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Bedworth Market, Mill Street, Bedworth, CV12 8JX

Building Condition Survey & Report

Aspinall Verdi
Gleeds Building Surveying Ltd
BMBS0340

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DOCUMENT CONTROL

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Reason for issue	To establish the condition of the building as a baseline for further refurbishment/ improvements of the existing market hall.		
Document author	Craig Evans BSc (Hons) MRICS	**Grade**	Project Director Building Surveyor
Signature			
Contributors	Smandeep Moore BSc (Hons)		
Approved by	Tom Shipman BSc (Hons) MRICS C.Build E MCABE	**Grade**	Senior Director
Signature			
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Executive Summary

Executive Summary

Building Fabric

Bedworth Market is a detached, steel portal framed unit situated over the ground floor only. The ground floor comprises of individual steel partitioned units located to the perimeter of the building. The unit is located in Bedworth town centre and was built in 1996. The unit is surrounded by other retail units to the south and west, with Aldi to the east and various retail stores to the north. The unit is currently occupied as a local indoor market, with each individual unit either occupied or vacant. The market is open to the public 3 days a week. We could not obtain access to each individual unit.

Elements within the building fabric have exceeded their life expectancy and should be replaced/upgraded to new elements. The external walls have gone beyond their life expectancy and are exhibiting many defects. The roof has been replaced with new roof coverings hence is in satisfactory condition but does require a clean to remove any debris and vegetation. All rainwater goods have exceeded their life expectancy and require a full replacement. All external doors require a full redecoration.

Internally, the soffit requires a full redecoration to the steel frame and a thorough clean to the polycarbonate panels to the atrium. Internal walls also require a full upgrade as visually they have fully deteriorated. Internal floors vary in condition with heavily trafficked areas worn.

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Introduction

1 Introduction

1.1 Instructions

In accordance with the instruction received from Aspinall Verdi, property regeneration consultants for Nuneaton & Bedworth Council, Gleeds Building Surveying Limited have undertaken a visual inspection of the existing building fabric, mechanical, electrical and structure of Bedworth Market, Mill Street, Bedworth, CV12 8JX.

The survey scope relates to the provision of a non-intrusive visual inspection of all existing building fabric, mechanical, electrical and public health building services.

Provide a report highlighting the condition of all fabric, MEP services and structural elements with an indication of projected lifespan and identifying any remedial works required to bring the existing fabric, MEP, and structural elements in line with current guidelines and regulations. The report will also advise on the likely impact of client requirements in relation to the above considering recommendations and next steps.

The survey was carried out on 21st June 2023 by Smandeep Moore BSc (Hons) and Marcus Reid. The weather condition was dry and sunny.

Restrictions on the extent of the inspection due to time availability and/or areas of the property that are covered or non-accessible were: full survey of the roof, roof coverings, atrium, roof lights, abutted walls, covered floors, foundations, the underground drainage system and 12nr individual units.

It has been assumed that all unfixed items within the property, unless specifically referenced, are the responsibility of the building owner and so have been excluded from the scope of this report.

1.2 Site Inspection

Where the terms ‘right hand’ or ‘left hand’ are used, they assume that the reader is facing the front elevation of the building.

1.3 Terminology

When relating to structural damage and crack widths, the expressions negligible, very slight, slight, moderate, severe, and very severe are used and are generally related to the following:

Category	Terminology	Crack Width
Category 0	Negligible	<0.1mm
Category 1	Very Slight	0.1 - 2mm
Category 2	Slight	>2 but <5mm
Category 3	Moderate	>5 but <15mm
Category 4	Severe	>15 but <25mm
Category 5	Very Severe	>25mm

Table 1. BRE Digest 251

Classification of damage to buildings based on crack widths.

1.4 Limitations

This report has been prepared for the sole benefit of the person to whom it is addressed. No third party may rely on it unless Gleeds Building Surveying Limited has issued a letter to that third party referring to this report by date and reference number and stating that the third party may rely on it. Gleeds Building Surveying Limited will not unreasonably refuse a request to issue such a letter to a single third party (who may not assign it). Gleeds Building Surveying Limited will not have any liability to any such third party which is greater than its liability to the party to whom this report was originally addressed.

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Condition Survey

2 Condition Survey

2.1 Location

The Council are planning to refurbish and improve the existing market hall and possibly consider redeveloping it for either retail or residential use. The existing market hall maybe relocated to 2-4 All Saints Square including potential pods. Bedworth Market is a large rectangular building covering the ground floor only. Externally, the unit is surrounded by a combination of paving's and tarmac.

Bedworth market is located in the centre town of Bedworth with good transport links to the M6 off the nearby A444. The property is not Listed is not located within a Conservation Area as defined by Nuneaton and Bedworth Council.

The property has vehicular access from the left (south-west) side of the building, via a tarmac ramped drive accessed off Mill Street. There are no designated demarked parking bays available however there is an external space available surrounding the unit.

The front elevation of this unit faces North.

2.2 Description

The unit is a single storey built circa 1996. The building is a steel portal framed unit with steel roller shutters, profiled aluminium cladding and shop fronts to the perimeter. The roof is a hipped tiled roof with a polycarbonate atrium to the centre. Ground floor construction is presumed ground bearing concrete. Doors to the unit are steel doors set in a steel frame clad with timber panels.

Internal walls to the individual units are lightweight steel partition systems. Due to lack of access to the individual units we assume the floor finishes range from exposed concrete, paving slabs, ceramic tiles and carpet. With the ceiling finished with painted plasterboard.

2.3 Main Building External Observations

2.3.1 *Pitched Roof*

The roof is a hipped tiled roof clad with plain concrete tiles, with a steel framed polycarbonate atrium to the centre. A small decorative timber structure clad with lead flashing is located to the centre with a finial. We note the existing roof has been reclad with new roof coverings, new membrane and new timber battens (date of this is unknown). Generally, the roof appears to be in satisfactory condition, however the following defects were noted:

- To the roof ridge, there is evidence of friable mortar in isolated locations.
- To the rear elevation, there is evidence of spot vegetation growth in isolated locations.

- To the front elevation, there are various items of debris present.
- The polycarbonate panels to the steel framed atrium are significantly dirty and stained.

2.3.2 *Rainwater Goods*

The plastic rainwater downpipes and gutters are located to the perimeter of the unit. Generally, they are in poor condition, and we noted the following defects:

- To all rainwater goods, there is flaking, and cracked paintwork present throughout.
- To all elevations, there is evidence of detritus and vegetation present to the gutters.
- To the rear elevation, the gutters are blocked with detritus and vegetation which is causing rainwater to overflow and trackback into the unit during heavy rainfalls.
- To the rear elevation, the LHS corner of the gutter is cracked, hence is leaking through during heavy rainfalls.
- There is evidence of significant spot corrosion to all rainwater goods, brackets and fixings.
- There is missing and loose sealant to the gutter joints in isolated areas.
- There are missing caps to all gutter rivets.
- Majority of the downpipes, have evidence of staining present from the leaking gutter joints due to missing sealant in various locations.

2.3.3 *External Walls*

The unit is a steel portal framed unit, walls are a combination of profiled aluminium cladding, shop fronts and galvanised wire mesh panels at high level and manual operated steel roller shutters. Generally, all wall elements are in poor condition. For the purpose of this report, we have noted the defects for each elevation individually.

- Front elevation – this elevation comprises of galvanised wire mesh panels at high level, shop fronts overhauled with PVCu panels, 5nr steel doors set in steel frames overhauled with timber panels. 1nr manual operated vehicular roller shutter. With concrete footings/steps at low level approximately 250mm from the ground. The water stop cock is located to this elevation which can be accessed via a locked hatch. We have noted the following defects:
    - There is evidence of flaking paintwork to all elements to this elevation.
    - Spot corrosion to the original steel frame, panels and trims.
    - 4 of the steel posts to the front elevation have completely corroded at low level.
    - The metal clad electrical plugs/boxing has significantly corroded.
    - The concrete footings/steps, exhibit crazing and blistering in various locations.
    - Majority of the fixings to the frame have significantly corroded.
    - To the roller shutter, the bottom trim has completely corroded. The roller shutter door was not tested however we note all mechanical linkages will require a complete replacement, routine maintenance and lubrication for ease of operation.
    - To the RHS of the LHS door, the steel frame has completely corroded away exposing a gap into the unit at low level.

  - To the LHS of this elevation, there is missing fixings at low level to the steel column.

- LHS elevation – this elevation comprises of a combination of galvanised wire mesh panels at high level, painted timber panels, 2nr manual operated roller shutter doors and profiled aluminium cladding. We have noted the following defects:
  - Flaking paintwork to all elements to this elevation.
  - Spot corrosion to the original steel frame, panels and trims.
  - One of the steel posts to the LHS elevation have completely corroded at low level.
  - The profiled aluminium cladding is dented approximately not exceeding 2m² in isolated areas.
  - Due to the sloped topography of this elevation, the cladding exhibits a gap at low level ranging from 10mm to 350mm.
  - To the LHS abutting the rear elevation, the steel soffit has been damaged at the joint.
  - 1nr roller shutter door is operational, while the other one was not tested however, we note all mechanical linkages will require complete replacement, routine maintenance and lubrication for ease of operation.

- Rear elevation - this elevation comprises of galvanised wire mesh panels at high level, shop fronts overhauled with PVCu shop front panels, 7nr steel doors set in steel frames overhauled with timber panels. 1nr manual operated vehicular roller shutter. At high level, RHS, there is 1nr spiral duct tube which serves a unit forming an aperture in the wire mesh panel. We have noted the following defects:
  - There is evidence of flaking paintwork to all elements in this elevation.
  - Spot corrosion to the original steel frame, panels and trims.
  - The metal boxing including the cable wires leading the unit is not fixed down.
  - All fixings to the doors have corroded.
  - Majority of the fixings to the frame have corroded.
  - The roller shutter door was not tested however we note all mechanical linkages will require a complete replacement, routine maintenance and lubrication for ease of operation.

- RHS elevation - this elevation comprises of a combination of galvanised wire mesh panels at high level, shop fronts overhauled with PVCu shopfront panels, and 6nr manual operated roller shutter doors at varying sizes. We have noted the following defects:
  - Flaking paintwork to all elements in this elevation.
  - Spot corrosion to the original steel frame, panels and trims.
  - Majority of the fixings to the frame have corroded.
  - To all roller shutters, the bottom trims exhibit corrosion in isolated areas.
  - 1nr roller shutter door is operational, while the other roller shutter doors were not tested however, we note all mechanical linkages will require a complete replacement, routine maintenance and lubrication for ease of operation.
  - The LHS roller shutter has been damaged to the LHS at mid-level, which requires a full repair.
  - One of the steel posts to the front elevation have completely corroded at low level.

2.3.4 *External Doors*

All external doors leading to the units are steel lined doors set in steel frames overhauled with painted timber panels. Door ironmongery comprises of steel handles and painted metal trims. Generally, all doors appear to be in satisfactory condition, however we note significant amount of flaking paintwork and corrosion to the perimeter trims and fixings.

2.4 Main Building Internal Observations

2.4.1 *Soffit/ Ceiling*

Steel framed hipped roof, with horizontal steel girder trusses, timber battens and non-breathable membrane to the underside. Pigeon defender fluorescent light boxes are located to the horizontal steel girder trusses. Steel beam framed polycarbonate atrium and king posts to the centre of the roof. The individual units' ceilings vary depending on the nature of the tenant inside. Due to access restrictions, we only gained access to 1nr unit which comprised of painted plasterboard ceiling. Generally, all roof elements are in satisfactory condition, however we noted the following defects:

- To the main roof, approximately 5m from the RHS, there is an historic stain to the membrane.
- All light boxes are dirty and stained. Lights were not tested, however 2nr lights were flickering.
- Evidence of flaking paintwork to various horizontal steel girder trusses.
- The polycarbonate panels are significantly dirty and stained.
- To the LHS perimeter wall abutting the main roof, there is a bird nest present.
- Approximately 5m from the rear wall, there is a bird nest present to the roof.
- The painted plasterboard ceiling to the individual unit exhibits flaking paintwork throughout.
- We assume there is an internal leak to the rear LHS corner as externally the gutters are defective to this location. However, we could not confirm this due to lack of access to the individual perimeter units. Further investigation is recommended.

2.4.2 *Walls*

Walls are a combination of manual operated steel roller shutters, profiled aluminium cladding, shop fronts and galvanised wire mesh panels at high level. Located to the front and rear elevations are 6nr and 7nr units respectively. Not all perimeter walls could be inspected due to the individual units abutting them. All internal individual units are separated by metal stud partition systems, plaster boarded and finished with either painted/tiles/wallpaper. Generally, the walls are in satisfactory condition, however we noted the following defects:

- Flaking paintwork to all elements to all elevations.
- All wall elements are significantly dirty and stained throughout.
- Spot corrosion to the original steel frame, panels and trims.
- The metal clad electrical plugs/boxing have significantly corroded.
- Majority of the metal clad electrical plugs have corroded.
- Majority of the fixings to the cladding frame have corroded.
- Dents to the cladding in isolated areas.
- Decoration to the individual unit is in poor condition with flaking paintwork and wallpaper has debonded from the substrate.

2.4.3 *Floors*

The floor comprises of concrete ground bearing slab finished with paving slabs. The individual unit's floors are finished with either ceramic tiles, vinyl, or carpet. Generally, the floors are in satisfactory condition, however we noted the following defects:

- The floors vary in condition with heavily trafficked areas worn.
- Cracked paving slabs in isolated areas.
- Staining to paving slabs in isolated areas.

2.5 Main Building Services Observations

2.5.1 *Electrical Services*

The main incoming electrical supply comes into the office outbuilding, is a EDMI Mk10 electrical meter 3x230/400v 50Hz. Serial number E09BG05634. The electrical supply is then distributed to the market hall's individual units whereby each unit has an individual electric meter. The main distribution board is also located within the office outbuilding which is a surface mounted 48 S.P./16 T.P. Ways with 200A main switch board.
There was no next test date sticker on any of the electrical panels which indicates the electrical installation has not recently been tested and inspected.

2.5.2 *Lighting Installation*

Lighting to the unit is provided by a combination of fluorescent luminaires blubs enclosed within boxes and fluorescent luminaires tubes. The lighting is operated by fuse board switches located in the office outbuilding.
There are no emergency lighting installations nor any illuminated emergency directional exit signs.

2.5.3 *General Power*

The general power sockets to the individual units have been adapted by the tenants to suit their individual business use and those that could be seen appear to be in poor condition as they exhibit corrosion. No next test date stickers were noted indicating the installations have not recently been tested. (110v and 240v)

2.5.4 *External Lighting*

No external lighting was present.

2.5.5 *CCTV*

Internally, there was CCTV cameras positioned throughout the unit. We could not locate the recording equipment or controllers within the building.

2.5.6 *Incoming Mains Cold Water*

Due to access limitations, we could only locate a 32mm steel main incoming metered water supply to 1nr unit only. We cannot comment on the other water supplies incoming into the unit.

2.5.7 *Ventilation*

There is no mechanical ventilation to this unit.

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Recommendations

3 Summary of Recommendations

3.1 Main Building Observations

- Main roof – to be thoroughly cleaned and all debris to be removed. Repoint with like for like mortar to areas where mortar is missing/ friable.
- Atrium – polycarbonate panels to be thoroughly cleaned both internally and externally. Apply a high quality durable anti-rust resistant paint to the steel framed atrium.
- Rainwater goods – Allow for complete replacement of all rainwater goods.
- External/internal walls – to replace and repair all damaged external and internal wall elements, to redecorate and finish with a high quality suitable rust-free paint compound.
- To carefully remove all internal bird nests once empty.
- Floors – make good and replace any damaged flooring.
- Doors – undertake repairs and redecorate.

3.2 Main Building Services Observations

Electrical Services

Incoming Electrical Supply

- Due to access limitations, we were unable to inspect each incoming electrical supply into the individual units, hence we cannot comment on the condition, and we recommend further investigation is required of the origin of the existing supply and an electrical schematic drawing should be produced.
- There is no mains electrical schematic drawing available.

Sub mains and Distribution

- A 5-year periodic electrical inspection and test is required.
- There is no mains electrical schematic drawing available on site which makes maintenance difficult, a complete electrical schematic diagram is required and should be displayed on the wall adjacent to the distribution board.

Lighting Installation

- The luminaires have now reached the end of recommended efficient life cycle for replacement and should be completely replaced.

Emergency Lighting

- There were no illuminated emergency directional exit signs noted.

Fire Alarm

- There were no fire alarms present hence we recommend a fire alarm system is installed. The type of system will depend on the proposed use of the unit.

CCTV

- Further investigation is required of the CCTV cameras operation and ownership.

Data Installation / BT Cables

- Recommendation is that the data and BT installations are replaced as part of any refurbishment work.

Lightning Protection

- Recommendation is for the Lightning protection installation is to carry out electrical inspection and test.

Mechanical Services

Incoming Mains Cold Water

- It is recommended that the cold-water installations are isolated and drained down where certain individual units are not in use and all lead water pipework is traced and removed.

Ventilation

- There is no mechanical ventilation present, hence we recommend new ventilation is installed and commissioned accordingly.

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Appendix A – Photo Schedule

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