

PROPERTY REPORT

**Public House,
Worcestershire**



Marketing by:

www.1stAssociated.co.uk

0800 298 5424

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INTRODUCTION

We have been asked to inspect and prepare a Report and Schedule of Condition for XXXXX Public House, Worcestershire. We visited the property on XXXXXXXX.

This Report is to be read in conjunction with the Schedule of Condition.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a large detached public house situated on a corner plot with substantial land which includes car park and garden areas. It has been altered and modified over the years like many pubs of this age. It is likely to be originally Tudor although this is an educated guess as much of it was modernised in the Georgian era and then had many alterations and amendments over the years, some of it quite recently which was confirmed by the temporary manager in relation to the replacement of the bar and bar floor to the restaurant area.

If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

ACTION REQUIRED: You need to get specific details of work that has been carried out recently from the owners of the public house.

SUMMARY OF CONSTRUCTION

MAIN BUILDING

External

Chimneys:	Brick chimneys
Main Roof:	Pitched roof clad with tiles with a felt valley gutter and two dormer windows.
First Floor Level Roofs:	Flat roofs in felt and lead and a polycarbonate roof
Gutters and Downpipes:	Plastic and cast iron gutters and downpipes and hopper heads
Soil and Vent Pipe:	Cast iron and plastic
Walls:	Painted brickwork with various different brick bonds, tie bars were noted
External Joinery:	Predominantly Georgian style sliding sash windows with some metal casement windows

Internal

Ceilings:	Original lath and plaster ceilings, some modern plaster ceilings (assumed)
Walls	Predominantly solid (assumed)
Floors: Cellar:	Soil and assumed concrete
Ground Floor:	Predominantly joist and floorboards (assumed embedded)
First Floor:	Joist and floorboards (assumed embedded)
Second floor:	Joist and floorboards (assumed embedded)

Services

We have been advised that the property has a mains water supply, drainage, electricity and gas. One boiler is located in the outbuilding which is an Ideal Standard and one is located in the office/bedroom which is a Worcester.

The above terms are explained in full in the main body of the Report. We have used the term 'assumed' as we have not opened up the structure.

EXTERNAL PHOTOGRAPHS



Front elevation



Right hand side



Rear of property

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ACCOMMODATION AND FACILITIES

Ground Floor – Trading Area

Front of House

- Restaurant/Bar
- Bar and associated corridors
- Male toilets
- Female toilets

Back of House

- Bar servery for restaurant and bar
- Catering kitchen and two stores

Below ground level

- Cellar

First Floor – Private Living Accommodation

- Lounge
- Domestic kitchen
- Two bedrooms – one currently being used as a store/office
- Bathroom
- Separate wc

Top floor

- Three bedrooms

Outside Areas

- Car park
- Beer garden
- Paddock to the side and the rear

REPORT FORMAT AND INFORMATION

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

PHOTOGRAPHS



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the Lease.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

MARKET VALUE

We have not been asked to comment upon the market value in this instance. We have not seen copies of the trading figures or the accounts.

EVERY BUSINESS TRANSACTION HAS A RISK

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances.

AGENT / BUSINESS DEVELOPMENT MANAGER – FRIEND OR FOE?

It is important to remember that the agents are acting for their client and not the purchaser. We, as your employed Independent Chartered Surveyor, represent your interests only.

SOLICITOR/LEGAL ADVISOR

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement, as agreed to and signed by you. If you have not seen and signed a copy of our terms of engagement please phone immediately.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible - just phone us.

EXECUTIVE SUMMARY

Summaries are dangerous as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future business when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 250+ photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the lease (or indeed commit to purchasing the lease), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back. Having said all of that, here are our comments:

When purchasing the lease on a public house we believe there are three elements you need to consider, these are:

The Business

Only you can decide upon the true potential of the business and its value to you; although we do recommend taking independent advice on the value of the business and property.

The Lease

The quality of the lease needs to be discussed with your Legal Advisor and understood. You need to understand your rights, responsibilities and liabilities when you sign for a lease of this nature. We ask that your Legal Advisor brings any onerous or unusual clauses to our attention immediately. We assume this is a standard full repairing and insuring Lease.

The Property

There are many aspects to look at property-wise, both from its condition at the moment, to its condition in relation to the lease (or in this case a standard full repairing and insuring lease, as we have not seen the one specifically relating to this property).

You are currently reading the Property Report which is intended to advise you on the property element of the purchase. We will also provide you with a Schedule of Condition, which will enable you to agree with the Landlord the condition of the property when you start to lease it.

Generally we found the public house in below average condition; however, there are several specific issues that you will need to come to agreement on before we would recommend a lease is taken or which need to be resolved.

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to allow you to clarify and focus on exactly what the issues are.

The Good

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

- Proportions of the property – specifically there is a good size restaurant area although probably not enough covers for a restaurant only business and the kitchen of course isn't adjacent to it.
- Good sized grounds which we feel have the potential for development, ie. children's play area, conservatory extension or garden room extension depending upon negotiations with the local authority planning department.

The Bad

Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1) **Poor detailing/maintenance allowing the property to get and remain damp**

Poor detailing around the chimneys (and inappropriate for older properties) such as tile and edge flashing. Poor detailing (cheap) to the parapet walls such as bricks on edge, for example this needs a coping stone or damp proof course added. Valley gutter repaired in felt (cheap alternative to lead) allowing water to get into the property. This is emphasised by the amount of plant life/vegetation growing from the chimneys, parapet walls, etc.



Poor detailing – cement fillet flashing should be replaced with a lead flashing

ACTION REQUIRED: General repairs are needed throughout the property by skilled tradesmen who understand older properties to include lead flashing details to the chimneys and rebedding of the flashing in appropriate mixes, lead to the valley gutter, etc



Parapet wall with plant growing out of it

ANTICIPATED COST: As some of this work is at high level scaffolding may be required. We would expect costs to be in the region of £15,000 - £25,000 depending upon what is found particularly at high level. Once this work has been carried out and the building has been allowed to dry then you can move on to the other work recommended within this report. Quotations required.

2) External painting in inappropriate material for this type of property

The external paintwork is a non-breathable, believed to be plastic based paint. The paintwork beneath is a breathable lime wash. As older buildings need to breathe and dissipate dampness the present type of painting is inappropriate. This explains why there are areas where the paint has blistered away.



ACTION REQUIRED: All modern paints need to be removed completely, appropriate paint needs to be applied bearing in mind the existing brickwork we recommend a micro porous or lime based paint.

ANTICIPATED COST: In the region of £15,000 - £20,000. It is very difficult to remove paint successfully. We do believe this needs to be carried out by the landlord and/or specifically excluded from the lease. Quotations required.



Paint flaking to walls



Spalling to brickwork indicating damp within in behind modern paint

3) External joinery – rotten

We have knife tested the external joinery at ground level where we can gain access and found approximately ten to twenty per cent is rotten and needs replacement.



Wet rot to timber windows

ACTION REQUIRED: General

overhaul of all the windows to ensure they open and shut efficiently. We would term the windows in a poor but saveable condition.

ANTICIPATED COST: It really is a very difficult thing to estimate. We would expect costs to be in the region of £5,000 - £10,000, in some cases it may be more economical to replace with an appropriate window; quotations required.

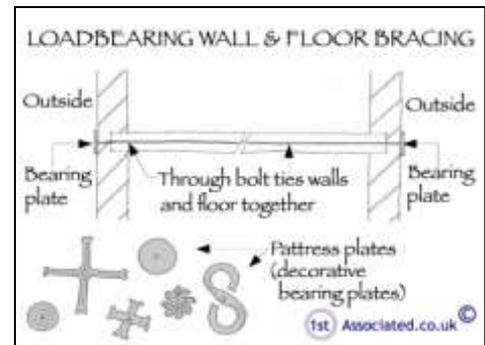
4) Movement

The property has moved over the years. We can see this from various places:

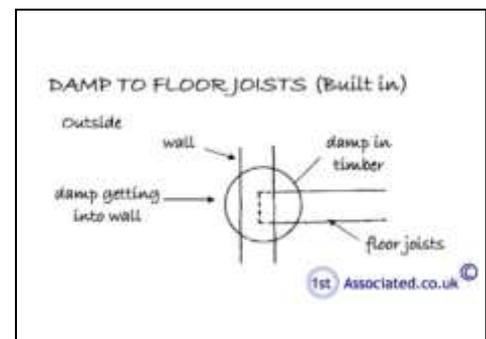
1. The cracks to the front and the rear of the property (please see our comments below.
2. The opening up of tiles at both high and low level roofs (see adjacent photo)
3. There have been measures in years gone by to try and stabilise the property using tie bars which were common in the 1950's/1960's. Tie bars were typically added for lateral restraint from the floors where the embedded timbers have rotted away from within the wall added to give strength. From our discussions with the present pub manager and our general investigations we believe that there may be rot to joist ends at present and/or active woodworm within the floor.



Roof tile with opening up of tiles showing movement



ACTION REQUIRED: We therefore recommend that the floor is opened up prior to taking on the commitment to lease the property.



5) Cracking

There is cracking to the front elevation underneath the valley gutter and to the rear adjacent to the chimney. Both these need to be excluded from the lease as we believe that there are inherent design defects.

ACTION REQUIRED: Record, monitor and exclude from the lease.



Crack to front of property possible deterioration to timber lintels

6) Not to Environmental Health standards

Currently there is mould which can be seen growing within the cellar. We do not believe would be to Environmental health standards. It can ultimately if not repaired lead to the closing down of the business.



Dampness in cellar

ACTION REQUIRED: We recommend that you have an Environmental Health Officer visit before you take over the lease of the property to carry out both informal and formal discussions.

ANTICIPATED COST: Between £2,000 - £4,000; quotations required.

7) Air brick acting as gulleys

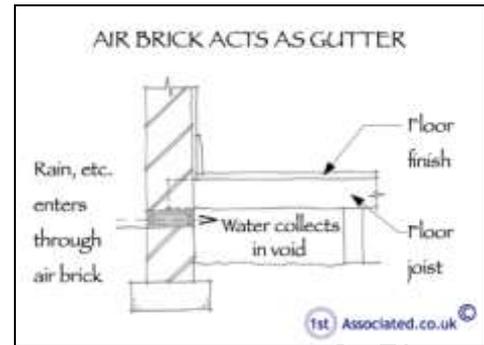
You should have an airflow underneath this property to reduce the risks of damp timbers and deterioration. We noted an air brick externally acting as a gully so that whenever it rains it will discharge water into the property.



Airbrick acting as a gully

ACTION REQUIRED: You need to create a barrier to these.

ANTICIPATED COST: A few hundred pounds a brick, bedded down normally suffices; quotations required.



8) Lack of general maintenance

There has been a lack of general maintenance and temporary patch repairs over the years such as clearing gutters and patch repairs to roofs dealing with the effect of the problem rather than the cause.

ACTION REQUIRED: We would suggest a week of general maintenance on the property.

ANTICIPATED COST: Very difficult to give accurate figures. We would expect costs to be in the region of £2,000 - £5,000 depending on the amount of labour and materials needed; quotations recommended on a day work rate.



Gutters need clearing



Tile on edge flashing rather than a lead flashing

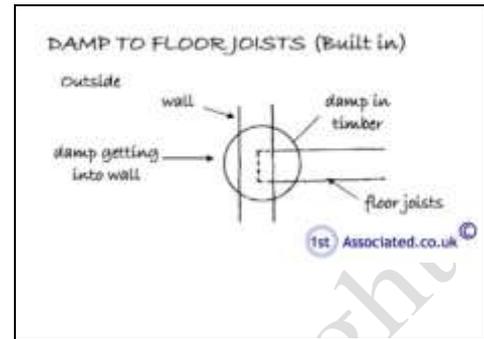
9) Lateral dampness

Within this property there has been a lot of lateral dampness over a considerable number of years. This has caused deterioration in many timber elements within the walls such as the joist ends and also the timber lintels above the windows.



ACTION REQUIRED: We believe that rot has been caused to the joist ends and these need to be exposed and opened up.

ANTICIPATED COST: In the region of £250 - £500 plus cost of works for things discovered; quotations required.



SERVICES

10) Electrics

We do not believe the electrics are to NICEIC standard and would like to see a test and inspection report. The electric fuse board is located within the kitchen which is considered a high risk area. Either relocate this or ensure it is enclosed in a one or two hour fire resisting structure. You need to take further specific advice from the fire brigade with regards to this due to the unusual nature of its location. We feel this is a very high risk item.



Electrics dangerous in kitchen

ACTION REQUIRED: NICEIC test and inspection.

ANTICIPATED COST: £300 - £500 plus costs for any work; quotations required.

11) Energy efficiency

It was noted in the cellar that there was no insulation or boarding out of the cellar which means that the cooling had been affected by the warm environment above. There is literally a full thickness of timber between the two and equally upstairs in the trading area you are affecting the temperature in this area by cooling it which may be OK in the summer months



Uninsulated ceiling in cellar

but won't be very pleasant in the winter.

We would also recommend that the cellar is subdivided into the cold cellar and wine and spirit store, etc.

ACTION REQUIRED: Add insulation and boarding to the ceiling.

ANTICIPATED COST: In the region of £1,500 – £3,000; quotations required.

12) **Fire regulations**

We don't believe the property currently meets good or best practice with regards to fire regulations. We mentioned the electric units within the kitchen. We would also add a lack of fire and smoke detectors throughout, no fire extinguishers or fire blankets noted or fire doors. Whilst compromises often have to be made in an older property we do feel that a radio activated fire alarm system for example should be part of your lease negotiations.



Lack of fire doors and missing glazing from stairway on first floor

ACTION REQUIRED: Fire alarm system to be installed by the owners.

ANTICIPATED COST: £3,000 - £4,000; quotations required.

13) **Over/inappropriate insulation of the roof**

The roof has been insulated to modern levels without ventilation being added to the roof space. This will promote condensation and we can see staining within the main roof already. It will also promote woodworm as it is in an ideal climate for it.



Mass of insulation

ACTION REQUIRED: Add

ventilation to the roof space. This may be possible with airbricks to the gable end. We would suggest you check with the Local Authority to make sure this is appropriate. Generally with the access to the roof we would suggest this is improved and lights added.

ANTICIPATED COST: A few hundred pounds; quotations required.

14) **Trees**

The trees have had a lack of maintenance for a considerable time. Many of them are now at the height of the property or above. It is not clear where the boundaries are at the rear of the property in particular.

ACTION REQUIRED: We recommend that an arboriculturalist is appointed and a twenty year action plan drawn up.

ANTICIPATED COST: A few hundred pounds for the actual tree report and then annual costs; quotations required.



The Ugly

We normally put here things that we feel will be difficult to resolve and will need serious consideration.

More than usual

There is nothing which we feel falls within this category however there are more than the usual number of items in the bad section, some of which are quite difficult to resolve long term such as the maintenance of the trees and therefore are an ongoing cost.

Other Items

Moving on to more general information.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of the property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecorating internally. We have detailed these and other issues within the Schedule of Condition.

Estimates of Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would probably be best to supervise the work if it is complex, both of which we can do if so required.

SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

The property has been allowed to get into a state of disrepair which now needs resolving. We very much feel that you could be paying for the lack of maintenance on this property over many years. The biggest risk we feel is that there is little lateral restraint between the walls due to deterioration of the floor joists.

We also feel there is a problem with dampness getting into this property generally which can cause problems to timber lintels within the structure and also bonding timbers which are common in this age of property.

Bonding timbers defined

Before the 19th Century, the practice of building timbers into external walls was almost universal. These were known as bonding timbers. They are of course prone to rot as solid walls allow dampness through. Unfortunately, without opening up the structure, we are unable to confirm if this is the case.

As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion.

If you so wish we can prepare specifications and obtain quotations for the work, whatever you do don't allow the agent to organise the quotes as he will utilise people he regularly uses who know they have to keep in with him/her to get further work and therefore are very keen to please the agent, as opposed to you the real client, and at the end of the day it doesn't take long to organise.

We would ask that you read this Property Report and the Schedule of Condition and contact us on any issues that you require further clarification on.

LIMITATIONS

As per our original Terms of Engagement, we would remind you specifically that:

We have not inspected parts of the structure that were covered, unexposed or inaccessible during our inspection. We therefore cannot confirm that such parts are free from defect, structural or otherwise.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction.

Our report is for the use of the party to whom it is addressed above and no responsibility is accepted under the Third Parties Act or for any third parties who use this report in whole or in part.

We have not carried out a comprehensive test of any electrical, mechanical or drainage services. We therefore cannot confirm that they are operational and in good condition. If you wish us to arrange tests please advise us.

We have not carried out or arranged for specialists to undertake any reports, for example an environmental report or an audit report upon the property. We are therefore unable to advise whether any contaminated or other adverse environmental issues affect the site.

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424**.

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