

Harbourside Holidays Ltd
c/o SPX Architects
Regal Chambers
22a Oxford Street
Harrogate
HG1 1PU

Date: 29 November 2023

Our Ref: 1000/2649/DL

Dear Steve,

39 SANDSIDE, SCARBOROUGH – BUILDING CONDITION REPORT AND REPAIR / DEVELOPMENT APPRAISAL

INTRODUCTION / CLIENT INSTRUCTIONS

Instructions were received from Harbourside Holidays Ltd to undertake a visual/non-intrusive Building Condition Survey of the subject property. The purpose of the survey was to establish the existing structural condition of the property and the feasibility of undertaking a renovation project to the property. An inspection of the property was undertaken by Daniel Leaf MRICS of Compass Building Consultancy on 25 October 2023.

DESCRIPTION OF PROPERTY

The subject property consists of a three-storey structure which is currently used as a licensed bar to the ground floor and duplex style apartment to the upper floors. The property has been extended over the years comprising a single-storey and two-storey extension to the north elevation forming access to the apartments. The property faces the harbour side within Scarborough and is a particularly exposed coastal location.

The property is constructed in a traditional manner, comprising slate coverings to a mono-pitched roof which is supported with traditional masonry walls. The external skin of masonry is rendered. Whilst we did not open up the structure to confirm its construction, we understand from our visual inspection that the floors are suspended timber construction.

KEY FINDINGS

On initial inspection, the property appears to be in fair condition. However, as part of our survey, we undertook detailed close hand inspections of all internal areas and an inspection of the external elements from the ground externally with the use of binoculars. Our inspection revealed a multitude of defects, ranging from severe dampness to structural instabilities. Whilst we acknowledge the limitations of our structural knowledge, we have significant concerns surrounding the apparent structural rotation/movement of the property, which is most evident when viewing the property from the front at the harbour side. To undertake a renovation of the existing building, the following issues will need to be budgeted for / investigated further by a structural engineer.

- **Structural Issue 1 - Widespread structural movement including bulging and out of line wall surfaces with rotated lintels.**
- **Structural Issue 2 – Collapsed Elements** – We have concerns surrounding the potential for partial structural collapse, having opened up the structure. Within the bar area to the ground floor, we removed a single ceiling tile to assess the structure above. When the ceiling tile was displaced, a large chunk of masonry fell from the packing around the structural timber. This appears to be a widespread issue, having inspected the ceiling voids as far as is reasonably possible.
- **Structural Issue 3 - Ground conditions** - We have undertaken a desktop search into the ground conditions of the property. We understand that the property is built upon what appears to be a 'sand bar'. Such sandy subterranean conditions do not lend themselves to easily stabilising the movement of the building. We strongly recommend that you approach a structural engineer to assess whether the existing structure can be underpinned, however I suspect this may require significant structural/civil engineering works to design an appropriate solution to arrest the structural movement. This is likely to become cost prohibitive due to the locality of the property.
- **Structural Issue 4 - Timber Defects** - Severely decayed built in timbers in the form of beams, lintels, floor joists and roofing timbers. The majority of the timbers that we surveyed were damp and had signs of infestation. As such, structural timber replacements are likely to be required.
- **Structural Issue 5 - Masonry Defects** - Significantly deteriorated masonry which has decayed in areas to a powdered composition. Large sections of the masonry will require rebuilding as part of any planned renovation works to the existing building.
- **Structural Issue 6 - Structural Distortion to Window & Door Openings** - The window and door openings have become irregular in size and shape due to the structural distortion of the building. As part of any planned renovation works, new openings / repairs to existing openings will need to be undertaken to accommodate new windows / doors.

- **Dampness Issue 1** - Widespread dampness to the internal surfaces of plasterwork. Whilst it may be possible to hack off and renew the plasterwork, we have concerns that the masonry substrate behind may have deteriorated to a standard that would require rebuilding before new plasterwork can be applied.
- **Dampness Issue 2** - Lath and plaster ceilings are noted throughout the property. Given the damp conditions of the building and coastal environment, we do not consider that the ceilings will remain structurally sound. As such, full removal of all ceilings would be required as part of any planned renovation works.

CONCLUSION

Upon initial review, 39 Sandside, Scarborough appears to be a dated property in need of renovation works. Due to the extent of structural issues and defects identified, it is likely to render the renovation of the existing building so problematic and beyond economic repair. As such, we suggest that you weigh up the option of wholesale demolition and rebuilding compared to renovation.

From the perspective of a Chartered Building Surveyor, when considering buildability, sustainability and longevity of the building, we would recommend demolition and rebuilding of the property as opposed to renovation. This will afford the opportunity to stabilise the ground conditions and construct the property in a manner that will endure the coastal pressures placed on the building fabric.

Yours sincerely,



Daniel Leaf
BSc (Hons) MRICS
Director
Compass Building Consultancy Ltd

Enc:

Standard Survey Limitations

Appendix A photographs

Survey Limitations

Listed below are the limitations specifically applying to surveys; they must be read in conjunction with our Standard Limitations.

Building Services

Where a specialist building services survey has not been instructed, the information that we will provide will be of a general and basic level only; we do not undertake to assess the efficiency of any installation nor its compliance with regulations. Any such comments will be provided from the perspective of a Chartered Building Surveyor, with no specialist building services qualifications, and will be based on visual and documentary evidence. We will, however, advise you where we consider a need for specialist advice exists.

Where a specialist building services survey has been instructed this may be undertaken either using a specialist sub-consultant. The inspection will usually be visual in nature with no testing or dismantling of plant and equipment. The appraisal will not include any design checks or any assessment of energy performance or efficiency.

Contamination

We will comment on any obvious contamination issues but we will not undertake any tests or investigation of current or previous uses of the site or adjoining land. We will advise you where we consider a need for specialist advice exists.

Rights of Way/Support/Light

Where necessary we will comment upon any apparent rights of way, support or light which might be visible or suspected. Our comments on such rights and easements will be very much in outline only and are not subject to any detailed investigations.

Disabled Access

We will provide basic comment upon the general accessibility of the building within our report but such comments will be of a cursory nature only, limited to significant problems with key access provisions. Our comments should in no way be considered a substitute for a full Access Audit.

Deleterious Materials

We will not test for the presence of deleterious materials but will advise you where we consider such tests to be necessary. Where we make comment on the presence (or suspected presence) and effect of deleterious materials, our advice will be confined to the following:

Admixtures and aggregates in concrete; Asbestos; Brick Slips; Calcium Silicate Brickwork; High Alumina Cement; Lead; Urea Formaldehyde Foam; Woodwool cement slabs (as permanent shuttering).

Note: Many factors including location, use, design and quantity determine whether a material is deleterious or not and, therefore, the inclusion of a material in the above list alone does not imply that it is deleterious.

RAAC (Reinforced Autoclaved Aerated Concrete) – we will note where RAAC materials are identified or suspected within the limitations of our inspection, but no specific check is made to rule out the presence of RAAC unless we are separately instructed to do so.

Further, our report does not constitute an Asbestos Survey or Register under the duty to manage asbestos within the Control of Asbestos Regulations 2012.

Fire

Our report does not constitute a Fire Risk Assessment under the Regulatory Reform Order (RRO) 2005. The dutyholder(s) for the property is responsible for ensuring that fire strategy and engineering matters are regularly assessed and reviewed by a competent person.

Standard Limitations

Any appointment of Compass Building Consultancy Ltd is subject to Standard Limitations as detailed below. Additional limitations may apply as listed, relating to the specific service provided.

Inspection Limitations

Weather Conditions

Our inspection may be impeded by the prevailing weather conditions.

Concealed and Hidden Elements and Areas

In all buildings there are inaccessible, concealed or unexposed elements. In occupied properties, access to some areas that would normally be inspected may be restricted or denied.

Where safe and practicable to do so, an inspection of voids above suspended ceilings, beneath raised floors and other similar areas will be carried out from a small number of sample points. However, very often, inspections are severely limited by factors including lack of light, obstructions, void depths and the occupancy of the building.

We will not lift all inspection chamber covers, only a representative sample where possible. We will recommend a CCTV survey assessment wherever we deem it to be necessary.

We will not lift fitted floor coverings, floorboards or move appliances or heavy furniture. Where inspections are restricted as described above our findings can only be based on the evidence available to us, therefore, we will not be able to comment conclusively upon the true condition, construction and detailing of hidden, unexposed or inaccessible elements.

Where a specialist inspection of the engineering services has specifically been instructed, access panels may be removed or opened but only where it is safe to do so and where no disruption to the operation of the building will be caused.

Vertical Access Restrictions

We will use a surveyor's ladder where practical and safe to do so although our comments will be predominantly based upon findings from a pavement or floor-level inspection or other available safe vantage points. We will arrange for the hire of mechanical access equipment where we are advised prior to our inspection that it is required to inspect high level elements. High level photographs may be taken with the use of telescopic photography equipment, however this will not facilitate a close hand inspection and our comments will be based on the photographic evidence obtained.

Destructive Testing and Opening up Works

We will not carry out any destructive tests, expose any part of a property, or carry out any opening up works which will require specialist tools or which may damage existing fixtures and finishes.

Specialist Consultants & Contractors Limitations

Where specialist consultants or contractors are engaged on your behalf we will not be responsible for their performance. We may make reference to their findings in our report, but this should not be thought of as a substitute for reading their report in its entirety, nor can we take responsibility for their conclusions.

Budget Cost Limitations




Where provided, costs will be:

- Given at current industry prices; no adjustments will be made for future inflation;
- Quoted as budget estimates only and are not to be thought of as a substitute for obtaining competitive quotations from reputable contractors;
- Exclusive of VAT and professional fees.

We will not:

- Investigate whether the cost of carrying out all works immediately will be greater than carrying them out individually, as and when required;
- Include the cost of investigative works to establish the cause of defects, unless specifically highlighted;
- Allow for any loss and/or damage to works as a direct result of a bomb blast or other act of terrorism, malicious damage, fire, flood, or other Act of God;
- Include costs consequent to a delay in works caused by the discovery of asbestos or other generally accepted deleterious materials
- Include the costs incurred in out of hours working or of security staff.

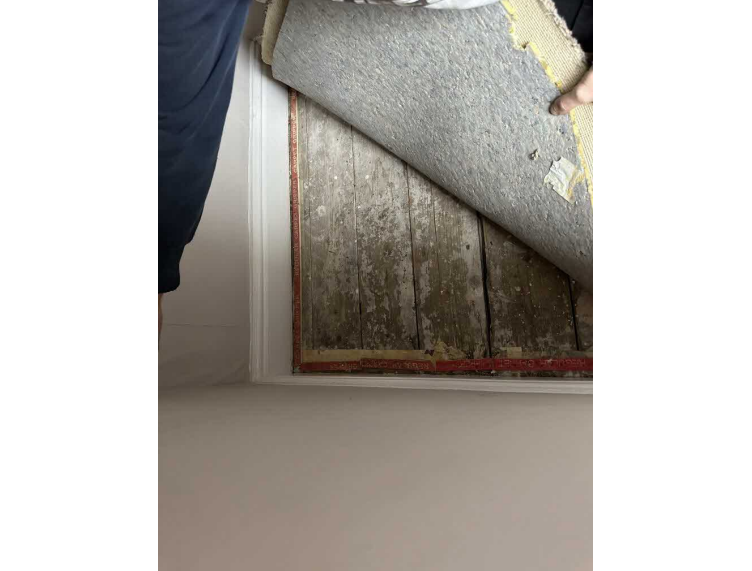
APPENDIX A - PHOTO SCHEDULE

39 Sandside, Scarborough	
<p>1. General view of the front elevation from harbour side of 39 Sandside, Scarborough.</p>	
<p>2. General view of the front elevation from harbour side of 39 Sandside, Scarborough.</p>	
<p>3. General view within bedroom of the apartment. View defective wallpaper which is caused by water ingress / dampness. Such issues are present throughout the property.</p>	

4. View within the roof space of the damp timbers, damaged brickwork and lack of appropriate fire stopping material.



5. View of the timber suspended floor which is damp to touch.



6. View of deck to the balcony areas. The deck is saturated and is structurally in poor condition with deflection noted.



7. View of cracking above window heads and bulging walls.



8. View of spalling render due to exposed coastal location.



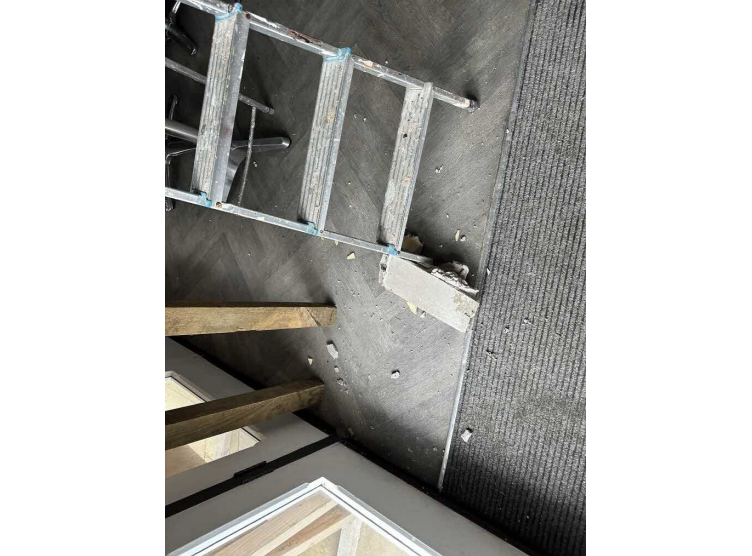
9. View of cracking between floor levels.



10. View of damaged plasterwork within the bar areas which have de-bonded with the substrate below due to dampness and movement.



11. View of masonry that fell out when undertaking an inspection of the areas above the suspended ceiling.



12. View of damp and rotated structural timbers to the floor structure above the ground floor.

