.0	Completion of an Ecological survey.	1	Item	£ 4,000.00	£ 4,000.00
11.0	Landscaping works.	1	Item	£ 26,000.00	£ 26,000.00
12.0	Refurbishment of existing psychiatric unit.	498.6	m <sup>2</sup>	£ 3,115.00	£ 1,553,139.00
<b>Sub-Total of Building Works</b>					<b>£ 2,247,398.75</b>
<b>Contingency</b>				8%	£ 179,791.90
<b>Total</b>					<b>£ 2,427,190.65</b>

Thistle - Demolition and Construction of New Site					
Item	Description	Quantity	Unit	Rate	Cost
1.0	Removal of all pigeon guano from site, including the provision of safe access.	1	Item	£ 4,500.00	£ 4,500.00
2.0	Completion of asbestos survey and removal of asbestos containing materials.	1	Item	£ 15,000.00	£ 15,000.00
3.0	Completion of an Ecological survey.	1	Item	£ 4,000.00	£ 4,000.00
4.0	Demolition of existing site, including all foundations and dispose of all arisings off site.	3923.98	m <sup>3</sup>	£ 50.00	£ 196,199.00
5.0	Landscaping works.	1	Item	£ 26,000.00	£ 26,000.00
6.0	Construction of new medium psychiatric unit.	498.6	m <sup>2</sup>	£ 5,683.00	£ 2,833,543.80
<b>Sub-Total of Building Works</b>					<b>£ 3,079,242.80</b>
<b>Contingency</b>				5%	£ 153,962.14
<b>Total</b>					<b>£ 3,233,204.94</b>

**Note:** Costs include preliminaries, contractors overheads and profits and BCIS location cost uplift.

**Note:** Costs exclude professional and statutory fees and VAT.

**Note:** Figures provided above are current now and no allowance has been made for inflation.

**Prepared by:**

Jake Donoghue BSc (Hons)  
Graduate Surveyor

**Date**

19.05.2023

**Authorised By:**

Michael Bennett BSc (Hons) APMP MRICS  
Senior Partner

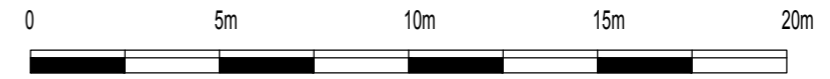
**Date**

19.05.2023

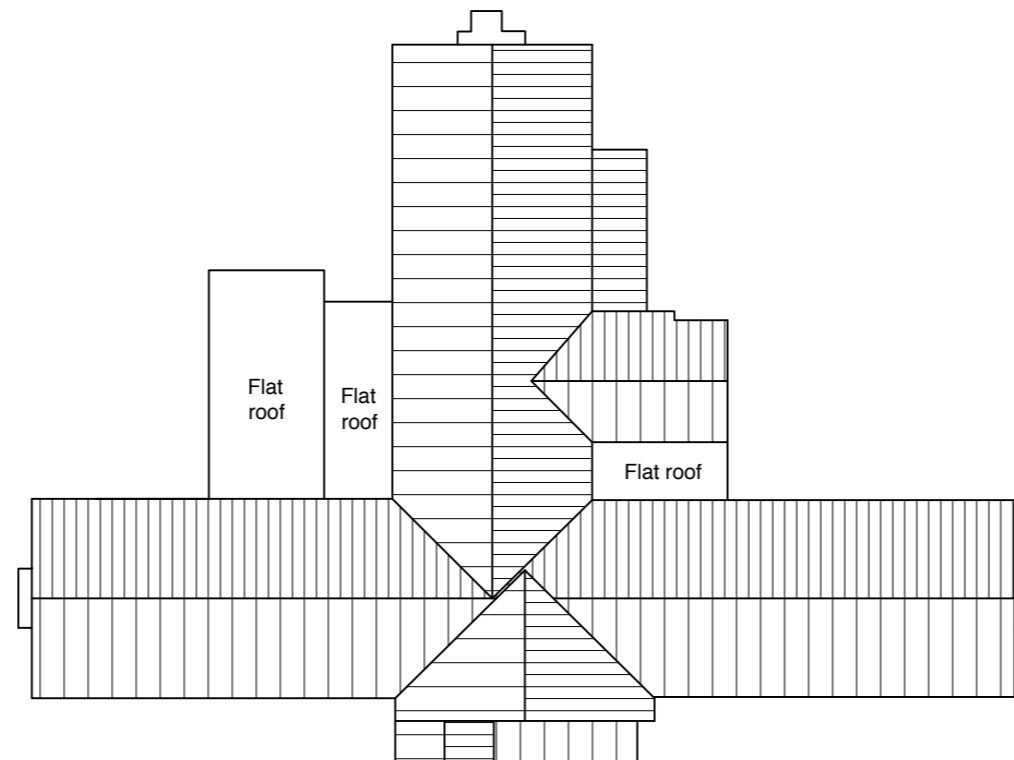
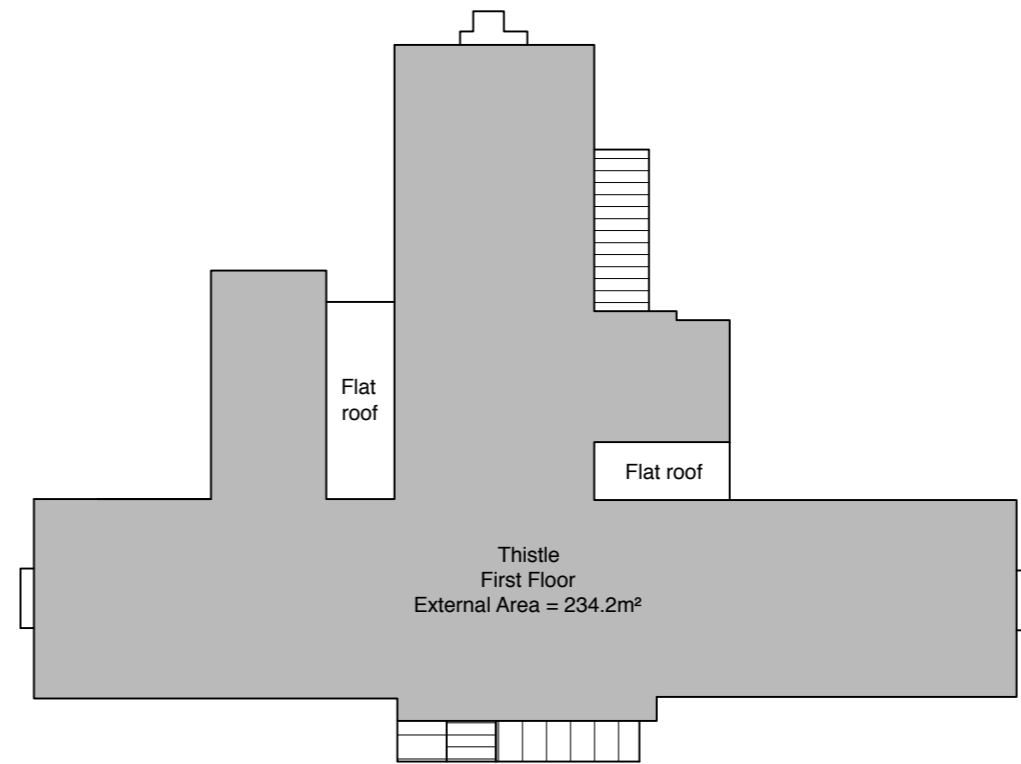
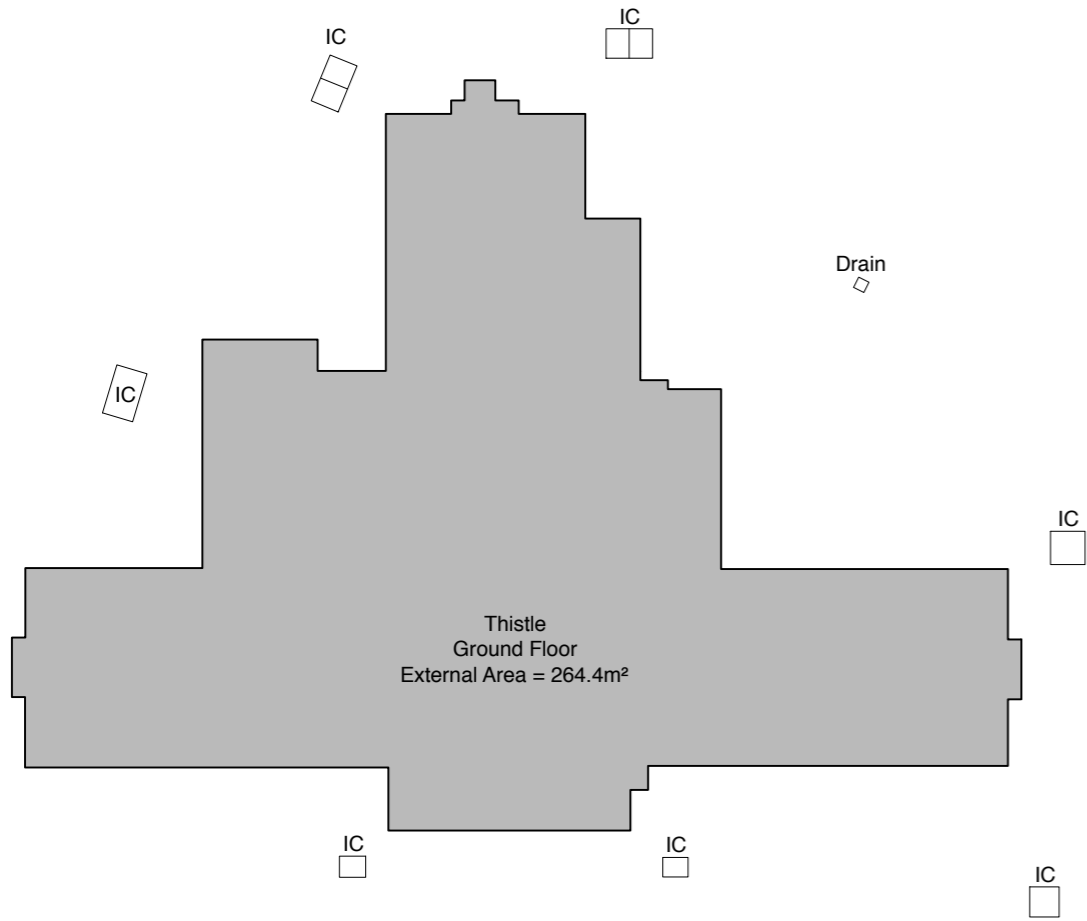
**For and on behalf of:**

MDB Associates, Ladysden Farm, Winchet Hill, Goudhurst, Kent, TN17 1JX

## Appendix B – Drawings



Scale 1:200



NOTES

The contractor is responsible to ensure no products are to be utilised that do not comply with relevant British and / or European Standards and / or Codes of Practice, CoSHH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and / or construction to be deleterious to health and safety or the durability of the work or not in accordance with good building practices.

The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing is to be read in conjunction with all relevant consultants or specialist drawings. Any discrepancy to be notified to MDB Associates and rectified before proceeding with the works on site or shop drawings.

Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.

Do not scale from this drawing. Figured dimensions are to be worked to in all cases. Further dimensions are to be requested if required.

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REV.	DESC.	DR.	DATE.



MDB Associates  
Ladysden Farm  
Winchel Hill  
Goudhurst  
Kent  
TN17 1JX  
T: 01580 857 214  
M: 07557 229 531  
E: michael.bennett@mdbassociates.co.uk

STATUS:  
**FEASIBILITY**

CLIENT:  
Oxleas NHS Foundation Trust

PROJECT:  
Thistle and Shamrock

ADDRESS:  
Goldie Leigh Hospital Site  
Lodge Hill  
Greenwich  
Abbey Wood  
SE2 0AS

TITLE:  
Thistle Floor Plans and Roof Plan

SCALE: 1:200 @ A3      DATE: 28.04.2023

DRAWN BY: NR      CHECKED BY: MDB

DRAWING NO: 001

PROJECT NO.      REVISION.