

Finance Officer
Port St Mary Commissioners
Town Hall
The Promenade
Port St Mary
Isle of Man
IM9 5DA

finance@portstmary.gov.im
[01624 832101](tel:01624832101)

From: Andrew Phair <aphair.iom@gmail.com>
Sent: 23 August 2016 15:39
To: Hayley Phillips
Subject: Reports

Hi Hayley,

Forgot to ask, are there any budget or other reports done for expected / planned capital expenditure.

Thanks

Andy

RE: Fw: Port St Mary Petition, Manxonia House - £221,200

Michelle Haywood <michelle@discoverdiving.im>

Mon 03/10/2016 15:57

To: Alastair Hamilton <a.hamilton@portstmary.gov.im>; Ian Skelly <i.skelly@portstmary.gov.im>; 'Andrew Phair' <aphair.iom@gmail.com>

Cc: 'Richard Ashcroft' <richashcroft@gmail.com>; 'Christopher Kinley' <christopher.kinley.psmc@outlook.com>; 'Alan Grace' <AlanGrace4psm@manx.net>; 'Bernie McCabe' <mrsbmccabe@gmail.com>; 'Alec Merchant' <alec.merchant@manx.net>; rob.hirst60@gmail.com <rob.hirst60@gmail.com>

Hi

I am a little concerned at the various figures being bandied around in different contexts. Perhaps the time is right to ask for an updated business plan for the project which includes the results of the surveyor's report and projected costs? I think that would help clarify in everyone's minds what exactly is going on. Verbal reports are probably not very helpful in this context, as the minutes don't contain enough information about the verbal reports to allow us to be sure we have exercised due diligence when taking an overall view. I would really appreciate a written summary for discussion and to clarify the situation.

Perhaps this should be on the agenda for the next meeting? I am assuming this will be 12th October as we have not been given notice of a meeting this week.

Best wishes

Michelle

From: Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]

Sent: 03 October 2016 14:31

To: Ian Skelly <i.skelly@portstmary.gov.im>; Andrew Phair <aphair.iom@gmail.com>

Cc: Richard Ashcroft <richashcroft@gmail.com>; Christopher Kinley <christopher.kinley.psmc@outlook.com>; Alan Grace (AlanGrace4psm@manx.net) <AlanGrace4psm@manx.net>; Bernie McCabe (mrsbmccabe@gmail.com) <mrsbmccabe@gmail.com>; Michelle Haywood <michelle@discoverdiving.im>; Alec Merchant (alec.merchant@manx.net) <alec.merchant@manx.net>; rob.hirst60@gmail.com

Subject: Re: Fw: Port St Mary Petition, Manxonia House - £221,200

Hi everyone,

In circulating the letter from the Department I was not seeking to re-ignite any discussion on the project, simply to provide timely update information. Please, however consider the undernoted information before suggesting that I have not made full and frequent reports to the Board on this (or any other) subject.

Manxonia House has featured on the Board agenda as follows over the last six months:

25/3/16 Paper tabled and approval to purchase at up to £200 000 agreed:

27/4/16 report on outcome of negotiations received and agreement to proceed at £190 000 concluded:

11/5/16 Verbal report on position:

15/6/16 Paper presented but deferred due to other business:

30/6/16 Paper re-presented and agreement to proceed (on an amended loan-funding basis) agreed:

10/8/16 Update report- verbal reporting the structural survey and QS work undertaken

14/9/16 Update report- verbal

It has been discussed at 70% of the Board meetings that we have held. At various times I have had the business case, the valuer's report, the QS's report and the structural survey on the Board table

for Board members to read. There have been 2 organised visits to the property and the keys have been available to Board members for six months.

If any member requires more information than this, please could they please advise me what it is and how they wish it transmitted.

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

From: Ian Skelly

Sent: 03 October 2016 11:56:55

To: Andrew Phair; Alastair Hamilton

Cc: Richard Ashcroft; Christopher Kinley; Alan Grace (AlanGrace4psm@manx.net); Bernie McCabe (mrsbmccabe@gmail.com); Michelle Haywood; Alec Merchant (alec.merchant@manx.net); rob.hirst60@gmail.com

Subject: Re: Fw: Port St Mary Petition, Manxonia House - £221,200

I am 100% in agreement with Andy's comments I am growing tired of the lack of detailed information from Alastair that is coming to the table it's not professional maybe the rest of the board is okay with this, I am not.

I am withdrawing my support for this project until I am satisfied all due diligence has been carried out, this is a serious capital project and I don't want it to end up that the ratepayers pick up the tab for our lack of scrutiny.

I am following the principles of my manifesto.

From: Andrew Phair <aphair.iom@gmail.com>

Sent: 01 October 2016 20:44:11

To: Alastair Hamilton

Cc: Richard Ashcroft; Christopher Kinley; Alan Grace (AlanGrace4psm@manx.net); Bernie McCabe (mrsbmccabe@gmail.com); Michelle Haywood; Ian Skelly; Alec Merchant (alec.merchant@manx.net); rob.hirst60@gmail.com

Subject: Re: Fw: Port St Mary Petition, Manxonia House - £221,200

I have a few concerns too.

1) the amount of the petition is different from the amount we agreed to pay. And also different to the amount shown on the notice board (which is also different from the amount we agreed to pay). I appreciate there may be fees included but I don't recall seeing any details as yet.

Is it normal practice that petitions aren't approved by the board before submission? Genuine question. Just seemed a bit strange to me that we'd only know the details after approval.

2) I wasn't aware that there had been any agreement on the Commissioners offices being moved to Manxonia. Which at the moment is something I do not support.

3) we haven't yet seen a detailed cost of refurbishment. Having read the surveyors report there are points to be considered here too. Has the surveyors report and valuation report been seen by all members? (have any other reports been commissioned or received?)

Andy

On 30 Sep 2016 3:54 p.m., "Alastair Hamilton" <a.hamilton@portstmary.gov.im> wrote:

For information.....

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),
 Clerk to the Board of Marashen Crescent Housing Committee
 Clerk to the Board of the Southern Recycling Centre
 Tel : 01624 832101
 Mob: 07624 230202

From: Bevan, Rachel <Rachel.Bevan@gov.im>

Sent: 30 September 2016 15:45

To: Alastair Hamilton

Cc: McCusker, Aidan; 'julienandrew@hsbc.com'; 'patriciawaterhouse@hsbc.com'; Blackburn, Martin; Smith, Jo; Curphey, Emily; Willoughby, Stephen

Subject: Port St Mary Petition, Manxonia House - £221,200

Good afternoon Alastair,

Please find attached a letter advising that Department approval has been given to Port St Mary Commissioners Manxonia House petition in the sum of £221,200.00

Kind regards

Rachel

Rachel Bevan

Administrative Officer
 Local Government Unit
 Strategy, Policy and Performance Division
 Department of Infrastructure
 Sea Terminal
 Douglas, IM1 2RF



Tel: 01624 685900

E-mail: Rachel.Bevan@gov.im

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RAAUE: S'preevaadjagh yn ghaghteraght post-l shoh chammah's coadany erbee currit marish as ta shoh coadit ec y leigh. Cha nhegin diu coipal ny cur eh da pelagh erbee elley ny ymydey yn chooid t'ayn er aght erbee dyn kied leayr veih'n choyrtagh. Mannagh nee shiu yn enmyssagh kiarit jeh'n phost-l shoh, doll-shiu magh eh, my sailliu, as cur-shiu fys da'n choyrtagh cha leah as oddys shiu.

04/10/2019

Mail - Alastair Hamilton - Archive - Outlook

Cha nel kied currit da failleydagh ny jantagh erbee conaant y yannoo rish peiagh ny possan erbee lesh post-l er son Rheyenn ny Boayrd Slattysagh erbee jeh Reiltys Ellan Vannin dyn co-niartaghey scruit leayr veih Reireyder y Rheyenn ny Boayrd Slattysagh t'eh bentyn rish.

Manxonia

Alastair Hamilton

Fri 07/10/2016 09:04

To: Bernie McCabe <psmcbmccabe@outlook.com>

Bernie,

Can I call in the office when convenient to execute the contract on Manxonia House.

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

Manxonia

Alastair Hamilton

Tue 11/10/2016 11:38

To: [REDACTED]

📎 1 attachments (503 KB)

Scopier@por16101111250.pdf;

Peter,

For your information.....

Extract of signature page of the contract attached. Being delivered to our solicitors today.

Regards,

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

From: copier@portstmary.gov.im <copier@portstmary.gov.im>

Sent: 11 October 2016 11:25

To: Alastair Hamilton

Subject: Message from km_BH_C220_P.StM.C@gov.im

shall make claim against the other for costs or otherwise

IN WITNESS WHEREOF the parties hereto have executed these presents this the day month and year first before written

FIRST SCHEDULE WITHIN REFERRED TO

ALL and SINGULAR a plot or parcel of land situate at the junction of Bay View Road and the Promenade in the Village District of Port St Mary and Parish of Rushen **TOGETHER WITH** the shop dwelling house and premises called and known as Manxonia House and all other buildings thereon erected and being the whole of the hereditaments and premises to which the Vendor became entitled by Conveyance bearing date the 11th day of January 2016 from Monarch Assurance Plc the whole of which is now the subject of an application to the Isle of Man Land Registry under application reference 201600837

SECOND SCHEDULE WITHIN REFERRED TO

Those referred to in the application to the Isle of Man Land Registry under reference 201600837

EXECUTED by the Vendor
in the presence of:-

:
:
:
:
:
:
:
:

EXECUTED by the Purchaser in
the presence of:-

[Redacted signature]

A HAMILTON, CLERK
PORT ST MARY COMMISSIONERS
THE TOWN HALL
PORT ST MARY
ISLE OF MAN.

[Redacted signature]

Chairman.

[Redacted signature]

RICK ASHCROFT
VICE-CHAIRMAN

RE: QUERY

Steven Morley <Steven.Morley@smcs.co.im>

Wed 12/10/2016 13:58

To: Alastair Hamilton <a.hamilton@portstmary.gov.im>

Cc: Hayley Phillips <finance@portstmary.gov.im>; Reception <Reception@smcs.co.im>

Dear Alastair

Further to your call this morning and your later e mail, we advise we were only commissioned to prepare a report on the structure and as such have not undertaken full measurement and calculation of a rebuilding insurance valuation.

I will prepare a quotation for the preparation of a rebuilding insurance valuation today but our inspections will only be possible in the region of 5 working days following instruction. In the interim and to facilitate progression of the purchase it may be in your interest to take over the existing insurance on the building.

I trust this is of assistance and I will revert later today with a quotation for the preparation of a rebuilding insurance valuation.

Kind regards

Steve

Steven Morley BSc (Hons) MRICS AaPS C.Build E FCABE
Chartered Building Surveyor - Chartered Building Engineer - RICS Registered Valuer

Tel: 01624 629629

Fax: 01624 611800

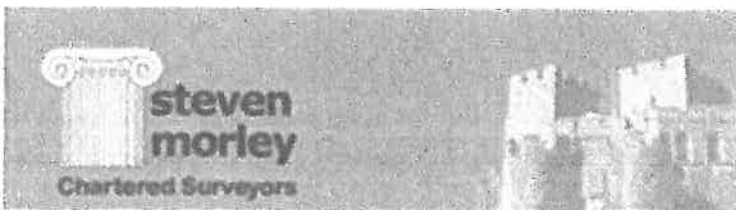
Web: www.smcs.co.im

For and on behalf of

Steven Morley, Chartered Surveyors
Building Surveying Consultants
77 Circular Road
Douglas
Isle of Man
IM1 1AX

Regulated by RICS

Directors: Steven Morley, Jonathan Morley, Darren Cain



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From: Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]
Sent: 12 October 2016 09:08
To: Reception
Cc: Hayley Phillips
Subject: Re: QUERY

Gaynor,

We are on the cusp of purchasing manxonia House. Our insurance company will require a rebuild cost for their cover. I may have missed it, but cannot find the figure within your report. Can you advise how I get such a figure please.

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),
Clerk to the Board of Marashen Crescent Housing Committee
Clerk to the Board of the Southern Recycling Centre
Tel : 01624 832101
Mob: 07624 230202

From: Reception <Reception@smcs.co.im>
Sent: 16 August 2016 15:07
To: Alastair Hamilton
Subject: QUERY

Dear Mr Hamilton

Do you wish for a PDF copy of the Report to be sent to Bell Burton?

Kind regards
Gaynor Hodges

Tel: 01624 629629
Fax: 01624 611800
Web: www.smcs.co.im

For and on behalf of

Steven Morley, Chartered Surveyors
Building Surveying Consultants
77 Circular Road
Douglas
Isle of Man
IM1 1AX

Regulated by RICS
RICS Registered Valuers

Directors: Steven Morley, Jonathan Morley, Darren Cain



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Manxonia House

Workshop

Tue 08/11/2016 15:29

To: Alastair Hamilton <a.hamilton@portstmary.gov.im>

Alastair just had Dave Bridson (Bridson Joinery, Port Erin) rule himself out of quoting for the window replacement at manxonia.

Tom

Manxonia

Workshop

Tue 08/11/2016 07:58

To: Alastair Hamilton <a.hamilton@portstmary.gov.im>

 1 attachments (11 KB)

Manxonia.docx;

Morning Alastair

Fw: Manxonia house

Alastair Hamilton

Fri 10/03/2017 14:58

To: Adrian Renshaw <finance@portstmary.gov.im>

 1 attachments (15 KB)

PSM Commissioners 9.11.16.docx;

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

From: Workshop

Sent: 09 November 2016 15:37

To: Alastair Hamilton

Subject: Manxonia house

Alastair

Just in from Doug Skinner, quote for the windows at manxonia, he has them as white but says if we want them rosewood outside and white inside there's no cost difference.

Tom

9 November 2016

Mr T Brown
Commissioners' Office
Town Hall
Port St Mary
Isle of Man
IM9 5DA

Dear Tom

Replacement doors and windows to Manxonia House, Port St Mary

Thank you for your valued enquiry in connection with the above and we now have pleasure in offering our estimate as follows:

Shop front

To:

Remove existing shop front (including door, windows and fascias) and dispose
Supply and fit new shop front in white uPVC in style to match existing
Make good, trim up and seal
Dispose of all debris leaving the site clean and tidy

We would estimate the cost to be £6,475.00 plus VAT charged at the applicable rate.

Doors

To:

Remove 4 no. existing doors and dispose
Supply and fit 4 no. new composite doors in style similar to existing
Make good, trim up and seal
Dispose of all debris leaving the site clean and tidy

We would estimate the cost to be £5,975.00 plus VAT charged at the applicable rate.

Windows (including reveals)

To:

Hack off perished window reveals where required and dispose
Remove 21 no. existing windows and dispose
Supply and fit 21 no. new windows in white uPVC in style to match existing
Make good, trim up and seal
Cast new window reveals in style to match existing
Dispose of all debris leaving the site clean and tidy

We would estimate the cost to be £11,975.00 plus VAT charged at the applicable rate.

Should you require any additional information then please do not hesitate to contact us.

Yours sincerely

Mr K D Skinner
Director
Kennaugh & Skinner Limited

Re: Manxonia

Alastair Hamilton

Thu 10/11/2016 09:30

To: Workshop <workshop@portstmary.gov.im>

Thank you.

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel: 01624 832101

Mob: 07624 230202

From: Workshop

Sent: 10 November 2016 08:42:16

To: Alastair Hamilton

Subject: Fw: Manxonia

Morning Alastair

From: S Christian and Sons <schristianandsons@manx.net>

Sent: 09 November 2016 17:24

To: Workshop

Subject: Manxonia

Hi Tom

Please find quote attached for the slab work at Manxonia House

Doing some investigation I have found out that the slabs are 60mm thick so quite pricy I'm afraid.

Plan to lay them on sand cement base otherwise they will move on such a large area

Any questions please ask

Regards

Mark

Stephen Christian & Sons Limited

Established 1969

Digger Hire. Plant Hire. All types of ground works undertaken

Fuchsia Cottage,
Barregarrow,
Kirk Michael,
Isle of Man
IM6 1AX

Telephone: 01624 878223
Mobile: 07624 494762
Fax: 01624 878189
Email: schristianandsons@manx.net

9th November 2016

Dear Sir

Re Resurfacing of footpath outside Manxonia House, Port St Mary

Further to our meeting I am now happy to quote for the following

- To excavate and remove planter and walls
- To reposition socket for Christmas Tree
- To lay 5m of 50mm ducting for electric to tree
- To reset frame and cover
- To reset 2 No holding down bolts
- To install 2 No holding down bolts (supplied by Commissioners)
- To excavate and remove tarmac surface
- To supply and compact type 1 stone to soft spots
- To supply and compact 75mm sand/cement base
- To lay tegula border to area
- To supply and lay 87m² 400mm x 400mm x 60mm slabs to match existing
- To provide all cuts to blocks and slabs
- To excavate and remove concrete
- To supply and compact type 1 stone to soft spots
- To supply and compact 75mm sand base
- To supply and lay 25m² 'tegular trio' block paving to match existing

£ 11 823.60 + VAT

Assuring you of our best attention at all times

Yours sincerely

Mark Entwisle (by email)

Mark Entwisle

Stephen Christian & Sons Limited

Established 1969

Digger Hire. Plant Hire. All types of ground works undertaken

**Fuchsia Cottage,
Barregarrow,
Kirk Michael,
Isle of Man
IM6 1AX**

**Telephone: 01624 878223
Mobile: 07624 494762
Fax: 01624 878189
Email: schristianandsons@manx.net**

**Directors: B Christian, RGS Christian, EAW Christian
VAT Reg. No. 000 1715 51**


Manx Accredited
Construction Contractors
Scheme

 **SOVEREIGN**
APPROVED CONTRACTOR


ABBHEY
property renovation limited

Unit 4 Concorde House
Westbourne Road Ramsey
Isle of Man IM8 2ER
Tel: 816969/674323 - Fax 815985
Website: <http://www.abbey.co.im>
E-mail: abbey@manx.net

7th March 2016

Reference: SA - Enquiry No: 26E/6311

Port St Mary Commissioners
Commissioners Office
Town Hall
Port St Mary
Isle of Man
IM9 5DA

Dear Mr Brown,

Re: MANXONIA HOUSE BAYVIEW ROAD PORT ST MARY ISLE OF MAN IM9 5AE

Following our survey of the above-mentioned property on the 2nd March 2016, please find enclosed our detailed Survey Report.

The Survey Report has been divided into convenient sections so that you can easily find details of the survey, and other necessary information.

I will contact you shortly in case there are any points you wish to discuss. In the meantime, you can contact me on 816969 by fax on 815985 or e mail abbey@manx.net.

As soon as your signed acceptance has been received, arrangements will be made to carry out the work.

Yours sincerely,



Sam Atkin
Surveyor


1998 - 2016
bbg
Best Business Guide

Directors: G Pinckard - E Pinckard

Incorporated in the Isle of Man Number: 082104C -- V.A.T. Registration Number: 001 7420 31
Registered Office: Unit 4 Concorde House Westbourne Road Ramsey Isle of Man IM8 2ER


Isle of Man Employers'
ef
Federation
APPROVED
CONTRACTOR

THE SURVEY

In accordance with your instructions, we carried out a survey of the below mentioned parts of the above property on 2nd March 2016. Our findings and recommendations are set out below and should be read together with the enclosed General Working Practices, General Notes for clients and Health and Safety precautions.

ORIENTATION

The terms left, right, front and rear are used as if facing the front elevation of the building.

SCOPE OF SURVEY

We must point out that our survey was solely to identify evidence of apparent woodworm, fungal decay, rising and penetrating damp in the areas that we were requested to inspect.

EXTERNAL INSPECTION

The external inspection was restricted to the items referred to below.

Damp Proof Course

There is no visible evidence of a damp proof course in the walls of the property.

External ground levels

The external ground level is similar to the internal floor level.

Under floor ventilation

Cast iron 9" x 3" air vents are installed to ventilate the under floor area of the timber suspended centre rooms on the front elevation.

These vents are corroded and broken which will allow rodents into the under floor area.

Recommendations

We will install further 9" x 3" air vents as follows:

Remove both existing cast iron vents and replace in terracotta louvered vents.

Brick up as necessary.

External Walls

The external walls are of solid masonry construction finished in fair faced stone work.

Building Comments/Defects Doors and Windows are of timber construction, many of which are affected by Wet Rot fungus, we recommend that you arrange for these to be replaced/repared by a window specialist.

Rainwater disposal goods are a mixture of UPVC and cast iron construction, consideration should be given to replacing the cast iron sections in UPVC.

Vegetation growth is evident to the coping/facia of the left elevation and we recommend you have this removed and any resultant defects repaired by a plastering contractor.

Inspection of the roof slopes revealed a number of chipped/broken slates; we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Inspection of the rear left chimney stack revealed a large amount of vegetation growth we recommend you have this removed and any resultant defects repaired by a plastering/roofing contractor.

Inspection of the external mortar joints revealed a number of defects, we recommend that you arrange for a stone mason to inspect and re-point the mortar joints as necessary.

The rainwater drop spout on the left wall above the roof of the shop has a large amount of debris and vegetation behind it; again we recommend you have this removed and any resultant defects repaired by a plastering contractor.

A number of cracks in the external render around the windows were evident; we recommend that you arrange for a plastering contractor to inspect/repair as necessary.

INTERNAL INSPECTION The internal inspection was restricted to the items referred to below.

Ground floor

Entrance vestibule

Floor

The floor is of a solid construction, laid with a fully fitted carpet therefore; it is not included in our survey.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Walls

There is no visual evidence to indicate a problem of rising damp in the front, rear, left and right walls but instrument readings suggest that rising damp does exist.

Recommendations

Floor/Joinery timbers

No treatment.

Walls

We will carry out the following treatment.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

Flat

Stairs to first floor

Joinery timbers

Inspection of the undersides of the treads and risers was not possible owing to the boarded soffitt. A top surface inspection where the stair carpet could be lifted at the edges revealed no apparent evidence of attack by wood boring insects or wood-rotting fungi.

Recommendations

Joinery timbers

No treatment.

First floor**Front room****Floor**

Of timber construction laid with a fully fitted carpet over fair faced floor boards, a sub floor inspection where a board could be lifted in the front left corner of the room revealed an old, inactive infestation of wood boring insects, no current infestation was detected. There is no undue deflection evident to the floor.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Recommendations**Floor/Joinery timbers**

No treatment.

Note:

A large amount of sand was evident between the floor joists where inspected.

Damp staining, higher than normal moisture meter readings and plaster deterioration are evident to the front, right and left walls, this is likely due to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Moisture could also be entering the wall through defective mortar joints externally and we recommend that you arrange for a stone mason to inspect/re-point the mortar joints as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

Middle room**Floor**

Of timber construction laid with a fully fitted carpet over fair faced floor boards, a sub floor inspection where a board could be lifted in the front right corner of the room revealed an old, inactive infestation of wood boring insects, no current infestation was detected. There is no undue deflection evident to the floor.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Recommendations**Floor/Joinery timbers**

No treatment.

Note:

Damp staining and higher than normal moisture meter readings are evident to the centre section of the rear wall, extending onto the ceiling above, this is due to a defect to the chimney stack/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Damp staining and higher than normal moisture meter readings are evident to the centre section of the front wall, this is due to a defect to the rainwater disposal goods (see building defects/comments).

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Rear room
(Kitchen)****Floor**

Of timber construction laid with a fully fitted carpet, inspection was restricted by the fitted carpet and fitted units. There is no undue deflection evident to the floor.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Recommendations**Floor/Joinery timbers**

No treatment.

Note:

Higher than normal moisture meter readings and damp staining were evident to the centre section of the front wall, this is due to a defect to the chimney stack/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Higher than normal moisture meter readings and damp staining were evident to the left and rear section of the right wall, this is due to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

Stairs to second floor**Joinery timbers**

Inspection of the undersides of the treads and risers was not possible owing to the boarded soffitt. A top surface inspection where the stair carpet could be lifted at the edges revealed no apparent evidence of attack by wood boring insects or wood-rotting fungi.

Recommendations**Joinery timbers**

No treatment.

Second floor**Bathroom****Floor**

Of timber construction laid with a fully fitted carpet, inspection was restricted by the fitted carpet. There is no undue deflection evident to the floor.

Joinery timbers

Inspection of the accessible roof timbers revealed an old, inactive infestation of wood boring insects, no current infestation was detected.

Recommendations**Floor/Joinery timbers**

No treatment.

Note:

Damp staining and higher than normal moisture meter readings were evident to ceiling adjacent to the left wall, this is due to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

Rear eaves void

Insulated at ceiling joist level with an insulation quilt.

Inspection of the accessible roof timbers revealed an active infestation of wood boring insects.

There are no apparent signs of attack by wood-rotting fungi.

Recommendations

We will carry out the following treatment.

Remove the insulation and set aside for reuse.

Brush down all timbers and remove the debris.

We will carry out spray treatments against wood boring insects.

Re-fix insulation.

Left eaves void

Moisture meter readings taken to the left wall were higher than normal this is due to a defect to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Ceiling joist level is boarded with fair faced floorboards.

Rafter level is under drawn with foil back plaster board.

A limited inspection of the rafters revealed no apparent signs of attack by wood boring insects or wood-rotting fungi.

Recommendations

No treatment.

Front eaves void

Moisture meter readings taken to the front wall were higher than normal this is due to a defect to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Ceiling joist level is boarded with fair faced floorboards.

Rafter level is under drawn with foil back plaster board.

Inspection of the lintel above the window revealed an old, inactive infestation of wood boring insects, no current infestation was detected.

Recommendations

No treatment.

Offices

Ground floor

Entrance vestibule

Floor

The floor is of a solid construction, laid with ceramic tiles therefore; it is not included in our survey.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Walls

There is no visual evidence to indicate a problem of rising damp in the front, rear, right and left walls but instrument readings suggest that rising damp does exist.

Recommendations

Floor/Joinery timbers

No treatment.

Walls

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

Note:

Higher than normal moisture meter readings and damp staining were evident to the walls of the room, this is due to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

Front room right**Floor**

Of timber construction laid with a fully fitted carpet, inspection was restricted by the fitted carpet. There is no undue deflection evident to the floor.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Walls

There is no visual evidence to indicate a problem of rising damp in the front wall but instrument readings suggest that rising damp does exist.

Recommendations**Floor/Joinery timbers**

No treatment.

Walls

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

Note:

Damp staining, plaster deterioration and higher than normal moisture meter readings were evident adjacent to the door to the entrance vestibule, this also extends onto the ceiling and right wall, this is due to defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Damp staining and higher than normal moisture meter readings were evident to the rear wall extending onto the left and right walls and ceiling, this is due to defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

Moisture could also be entering the wall through defective mortar joints externally and we recommend that you arrange for a stone mason to inspect/re-point the mortar joints as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

Corridor**Floor**

Of timber construction laid with a fully fitted carpet, inspection was restricted by the fitted carpet. There is no undue deflection evident to the floor.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Walls

There is no visible evidence to indicate a problem of rising damp in the walls; this was confirmed by instrumental readings.

Recommendations**Floor/Joinery timbers/Walls**

No treatment.

Note:

Higher than normal moisture meter readings and damp staining were evident to the right section of the rear wall, this is again due to defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

Middle room**Floor**

Of timber construction laid with a fully fitted carpet, inspection was restricted by the fitted carpet. There is no undue deflection evident to the floor.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Walls

There is no visual evidence to indicate a problem of rising damp in the front wall but instrument readings suggest that rising damp does exist.

Recommendations**Floor/Joinery timbers**

No treatment.

Walls

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

Note:

Damp staining and higher than normal moisture meter readings were evident to the reveals of the window on the front wall this is due to moisture entering the wall through defective mortar joints externally and we recommend that you arrange for a stone mason to inspect/re-point the mortar joints as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

Left room**Floor**

Of timber construction laid with a fully fitted carpet, inspection was restricted by the fitted carpet. There is no undue deflection evident to the floor.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Walls

There is no visual evidence to indicate a problem of rising damp in the front wall but instrument readings suggest that rising damp does exist.

Recommendations**Floor/Joinery timbers**

No treatment.

Walls

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out

Note:

Damp staining and higher than normal moisture meter readings are evident to the centre section of the front wall and the right section of the front wall extending onto the right wall, this is again due to moisture entering the wall through defective mortar joints externally and we recommend that you arrange for a stone mason to inspect/re-point the mortar joints as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

Hall**Floor**

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Walls

There is no visual evidence to indicate a problem of rising damp in the rear section of the left wall but instrument readings suggest that rising damp does exist.

Recommendations**Floor/Joinery timbers**

No treatment.

Walls

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

Note:

Higher than normal moisture meter readings and damp staining were evident to the front wall adjacent to the door, this is due to a defect to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

Rear room**Floor**

The floor is of a solid construction, laid with a fully fitted carpet therefore; it is not included in our survey.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Walls

Inspection of the, front, left and rear walls was restricted by the fitted kitchen units and appliances, inspection where possible revealed no visual evidence to indicate a problem of rising damp in the right, left and rear walls but instrument readings suggest that rising damp does exist.

Recommendations**Floor/Joinery timbers**

No treatment.

Walls

We will carry out the following treatment.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Note:

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

Under stairs cupboard**Floor**

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

Joinery timbers

Inspection of the accessible timbers revealed an old, inactive infestation of wood boring insects, no current infestation was detected.

Walls

There is no visible evidence to indicate a problem of rising damp in the walls; this was confirmed by instrumental readings.

Recommendations**Floor/Joinery timbers**

No treatment.

Stairs to first floor**Joinery timbers**

Inspection of the undersides of the treads and risers revealed an old, inactive infestation of wood boring insects, no current infestation was detected.

Recommendations**Joinery timbers**

No treatment.

First floor

Landing

Floor

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Recommendations

Floor/Joinery timbers

No treatment.

Note:

A large amount of staining, paint deterioration and higher than normal moisture readings were evident to the rear section of the left wall, this is due to defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

Hallway

Floor

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Recommendations

Floor/Joinery timbers

No treatment.

Note:

A small amount of staining is evident to the left section of the sloping ceiling extending onto the rear wall, moisture meter readings to this area were within the normal range.

Right room**Floor**

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Recommendations**Floor/Joinery timbers**

No treatment.

Note:

Higher than normal moisture meter readings, damp staining and pin mould are evident to the left section of the rear wall, this is due to defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration

Middle room**Floor**

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Recommendations**Floor/Joinery timbers**

No treatment.

Note:

Higher than normal moisture meter readings and damp staining are evident to the front wall extending onto the ceiling, this is due to a defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration