

Schedule of condition

Of

The Reading Room

Church Road

Buxted

East Sussex.

TN22 4LL

For

Buxted Parish Council

PO Box 202

Heathfield

East Sussex.

TN21 1BN

January 2021

Prepared by:

David Bysh B.Sc FRICS

EXECUTIVE SUMMARY

- The premises comprise the Reading Room and surrounding vehicular access, car parking and landscaping, at Church Road, Buxted, East Sussex. TN22 4LL
- The site is situated approximately 50m down a predominately residential road, which runs off the main A272 highway, through the village centre.
- The premises are orientated east/west on plan, with the front (east) elevation facing Church Road.
- The premises would appear to have been constructed circa 1908, from a commemorative stone, set in the front elevation and comprises a traditional construction of pitched, plain tiled roofs, set upon brick exterior walls.
- To the south elevation, there are two extensions, comprising flat roofs, set upon brick exterior walls. From reference to the Local Authority records, these would appear to have been constructed in or around 2012-2013.
- The accommodation is provided over ground floor level, with a semi basement store and boiler room to the west end. In addition, a further small storeroom is situated to the semi basement at the south west corner.
- The whole is surrounded by tarmac access apron and parking bays, together with landscaping laid to lawn and shrub planting.
- Overall, the premises are in fair to poor internal order, conducive with their age and use. Externally, the fabric has suffered from weathering and associated decay, particularly to the west elevation which is subject to prevailing weather and the north tiled roof slope being of particular concern.

PRIORITY ITEMS FOR ATTENTION

Priority 1 - Internal

- Investigations should be undertaken to confirm if a recent Fire Risk Assessment has been undertaken. If not, I would confirm that it is the responsibility of the building owner to have an assessment undertaken in compliance with the Regulatory Reform (Fire Safety) Order 2005, as a matter of priority.
- A copy of the requirements is attached for your information.
- From an initial visual inspection, it would appear that there are significant improvements required to the means of escape, fire compartmentation and means of raising a fire alarm.
- The majority of the advised improvements to the layout and use of the premises will be significantly influenced and controlled by the requirements arising from an Fire Risk assessment.

Priority 1 – External

- The condition of the north facing slope of the main tiled roof is of concern. In random locations, the tiles have suffered from the effects of water and frost, with a significant number showing signs of weathering and de-lamination.
- Without attention and repair, this roof slope will continue to deteriorate and, in my opinion, require stripping and renewal, within the next 5-10 years.
- Whilst not indicating the same degree of deterioration, the remaining tiled roof slopes may also require similar treatment. A detailed inspection of the roof coverings and associated flashings and weathering's will be required, to ascertain the full condition and anticipated remaining life span.
- The two sections of flat roof, located to the south elevation, are significantly affected by moss build up and damage to the chippings finish.
- From anecdotal advice, I am given to understand that these roofs have been the subject of ongoing problems with water ingress and associated matters over recent years.
- From an initial visual inspection, it would appear that the falls provided to these flat roofs may be inadequate. Further investigation will be required to confirm the scope of any improvements/replacement necessary, together with the opportunity to improve the thermal insulation.

Priority 2 - Internal

- Following clarification in respect of a Fire Risk Assessment, it is anticipated that significant works in respect of upgrading/replacement of fire resisting doors and compartments will be required.
- Existing central heating pipework is currently exposed. This is a health and safety hazard, in terms of both exposure to users of the hall to burns, together with impact damage and loss of thermal performance of the system. Boxing in and thermal insulation should be provided.
- Further investigations and options will be required to consider improvements to the thermal performance of the fabric and structure, particularly the roof space(s) and skelings.

Priority 2 – External

- The existing rainwater gutters and downpipes are generally in poor condition. It is further considered that the capacity of the gutters serving the main roof slopes is inadequate and that at the date of replacement, they should be increased in size falls.
- The existing decorative fascia's supporting the rainwater gutters would appear to be of original construction and thus approaching the end of their anticipated life. It would be prudent to allow for the significant repair or replacement with maintenance free materials at the date of works to the rainwater goods.

- The decorative painted bargeboards and associated joinery to the main roof elevations are an original, attractive feature. However, it can be anticipated that these features will require significant repair or replacement in the near future. It would be ideal to retain or replace with matching materials to maintain the visual enjoyment of the building.
- The existing painted timber windows and doors are subject of significant rot and deterioration. They will all require replacement within the next 12-18 months. The opportunity should be taken to undertake replacement with maintenance free materials and thermal glazing, to current building regulations standards.
- Certain areas of the brick elevations have suffered deterioration, due to the effects of prevailing weather. This deterioration is predominately to the mortar coursing and affects the west and south west elevations in particular. These elevations will require re-pointing and associated repairs within the next 2 years.

Existing Services to the building

- The premises are currently served by mains gas, mains electricity and drainage.
- There is no apparent fire alarm system installed, although fire exit signage and emergency lighting associated was observed.
- The mains gas supply runs from Church Road, to a ground level, external meter box. It then follows an untraced route to the basement boiler room and kitchen.
- The mains electricity supply would appear to run from Church Road and enter the building at an untraced position and then to two No metering and distribution boards, one situated at the rear of the stage and a further position at high level within the storeroom off.
- It is unclear why there are these two separate locations and what is serviced from each position. It was observed that the last apparent electrical test was undertaken in 2020 and it is considered that further investigation into the rational and compliance of the electrical distribution system should be undertaken in the immediate future, before works of alteration and improvement are considered to the premises.
- Mains foul water drainage is located to the south elevation of the premises, with inspection chambers in three locations. Covers were lifted to each chamber, with the discharge route confirmed as towards Church Road. The chambers were free running, with no indication of recent or historic back up or blockage. The existing covers and frames would benefit from clean down, decoration with anti-rust paint and greasing of the frame beds, to assist future maintenance.
- Surface water (rainwater) drainage is again, located to the south elevation of the premises, with inspection chambers located in three locations. There would appear to be further surface water drainage located to the north elevation. However, no inspection chambers or access were located at the date of my inspection.
- Covers were lifted to the chamber situated adjacent Church Road and to the slope adjacent the basement garden store. The chamber adjacent Church Road is of significant depth and contains a main drain – circa 200mm dia and drop pipes at high level.

- The chamber to the slope also contains a main drain of the same dimensions, with a single branch connection – 100mm. This chamber is in extremely poor condition and requires significant refurbishment/possible re-construction.
- A third chamber is located in the grass area to the south west corner of the building. The cover was observed to be restrained by a metal tie plate and access to inspect was not possible.
- To the north elevation, a gulley was located under debris to the end of the rainwater channel that runs across the front elevation. This was unblocked during my inspection.
- A large surface water gulley pot and grid are also located at basement level, to the north west corner of the building, situated in an uneven concrete apron.
- Despite recent prolonged and heavy rainfall, the surface water drain to the south elevation was observed to be blocked and dry. It is recommended that the drain be the subject of rodding and jetting, to assess its condition and route of discharge.

Future maintenance work

The following items of a repair or improvement nature should be included in your long-term expenditure programme. I would suggest the following outline priority, subject to further investigation and review:

Externally

- The external timber joinery to the roof fascia's, soffits and barge boards is generally in poor condition. These items are at the end of their life span and require phased replacement. I would recommend that, due to their exposure to weather, it would be beneficial to replace with PVCu or similar low maintenance materials. **Programme within next two years.**
- The existing tiled and flat roof surfaces require further inspection and a phased refurbishment or renewal programme maintained. **Program flat roofs within next twelve months and tiled roofs over next 5 years.**
- The existing windows, set within timber sub-frames are in a poor condition, with both rot, flaking and build-up of previous paint finish, causing defective operation of the opening sashes and leaving gaps resulting in poor thermal efficiency and associated draughts and heat loss.
- Consideration should be given to a programme of replacement, utilising PVCu or similar materials and double-glazed units. At this time, the opportunity could also be given to reviewing the design and operation of each window. Replacement would significantly reduce future maintenance costs, but also improve thermal performance, with associated reductions in energy costs and improved user environment. **Programme within next year**
- Additionally, during these works, attention will be required to undertaken limited structural repairs and re-pointing to the brickwork above certain windows and to the west and south west elevations. **Programme with window replacement.**

- Landscaping around the building comprises of grassed bays with shrub planting. This is generally easy to maintain on a programmed basis.
- The access and parking bays comprise asphalt with concrete edgings and was noted to be in fair condition, with no apparent urgent repair items to be considered.
- **Internally**
- Notwithstanding proposals to refurbish and improve the layout and facilities (outlined below), the following items are considered to be priorities on a future maintenance programme.
- Generally, the fabric and finishes of the internal rooms and circulation areas are in fair condition, requiring an initial clean down and then a programmed, phased re-decoration and refurbishment, (see below) as and when funds allow.
- Within the premises, the locations requiring focus are the men's and lady's toilet facilities and the kitchen. These are 'tired' and require consideration to general improvement and re-refurbishment. In particular, they require provision of adequate forced ventilation.

Proposed Improvements

Priority 1

Entrance

- Access to/from the premises, internal circulation and disabled sanitary facilities are considered to be the first priority to comply with Part M of the Building Regulations and your statutory obligations under DDA.
- A review is required as to the provision of a dedicated disabled parking bay and means of providing a flat access route to the main entrance.
- The existing approach to the main entrance is sloping and does not contain an adequate external, flat, area for wheelchair and less ambulant user
- The main entrance door and screen requires replacement with an automatic power assisted unit, preferably of a sliding nature, together with appropriate controls, lighting and a weather canopy or similar.
- Adequate rainwater disposal is also required at ground level, to allow a flat threshold and eliminate the current moisture ingress.
- The internal entrance lobby is of inadequate dimensions, to allow suitable turning and circulation by wheelchair and less ambulant users.
- The existing sanitary accommodation is totally unsuitable for disabled access and restricted for ambulant users, due to narrow corridors and entrance doorways.
- This area will require internal demolition and re-configuration to provide a dedicated disabled w.c and improvement to the access of the ambulant facilities. It is unlikely that the

existing layout could be adapted, although this would be subject to detailed survey to confirm the structural elements that can be removed.

- During these works, it would be appropriate to enlarge the internal entrance door to the main hall, to improve visibility and ease of use by wheelchair users.

Fire Precautions

- As previously identified (subject to Fire Risk Assessment), the existing means of escape and compartmentalisation of the premises requires review and potential significant improvement.
- In respect of means of escape, the route through the main kitchen is totally un-acceptable, as the kitchen has the top fire loading rating and contravenes the principles of a 'protected' escape route.
- It is considered that a 'protected corridor' will be required from the main hall, out to the current fire exit, separate from the main kitchen area. This may well be able to be incorporated within the re-configuration of the sanitary facilities.
- The existing store, off the stage, is also accessed from the main kitchen. This store and its inner store are not provided with fire resisting door sets and at the time of my inspection were found to be propped open, thus creating a significant fire spread hazard.
- It is recommended that consideration be given to the removal of the doorway and stairs from the kitchen to the store and its blocking up.
- Certain other doors/openings and wall/ceiling surfaces will require upgrading to comply with current compartmental and spread of flame regulations, subject to the final re-configuration plans.
- Subject to the recommendations of a Fire Risk Assessment, consideration should be given to the provision of automatic fire detection and associated call points, signage and the like.

Priority 2

Main kitchen

- The existing kitchen is 'tired' and requires significant improvement, including:
 - Improved ceiling, wall and floor finishes
 - Replacement of storage units, worktops and fitments
 - Provision of additional hand wash facilities
 - Revised hatch to main hall (subject to fire corridor)
 - Replacement white goods
 - Improved ventilation and extract
- Care must be taken in the re-configuration of the kitchen, to avoid the kitchen being re-designated as 'commercial' by environmental health. In addition, the degree of 'cooking' requires consideration, as this can affect the Building Regulations in respect of fire precautions.

Storage

- The existing store and inner store, off the stage are poorly configured and create a fire hazard, due to poor compartmentalisation and finishes.
- It is considered that the store(s) could accommodate significant additional volume, if shelving/cupboards were provided and a rationalisation (clear out) of surplus items was undertaken.
- The existing store at basement level requires improvement to the fire protection of its ceiling and fire stopping to penetrating services to the stage/hall above. In addition, the compartment containing the gas fired boiler requires improvement to provide a self-closing, lockable and signed door, together with refurbishment of the wall and floor surfaces.

Thermal Performance

- Items for your future consideration should include:
 - The provision of additional insulation at ceiling level & skeeling together with the provision of improved eaves cross ventilation.
 - Consideration as to the provision of a suspended ceiling to the majority of the main hall area.
 - The replacement of existing single glazed windows, with PVCu double glazed units
 - Due to the location and exposure of the premises, I WOULD NOT recommend the provision of cavity wall insulation.

Items for your consideration and confirmation

- The existence of inspection and servicing records for the mechanical heating and hot water services installation, the electrical installation, and the fire alarm system.
- Do the premises have a current fire risk assessment? It will be your responsibility to provide and maintain an assessment throughout your ownership.
- Confirmation of ownership and maintenance of the boundary fencing.
- Is there a current Health and Safety file for the premises? It will be your responsibility to provide and maintain a file throughout your ownership, including a copy on site.

Conclusion

- Having received your information in respect of your aspirations for the improvement and future use of the premises, I have undertaken an initial inspection and provided my observations and recommendations as to priorities to be considered.
- Your first priority is to obtain or update a Fire Risk Assessment. This is required as a statutory requirement for all building owners and managers and will greatly influence the scope and costs of proposed improvement works.
- Upon receipt and analysis of this document and the awaited existing layout drawing, I can then undertake additional survey works (in particular with your electrical contractor) and provide an indicative budget cost plan and timescales.
- I would suggest that, following receipt and review of my report, we hold a zoom meeting with the relevant councillors and committee members, to agree the way forward.

Site	The Reading Room Buxted		
Date	21.01.2021		
Floor level	Ground		
Elevation	East - Front		
	Finish	Condition	Notes
Roof	Plain tiled verge - unpointed	fair	Pointing and minor repair required
Fascias/soffits	Painted timber - Gloss painted	Poor	Will require strip, repair and redecoration and replacement to entrance lobby
Gutters	N/A		
Walls	Facing brick - stretcher bond	Fair	section below hall window repaired from previous impact damage
Windows	Timber - Gloss painted	Poor	Require replacement within 12 months
Doors	Timber - Gloss painted	Poor	Rot to base of door and side panel
pathways	Tarmac	Fair	Drainage required to entrance door junction
Roads	N/A		
Parking bays	Tarmac	Fair	No bay markings
Fencing	1.8m Close board on dwarf wall	Fair	To south boundary
Miscellaneous	S.W chamber to S.E corner	Poor	Cover and frame require renewal with H/D

Site	The Reading Room Buxted		
Date	26.01.2021		
Floor level	Ground and Semi Basement		
Elevation	North		
	Finish	Condition	Notes
Roof	Plain clay tiles	Poor	Many tiles weathered and frost damaged
Fascias/soffits	Painted timber	Fair	Requires close inspection to confirm extent of repair/replacement
Gutters	Black PVCu	Poor	Inadequate capacity - replacement required
Walls	Facing brick - Flush pointed	Fair	Repoint required at basement store end
Windows	Timber - Gloss painted	Poor	Replacement required within 12 months
Doors	Timber - panelled	Poor	Replacement required within 12 months
pathways	Concrete - smooth finish	Fair	Badly affected by moss- Health and Safety hazard
Roads	N/A		
Parking bays	N/A		Grass area could take additional bays
Fencing	1.8m Close Board to north	Fair	5 years + remaining life ? Ownership
Miscellaneous	Gas meter in ground box		? Protection to pipework

Site	The Reading Room Buxted		
Date	26.01.2021		
Floor level	Ground and Semi Basement		
Elevation	West		
	Finish	Condition	Notes
Roof	Tiled verge - unpointed	Fair	Chimney stack to S.W corner. Verge may require repoint and repair
Fascias/soffits	Painted timber - Gloss painted	Poor	Will require strip, repair and redecoration and replacement to entrance lobby
Gutters	Black painted PVCu	Poor	Require replacement
Walls	Facing brick - Flush pointed	Poor	Will require repointing within 12 months
Windows	Timber - Gloss painted	Poor	Will require replacement within 12 months
Doors	N/A		
pathways	N/A		Grass area only
Roads	N/A		
Parking bays	N/A		
Fencing	1.8m Close Boarded	Good	5 years + remaining life
Miscellaneous	Rainwater gulley connections	Poor	Require replacement and sealing

Site	The Reading Room Buxted		
Date	26.01.2021		
Floor level	Ground and Semi Basement		
Elevation	South		
	Finish	Condition	Notes
Roof	Plain tiles to main slopes and chippings/felt to flat roofs	Fair/poor	Random tiles weather damaged and edge laminated. Flat roofs moss infested.
Fascias/soffits	Gloss painted timber	Poor	Phased replacement required all as north elevation.
Gutters	cast iron to west end PVCu to flat	Poor	require replacement and capacity upgrade
Walls	Facing brick - Flush pointed	Fair	Require repoint to s.w section and repair under kitchen window
Windows	Timber - gloss painted	Poor	All require replacement within 12 months
Doors	Panelled to store, flush to kitchen	Poor	Both require replacement within 12 months
pathways	Concrete in bays	Fair	Require repair, pointing and clean down
Roads	N/A		
Parking bays	N/A		
Fencing	1.8m Close board on dwarf wall	Fair	5 years + remaining life
Miscellaneous	I.C to slope brick chamber	Poor	Requires re-build

Site	The Reading Room Buxted		
Date	26.01.2021		
Floor level	Basement		
Room No. - Basement Store	Finish	Condition	Notes
Ceiling	fibrebord	Fair	Further investigation in respect of fire resistance and stopping required
Walls	Painted brickwork	Fair	Random impact marks
Floor	Floated concrete	Fair	Requires sealing
Skirting boards, door frames, window boards	N/A		No architraves to boiler room door
Architraves	N/A		see above
Doors	Gloss painted Flush timber	Poor	? Fire resistance and operation
Windows	N/A		
Fitments			
Miscellaneous	Worcester Bosch Greenstar 30I	Good	not tested

Site	The Reading Room Buxted		
Date	26.01.2021		
Floor level	Ground		
Room No. - Entry Lobby			
	Finish	Condition	Notes
Ceiling	Painted Plasterboard	Fair	Random cracks throughout
Walls	Painted Plaster	Fair	Random impact marks
Floor	Close pile carpet	Poor	Matt well at entrance
Skirting boards, door frames, window boards	Gloss Painted timber	Poor	Rot to entry frame/door
Architraves	Gloss painted timber	Fair	Minor impact damage throughout
Doors	Gloss painted Flush timber	Fair	Glazed to hallway
Windows	Gloss painted timber	Poor	Rot to base and poor insulation
Fitments	Coat hooks etc	Good	
Miscellaneous			

Site	The Reading Room Buxted		
Date	26.01.2021		
Floor level	Ground		
Room No.			
Female/Male w.c	Finish	Condition	Notes
Ceiling	Painted plaster	Fair	Random cracks throughout
Walls	Painted Plaster	Fair	Random cracks throughout
Floor	PVC Sheet - wood effect	Fair	? Slip resistance and sealing
Skirting boards, door frames, window boards	Gloss painted timber	Fair	Minor impact damage throughout
Architraves	Gloss painted timber	Fair	Minor impact damage throughout
Doors	Gloss painted Flush timber	Fair	Minor impact damage throughout
Windows	Metal - single glazed	Poor	flaking paint, paint build up and defective operation-need renewal
Fitments	White ceramic	Fair	Fitments require upgrade
Miscellaneous			No heating or extract

Site	The Reading Room Buxted		
Date	26.01.2021		
Floor level	Ground		
Room No. Kitchen	Finish	Condition	Notes
Ceiling	Painted fibreboard	Fair	Minor staining to random locations and open joints to boards
Walls	Painted brickwork	Fair	Part tiled above worktops
Floor	PVC Sheet - wood effect	Fair	? Non slip and sealing
Skirting boards, door frames, window boards	Gloss painted timber	Good	Minor impact damage throughout
Architraves	Gloss painted timber	Good	Minor impact damage throughout
Doors	Gloss painted Flush timber/panelled	Good	Not fire resistant self closing
Windows	PVCu - double glazed	Fair	Renew and re-design
Fitments	Units/worktops, white goods	Fair	Require upgrade/replacement
Miscellaneous	Hatchway to hall	Poor	Not Fire resistant - replace

Site	Reading Room Buxted		
Date	26.01.2021		
Floor level	Ground		
Room No. Store off stage	Finish	Condition	Notes
Ceiling	Painted plasterboard	Fair	? Fire rating/resistance
Walls	Painted Plaster	Fair	Random impact marks
Floor	Bare floorboards	Fair	Require upgrade/re-seal
Skirting boards, door frames, window boards	Gloss painted timber	Fair	Minor impact damage throughout
Architraves	Gloss painted timber	Fair	Minor impact damage throughout
Doors	Gloss painted Flush timber	Fair	Not fire resistant self closing
Windows	Timber-single glazed	Poor	Require replacement within 12 months
Fitments	Various shelves/cupboards	Fair	Require re-plan
Miscellaneous	Trap hatch to roof void over	Fair	Not fire resistant or secured

Site	The Reading Room Buxted		
Date	26.01.2021		
Floor level	Ground		
Room No. Stage	Finish	Condition	Notes
Ceiling	Painted timber/ fibreboard	Fair	Timber skelings ? Insulation
Walls	Painted Plaster/timber panels	Fair	Random impact marks
Floor	Bare floorboards	Fair	Require upgrade and re-seal
Skirting boards, door frames, window boards	Gloss painted timber	Fair	Minor impact damage throughout
Architraves	Gloss painted timber	Fair	Minor impact damage throughout
Doors	Gloss painted Flush timber	Fair	Not fire resistant self closing
Windows	Timber-single glazed	Poor	Require replacement within 12 months
Fitments	Stage lighting and screens		
Miscellaneous	Trap to roof above	Poor	Not fire resistant or secured

Site	The Reading Room Buxted		
Date	26.01.2021		
Floor level	Ground		
Room No. Hall	Finish	Condition	Notes
Ceiling	Painted timber/ fibreboard	Good	Timber skelings ? Insulation and fire resistance
Walls	Painted Plaster/timber panels	Fair	Random impact marks
Floor	Bare stained boards	Fair	Requires strip and re-seal
Skirting boards, door frames, window boards	Gloss painted timber	Fair	Minor impact damage throughout
Architraves	Gloss painted timber	Good	Minor impact damage throughout
Doors	Gloss painted Flush timber	Fair	Not fire resistant self closing
Windows	Timber - single glazed	Poor	Require replacement in next 12 months
Fitments	Radiators and pipework	Fair	Pipes require casing and insulation
Miscellaneous	Trap hatch above stage	Poor	Not fire resistant and secured

SCHEDULE OF CAVEATS

CONDITIONS AND LIMITATIONS

**SCHEDULE OF CAVEATS, CONDITIONS AND LIMITATIONS
TO THE COMMISSION FOR A BUILDING CONDITION SURVEY
The Reading Room, Church Road, Buxted, East Sussex. TN22 4LL
UNDERTAKEN BY
David Bysh BS.c FRICS
FOR
Buxted Parish Council
PO Box 202
Heathfield
East Sussex. TN21 1BN**

SCHEDULE OF FURTHER CAVEATS, CONDITIONS AND LIMITATIONS

IN CONNECTION WITH THE FOREGOING REPORT

1. The inspection of the premises shall not be deemed to be a full structural survey of the said premises.
2. The surveyor has used his best endeavours in carrying out the survey and has undertaken such investigations as are reasonable and practical at the time of his inspection and provided a statement of the principal defects and assessment of the apparent state of repair.
3. The survey was limited to an inspection of the visible elements of the building and an assessment of the apparent condition of the visible elements.
4. The Report consists of a commentary on the overall condition of the premises, rather than an inventory of every single defect which might be detected if time and cost permitted, many of which will have no effect on value.
5. The report does not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts; nor does it list minor defects which do not materially affect the value of the property. Any such defects that may be referred to shall not imply that the property is free from such defects.
6. The survey inspection did not include enclosed woodwork, steelwork or concrete or other parts of the structure which were covered, unexposed or inaccessible, and I am therefore unable to report that such parts of the structure are free from defects.
7. Examination was limited to those parts of the building which could be inspected from ground level.
8. No inspection was made of the interiors of the flues, chimneys and the like. No report is given in respect of the operation of open fires, wood-burning stoves, solid fuel boilers, etc.

9. In the course of the inspection, the Surveyor has not used a moisture meter.
10. The survey inspection did not include tests for or commentary on high alumina cement concrete or calcium chloride, asbestos, wood wool slabs as shuttering or other deleterious materials, radon gas, ground pollution or contamination of any sort.
11. I am unable to give a guarantee that the property is free from rot, infestation by woodworm or other like insects, firstly because there are parts of the property that are covered, unexposed or inaccessible and secondly because the life cycle of many timber pests is such that these can be active without being visible.
12. The report does not include any calculations or commentary on the proposed use of the existing building or its suitability and matters such as floor loadings etc are excluded.
13. Only garages and outbuildings of substantial and permanent construction or structures attached to the building have been inspected.
14. Boundary walls, paths and drives have only been inspected to the extent that they are readily visible and accessible.
15. I have not inspected for, or reported upon, the presence of toxic mould.
16. I have not inspected for, or reported upon, contamination or pollution which is beyond the scope of this report.
17. The report does not cover any areas of liability in respect of the Employer's responsibilities under the Control of Asbestos at Work Regulations. This is beyond the scope of the inspection and report.
18. The report provides an indication of the estimated cost of any significant works identified as requiring remedy or rectification, but such estimates are strictly for guidance purposes and shall not be construed as a definite cost of works due to market forces which would, if such works have to be circulated for tendering, result in a wide range of costs from different contractors invited to tender.

19. The inspection was concerned with the general condition of the building. Therefore any legal matters, questions of rights of way, ownership, boundaries and the like are specifically excluded from the Report.
20. Unless otherwise specifically agreed, the surveyor has not advised on valuation matters.
21. Unless otherwise expressly stated, in making the report, the following assumptions have been made:
 - a) That no alumina cement concrete or calcium chloride additive or other deleterious or hazardous materials or techniques have been used in the construction of the property and that it is impractical to comment on the condition of any wall ties.
 - b) That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown.
 - c) That the property and its value are unaffected by any matters that would be revealed by a Local search and Replies to the Usual Enquiries, or by any statutory Notice and that neither the property, nor its condition, nor its intended use, is or will be unlawful.
 - d) That Planning Permission and Statutory Approvals for the buildings and for their use, including any extensions or alterations, have been obtained.
 - e) That an inspection of those parts which have not been inspected would neither reveal material defects nor cause the Surveyor to alter the report (or valuation) materially.
 - f) That the underlying ground strata are of natural and harmless form, free from contamination or harmful/dangerous gases and have not been the subject of land formation or landfill of any description and are unaffected by pollution from tipping operations either on or within the vicinity of the site.
 - g) That the property is connected to mains services.
 - h) That sewers, mains services and the roads giving access to the property have been adopted.

- i) That in the case of newly constructed property, the builder is a registered member of the NHBC or equivalent and has registered the subject property in accordance with the scheme concerned.

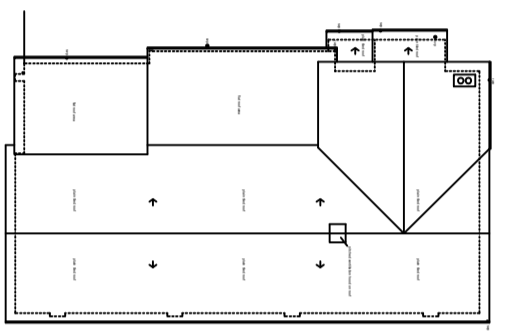
The surveyor will be under no duty to verify these assumptions.

22. The survey DOES NOT include tests and reports on services and drainage installations.

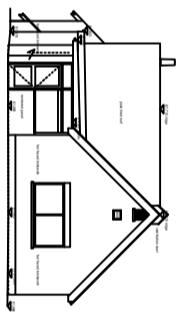
23. This report is strictly confidential to the client and is solely for the purpose for which it is prepared. Whilst it may be shown to other professional advisers, acting for the client, the contents should not be disclosed to, nor made use of, by any third party without the Surveyor's express prior written consent. Without such consent I cannot accept any responsibility to any third party.

24. The client's legal advisor should have sight of this report.

25. Information obtained and identified as being from third parties i.e. The Environment Agency, is provided as an information tool only and I am not in a position to either clarify or dispute such information. I am, therefore, unable to accept any liability for any information provided by these third parties. Such information is provided to allow you to make an informed judgement as to the need for further investigations into those points raised that may affect the value of suitability of the property.



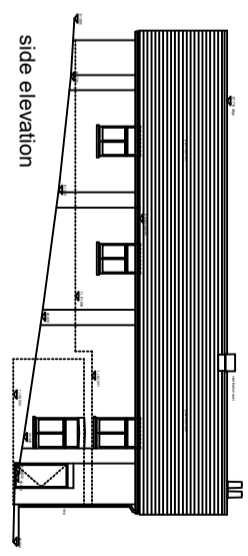
roof plan



front elevation



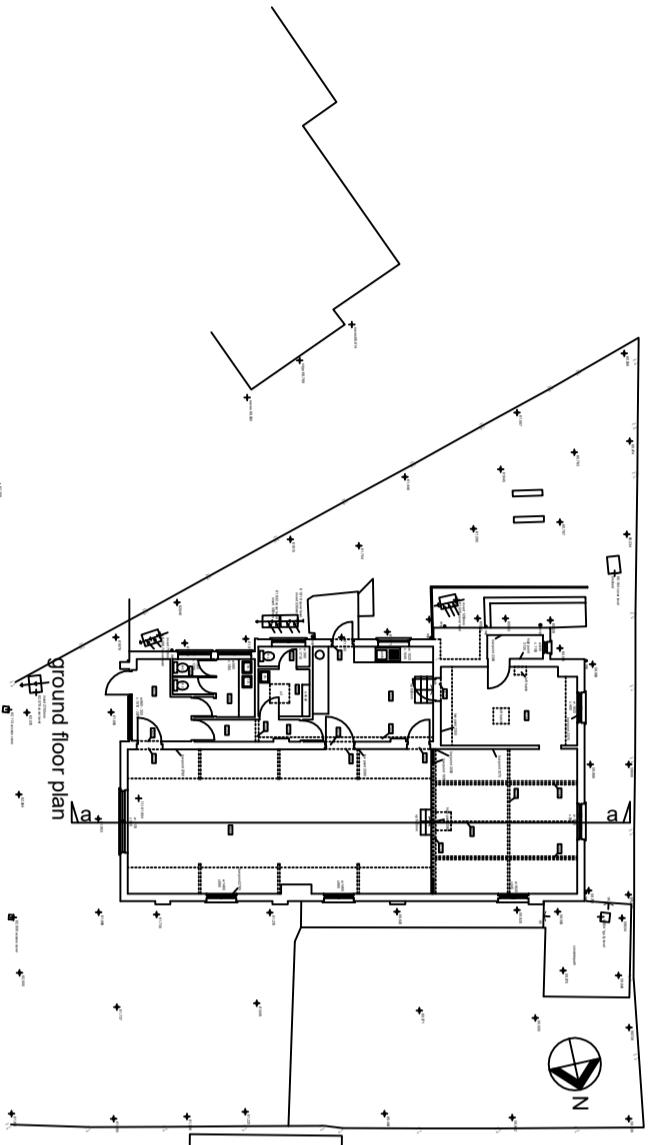
common ref. point



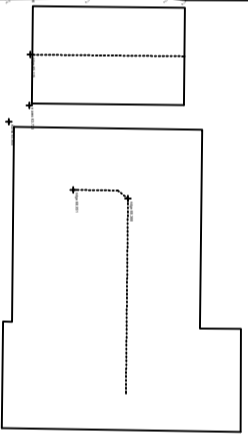
side elevation



common ref. point



ground floor plan

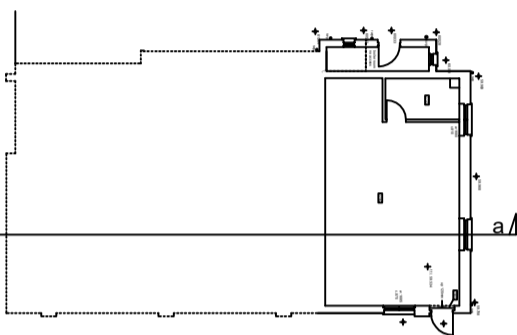


section a-a

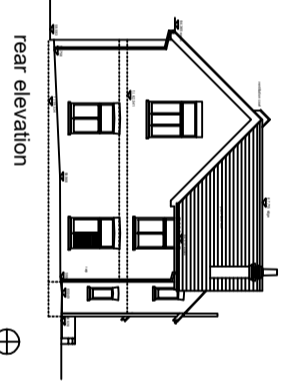


common ref. point

Church Road



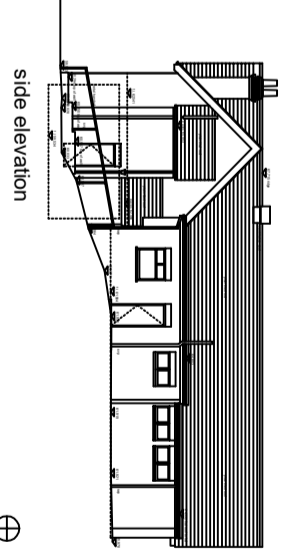
basement floor plan



rear elevation



common ref. point



side elevation



common ref. point

Project:	Reading Rooms Church Road Buxted, TN22 4LP	Client:	Buxted Parish Council PO Box 202 Heathfield, TN21 1BN	Date:	May, 2017
Townscape Surveys Ltd The studio office, 147 Honeycroft Lane Salisbury, Surrey, RH1 5JR tels: 01452 987371		Drawing:	Survey of existing 7332-1	Scale:	1:100
				Sheet Size:	A0