CAT BACKGROUND AND PROCESS

In June 2021, the Council's Executive Cabinet have approved a Community Asset Transfer ('CAT') policy. This - together with the Council's Disposal Policy which was approved in September 2020 - would allow the Council's property team to progress the potential disposal of a number of assets which previously, have thought to be suitable for transfer to community groups. A copy of the CAT report (and policy) is available for perusal via the following weblink;

Community Asset Transfer – Item 7 -
https://tameside.moderngov.co.uk/ieListDocuments.aspx?CId=134&MId=5059&Ver=4

In respect to the subject asset, Hollingworth Community Centre, following the approval of the CAT policy, the Authority is now free to explore the potential of transferring the opportunity to the most appropriate, interested party. This would then be subject to agreeing terms.

The CAT policy requires the Council to carry out a number of steps which are largely summarised within Appendix A of the policy. In addition to this, Section 12.1 of the policy provides full details of what is expected at this initial stage which for ease, has been copied as per the below;

"Stage 1 – Expressions of Interest

- *All applications are to be initially directed to the Estates Team within the Growth Directorate (or successor team).*
- *Interested organisations are asked to complete and return an Expression of Interest form by a specific date outlined in the advertisement. The Expression of Interest form is attached at Appendix B*
- *The Expression of Interest form should outline a summary of how the asset will be used along with a summary of the anticipated benefits to the local community. A number of organisations may be asked to submit a full application for further consideration, this will be assessed further as described below.*
- *All Expressions of Interest will be presented to the Asset Management Working Group for consideration and the VCS organisation(s) will be notified of the outcome.*
- *Should the Asset Management Working Group support an initial application. The organisation(s) will be informed of the next stage."*

As outlined above, once any expressions of interest have been received, these would be evaluated and reported to the Council's Asset Management Officer Group. Any interested parties should therefore look to complete and return the attached expression of interest form by **12 (noon) on 25 May 2026.**

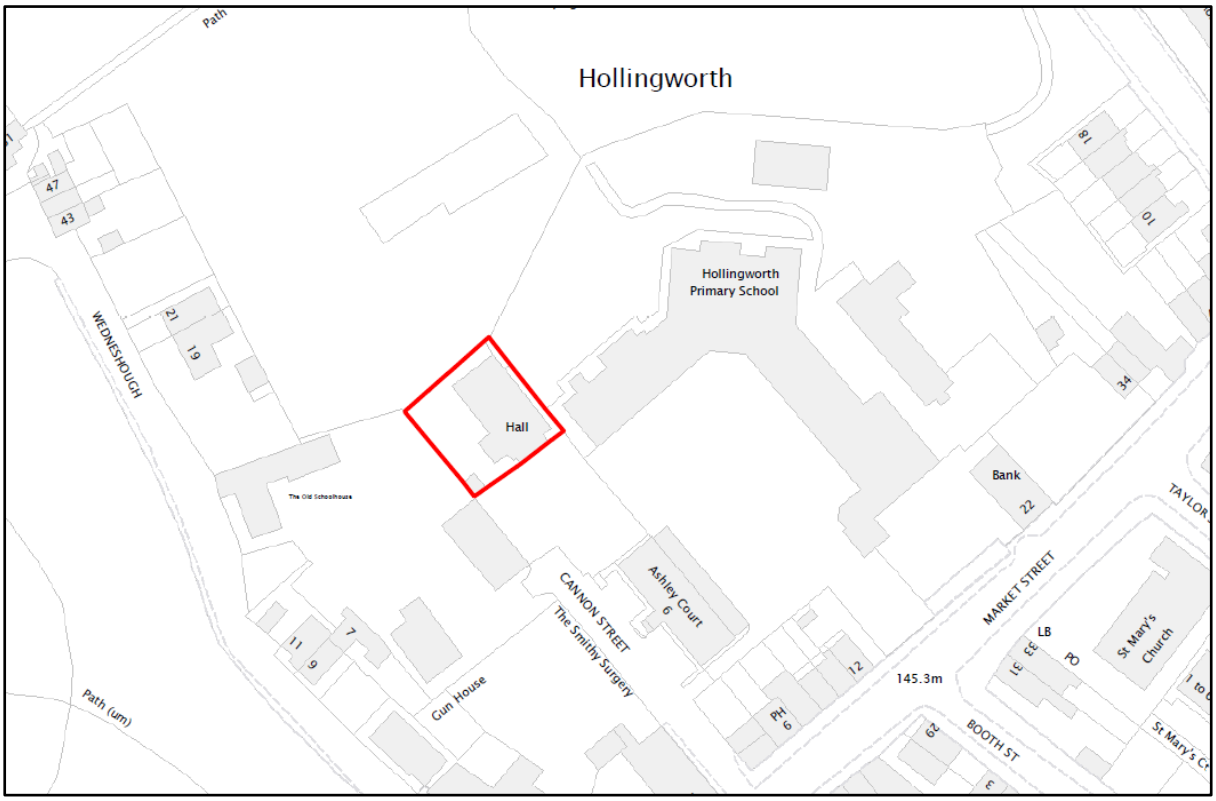
The Council have looked to make available as much information as possible in relation to the property.

Following consideration of the Stage 1 expression of interest, any preferred bidders would be contacted following this initial assessment and invited to submit a full Stage 2 CAT Application Form and Business Case for consideration.

PROPERTY BACKGROUND

Location

The property is located within the village of Hollingworth in the metropolitan borough of Tameside in Greater Manchester. The property is situated on Cannon Street, set back from the village's main throughfare, Market Street. The property is bordered by a residential property to its west, open space to the north, Hollingworth Primary School to the east and the high street to the south.



Description

The property comprises a former community building, arranged over one storey totalling circa 186m^2 on a site of 0.05 hectares. The site benefits from a private gated access and small entrance yard to the frontage. The property was most recently occupied by the First Longdendale Scouts, who vacated in 2025. The community centre has also previously been used as a Polling Station for the Local Election.

Internally, the property is arranged with a primary hall space, with ancillary offices, kitchen and W/Cs. The property is heated by a combi-boiler which supplies radiators throughout the building.

The Council has recently conducted a condition survey of the property which has identified £136,023 of repair works. The full condition survey is found in Appendix 3.

Current Offer

The Council are seeking to bring the building back into use and are inviting expressions of interest from parties who would like to occupy the property.

The successful party will enter into a lease agreement with the Council (formal terms to be agreed) and will be fully responsible for the repair and maintenance of the building upon completion. Please note that there is no Council funding available for the refurbishment of the building and as part of any proposal's bidders must set out a funding plan.

In June 2021, the Council approved a Community Asset Transfer policy which sets out how the Council would consider interest from the Voluntary and Community sector. A copy of the policy can be viewed via the following weblink - item 7;

https://tameside.moderngov.co.uk/ieListDocuments.aspx?CId=134&MId=5059&Ver=4

Stage 1 asks interested parties to complete and return the attached expression of interest form by a defined closing date. This has been agreed as **25th May 2026.** Once any expressions of interest have been received, these would be evaluated and reported to the Asset Management Working Group. Any preferred bidders would be contacted following this initial assessment and as part of a 'Stage 2' invited to submit a full CAT Application Form and Business Case for consideration.

Any interested parties who wish to arrange a viewing of the property should contact Daniel Simons (Estates Surveyor) on daniel.simons@tameside.gov.uk .

TAMESIDE COUNCIL
HOUSING, ENVIRONMENT AND ESTATES
STRATEGIC PROPERTY

EXPRESSION OF INTEREST FORM (COMMUNITY ASSET TRANSFER) HOLLINGWORTH COMMUNITY CENTRE

TO BE RETURNED ON OR BEFORE 25 May 2026

****FAO: Daniel Simons****
Estates, Strategic Property, Tameside Council
Tameside One, Market Place, Ashton-under-Lyne, OL6 6BH
Or alternatively email estates@tameside.gov.uk.

Located at:

Hollingworth Community Centre, Cannon Street, Hollingworth, SK14 8LR

Interested Party Details

Interested Party (Company or Individual Name):

_____

Company Reg No. (If Applicable): _____

Address: _____

_____

_____

Telephone No: _____ **Email:** _____

Can you please advise as to what your interest in the site would be:
(please tick box as appropriate)

Community Asset Transfer? ☐

Other? (please specify below) ☐

_____

If your interest in the site is by way of a Community Asset Transfer lease then please describe:-

a) What type of organisation you are? (please tick all boxes that apply)

☐ Partnership
☐ Company Limited by Guarantee
☐ Charity
☐ Community Interest Company
☐ Newly formed group for Asset Transfer (please provide details)
☐ Constituted Group
☐ Public Sector
☐ Voluntary Organisation
☐ Consortia (if so, provide names of partner organisations)
☐ Other (please specify)

b) **Does your organisation have a governing document (Constitution, Articles and Memorandum of Understanding etc.)?**

☐ Yes (please attach a copy with your application).
☐ No.

c) Why you are interested in the site and your proposals for it, providing as much detail as possible;

(Continue on separate paper/include within supporting documentation if necessary).

PLEASE NOTE: If your interest is for a community asset transfer of the property, then should the Council wish to investigate this option further, your organisation will be required to complete the Council's Community Asset Transfer Application Form. The Council will expect community based groups to be responsible for all running costs of the building, including repairs, maintenance and all insurances.

If your interest in the site is for any other proposal than to those mentioned above (i.e. Community Asset Transfer), then please provide as much detail as possible below;

(Continue on separate paper/include within supporting documentation if necessary).

Is there is any other information/supporting documentation that you wish the Council to consider as part of your Expression of Interest?

If your Expression of Interest for your proposed transaction is made subject to any conditions – then please provide full detail of these below;

(Continue on separate paper/include within supporting documentation if necessary).

PLEASE NOTE THAT THE COUNCIL ARE NOT DUTY BOUND TO ACCEPT ANY PROPOSAL SUBMITTED FOR THE PROPERTY – THIS INFORMAL MARKETING EXERCISE IS UNDERTAKEN SOLELY TO GAUGE THE "EXPRESSIONS OF INTEREST" FOR THE BUILDING AND NOTHING ELSE.

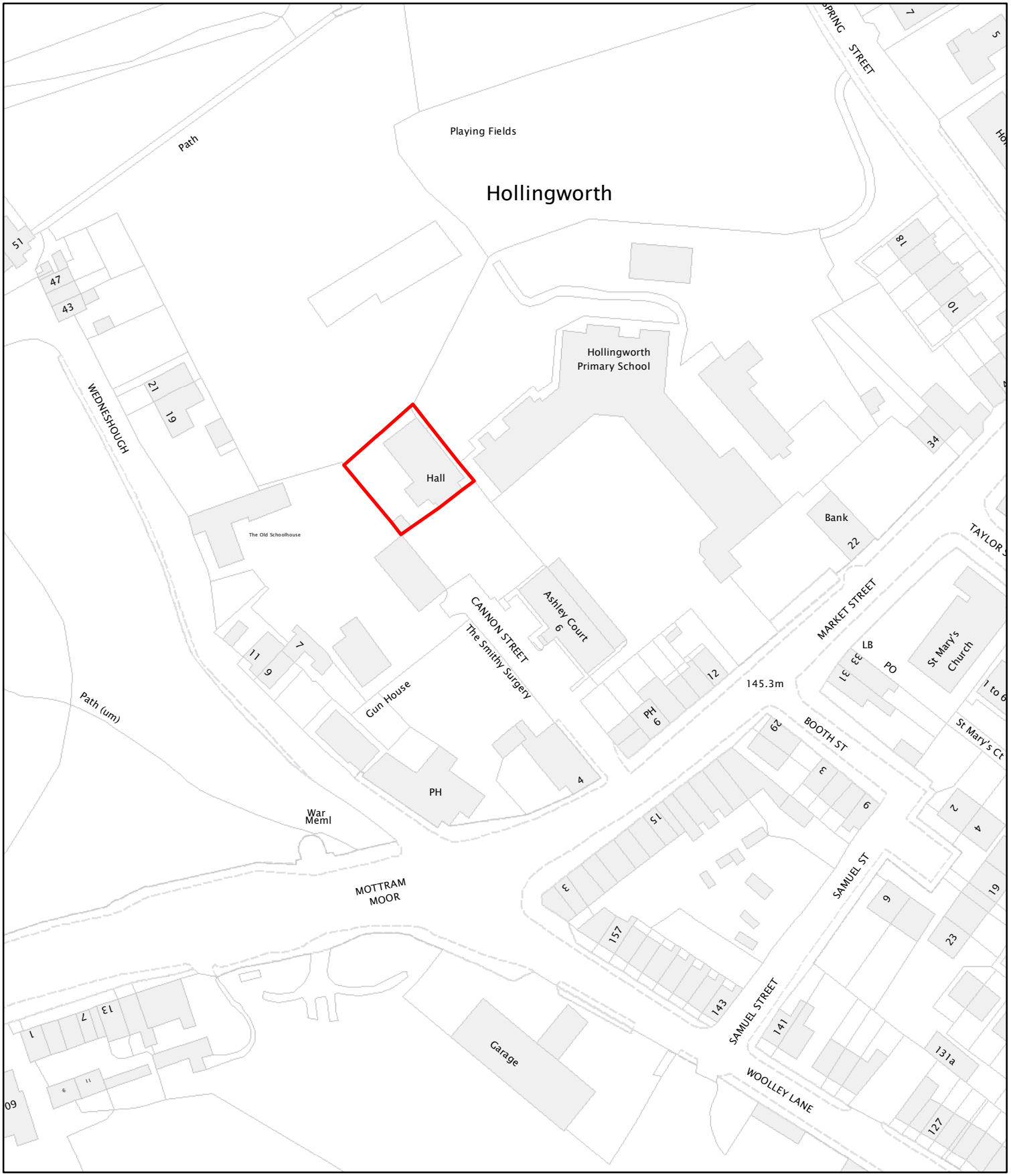
To the best of my knowledge, I am not related to any elected Member or Senior Officer of the Council, and submit the above as my offer.

Signed: _____ Date: _____

Print: _____

Once all the expressions of interest have been received the Council will endeavour to advise you as soon as possible on the final decision for the future of the hall.

Hollingworth Community Centre
Hollingworth
2540 521 sq metres



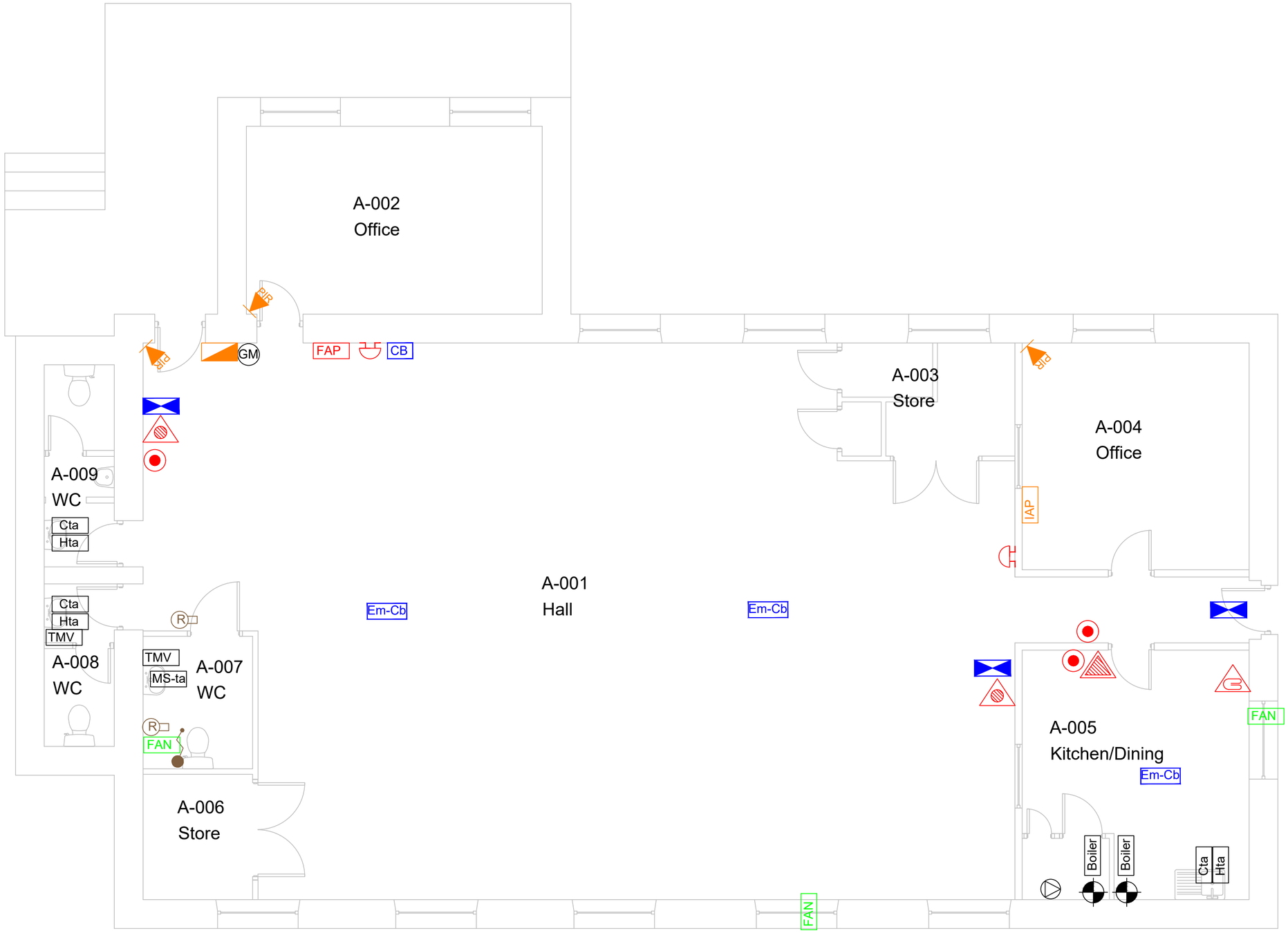
1:1,250

0 20 40 80 Meters

SK0096SW

Plan prepared by Bill Boaden 2/9/2013

Tameside Metropolitan Borough
Estates & Asset Management Unit
Council Offices
Wellington Road
Ashton-under-Lyne
OL6 6DL



Ground Floor Plan

Hollingworth Y&C Centre

- Fire Blanket - Portable
- Break Glass call point.
- FAP — Fire alarm panel.
- Extinguisher, Foam - Portable
- Extinguisher, CO2 - Portable
- Emergency Exit sign.
- FAN — Extractor fan.
- Em-Cb — Emergency lighting (central battery)
- Disabled alarm system pullcord.
- R — Disabled alarm system reset unit.
- Hta — Hot Tap
- Cta — Cold Tap
- MS-ta — Mixer Tap with Spray Head
- TMV — Thermostatic Mixing Valve.
- IAP — Intruder alarm system panel.
- Distribution Board.
- PIR — Intruder alarm PIR detector.
- Electronic sounder
- CB — Central Battery Unit.
- GM — Gas Meter.
- Flue
- Boiler — Boiler.
- Single Heating Pump.

Revision	Date	Amendment

TAMESIDE METROPOLITAN BOROUGH
Economy and Environment

Robin Monk Assistant Executive Director
Property Operations
Council Offices, Wellington Road, Ashton-under-Lyne, Tameside, OL6 6DL
Telephone : 0161 342-3340 Fax : 0161 342-2347

Project	Hollingworth Youth and Community Centre Asset Management Surveys - Corporate Buildings
Title	Existing Ground Floor Plan Asset Register plan

Date:	Scale:	Drawn By:	Proj. No:
08.06.10	1:50@A2	MW	200004426154

200004426154

Hollingworth YC Centre - Asset Register Plan

200004426154

GRAHAM + SIBBALD

Building Survey Report

Hollingworth Community Centre
2 Cannon Street
Hollingworth
Hyde
SK14 8LR

Prepared by Graham + Sibbald UK LLP
On behalf of **Tameside MBC**
Date of Inspection: **29/01/2026**
Our Ref: KH\FC\MAN-2026\02\0007

Contents

Appendices

Appendix 1.0	Record Photographs
Appendix 2.0	Plans (where applicable)
Appendix 3.0	Schedule of Defects + Fabric Budget Costs (where applicable)

1.00 Introduction

1.01 **Instructions**

The Building Surveying Department of Graham + Sibbald's Manchester Office have been instructed by Tameside MBC to undertake a Building Inspection of the above stated subjects known as **Hollingworth Community Centre, 2 Cannon Street, Hollingworth, Hyde, SK14 8LR**

The purpose of the inspection was to provide a non-disruptive comprehensive report on the condition of the building fabric and associated building services.

The property is presently unoccupied and has been unused for some time.

The inspection was undertaken by our Ewan McKenna and Brad Frater on **Thursday 29th January 2026**, during dry but overcast weather conditions.

No material, environmental or structural audits have been implemented to assess the suitability of the subjects and the comments made within this report are based on a visual examination only.

For the purpose of identification, we assume that the front elevation faces due West.

A Photographic Record appends the rear of this report as **Appendix 1.0**.

1.02 **Brief Description**

The subjects comprise a single storey, traditional building of solid wall construction and a timber framed roof structure. The roof is clad in a concrete tiled roof covering, with an undertile lining dressed across the primary trusses. We understand the ground floor is a timber suspended variant.

The local area is a mix of residential and community-based assets, abounded by woodland and a mixture of hard and soft landscaping.

Internally, walls are timber framed stud variants throughout (with plasterboard linings), separated by timber internal doors, skirtings and architraves. Flooring comprises timber boarding, with carpet finishes and vinyl sheet coverings in the wet rooms. Ceilings are a mixture of plasterboard and suspended ceiling arrangements.

The building contains modest M&E provisions limited to wall mounted radiators and mains fed water.

At the time of our survey the boiler had been off due to the pipes that were leaking within the main hall. We did not power up the boiler due to the leaks. This left no opportunity to test any sanitary fittings, however electricity was still live, the lighting of which was operational in most areas. Lighting is operated by manual switches throughout the property with fluorescent and LED luminaires providing efficient lighting.

2.00 Executive Summary

2.01 Based on our visual inspection of the property, we would highlight the following relevant pertinent points:-

Requiring immediate action / requires resolving as a condition of purchase within 0 – 1 years. H

Medium term action requiring resolution within 2-5 years. M

Long terms action, management/housekeeping issue or non-critical issue. L

Item	Observation	Recommendation	Priority
	External Areas		
	Roof		
1.	A number of isolated defects are present such as vegetation growth, blocked rainwater goods and historic short-term failing repairs all posing risks to the waterproofing integrity of the roof covering. There was impact damage from surrounding trees at the north facing gable. The lean-to roof also had damage present upon inspection. This was leading to the damage found internally.	Undertake a full strip and replacement of the roof coverings allowing for any necessary repair works to the structure to be carried out.	H
2.	The rainwater goods are in poor condition with defective sections and missing downpipes.	Allow for removal and replacement of all rainwater goods across the property.	H
3.	Timber fascias are in a poor and rotting condition throughout, owed to a lack of periodic maintenance. Isolated areas of damage are also vulnerable to ingress.	Allow to replace all timber fascias with new to match existing.	H
4.	Gullies at ground level were congested with leaves and debris, preventing free passage of drainage.	Allow for clearing the blocked choked goods to promote efficient drainage.	H

Item	Observation	Recommendation	Priority
External Elevations			
5.	UPVc main entrance door and surrounding frame was in good condition. The rear timber door was showing signs of deterioration and a poor order of decoration.	Allow for the rear door to be fully redecorated, ironmongery replaced and adjusted.	M
6.	The timber windows were in poor condition throughout.	Replace the defective units with a modern equivalent.	H
7.	The smooth cast render to the south elevation is in poor condition with isolated areas of damage, cracking and saturation throughout.	Allow for the stripping and replacement of the render to the building.	H
8.	Generally, across the building the pointing was in poor condition.	Allow to rake out defective areas and replaced with a lime mortar mix.	H
9.	To the rear elevation, there were 2no damaged vents.	Allow for the vents to be replaced.	M
10.	The sinks wastewater pipe was in poor condition.	Allow for the pipe to be replaced.	M
11.	There were some penetrations noted to the rear elevation.	Allow for the penetrations to be sealed.	H
12.	To the north elevation, there was a rusted cage around the light.	Allow for the cage to be replaced.	M
13.	Corrosion was noted to some of the window security bars.	Allow for treating with Hammerite or similar before redecorating to match existing.	M
Footpaths, Boundaries, Landscaping			
14.	Retaining walls at the external areas of the property are defective with missing stone and friable pointing.	Allow for isolated replacement of defective stone and pointing.	H
15.	Handrails are in poor decorative order owed to a lack of periodic maintenance.	Allow for rubbing down and redecorating the handrails.	M
16.	The concrete access ramp had a build-up of vegetation.	Allow for the ramp to be cleared of all debris and build up.	H
17.	Thermoplastic linings to the car park are in poor decorative condition.	Allow for re-lining to ensure high visibility and compliance with Part M.	H
18.	The external areas of the property have a general build up of vegetation and debris.	Allow for all areas to be maintained and cleared periodically to ensure safe passage.	H

Item	Observation	Recommendation	Priority
19.	All gates were in poor condition with failing decoration.	Allow for them to be fully sanded, stripped and redecorated.	M
Internals			
20.	A result of the aforementioned roof and envelope defects, moisture staining and ingress affected finishes a present to a number of walls and ceilings.	Once the external defects have been resolved, allow for repairing, replacing and redecorating the affected fabric.	H
21.	The Disabled WC unit was in good overall condition with recent replacement of sanitaryware.	Allow for regular maintenance and cleaning in the future.	L
22.	The male and female WC units were in aged condition; fixings were rusted and were potentially reaching the end of their lifecycle.	Allow for a full strip out and replacement of all sanitaryware within the property.	M
23.	The timber floor in the hall was soft underfoot and had warped due to assumed moisture; it was at risk of failure in sections. There were also signs of mycelium present through the main hall and adjacent rooms. Half of the hall has been previously replaced but still in poor condition.	Allow for a timber specialist to conduct an intrusive survey to confirm the presence of dry rot and any recommendations on remedial works.	H
24.	Floor finishes are generally poor and nearing the end of their lifecycle. Carpet and vinyl were worn, and the concrete was showing signs of deterioration.	Allow for the floor finished in the building to be replaced or redecorated once the timber specialist works have been carried out.	M
25.	Evidence of structural movement was observed to the north-facing gable elevation. The external stone wall was bowing towards the roof line. There was also stepped cracking throughout the property which would require further investigation.	Allow for a full structural survey to be carried out.	H
26.	The general level of decoration throughout is poor owed to a lack of periodic decoration, water ingress, scorch marks and impact damage.	Allow for full redecoration of all surfaces throughout.	M
27.	The kitchen was in poor condition and has surpassed its expected lifecycle.	Allow for a full strip out and replacement of the kitchen units.	M
28.	The doors throughout were generally in poor condition with penetrations and rusted fixings present.	Allow for all doors and ironmongery to be replaced to comply with new regulations.	H

Item	Observation	Recommendation	Priority
	M&E		
29.	The property is currently heated by a combi boiler located within the Kitchen. This serves the double panel radiators and hot water. The radiators were generally in fair condition; however, the pipework had failed in several areas. The boiler was not operational at the time of the survey.	Allow for a full service of the boiler to be undertaken. Allow for replacement works of the defective pipework within the property to be carried out.	H
30.	The ventilation strategy for the property is typically provided by natural ventilation via opening windows. There was mechanical ventilation in the main hall, kitchen and WCs. None of the units were tested during out survey.	It was not possible to function test the local extract installations, however they appeared visually in a poor condition. Their location and infrequent use due to the property being vacant can be anticipated to have caused the units to fail. Allowance to undertake replacement of extract units.	H
31.	Located within the hall is the main incoming electrical infrastructure. The property is afforded an electrical meter. The aforementioned were located in a damp and mould affected cupboard.	The incoming services appear to be in poor condition due to the damp and mould, commensurate with age. Allow for the incoming services to be tested and potentially replaced.	H
32.	Low Voltage (LV) electricity is provided to the building via local distribution boards served from the main incoming position. The cabling which forms the outgoing circuits are a mixture of various types and ages.	Generally, the electrical installations appear in poor condition. However, technical obsolescence of some of the older installations is a concern.	H
33.	Lighting throughout the property was a mixture of LED and fluorescent tubing. LED panel lighting was wet into the suspended grid withing the main hall. Switching is manually controlled.	Generally, the lighting installations are in a poor condition. Fluorescent lighting is now considered obsolete. Renewal of internal lighting installations with equivalent LED luminaires to match the hall.	M
34.	Emergency lighting had been installed towards the rear exit and within the main hall. Condition was generally poor, there was a fire exit sign above the main exit door.	Allow for adequate emergency lighting signage to be installed throughout the property.	H

Item	Observation	Recommendation	Priority
35.	The property is provided with an intruder alarm.	It would be recommended for the system to be tested.	M
36.	DDA toilets had a pull chord emergency alarm system installed. The emergency alarm system within the toilet appeared in a fair condition although it was not tested.	Allow for the alarm to be routinely tested.	M
37.	It was unclear at the time of our inspection if the mains cold water supply had been isolated. Cold water is anticipated to be distributed around the property.	There was no evidence of any historic leaks, and therefore we anticipate that the mains cold water was isolated due to the property being unoccupied. Prior to occupation, the mains cold water supply should be reinstated, and all domestic water distribution pipework should be chlorinated. Further to this we would recommend bacteriological sampling be undertaken.	M
38.	The foul drainage system is directly connected to the mains. Access and inspection of the below ground drains was not available.	The above ground drainage appeared in poor condition however, the system has not been in use for some time. Prior to commencement of any refurbishment works, the system should be inspected to ensure it operate correctly. Allowance to undertake the function test with a further notional allowance to undertake local repairs.	M
39.	Fire detection is provided via break glass units, no smoke and heat detectors were observed on site however, there was a sounder located within the main hall. The main panel is located within the main hall to the property and is manufactured by 'JSB'. Several fire extinguishers were noted throughout the property.	Whilst there were no observed defects with the panel, showing no faults or disablements, a service should be undertaken to assess its functionality.	H

Item	Observation	Recommendation	Priority
Compliance			
40.	It is unknown if current escape distances are compliant and if all fire doors are correctly labelled / providing the necessary fire and smoke protection.	Commission a Fire Risk Assessment (FRA) survey to review current fire escape distances / strategies and existing fire door integrity.	H
41.	It is unknown if the current means of accessibility are compliant with the Equality Act 2010.	Commission a full Access Audit once it is clear what the demographic, age / key-stage profile of user(s) will be, to ensure it is suitable for the proposed users.	H
42.	The site is not currently afforded an EPC.	It is recommended an EPC for the property should be produced as this will assist in identifying any potential implementation of renewable technologies.	H

3.00 Externals

3.01 **Structure and Foundations**

No inspection of the underlying floor structure or foundations were made; however, we assume the building is sited on strip foundations. The floor is a suspended timber floor arrangement with isolated areas of solid concrete floors, especially to the kitchen, office and lean-to areas of the property. No comment can be made regarding their condition without intrusive investigations, however there are signs that the timber structure forming the suspended floor is being affected by a form of rot and the timber floor finish is soft underfoot within the main hall.

3.02 **Roof and Rainwater Goods**

The roof is a timber framed roof with an assumed bituminous undertile lining with battens and a concrete tile finish throughout. The rood void could not be accessed during our survey, however there was a hole within a plaster boarded ceiling which provided isolated views into the structure of the roof.

The roof is in poor condition, with defects evident across the entire structure. The roof covering has a significant build-up of vegetation, and numerous penetrations are present. To the northern elevation, damage is apparent as a result of overhanging trees, while to the southern elevation there are indications of vandalism. This vandalism has created openings that allow water ingress, resulting in damage to the building fabric and internal finishes. If remedial works are not undertaken, there is a risk of increased and ongoing water penetration. Due to the non-intrusive nature of the survey, the condition of the underlying roof structure could not be confirmed. However, some level of structural deterioration is anticipated.

No soil vent pipes (SVPs) were identified on site, and from visual inspection it appears that foul water drainage discharges directly into the mains system.

Rainwater goods serve the main roof areas to both the front and rear elevations, with cast iron gutters and a mixture Upvc and cast iron downpipes currently in place. Several downpipes are missing or damaged, resulting in rainwater discharging directly at ground level, causing saturation of surrounding areas rather than draining as originally designed. The gutter sections are likely obstructed with debris and exhibit corrosion; replacement is therefore considered necessary.

The fascias are timber throughout and are in poor condition due to a lack of routine maintenance. Sections exhibit rot, detachment, and general disrepair across the building.

3.03 **External Walls**

Sections of the external walls are finished with a smooth render. The render coating is in poor condition, with impact damage, water staining, and evidence of ad hoc repairs observed across the elevations.

The external stone walls are generally in fair condition. A number of penetrations were noted. Additionally, areas of defective pointing were observed across the elevations and will require remedial attention.

3.04 **External Windows and Doors**

The external windows are of timber-framed construction with single-glazed units throughout. Overall, the windows are in poor condition, with evidence of rot and water ingress observed. It is considered that deficiencies in the rainwater goods, together with normal lifecycle deterioration, have contributed to this condition.

The front entrance door is of uPVC construction, while the rear door is timber framed. The rear door is in poor condition, with evidence of rot present at the base of the unit. Damage to the thresholds and decorative finishes was also noted. All doors were found to be fully operational at the time of inspection.

3.05 **External Areas**

External areas largely comprise a mixture of hard and soft landscaping, with areas of Tarmacadam and greenspace. The main car park has a heavy build up of vegetative growth. The disabled bay thermoplastic markings were in poor condition.

The stone dwarf retaining/boundary wall features on all elevations of the property. The wall is in poor condition generally with missing bricks to header courses and friable pointing / exposed mortar joints.

The accessible ramp was in fair condition although again there was heavy moss build up present at the time of inspection.

A metal fence abounds the building elevations to provide segregation from the neighbouring car park and playing fields, all largely in fair condition.

4.00 Internals

4.01 **Ground Floor**

The floor in the main hall comprises of timber boarding. The timber is in poor condition with the onset of rot potentially present. Adjacent rooms are covered largely in carpet tiles with vinyl sheet coverings evident to the kitchen. Most of the carpet is in poor condition and commensurate with its apparent age. The WC's have a painted concrete floor, this is again in tired and age worn condition.

Vinyl sheets are reaching / or at the end of their useful life with seam welds now perishing and perimeter seals beginning to detach.

Walls are largely skimmed and painted, save again for some of the wet kitchenette areas where tiled splashbacks are present behind, and in close proximity to sanitary fittings. The office has been previously wallpapered but due to the water ingress, it is now in poor condition. A number of walls are suffering from impact damage, with scorch marks and a general lack of periodic maintenance throughout. Moisture stains are evident and relative to the external sources of water ingress referred to earlier in this report.

Walls feature low level timber skirting, which in turn transition into timber frames, casings and architraves for the internal dividing doors.

Ceilings throughout are largely suspended tiles. They are generally in poor condition with water marks and impact damage. The WC's again have moisture stains and tide marks to the plastered ceiling within areas associated to the roof covering, such as penetrations and expansion joint details.

4.02 **Roof Voids**
We could not access the ceiling void at the time of inspection.

5.00 Services

5.01 Overall, the building services installations have been upgraded in the past and they appear to be in fair/poor condition. There are some repair works that are required throughout.

5.02 Throughout the property heating is provided by a series of double panel radiators which provide heat from the combi boiler located in the kitchen. The radiators appear to be in fair condition however are nearing the end of their serviceable life cycle. The pipes serving the radiators are leaking in multiple areas and considerations of replacements should be given.

5.03 The ventilation of the property is a mixture of mechanical and natural, there are extract fans located in the main hall, kitchen and the WCs. The extract fans appeared to be in poor condition and should be replaced.

5.04 Located at the main entrance is the main incoming electrical infrastructure, the property has 1No electrical meter and a small number of distribution boards. The cupboard the meter is in covered with mould and damp, with the distribution boards physically wet. Further investigative works should be undertaken to the electrics.

5.05 The property is provided with an intruder alarm system. It is unknown if the intruder alarm is operational, this will need to be tested as part of the works.

5.06 DDA toilets were noted to have pull chord emergency alarm systems installed.

5.07 Domestic hot water is provided from the combi boiler located in the kitchen, however the boiler was switched off due leaking pipes and was no turned back on during our site inspection. Further repair works to the pipes should be undertaken then the boiler can be turned back on and tested / serviced.

5.08 The foul drainage system is provided to the WC within the property, however the waste discharges from the urinal within the male WC, is directly in to a gully on the floor. Further works to remove this should be undertaken as part of the works.

5.09 The site is provided with fire detection system and alarms. Fire detection is provided throughout via break glass units and a single sounder within the main hall. No smoke or heat detectors have been noted during the survey

6.00 Suitability for SEND use

6.01 The building in its current format / condition is not considered suitable for SEND use, as it would not provide a comfortable learning environment for users requiring such bespoke needs. The list below is not exhaustive but does outline the basics of what would be considered essential under Building Bulletin 101 (BB101).

- A full lighting refurbishment to allow better control for individual needs and areas such as sensory rooms, calming rooms etc.
- Improvement in ventilation and heating provisions as the current environment is not providing good air quality or air exchanges.
- Upgrades to the external envelope with considerations given to windows and roof performance to improve and maintain consistent thermal comfort for the users.
- New internal finishes throughout to accommodate neurodiverse sensitive colour palates (contrasting flooring, skirtings etc). There is a potential for extensive timber floor repairs that could be required.
- Replacement of appropriate doors to circular vision panels, and potential high-level ironmongery etc specific to the proposed key-stages using the building
- Replace the main external entrance doors to accommodate push button / electric operation for physically and visually impaired users.
- Thermoplastic re-lining of all external ramps, stairs, parking zones and traffic routes appropriate to the proposed building users.
- Fire Risk Assessment (FRA) to assess if any additional risks are posed to the proposed building users.
- The property is heated via radiators from the combi boiler with this being the most appropriate solution at the time of its installation. However, in the longer-term consideration could be made for the provision of heating via either VRF Air Conditioning or an Air Source Heat Pump (ASHP) Solution.
- With the exception of mechanical ventilation in a small amount and the rest of the property has natural ventilation via window openings. To comply with SEND requirements Building Bulletin 101 (BB101) compliant mechanical ventilation with heat recovery would need to be installed. Moreover, ventilation with heat recovery may be required to allow the property to meet requirements under Minimum Energy Efficiency Standard (MEES) Regulations and Part F of the Building Regulations.
- We have included a notional allowance to undertake any electrical supply reinforcements to coincide with future sustainability projects. **N.B.** The site incoming supply capacity has been assumed to be sufficient for the current site requirement. Should additional equipment be installed (as part of any refurbishment or for the provision of renewable technologies) an assessment of the incoming supply should be undertaken to confirm it meets the necessary requirements.
- As part of any fitout the location and provision for electrical socket outlets should be considered. Any provision should be anti-tamper to comply with SEND Standards.
- Some SEND profiles benefit from dynamic lighting installations such as circadian lighting. Provision for this within a refurbishment scheme is often not economically viable and requires specialist design to meet the needs of the user.

- Provision for the installation of extending the access control to include internal doors to comply with SEND Standards.
- Fire detection devices such as smoke and heat detectors have an integral LED which will periodically flash to indicate the unit is operational. When specifying a new fire alarm system, it is recommended that a system be provided where this functionality can be disabled, as the flashing LED can be disruptive to some SEND profiles.

7.00 Solicitor Enquiries

7.01 **General**

We have not commented on any Freehold or Leasehold Agreement, as none of the principal documents were provided to us. Any specific issues in terms of Legislation and Leasehold Agreements should be clarified by your legal advisors.

Your solicitor should confirm the Title Plan and the boundaries.

8.00 Limitations of the Report

8.1 **Asbestos**

We have not carried out a survey to determine the existence of asbestos containing materials within the subjects. An Asbestos Management Survey has not been provided.

It is a legal requirement of all non-domestic properties to maintain an Asbestos Management Plan. We have made an assumption that the Asbestos Management Plan does not highlight the need for any capital expenditure that would adversely affect the marketability or value of the subject property.

8.2 **The Equality Act 2010**

We have not carried out a full Disabled Access Audit to determine the extent of non-compliance with the property in relation to the requirements of the Disability Discrimination Act 2005. It is a requirement of this Act that disabled people are provided similar access to commercial/public properties as able bodied people, and as such it is the responsibility of the property owner/occupier to ensure that disabled persons are given such access where reasonably practicable. The extent of any non-compliance is normally ascertained by carrying out a detailed audit of the subjects which is outwith the scope of this valuation. Unless otherwise stated we have made an assumption that there are no issues in terms of the Equality Act that would adversely affect marketability or value.

We note the front entrance is compliant from a level access perspective, however non-automatic doors could provide access challenges to physically and visually impaired users. Exits to the north and south of the property do not provide level access meaning only the front entrance would provide suitable means of escape for some protected groups, in the event of an emergency.

8.3 **Deleterious Materials**

Throughout the course of the survey we can confirm that no inspection was carried out associated with the presence of high-alumina cement (which is highly probable within buildings constructed in the 1960s), calcium chloride, wood-wool shuttering, etc.

8.4 **Inaccessible Areas**

We could not inspect parts of the structure which were concealed, hidden and unexposed during the course of our survey and as such cannot confirm that these areas were free from defect. We cannot therefore accept liability in respect of any defect which may subsequently become apparent arising from timber diseases of any description, woodworm, beetle infestation, insect attack, the presence of vermin, the position of reinforcement, ties or bearings or any other concealed defects.

8.5 **Third Parties**

In accordance with our normal practice, we can confirm that this report is confidential to the party to whom it is addressed, or their professional advisers, for the specific purpose to which it refers. No responsibility is accepted to any third party and neither the whole of this report or any part or reference thereto, may be published in any written document, statement or circular, nor in any written communication with third parties without our prior written approval on the form and context in which it appears.

8.6 **Toxic Mould**

It should be noted that we have not carried out a detailed survey to determine the presence of fungi, fungal spores or metabolites (e.g. micro toxins and volatile compounds). Furthermore we have not taken or analysed any bulk/surface/air samples to identify specific fungal contaminants in the location and therefore no assurance can be given as to the presence of such being found within the subjects, many of which may be concealed and it is not possible to make comment on parts of the structure which were covered, unexposed or inaccessible. Note, fungi present almost everywhere in indoor and outdoor environments and there have been reports linking them with health effects.

8.7 **Japanese Knotweed**

You should be aware of the potential for the presence of a herbaceous perennial plant, known as Japanese Knotweed and confirm that we have not carried out any investigations as to ground conditions, or whether the site, and surrounding area, is, or has, in the past, been contaminated.

Our report has been prepared on the assumption that the subjects are not adversely affected by ground conditions, or any form of contamination in respect of Japanese Knotweed. Therefore, unless otherwise stated, for the purposes of this report, we have assumed that there is no Japanese Knotweed within the boundaries of the property, or within neighbouring properties or ground.

The identification of Japanese Knotweed should be investigated by a recognised Specialist and must be removed/treated by persons with appropriate skills and knowledge, and we would advise that the removal and eradication can be expensive.

In the course of our survey, if we believe we have identified any Japanese Knotweed, we will recommend that this is the subject of further investigation by appropriate parties to confirm its presence or otherwise.

8.8 **Energy Performance of Buildings (England) Regulations**

Subject to certain exceptions all properties require an EPC prior to construction or being transferred i.e. sold, let or assigned. The Energy Performance Asset Rating of a building varies between A+ (being zero emissions or carbon neutral) to G Band being the least efficient.

The Energy Act 2011 and subsequent 2015 MEES Regulations have effectively prohibited the letting of energy inefficient buildings from 1 April 2018. The Government has defined an energy inefficient building as having an Energy Performance Certificate (EPC) with a rating of Grade F and G.

Landlords are required by law to ensure that their properties meet the required EPC rating. Currently, all commercial property must hold an EPC rating of band 'E' or better prior to any new leases or renewals being granted. From 1 April 2023 this will be extended to all rented commercial properties including those where the leases are mid-term. Whilst the new Regulations apply to all rented commercial premises (with the exception of those subject to leases of less than 6 months, or more than 99 years), limited exemptions do apply where undertaking works to improve the rating is either not possible or not economically viable. Looking further ahead landlords also need to be aware of future proposals for the minimum standards to be increased to band 'C' by 1 April 2027 and band 'B' by 1 April 2030.

The legislation is having an impact on energy inefficient properties from marketability through to valuation and lending.

7.11 **Local Authority Enquiries**

It is assumed all that works necessary to meet the requirements of all competent legislation, statutory instruments and Local Authority Orders will have been complied with (in particular Fire Regulations / Fire Assessments, Disability Discrimination Legislation, Legionella control and Energy Performance Certificates).

It is assumed that the roads and footpaths ex adverso the subjects are fully made up and the responsibility of the Local Authority.

We trust that this report meets with your requirements of us although should you have any queries then please do not hesitate to contact our Kyle Hargreaves at this office.

Yours faithfully,

Partner
For and on behalf of
Graham + Sibbald UK LLP
T: 07799049468
E: Kyle.Hargreaves@g-s.co.uk

10 Chapel Walks
Manchester
M2 1HL

E: Manchester@g-s.co.uk

Appendix 1.0

Photographs **Internal Photographic Schedule**

1. Damage to the concrete floor

2. Sink and tiles in dirty and aged condition

3. View of poor decoration to the pipework

4. View of aged urinal and poor decoration

5. Damaged light switch

6. Damaged and aged WC

7. View of unsanitary drain and poor decoration

8. View of blocked air vent and aged WC

9. Damaged architrave

10. Poor decoration to pipework

11. Damage to the ceiling decoration with high moisture present

12. Penetration holes to the timber door

13. Damp present under the Female WC sink

14. Dirty and aged sink unit

15. Damaged hand towel unit

16. Cracking present at high level

17. Rusted and damaged light switch

18. Poor decoration/damaged architrave

19. Damaged decoration to the WC and aged WC unit

20. Aged plastic WC unit

21. Cracking repairs

22. Damage to the metal handrail

23. Poor decoration to the pipework

24. Damage to the ceiling due to the water ingress

25. Poor decoration to the floor

26. Aged vinyl to the Disabled WC

27. Disabled WC

28. Hand dryer

29. Damage from a previous coat hook

30. Rusted bin and debris

31. Disabled WC door

32. General view of the office

33. Damaged wallpaper

34. Damaged floor covering and fungi / mycelium spores

35. View of cupboard

36. Damaged timber door

37. Damaged timber architrave

38. View of ceiling

39. Damaged radiator

40. View of damaged timber window

41. Damaged wall and plug socket

42. Damaged wall due to fixings

43. Impact damage to the door

44. General view of shelving

45. View of damaged floor

46. View of floor which is nearing the end of it serviceable life.

47. General view of the kitchen

48. Suspended ceiling is in poor condition

49. Cracking and damp noted to the walls

50. Extensive damp noted to the walls.

51. Cracking noted to the walls

52. Cracking noted to the walls

53. General view of the boiler

54. Poor condition of the plaster to the boiler room in the kitchen

55. Poor condition of the ceiling

56. Roof timbers are in fair condition and the felt is defective.

57. Carpet is in poor condition to the office.

58. General view of the office.

59. Ceiling is in poor condition

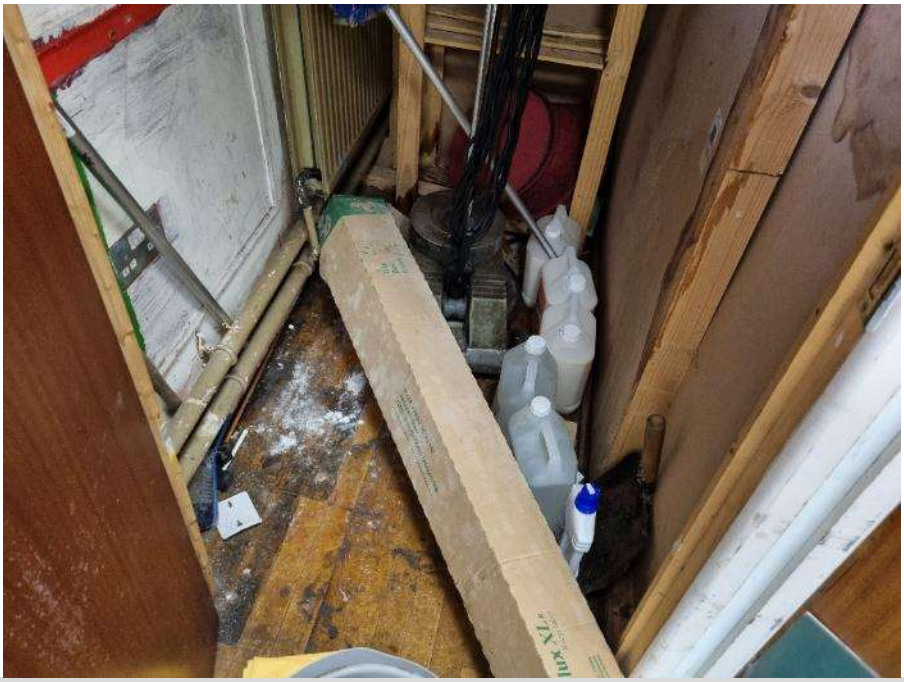
60. Minor hairline cracking noted.

61. Cracking has been noted due to movement in the gable wall

62. The door is in fair condition consider replacing.

63. Window is in poor condition

64. View of the storage areas within the main hall



65. View of the storage areas within the main hall

66. View of the storage areas within the main hall

67. View of the storage areas within the main hall

68. View of the storage areas within the main hall

69. View of the storage areas within the main hall

70. Ceiling is in poor condition

71. Windows are in poor condition.

72. Door is in poor condition.

73. View of damaged floor within the hall.

74. Floor is in poor condition, soft underfoot and signs of mycelium

75. Floor is in poor condition, soft underfoot and signs of mycelium

76. Floor is in poor condition due to pipe leaking below the radiator

77. Floor is in poor condition due to pipe leaking below the radiator

78. Floor is in poor condition due to pipe leaking below the radiator

79. View of the defective plaster behind the radiator

80. The floor in the hall is undulating and missing trim has been noted

81. Defective plaster noted to below the window

82. Damp and defective plaster noted

83. Walls are twisted and bulging in various areas

84. Ceiling is in poor condition

85. Windows are in poor condition

86. Signs of water ingress noted towards ceiling

87. View of the main incoming electrics

88. View of the main entrance door

89. Sign of cracking noted to the wall

90. Ceiling is in poor condition

91. View of vegetated roof

92. View of damaged Roof Tile

93. View of damaged roof

94. View of Vegetated roof covering and choked gutters

95. View of damaged roof

96. View of damaged roof covering

97. General view

98. View of damaged floor

99. Poor condition of fascia’s and rainwater

100. View of the downpipe in poor condition.

101. Fascias and guttering is in poor condition

102. Fascias and guttering is in poor condition

103. Fascias and guttering is in poor condition

104. Missing downpipe and poor pointing.

105.Missing downpipe and poor pointing.

106. Blocked gutter causing overspill & poor condition of the window.

107. Poor pointing

108. Window is in poor condition along with the security bars.

109.Window is in poor condition

110.Window is in poor condition

111. Poor condition of the pointing

112. Moss and debris filled floor.

113. View of the ramp and surrounding areas.

114. Disabled parking bay is in poor condition

115. Boundary Wall is in poor condition

116. Boundary Wall is in poor condition

117.Boundary Wall is in poor condition

118.Boundary Wall is in poor condition

119. View of the south elevation

120. Lean to roof is in poor condition

121. View of the stone work, showing signs of graffiti

122. Exposed wall plate

123. Holes within the render

124. Damage to the render

125. Damage to the render

126. Damage to the render and guttering.

127.General view of the rear external grounds

128.Penetration to the wall

129. View of damaged vent

130. View of damaged wall

131.Redundant pipework

132.General view of side alley

133. Damaged windows and rusted bars

134. Damaged retaining wall

135. Damaged retaining wall

136. Damaged uPVC downpipe

137. Damaged basket light guard

138. Damaged timber door

139. Damaged roof due to tree

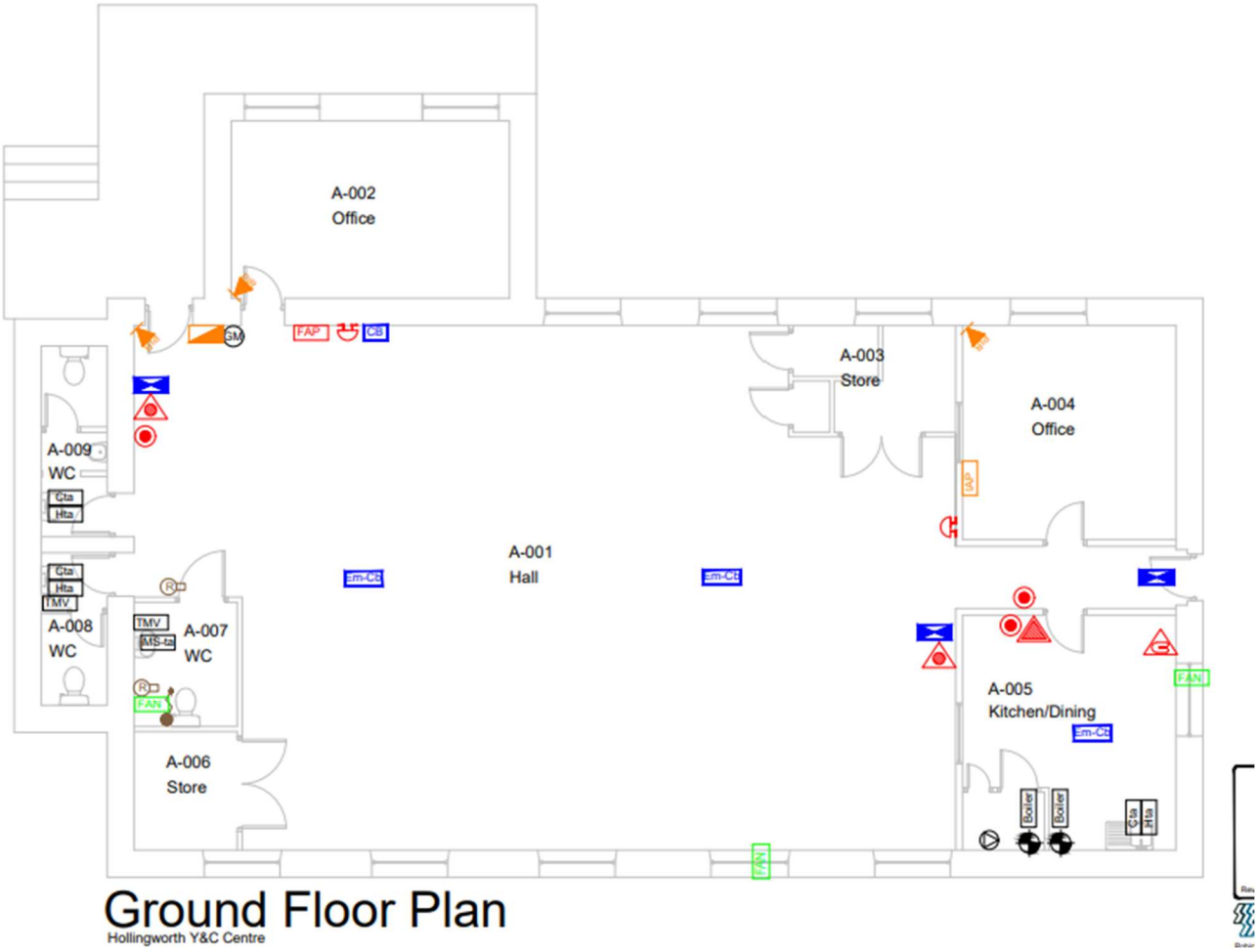
140. General view of vegetive growth

141. View of damaged step

142. Damage to perimeter/boundary wall

Appendix 2.0

Plans – On Site Fire Zone Plan was the only variant available (not to scale)



Appendix 3.0

Schedule of Defects + Budget Costs (where applicable)

Defects Repair	Cost
Fire Risk Assessment	£1,200
Timber/Damp Specialist	£2,000
Structural Engineer	£1,700
Fire Door Survey	£800
Allow for a full service of the boiler	£500
Complete Re-roof	£42,583.50
Replace all rainwater goods throughout	£6,548.40
External Raking out and Repointing - lime mortar	£10,000.00
Window Upgrade (12No)	£15,486.84
New Fascia's (68LinM)	£4,098.36
Clear out Gullies	£500.00
Decorate the rear timber door	£150.00
Strip and Replacement of Smooth cast Render	£5,119.75
Decoration of metal security bars & Gates	£3,200.00
Repair and isolated replacement work of stone to boundary wall throughout (P.sum)	£5,000.00
Decoration of handrails (P.sum)	£500.00
Clearance of all moss on the grounds. (P.Sum)	£3,000.00
Cost to replace suspended ceiling tiles and grids throughout	£14,115.00
New Decoration throughout	£6,216.78
Replace all sanitaryware in male and female WC	£3,930.07

New Floor Coverings to throughout.	£7,875.00
Replace cabinetry, kitchenettes and piecemeal joinery	£3,000 (P Sum)
Thermoplastic Linings	£2,500 (P Sum)
External landscaping repairs, improvements	£5,000 (P Sum)
Replacement of all extract units	£500.00
Incoming Services - tested and replace due to damp P.Sum	£1,000.00
Upgrade Lighting to LED to all rooms except the hall	£500.00
Total Fabric Repairs	**£136,023.70**

These budget costs have been assessed in relation to repairs and remedial works identified within the body of the report.

These costs exclude VAT and professional fees and have been derived from current project tenders, pricing information and new Building Cost Information Services. These are not fixed costs and are presented as a budget guide to the level of expenditure involved.

STRUCTURAL INSPECTION REPORT

HOLLINGWORTH COMMUNITY CENTRE

5.5.26

Ian Scott: Chartered Structural Engineer

Fellow of the Institution of Structural Engineers

Trading as 13brock Ltd

Report for

HOLLINGWORTH COMMUNITY CENTRE STRUCTURAL INSPECTION

Prepared for

Tamesside MBC and Graham and Sibbald Building Surveyors

Prepared by

Ian Scott

Chartered Structural Engineer

Fellow I Struct E

Tel: 07963 064218

(trading as 13brock Ltd)

VERSION CONTROL

VERSION	DATE	DESCRIPTION	CREATED BY	REVIEWED BY
1.0	10.05.26	Site inspection report	ITS	ITS

CONTENTS

1. INTRODUCTION

Ian Scott (Chartered Structural Engineer) carried out a visual only structural site inspection at Hollingworth Community Centre on the 5th May 2026. The weather was cold but dry on the day.

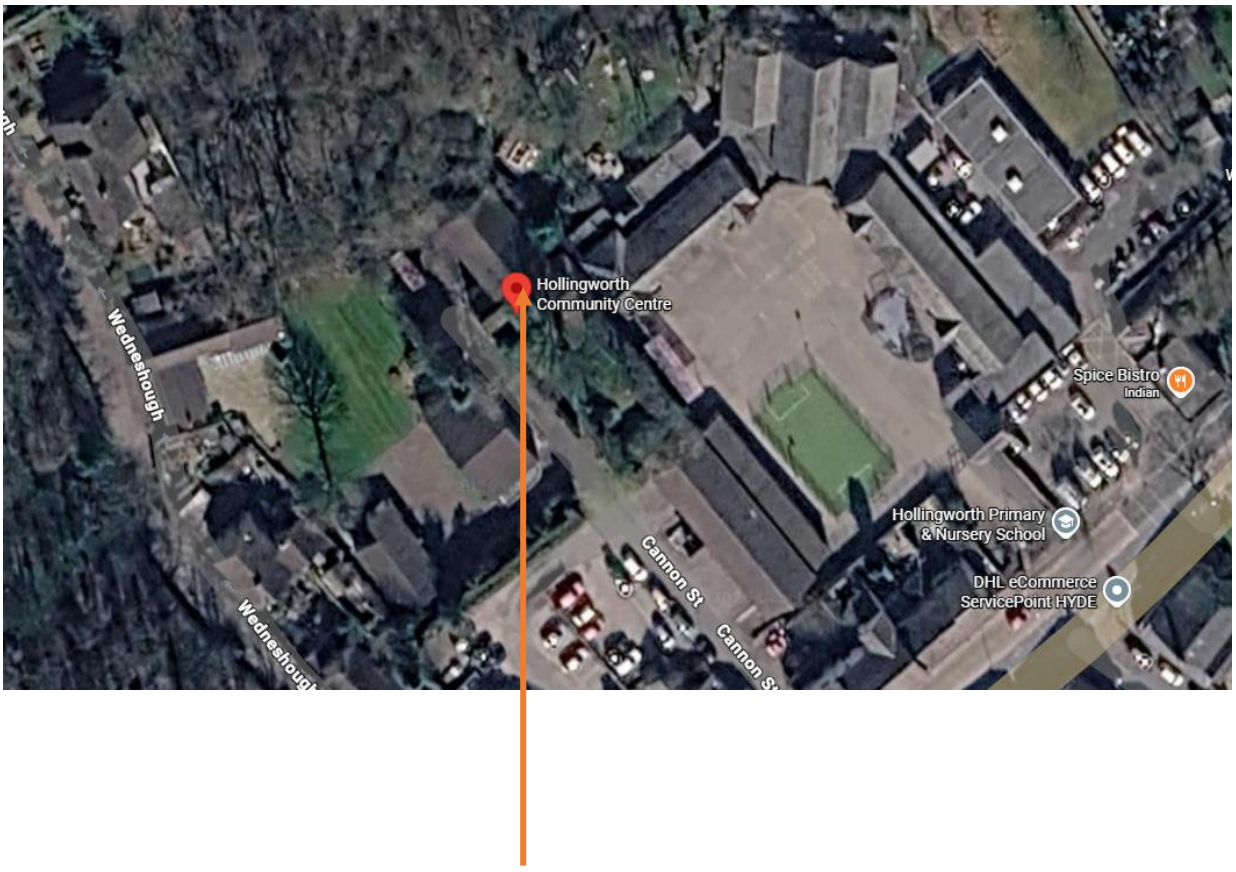
The purpose of the visit was to carry out a structural inspection of the building to advise Tameside MBC of any structural defects and any actions required to protect the building. Note this was not a building survey (which was carried out by Graham and Sibbald) but rather a survey focused on structural issues only.

A previous letter report was written by Ian Scott and dated 19th March 2026 following an initial site visit where limited external access only was available and no internal access was gained. The instruction for the previous visit was to highlight any actions required immediately to secure the future of the building prior to Tameside determining what its future is to be. This second visit and report, where full access was made available concentrates on highlighting any required structural repairs to bring the building back into use.

The inspection was carried out at ground level only externally. All internal areas were viewed, but access to the roof void could not be safely gained from a step ladder (internal ceiling height measured at 3.5m)

This report is the professional opinion only of the engineer based on areas viewed on the day of the visit. The engineer has no responsibility for areas not accessible nor viewed on the day.

No opening up works were carried out and high level access within the roof void internally nor access to the roof externally was obtained.



Hollingworth community centre showing proximity to local primary school

2. DESCRIPTION OF THE SITE

The building is a single storey stone construction with tiled pitched roof. It has been used as a community centre but has been out of use for some time. Internally it consists of a large open plan hall with timber floor and suspended ceiling, with toilets, office, kitchen and store opening off the hall. The toilet area appears to be a later add on (small lean to structure on the entrance gate side of the building.

The building is adjacent to a local primary school, with a shared retaining wall and fence to the rear.

There are several large trees in close proximity to the building

Low retaining wall to far gable and to rear adjacent primary school

Lean-to area with toilets

3. SITE OBSERVATIONS

The below plans (not to scale) identify locations of defects identified, and relate to the photographs of each defect

The defect is classed as follows:

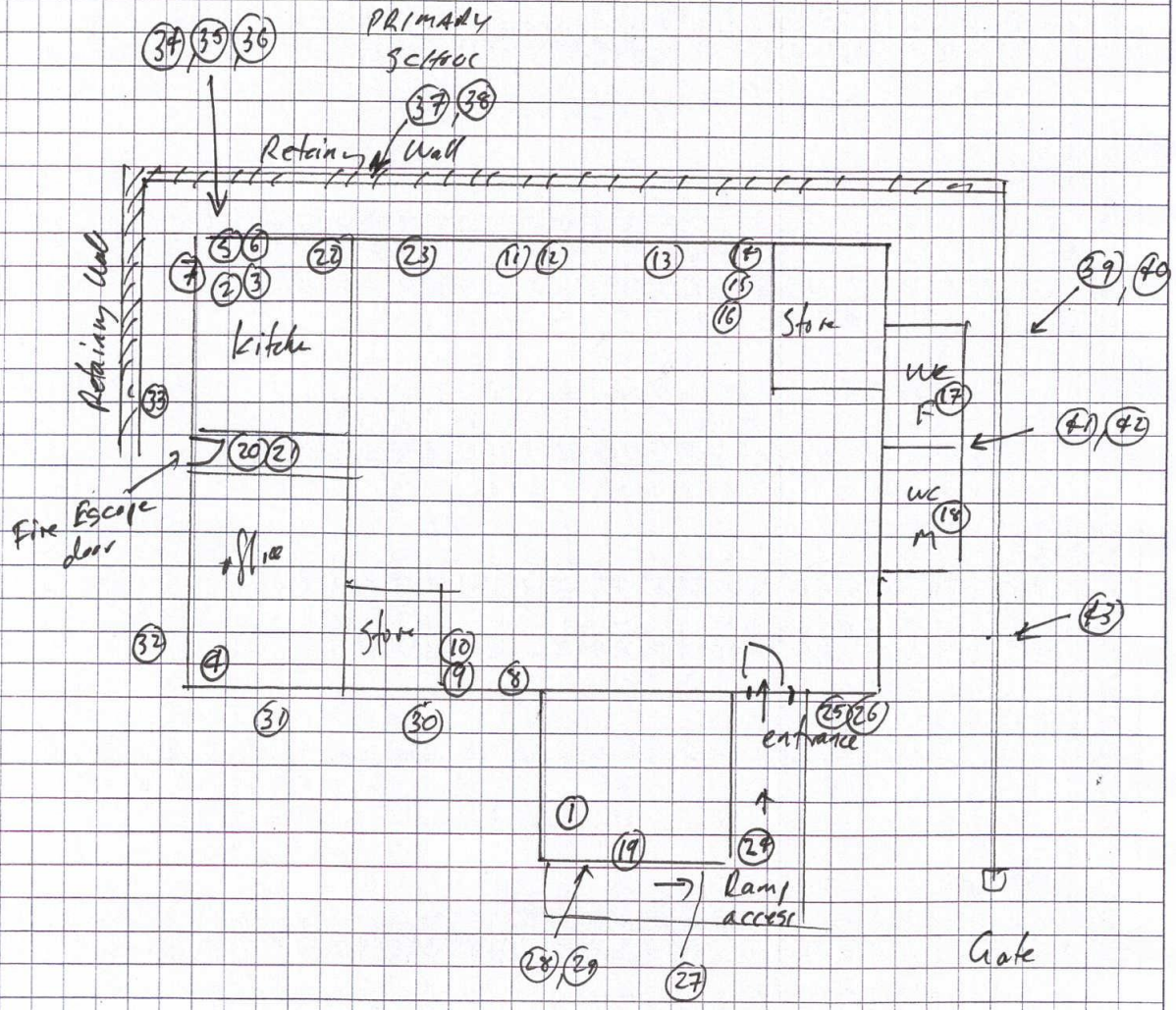
A = serious structural defect in need to repair

B= defect which may become more serious structural defect if not dealt with

C= minor structural defect / building fabric defect which may affect structure

Note: Some non- structural defects are noted a such as rotten windows and frames which if not dealt with may cause more serious structural issues

13 Brock Ltd	PROJECT	CALCULATION SHEET	
	HOLLINGWORTH COMMUNITY CENTRE	JOB No.	1058
	CALCULATION	PAGE	
ian@13brock.com	LOCATION PLAN	DATE	5/26
07963 064218		BY	IM CHECKED



LOCATION POINTS NOTED IN REPORT

(not to scale)

Internal Observations:

1) Front store area – damp patches to ceiling indicating roof leaks. Inspection of timber roof structure by specialist recommended and roof, gutter and flashing repairs recommended to prevent further water ingress (B)

2) And 3) Kitchen ceiling – as item 1) (B)

4) Office ceiling – water ingress as item 1) (B)

5) And 6) crack across corner of wall in kitchen reflecting external crack observed – refer item 34) (A)

7) Damp on wall of kitchen – damp survey required to identify cause (B)

8) Small structural crack below sill (C)

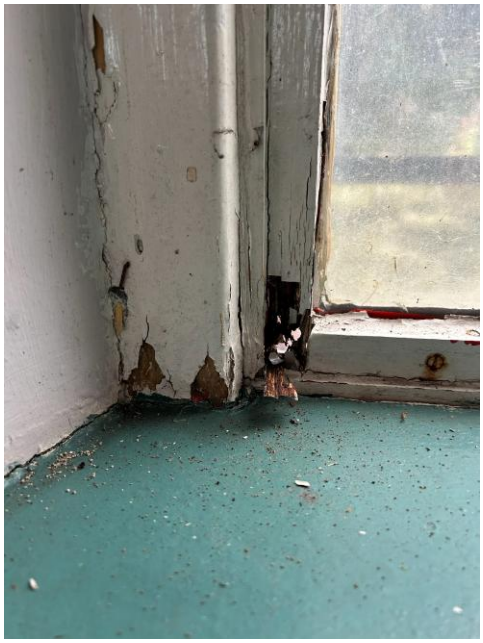
9) Small structural crack below sill (C)

10)Rotten window frames – window fallen out

(B)

11) Crack under window sill (C)

12) Rotten window sill and frames – all in need of replacement (B)



13) Crack under window sill (C)

14) , 15) and 16) wall crack under sill and rotten sill and windows (B)

17) Damp on ceiling of ladies toilet. Leaking roof structure (B)

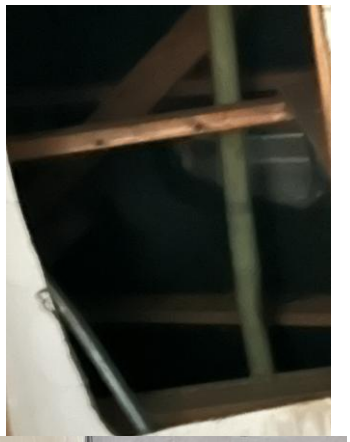
18) Crack in men's toilets side wall which reflects external cracking (see items 41. 42,) (A)

19) Rotten window and sills in front store area (B)

20) Base of escape door rotten (B)

21)Small cracks and holes in corner of wall by door (C)

22) Access to roof void off boiler cupboard – indicates roof partially felted by no sign of roof insulation to this area (C)



23)Leaking/ corroded radiator causing damp to floor and potential damage to timbers.

(C)

External Observations:

24) Damp on wall – most likely from blocked / damaged gutters and downpipes (B)

25) Rotten fascia boards in need to replacement

(C)

26) Illustration of blocked gutters (B)

27) Minor cracks in external stonework requiring repointing (C)

28)Hairline cracks in stonework (C)

29) Rotten windows in need of replacement

(B)

30)Minor cracking in stonework at base of wall

(C)

31)Minor cracking in stonework (C)

32) Ivy growing up wall which need removing to prevent damage to mortar joints

(C)

33 Collapsing garden retaining wall

(A)

34) Subsidence crack at corner of building – cause needs investigating. Note drainage gully at this corner

(A)

35) Downpipe and gully in vicinity of subsidence

(A)

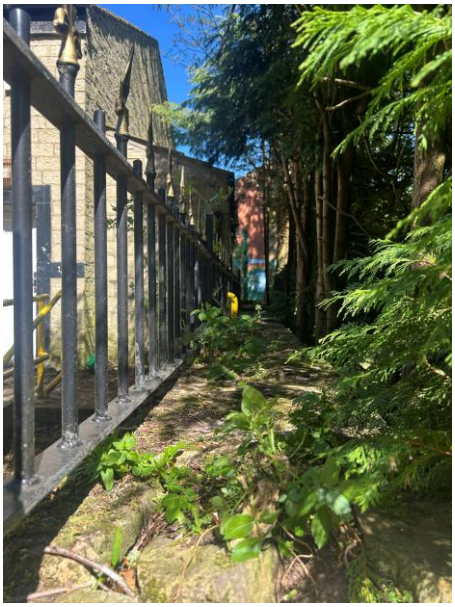
36) Damp ground in corner of subsidence due to level changes in area (B)

37) And 38) collapsing retaining wall supporting children's playground on high side (A)

39)And 40) Large sycamore tree within 1m of end wall (A)

41 And 42) subsidence cracks and damage to toilet wall (lean to structure) (A)

43 Leylandi hedge in close proximity to lean to wall (A)



4. SUMMARY AND RECOMMENDATIONS

As noted in the previous letter report dated 19th March 2026, there are no structural issues identified that make the building unsafe. The timing of repairs to be carried out depends on the intentions of Tameside MBC and plans for the future use of this building.

However, some structural items identified (indicated as red in this report) will cause progressive further deterioration of the building if not dealt with, resulting in more extensive future repairs.

Note that some non structural items (eg damp ingress) have been highlighted and classified as orange because if not dealt with they could affect the structural integrity of the building going forward

The key items are summarised as follows:

- **Subsidence to the rear corner. This is a significant subsidence crack and will allow damp into the building and will progressively worsen if not dealt with. However, it does not affect the integrity or safety of the building. There are 3 possible causes of this subsidence and intrusive investigations will be required to determine cause and best solutions to prevent further movement: a) blocked / leaking drain in this vicinity causing damp and soft ground b) this area is naturally damp due to surrounding retaining walls (approx. 1m lower than ground to the side and rear) or c) nature of the underlying ground eg clays which may be affected by damp and drying actions. It is probable that the cause is a combination of all the above**
- **Subsidence cracks to the wall of the toilets (lean to structure) - significant cracks to the external wall skin but only minor cracking reflected internally. Most likely cause is the large (20m plus) sycamore tree within about 1m of this gable. It is recommended this tree is removed and the stump dug out or poisoned to prevent further damage. In addition, the Leylandi hedge is too close to the building and will cause future problems with building foundations**
- **Blocked drains, corroded and collapsing gutters, poor flashings, loose roof tiles – all these items are causing water / damp ingress into the building which will progressively cause damage to internal timbers**
- **Rotten windows and sill – resulting in water and damp ingress which will progressively cause further building fabric deterioration**

- **Retaining walls to rear supporting school playground. These walls are in serious danger of collapse and require rebuilding. It is recommended that an area within 1m of these walls on the playground side is cordoned off until works to rebuild these walls is completed.**

Other items are small stones cracks and other minor repairs which will be required if a full building renovation is carried out, and which should be read in conjunction with the Graham and Sibbald Building surveyors report carried out.

Recommended further survey work:

1) Timber survey by timber specialist. There has been considerable moisture ingress through the roof space making roof timbers susceptible to rot. In addition, the solid wall construction will mean high risk of rot on timber wall plates. It would also be worth investigation the condition of under floor timber supports due to damage from leakages
2) Drainage survey – full clean out and cctv of drains on site through to connections to public Utility manholes. In particular the gully to the rear corner where subsidence has been occurring
3) Deleterious materials survey – it is assumed Tameside MBC already have a detailed deleterious materials survey for this site
4) Intrusive site investigation – to determine exact nature and cause of subsidence to rear and enable recommendations to be made on remedial works
5) Arboriculture survey to determine nature and status of surrounding trees, determine which tress can be removed. (Currently a number are too close to the building resulting in damage
6) Damp survey by specialist – to identify extent and source of the damp ingress into the building