

Building Condition Survey Report

(NSDC018) Whitchurch Civic Centre & (6000) Whitchurch Library
High Street, Whitchurch, Shropshire, SY13 1AX



Date of Survey: January/February 2026

Contents

Executive Summary.....	4
1 General	6
1.1 Introduction	6
1.2 Survey Methodology	7
1.3 Index	8
1.4 Services	8
1.5 Occupation.....	9
1.6 Foundations	9
1.7 Confidentiality	9
1.8 Roads/Planning etc.	9
1.9 Weather	9
1.10 Date of Inspection	9
2 Building Structure & Fabric	10
2.1 Structural Form	10
2.2 Foundations	17
2.3 External Walls	17
2.4 External Doors & Windows.....	21
2.5 Roofs	25
2.6 Rainwater Goods/Soffit	36
2.7 Ceilings	40
2.8 Floors.....	41
2.9 Decoration.....	47
2.10 External Areas	48
2.11 Structural Survey.....	50
2.12 Asbestos	51
2.13 Fire Safety.....	51
2.14 Building Condition Summary	52
3 Mechanical	53
3.1 Incoming Services	53
3.2 Gas Boilers, Gas Heaters & Air/ Con.....	54
3.3 Temperature Controls	57
3.4 Pressurisation Unit and Expansion Vessel	58
3.5 Pipework & Insulation.....	58
3.6 Heat Emitters	58
3.7 Thermostatic Mixing Valves	59
3.8 Ventilation Systems.....	60



3.9	Domestic Hot Water System	61
3.10	Sanitary Ware	62
3.11	Kitchen Equipment	64
3.12	Mechanical Condition Summary	65
3.13	Statutory Inspections and Maintenance Contracts (required)	65
4	Electrical.....	66
4.1	Mains incomer.....	66
4.2	Submains	67
4.3	Final Circuits and Distribution.....	68
4.3.1	Civic Centre.....	68
4.3.2	Market Hall	70
4.3.3	Library	70
4.4	Containment.....	71
4.4.1	Civic Centre.....	71
4.4.2	Market Hall	71
4.4.3	Library	71
4.5	Power, Telephone and I.T. Accessories	72
4.5.1	Civic Centre and Market Hall	72
4.5.2	Library	72
4.6	Lighting and Emergency Luminaires	72
4.6.1	Civic Centre.....	72
4.6.2	Market Hall	73
4.6.3	Library	74
4.7	Fire Alarm System.....	74
4.7.1	Civic Centre, Market Hall, Library	74
4.8	Disabled Refuge Alarm	75
4.9	Intruder Alarm System.....	76
4.10	Door Entry System	76
4.11	CCTV System	76
4.12	Lightning Protection System.....	76
4.12.1	Civic Centre, Market Hall and Library	76
4.13	Lifts (passenger/goods lift)	76
4.14	Photovoltaic Panels.....	77
4.15	Electrical Condition Summary	77
4.16	Statutory Inspections and Maintenance Contracts (required)	77
5	Structural Engineer Review	79
6	Insurance Requirements and Limitations	79
7	Risk Register	80



8	Conclusion	81
9	Exclusions	82
	No liability to property or persons from damage or injury due to client negligence.	83
10	Appendices	84
10.1	Appendix A - Overall Condition Summary Remedial Summary	84
10.2	Appendix B – Location Plan and Floor Plans.....	100
10.3	Appendix C – Further Surveys	105
10.3.1	Structural Engineer Surveys – Thomas Consulting.....	105
10.3.2	Fire Compartmentation & Door survey – Atkins Realis	105
10.3.3	MEB Total – Gas appliance and pipework inspection and warning notice – WTC recommission and Gas Safe certificate.....	105
10.3.4	Protector RM Checklist – Vacant Property Management.....	105
10.3.5	Protector RM Guidance – Unoccupied Buildings	105
10.3.6	10.3.6 Shropshire Council Risk Register (operational and project)	105



Executive Summary

This report provides an integrated overview of the condition, structural risk and ongoing liabilities associated with Whitchurch Civic Centre and Library, drawing together findings from the 2026 Condition Survey and the updated Structural Inspection undertaken by Thomas Consulting. The assessment has been completed to inform strategic decision-making while the previously approved redevelopment scheme remains paused under the February 2026 Capital Strategy.

The complex remains currently broadly structurally stable, with no evidence of sudden or catastrophic change since the 2024 inspections. However, the surveys confirm that Reinforced Autoclaved Aerated Concrete (RAAC) is present extensively across the civic centre, library, theatre, internal corridor, covered walkway and external canopy and is classified as Red Critical condition. Widespread staining, exposed reinforcement, historic repairs, service penetrations without adequate trimming, and ongoing water ingress significantly increase the risk of progressive deterioration and potential localised failure.

While significant collapse is considered unlikely in the short term if the building remains vacant and access is controlled, the risk profile is increasing over time. Continued water ingress from life-expired flat roof coverings, defective rainwater goods and poor drainage is accelerating RAAC degradation. A number of areas remain unpropped, including upper roof zones and circulation routes, and the corridor and external canopy present heightened concern due to trimming around columns and poor detailing, where a progressive domino-type failure mechanism cannot be ruled out.

In addition to RAAC, the surveys identify a range of serious supporting issues. Immediate actions and considerations include the deteriorating timber balcony/façade to the front elevation of the Civic Centre, defects to the internal covered external walkway and external canopy (including corroded steel columns and life-expired structures). Further exposure of the Amber rated RAAC to the Market Hall toilets/store ceilings and potential propping are suggested, with consideration of practical consequences to users of the Market Hall facilities and alternative provisions consideration. Dampness affecting the basement and ground floor areas and ageing mechanical and electrical systems that no longer meet current compliance standards. Fire compartmentation and fire door deficiencies further compound the risk should reoccupation be considered. Ongoing maintenance of rainwater systems and detritus removal to roofs is required to mitigate further impacts of moisture penetration adversely impacting the RAAC across the site. Adherence for regular inspection and mitigations of a partial vacant property as per Shropshire Council requirements.

In addition, general elemental condition status with some deterioration of elements of an urgent/essential nature and others of desirable/long term should the building be retained long term for reoccupation. The Condition Survey identifies circa **£1.04 million** of varying condition priority timescales for condition-related works (including preliminaries and contingency) required to stabilise and manage the asset long term. Consideration and actioning urgent/essential and most immediate requirements should be made to ensure the stability of the property and health and safety mitigation to staff, contractors and public. This figure excludes RAAC replacement, major structural remediation or refurbishment/spatial remodelling, which would require substantially greater investment and is subject to separate feasibility assessment. As a result, the true cost of making the building suitable or safe for reoccupation would be significantly higher.



In its current state, the Civic Centre and Library require ongoing vacant property management, active inspection, and selective investment to prevent further deterioration and manage health and safety risk. The longer the complex remains unused and unheated, the greater the likelihood of accelerated deterioration, increased future costs and heightened risk exposure. Targeted short-term remedial and mitigation measures are therefore recommended to stabilise the asset while strategic decisions regarding refurbishment, partial retention or replacement are progressed.

This report should be read alongside the accompanying Risk Register, structural engineer updates, and supporting information, which together provide the necessary technical evidence to inform future detailed options appraisal, capital planning and decision-making for the Whitchurch Civic Centre and Library complex.

Given the Red Critical RAAC classification, the building is not suitable for reoccupation. Ongoing vacant-property management, strict access controls, regular inspections and targeted interim structural mitigation are required to manage health and safety, legal and financial risks.

Delay in determining a long-term strategy **will lead to further deterioration, increasing future costs and liability exposure**. This report therefore underlines the need for **timely strategic direction** on refurbishment, partial retention or replacement, informed by the accompanying risk register, structural advice and RAAC feasibility work.



1 General

1.1 Introduction

The Property Services Group have been requested to carry out a property Condition Survey in respect of Building Fabric, Mechanical Engineering and Electrical Installations.

The purpose of the report is to identify an overview of the condition, risk and liabilities associated with Whitchurch Library and Civic Centre to provide critical information on the condition status of the property and will identify present and potential defects or concerns.

1. *Progress a feasibility study to assess the potential for comprehensive repairs/replacement to the roof structure and other elements of the centre to address the inherent defects associated with RAAC and the ultimate findings of the Structural Survey.*

This will encompass a technical review of the required interventions, rectification and replacement elements required to address the condition items which currently prevent safe use of the asset together with any ancillary remediation associated with the major works.

The feasibility will cover cost, value for money, deliverability and potential timescales. The cost estimate will be an estimate and include all appropriate preliminary items, professional fees, approvals and temporary work.

The Council has undertaken a range of studies and option appraisals relating to the Civic Centre and Library, including feasibility studies and options appraisals following the identification of structural issues. These have considered refurbishment, partial retention, and redevelopment options, as well as community needs assessments as per the 17th January 2024 Cabinet [Decision - Whitchurch Civic Centre and Library - RAAC — Shropshire Council](#). This survey is to be considered within the wider discussion of the options appraisal and feasibility of remediation of inherent and ancillary at the property following the discovery of RAAC. Details of the previous report into RAAC can be [Cabinet Paper January 2024](#) (pp 317 -383) and Technical Overview report (pages 325-383). The report provides comment on defects, remedial improvement consideration and maintenance obligations associated with the building. This report does not include general life cycle costs, where defects are not noted or apparent.

Following further consideration and assessment Shropshire Council published the subsequent 12th February 2025 Cabinet Decision [Decision - Whitchurch Civic Centre - Options Appraisal — Shropshire Council](#) selecting Option 2 (construction of a new replacement facility based on the findings of a needs assessment).

In addition to the above, following the publication and decision of Shropshire Councils Capital Strategy in January 2026 [Decision - Capital Strategy 2025/26 – 2030/31 - In-Year Review — Shropshire Council](#) the redevelopment project has been paused, prompting a review of the condition and structural stability of the complex.



1.2 Survey Methodology

Due to the discover of RAAC to the known locations, with a safety-first approach limited access to some areas of the property, in addition to consideration of high-level roof access over large voids. Therefore, a drone survey was commissioned, for high level aerial inspections, plus other appraisal information.

A supporting fire compartmentation and fire door survey was commission due to consideration of observations initially made during the initial phase of the condition survey site visit. This has identified deficiencies within the complex which will need to be addressed prior to future use of the facility.

The limitation of stakeholder available inspection and testing information required further commissioning of external inspection and testing of gas systems and boiler/heater installations. This found the Market Hall and Theatre gas heating systems to be in poor condition and requiring urgent remedial work and further consideration of future replacement.

The reported projections are primarily based on a visual room by room survey and utilising information provided by the client. There may be some aspects of the structure, internal and external services, including drainage systems which are not accessible. The limitations of this survey can be found in Section 7.

The survey and report will be provided per discipline in a property elemental approach with a summary condition rating and condition priority appraisal applied using the matrix criteria as shown in **Table 1**. This provides some consideration of the general condition of an element. A priority rating will be provided, indicating the outline priority timeframe for remedial intervention.



Definition of Condition Ratings based on existing condition

Condition Rating	Definition
Condition A - GOOD	Performing as intended and operating efficiently
Condition B - SATISFACTORY	Performing as intended but exhibiting minor deterioration.
Condition C - POOR	Exhibiting major defects and/or not operating as intended.
Condition D - BAD	Life expired and/or serious risk of imminent failure. Requires immediate attention.

Definition of Priority Ratings based on existing condition

Ref	Priority	Definition
001	Urgent	Work that will prevent immediate closure of premises and/or address an immediate high risk to health and safety of occupants and/or remedy a serious breach of legislation. Work which is likely to lead to total or partial loss of service.
002	Essential	Work required within two years that will prevent serious deterioration of fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation.
003	Desirable	Work required within three to five years that will prevent serious deterioration of fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation
004	Long Term	Work required outside the five year planning period that will prevent deterioration of the fabric or services or to ensure compliance with legislation.

Table 1 - Condition Rating & Condition Priority Score Matrix

1.3 Index

For convenience, the Report is arranged under the headings, Building, Mechanical and Electrical with focus. Condition Rating and Condition Priority scores will be applied to the property elemental items within the report and general suggestions for remedial work. Desktop estimated costs will be provided in summary form in **Appendix A**.

1.4 Services

We were not instructed to carry out tests of the service installations, and any comments contained in this report regarding their condition or operation are of a general nature only, based upon a cursory inspection of



such services. Further tests will be required by appropriate specialists if assurances as to the condition or capacity of the services are required.

The most recent Electrical Inspection Condition Report, Emergency Lighting and Fire Alarm details were provided for the Library and Civic Centre. The gas system and boiler/blow air heater and testing for the Civic Centre were not available and therefore was commissioned as enhanced information.

1.5 Occupation

The library and main areas of the Civic Centre were vacant with only the Market Hall occupied at the time of the survey.

1.6 Foundations

The foundations were not exposed at the time of our inspection, and we are unable therefore to comment on their type or condition. Nevertheless, a careful inspection was made of external and internal walling for signs of any structural or ground movement. Any inferences drawn and comments made are based upon such inspection.

1.7 Confidentiality

This Report is confidential to the client and should not be used for any other purpose. Its contents should not be revealed to any third parties other than the client's professional advisors or published in any form without our express written authority. No responsibility is accepted by us towards unauthorised third parties acting upon information contained within the Report.

1.8 Roads/Planning etc.

We made no enquiries of public authorities regarding planning, building regulations approval, highways or similar matters. These should be the subject of searches and enquiries made by the client's solicitor.

1.9 Weather

Dry and sunny.

1.10 Date of Inspection

The building survey was carried out in January & February 2026.



2 Building Structure & Fabric

2.1 Structural Form

A location plan and updated block/floor plan can be found in **Appendix B**, however, please find **Figure 1** indicating the common locations and ease of reference.

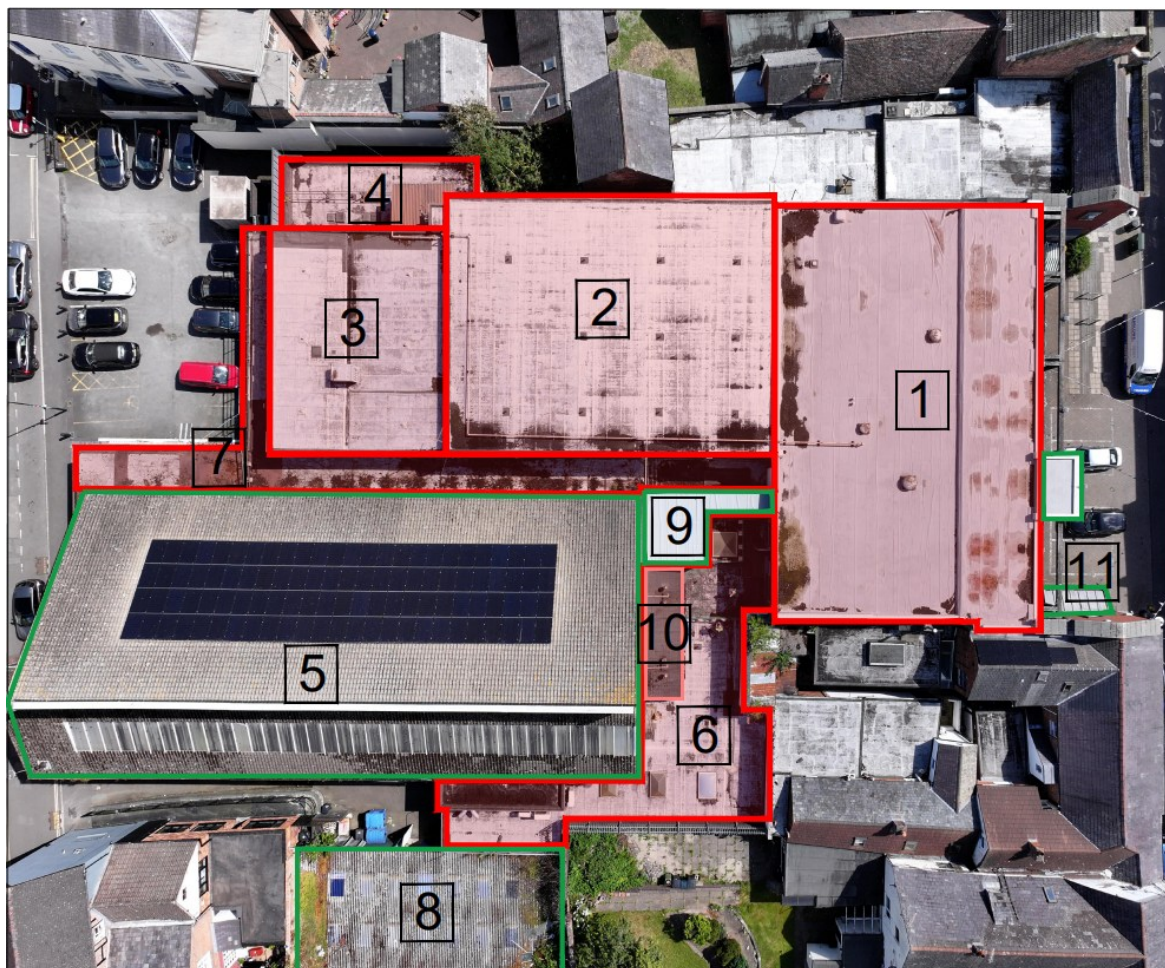


Figure 1 - Aerial location annotation.

1. Civic Centre Reception & first floor Merrie England/Edward German rooms, ground part library.
2. Main Civic Theatre Hall.
3. Stage area and rear store, first floor changing rooms.
4. Ground floor changing rooms.
5. Market Hall.
6. Library (part shown).
7. Enclosed covered walkway and external canopy.
8. External Garage Store.
9. Civic Centre/Merrie Lounge alternative means of escape stairwell.
10. Market Hall – Gas Blow Air Heater structure.
11. Bar Store – Ground floor – external

The property is situated on a sloping site within the high street of Whitchurch. The British Geological Survey information indicates the property is situated on Glaciofluvial Devensian superficial deposit (Sand and Gravel) over a bedrock layer of Wilkesley Halite (Halite Stone/Mudstone).

The two-storey Whitchurch Civic Centre complex originates from circa 1960/1970 and includes the Theatre, Market Hall, external store building and Whitchurch Library within the building at ground floor level. Additional ground floor provision includes a reception foyer area with offices, welfare facilities and tourist information service, a six-meter-high main theatre hall with performance stage/changing rooms, and a large open space Market Hall connected by a covered internal walkway corridor.

The first-floor Civic area facilities include the Edward German meeting room, Marrie England lounge/bar social area at the front of the property and further Theatre changing rooms above the rear (East) stage area. The rear of the property includes an open-covered canopy walkway extending from the internal walkway, wrapping around the back of the theatre area to the Market Hall. This walkway also provides a fire escape route from the theatre first floor changing rooms.

The property is a braced steel frame with pre-cast concrete beam and block floors to suspended floors and ground bearing concrete slab to the ground floor areas. The Civic reception area also contains some assumed Victorian era vaulted brick cellar to the front of the property. The basement area shows signs of general subterranean dampness expected with the type of construction and lack of ventilation. During the inspection on a day which was dry, moisture ingress was noted to the plywood board housing the incoming electrical supply however for the moment was not causing detriment to the service (see note within the electrical section).

Light weight Reinforced Autoclaved Aerated Concrete Siporex panels provide the roof structure to the Civic Centre, Stage and changing rooms, covered walkway and Library as noted in previous Structural Inspections and [Cabinet Paper January 2024](#) (pp 317 -383) and Technical Overview report (pages 325-383). These are throughout the site considered as Red Critical Category as per the Institute of Structural Engineer risk categorisation. Please note that the Library RAAC roof structure extends into the first floor of the alternative means of escape stairwell leading from the Merrie England bar lounge as illustrated in floor plans found in Appendix B. There will need to be consideration of this in any remediation or roof structure replacement project and replacement with a new product.

Following the feasibility assessment further RAAC was identified in the toilet/storeroom area of the Market Hall building, which is currently assessed as an Amber condition rating and any risk by mitigation is currently being managed, however this needs to be improved.

Due to the ongoing deterioration of the RAAC within the Library and Civic Centre, being exposed to moisture ingress, via minor roof leaks and/or general lack of roof/gutter cleaning the RAAC structure should be considered for full structure deck replacement asap. Until this is provided continued assessment and inspection is required, plus further mitigation of deteriorating areas such as the rear external walkway and internal RAAC roofed corridor for



provision of removal or further propping. Consideration in removal of the external walkway must also allow for any perceived means of escape from the first-floor level area and changing rooms above the stage – or mandated with evidenced robust access restrictions.

The Civic Centre front elevation has a red-brown stretcher bond brick facade to ground level with timber beam and horizontal timber cladding to the first-floor balcony area following a partial refurbishment and façade enhancement in approximately 2013. The rear elevation comprises of dark brown stretcher bond brick façade. The roofs to the Civic Centre Theatre/Changing rooms, and walkway and are asphalt flat roofs with retrospectively applied reflective waterproof coatings and small areas of felt detailing to copings. The first-floor Civic meeting room/lounge area comprises of a flat single ply membrane roof.

The Market Hall comprises of a pitched tiled roof with photovoltaic panels to the southern elevation, with associated ground floor flat asphalt roofs of the linked canopy, external stretcher bond dark brown brick facade and with inset glazed panels and rendered masonry panels.

The rear external north store area is of masonry wall to wall “garage type construction” construction with a corrugated Asbestos cement Chrysotile mono pitch roof with inset Perspex skylights. The roof is supported by a large internal steel framework and appears satisfactory with evidence of surface corrosion due to egress of water from the roof. The remainder of the structure is comprised of brickwork party shared garden walls with low level buttress. The floor is a concrete slab construction.

The site is complemented by front and rear car parks and an external storage area provided to the north elevation.

Due to the condition of the RAAC within the internal walkway roof and external canopy but also deterioration of the supporting metal RHS columns, this is required for replacement/removal asap. Further consideration of ongoing mitigation of the internal walkway RAAC structure with further propping if this cannot be removed. In addition to any planned works, whilst the area has been excluded to the public via perimeter Heras fencing to the walkway and crash deck scaffold fan to the Market Hall entrance area, a regular inspection and review of the provision should be made including any breaches of unauthorised access due to the poor condition of the walkway structure and likely deterioration due to lack of regular maintenance, debris cleaning and rainwater management.

Condition Rating D-1

The RAAC to the Library area is currently propped at 600mm centers by Acro props which require to be regularly inspected. RAAC panels to the remainder of the Civic Centre and Library (with noted deflection to the library area) remain in similar condition to 2024. It is suggested long term the RAAC panels are removed within a redevelopment or refurbishment project asap. Until such time then access should be exclusively restricted to only essential and trained personnel with suitable risk assessment and personal protective equipment.



Condition Rating D-1

Whilst the RAAC within the Market Hall is currently considered “Amber” condition as per IStructEng guidance, visual inspection is hampered by lack of access. It is suggested that the plasterboard ceilings and services are removed to allow proper and future inspection to determine any deterioration. Initial suggestion from structural engineers is also to provide propping to the corners of the effected toilet/store area as a precaution.



Condition Rating D-1

Should access be required within the Civic Centre reception area for other than permitted essential staff, then consideration of a crash deck to first floor areas or propping route should be considered until the time when the RAAC is removed. Consideration of mitigation techniques could be considered for the Civic Centre/Theatre RAAC areas; however, this may depend on

the limited bearing width of existing steel structures plus ongoing inspection regimes. Replacement of the structural deck may be preferable.

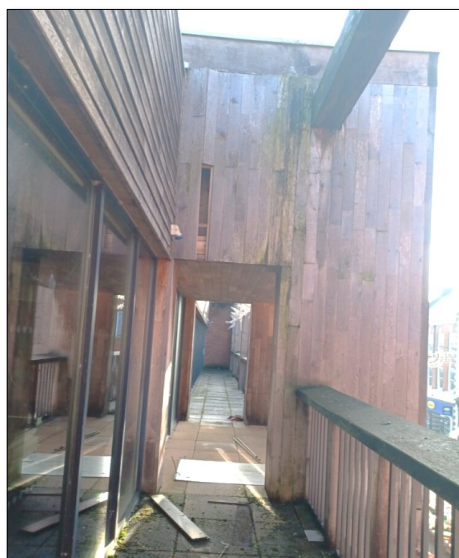


Condition Rating D-1

The front west façade has a large solid timber frame structure forming a pagoda and balustrade. It was observed the balustrade structure of untreated (though may have been tanalised) timber has shrunk and several shakes (splits). The timber joints have shrunk and showing connections and caution should be exercised and prevention of allowing a large quantity of people accessing this area i.e. leaning on the balustrade, as this may cause partial collapse – though the property is currently vacant and unoccupied in this area. The larger overhead timber structure shows signs of weathering and mortice/tenon joint shrinkage though currently is not thought to be an imminent danger. To prevent further deterioration and health and safety obligations in protecting staff/visitors/public, further assessment and design is required in the replacement of timbers and or treatment to extend its life span, with connections requiring strengthening with additional steel plate fixings.

Access to all staff and others should be restricted on an essential basis only with informed risk assessments until remedial measures are put in place plus.

The construction detail can be found in **Figure 2**.



Condition Rating D-1

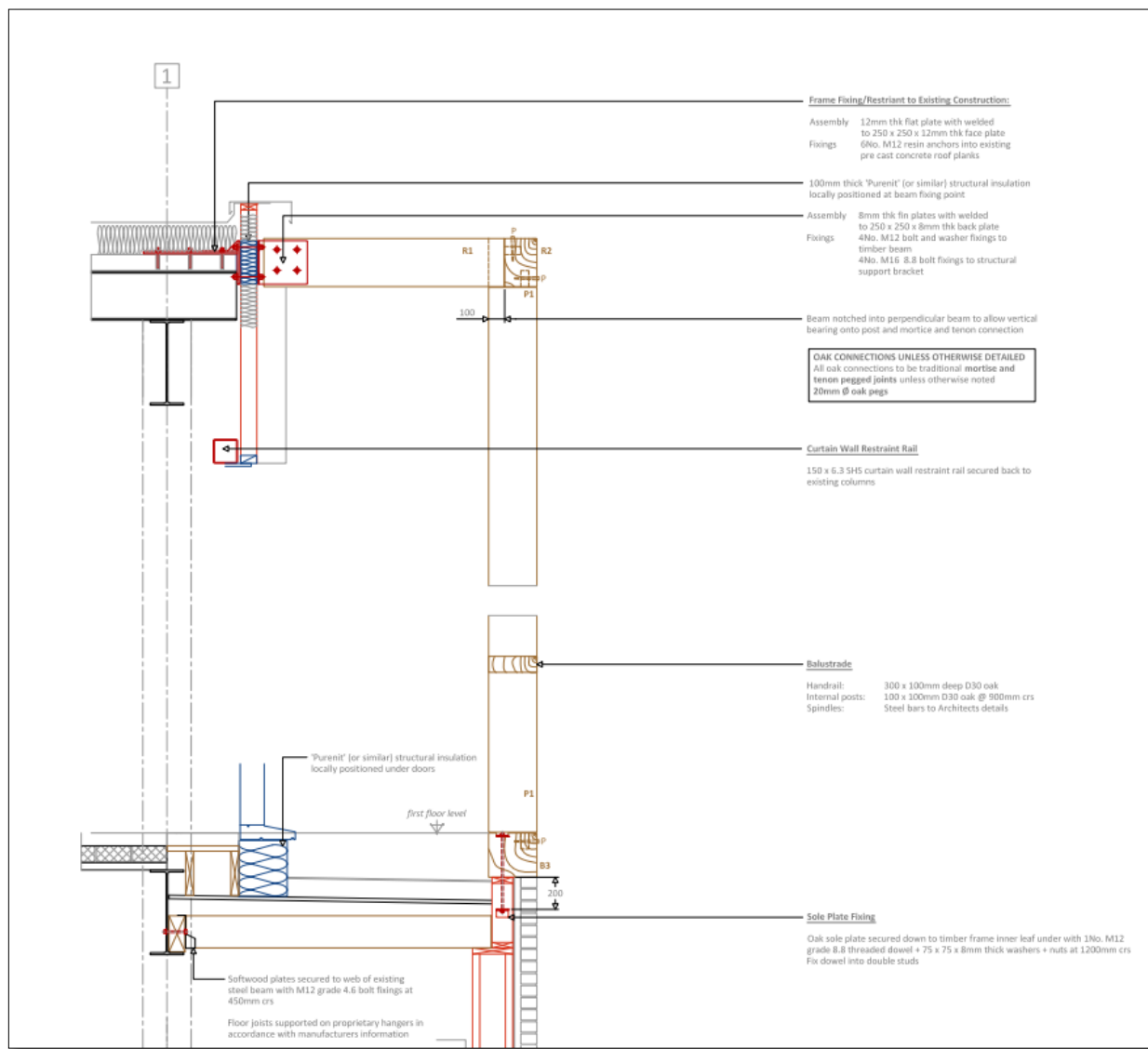


Figure 2 - External canopy/decking detail.

External Walkway/Internal Covered Area to Civic Centre and Market Hall

The RAAC fat roof constructed external way is in poor condition with roof coverings beyond their economic life, with concern of water penetration, and detritus impacting the condition of RAAC panels. Full or part removal should be considered. The internal covered area/walkway roof is also in poor condition with concern of impact on RAAC roof. Remediation work should be considered urgently (see Chapter 5).

Condition Rating D-1



A summary synthesis conclusion of the key considerations with the assessment on the condition of RAAC and general structural element within the building can be found in **Chapter 5 – Structural Review**.

An updated structural survey review has been commissioned and conducted in 2026 with structural engineers Thomas Consulting providing an update from the previous 2024 inspection. This provides further details of the structural form and can be found within **Appendix C**.

2.2 Foundations

The foundations of the property were not exposed and not subject to inspection. There was no indication of issues with the foundations evident in the walls of the property.

2.3 External Walls

Civic Centre

Front façade brickwork is laid in stretcher bond with minor staining and efflorescence. Leaking and poor detailed rainwater goods plus watering of hanging baskets will add to the saturation of brickwork and should be considered.

The remaining areas of external brickwork are of dark brown brick laid in stretcher bond with solider courses above window openings.

Condition Rating B-3

It is noted that there are external gable walls flanking the front elevations to the Southwest and Northwest. The condition appears to be in satisfactory condition though it is unclear of the ownership or purpose if structural or decorative.

Condition Rating A-4

Bar Store Structure

Red brick – A-4

Theatre/Stage and Changing rooms.

The remaining areas of external brickwork are of dark brown brick laid in stretcher bond with solider courses above window openings with no major defects visible. The brickwork encases vertical steel columns and provides a route for internal rainwater goods discharging into sealed gulleys located within the internal covered walkway.

It was noted to the external brickwork of the ground floor changing room that the external tarmac level has increased over time and breaches the Damp Proof Course in areas as per the

photograph below. However, no damp issues to the internal surfaces of the changing room were noted. Should this become a problem in the future, the ground level adjacent this area needs to be reduced to remove the breach or alternative retrospective damp proofing remedies.

Condition Rating B-3



Library

The library external walls consist of a dark brown external brick laid in stretcher bond. The library garage is lined internally with Silica bare brick laid in stretcher bond. All appear in a satisfactory condition.

Condition Rating B-4

Areas of internal wall to the rear Library staff area and corridor show surface plaster cracking and hygroscopic staining due to water penetration from overflowing gutters of the external store building and saturation of the external walls. Resolve the penetrating damp, remove the effected plaster, and recover. Suggest wall covering using phenolic board resistant to damp.

Condition Rating C-3

The external rear perimeter party garden walls to the library roof area have a textured render finish which show signs of hairline cracking. Additionally, the brickwork coping requires repointing. Monitor and conduct repairs as needed.

Condition Rating C-3



Market Hall

The Market Hall consists of a dark brown external brick laid in stretcher bond, surrounding a portal steel frame with lightweight silica brick to the internal skin. There is evidence of cracking the masonry eaves/corbels externally and internally of the gable walls and due to inherent defects of the construction movement and does not represent major concern at this moment however consider remedial works to the brickwork. Consider remedial work.

Condition Rating C-2

It is noted that a quantity of rendered panels to both north and south elevations of the Market Hall have hairline cracking suggesting a debonding to the surface key. Consider renewal of the render to prevent further deterioration and failure. However, it is also noted of deterioration to area of render due to leaking or overflowing gutters and rotten fascia's which also need to be cleared and renewed (see section 2.6 for details).

Condition Rating C-2





External Garage Store

The external garage store has an external façade of dark brown brickwork to the south elevation, laid in stretcher bond and is generally in reasonable condition. It would benefit from removing established vegetation in localised areas asap.

The surrounding brickwork to the West, North and East elevation appears to be a boundary party garden wall with neighboring properties. Internally this brickwork is in an undecorated render finish but shows signs of dampness and algae growth either from roof leaks or penetrative damp and should be considered for remedial works. The base of the north/east wall is complemented by a large retaining buttress structure and as noted in the structural engineer

assessment shows signs of minor defects and remedial works are required to prevent further deterioration.

Condition C-3

The external bin store adjacent to the garage and physically attached to the adjacent property raised footpath/retaining wall is showing signs of structural cracking and weathering likely due to variety of causations. It would be suggested the removal of a Buddleia Davidii vegetation and recommended to carry out remedial works to prevent further deterioration.

Condition Rating C-2

It is unclear if the retaining wall to the Market Hall/External Garage and adjacent residential property vehicle access is within the area of demise. This low-level retaining wall is faced with engineering brick laid in stretcher bond capped with a bull nose edging brick.

2.4 External Doors & Windows

Civic Centre

The east high street elevation has powder coated aluminum to ground floor double doors, and office windows installed presumably in the 2013 refurbishment. At first floor level there are similar fixed floors to ceiling windows and openable doors onto the balcony.

Condition Rating B-3

The external east elevation to the Merrie Berrie Bar/Lounge has aluminum anodised single glazed large pane windows and single door. These would benefit from replacement and upgrade.

Condition Rating C-3



Bar Store (aka Camel Shed)

The external single timber door and frame appear in satisfactory condition, however, requires complete redecoration to prevent deterioration of the timber.

Condition Rating D-2



Theatre/Stage area & ground floor changing rooms

The external double timber fire exit doors leading to the external pedestrian egress are in poor condition and require replacement. It would be suggested to consider Aluminum powder coated doors for low maintenance and ease of exit door furniture.

Condition Rating C-2



Library

Front door is a recent addition of an Aluminum powder coated accessible door and concealed finger guards, with automation and appears in satisfactory condition. The front west elevation has PPC Aluminum windows which appear in satisfactory condition.

Condition Rating A-4

The rear library timber fire exit door with high level vision panel and fitting with a crash emergency exit bar appears in general reasonable condition. Though consider replacing it at a later date to improve u value and access arrangement.

Condition Rating B-4

The library staff welfare areas have external skin anodised aluminum frame windows and single glazing which appear in reasonable condition but would benefit from a thermal improvement upgrade etc. as part of a wider refurbishment.

The library garage has a solid bi-fold door set within a track and appears to be in satisfactory condition though was not seen in operation.

Condition Rating B-4

Market Hall

The entrance doors are powder coated aluminum double doors and appear to be in satisfactory condition.

Condition Rating B-4

The north elevation fire escape double doors are of timber construction and appear to be in satisfactory condition.

Condition Rating B-3

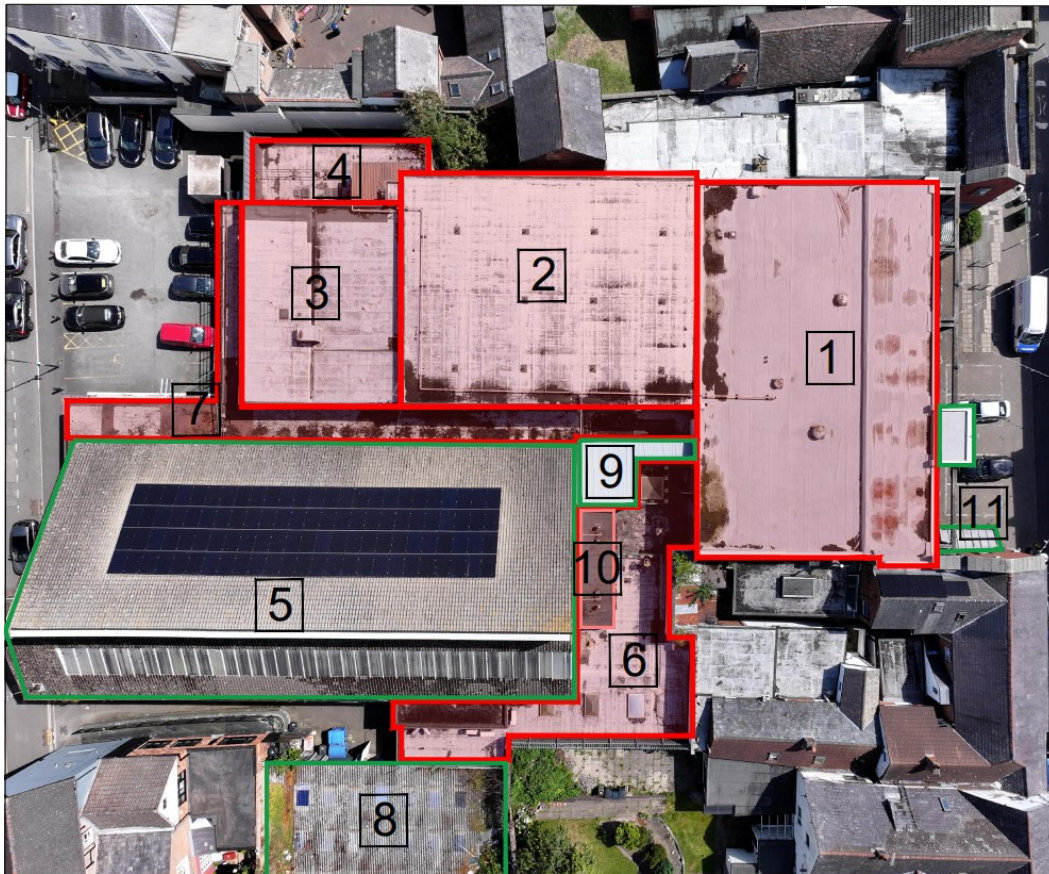
External Garage Store

The modern up and over garage doors appear to be in working order. However, the timber external door would benefit from minor remedial works or consideration of replacement in the future.

Condition Rating C-3



2.5 Roofs



1. Civic Centre (Reception & first floor Merrie England/Edward German rooms, ground part library).
2. Main Civic Theatre Hall.
3. Stage area and rear store, first floor changing rooms.
4. Ground floor changing rooms.
5. Market Hall.
6. Library (part shown).
7. Enclosed covered walkway and external canopy.
8. External Garage Store.
9. Civic Centre/Merrie Lounge alternative means of escape stairwell.
10. Market Hall – Gas Blow Air Heater structure.
11. Bar Store – Ground floor – external

Access was not permitted to most of the roofs of the complex from a health and safety perspective, therefore a drone survey has provided the imagery and information to inform the condition survey.

Note: costs for re-roofing the RAAC effected areas has not been included within this condition survey as there are included within the RAAC removal feasibility which will require the roof being fully removed and reinstalled.

Civic Centre (roof 1)

The flat roof the Civic Centre area as per Figure 1, appears to be of a single ply rubber membrane, likely installed during the refurbishment and west elevation extension circa 2013. This appears to be in general reasonable condition, though a number of product joints and areas of the membrane appear to have blisters to the surface. No roof leak penetration was observed within the building – though it was noted some adhoc water penetration Edward German room likely through the roof mounted extraction fan aperture. Consideration of any leaks on the RAAC and maintenance regime need to be considered. It was noted of detritus and debris to the roof which may impact the surface drainage efficiency as noted in item 2.6

Condition Rating C-3



Civic Centre - Merrie Lounge alternative means of escape stairwell (roof 9)

The roof structure appears to be modern and likely provided as an alternative means of escape serving the Merrie Lounge, with timber purlins and metal sheet structural deck. The roof covering appears to be a single ply rubber membrane. Blisters to the membrane surface were noted in the aerial images, however, no leaks were observed internally.

Condition Rating B-4

Theatre/Changing rooms (roofs 2,3 and 4)

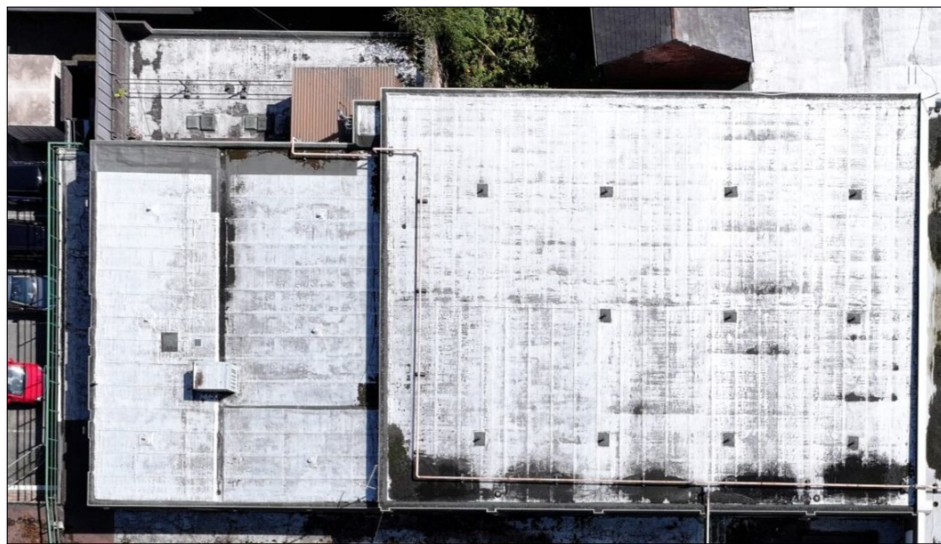
The flat roofs to the three separate areas appear to have a ventilated asphalt surface with retrospectively applied reflective paint. Evidence of miner remedial patches surrounding the

vents is noted. No roof leak penetration was observed within the building at the time of the survey.

Consideration of any leaks on the RAAC and maintenance regime need to be considered. It was noted of detritus and debris to the roof which may impact the efficiency of the surface drainage efficiency as noted in item 2.6.

It was noted of a metal corrugated structure with a mono pitch corrugated roof, situated on the ground floor RAAC changing room roof (reference 4), which may contain redundant mechanical plant. Should this be the case, consider removal if longer required.

Condition Rating C-2



Enclosed Covered Walkway & External Canopy (roof 7)

The flat roof to the covered internal walkway and external canopy appears to be asphalt with a retrospective applied reflective paint. The roof was not physically inspected due to concerns of RAAC instability and observed from vantage points and aerial images. The roof is in poor condition with crazing to surfaces and evidence of thermal expansion stress to the roof covering. Remedial repairs appear to have been applied in various areas using mineral felt. There is evidence of standing water to the roof generally.

This is further evidenced by the presence of large quantities of detritus to the roof such as moss/vegetation and algae growth suggesting standing water helping propagate vegetation. Rainwater is also contributed from the Market Hall leaking/overspilling gutters onto the roof. No major leaks were observed in the area of the time, however evidence of hydroscopic salt debris on the floor likely from the RAAC roof deck indicates potential moisture penetration of some type. Further investigation and mitigation/remedial work should be carried out asap.

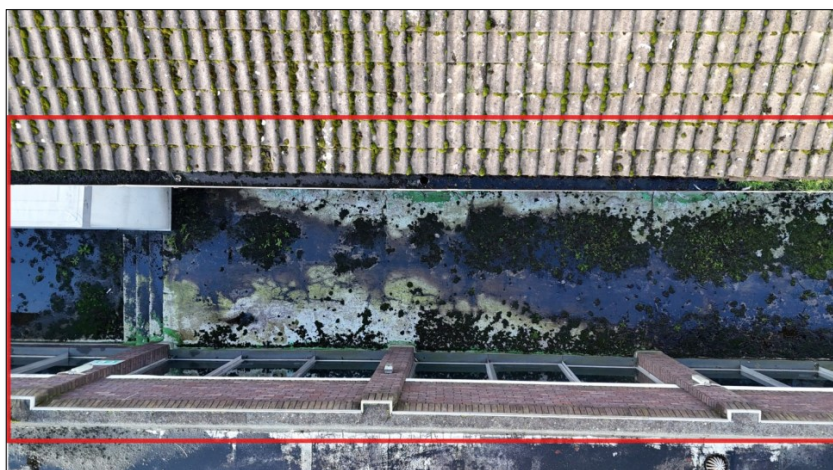
It was noted rainwater assumed from the Theatre internal down pipe outlets from within the brickwork columns entering the covered walkway corridor which requires further investigation and remedial work. sealing.

It was noted that part of the walkway roof structure as its adjoins the Marie Lounge and Alternative Staircase is of lower level and providing an area for surface water to accumulate in reasonable quantity. The roof deck to this area appears to be in part of plywood construction and shows evidence of water penetration which should be investigated and remediated asap – or mitigation/restriction to the area provided

The above roofs should be considered for further investigation/mitigation and remedial work asap. Removal/replacement of the roof and structure should be considered at the earliest opportunity. Costs for replacement

Provision and consideration of roof cleaning and cyclical rainwater management is required as per item 2.6, though this may be challenging due to the RAAC presence and general poor condition.

Condition Rating D-1





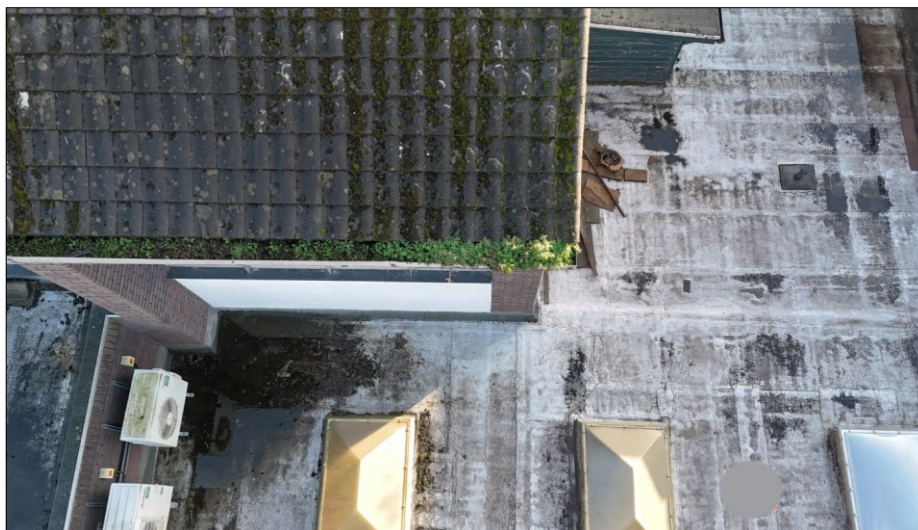
Library (roof 6) and Market Hall (roof 10 - Gas Blow Air Heater structure)

The enclosed flat roof covering appears to asphalt with a retrospectively applied reflective paint. The roof is in poor condition with crazing to surfaces and evidence of thermal expansion stress to the roof covering. Remedial repairs appear to have been applied in various areas using mineral felt. There is evidence of standing water to the roof generally, with drainage points of internal rainwater pipes to the areas below. There is minor evidence of moisture penetration to areas within the library, however no major leaks were observed. The roof contains a number of roof lights which would benefit from replacement during a roof replacement project. The RAAC structural deck is heavily propped due to results of previous reflection surveys and requires removal and replacement. The roof is beyond its economic life and should be replaced urgently and or as part of any RAAC replacement project.

Condition Rating D-1





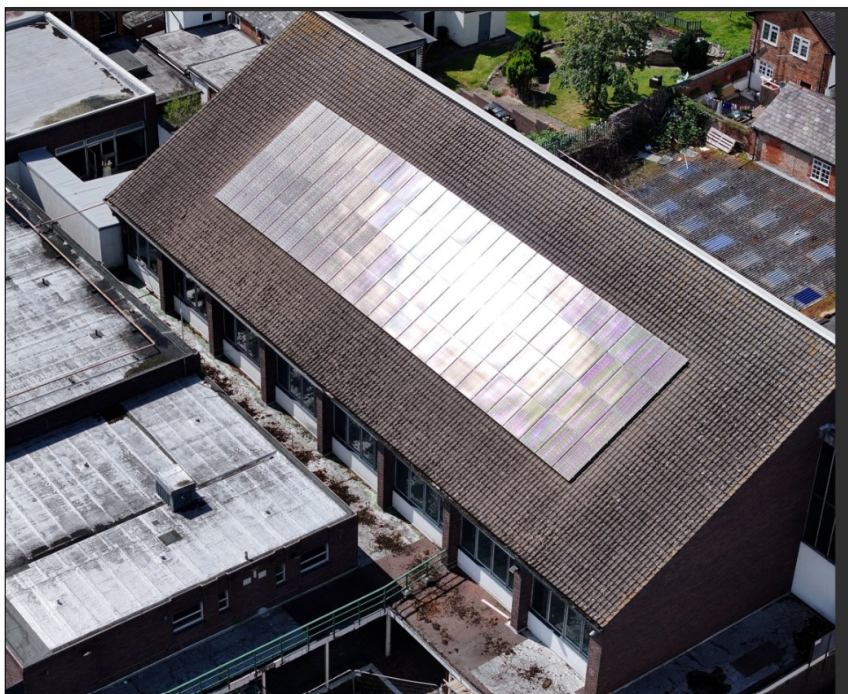




Market Hall (roof 5)

The market Hall roof is a pitched ridged construction finished with a concrete tiled roof. The roof tiles appear to be in reasonable visual condition. The verge pointing is showing signs of deterioration and requires re-pointing to help preserve the roof from water egress. Remedial works to the large area of skylights may be required with beading/flashing displaced and requiring remediation. Site staff comment on occasion roof leaks in the form of drips in heavy rain. The roof is also fitted with Photovoltaic Panels as noted in section 4.





Condition Rating C-3

In addition, the Market Hall toilets and internal store have a flat RAAC roof structural connected as part of the external canopy walkway, with assumed asphalt flat roof of unconfirmed construction. The roof covering is in poor condition requiring re-roofing and the timber fascia is rotten in areas and in need of replacement and further investigation.





Condition Rating D-1

Market Hall – There is currently an internal vertical ladder access to roof void, which must be accessed via separate means onto the ceiling of the toilets/storeroom. This arrangement requires consideration by the operator of proper access and fall arrest measures plus a management strategy to safely manage access, plus ongoing annual inspection of ladder/fall arrest systems.

Condition Rating D-2

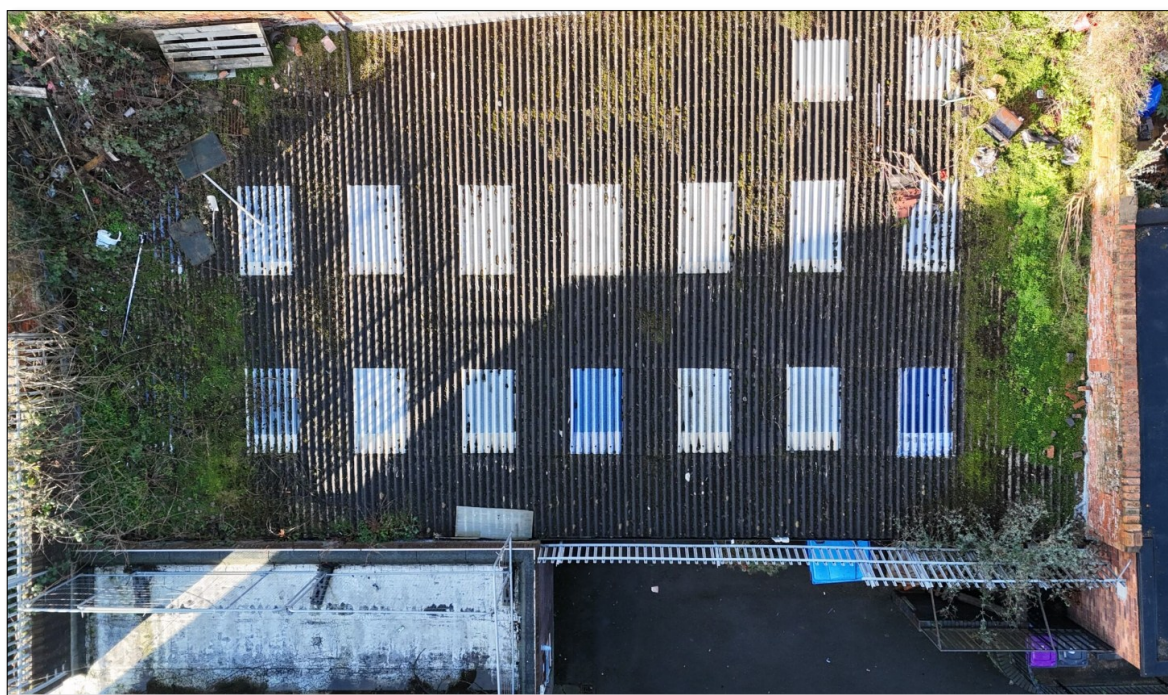


External Garage Store (roof 8)

The roof to the external garage is a fragile surface Asbestos Cement (Chrysotile) roof with inset Perspex roof lights. Some areas of the perimeter wall abutment appear to be of plywood construction with a nominal flashing detail. The roof appears to be leaking in various areas and is beyond its serviceable life. It is recommended to replace the roof with a modern alternative non-insulated product suitable for the situation, the gutter provision improved. The Asbestos roof will require safety removal by a licensed contractor in line with Shropshire Council's Asbestos policy and CARS (2012).

The roof structure is also furnished with a high-level metal mesh panel fence above fascia level, assumed to prevent unauthorised access to the roof.

Condition Rating D-2



2.6 Rainwater Goods/Soffit

Civic Centre, Theatre and Changing Rooms

The Civic Centre flat roofs have internal rainwater outlets generally which disperse surface water internally. Visual assessment has been from an aerial perspective. All roofs have general detritus and require clearing to help ensure rainwater goods operate as intended.

There is evidence of a historic leak from the rainwater down pipe from the first-floor balcony above the former Town Council offices. The rainwater pipe which returns to the building would

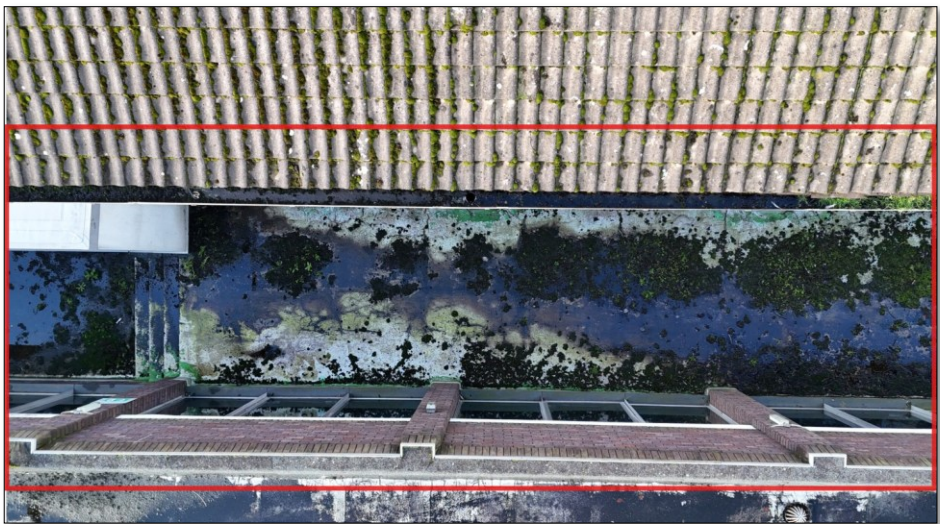
benefit from rectification works and consideration of redesigning the water management detailing.

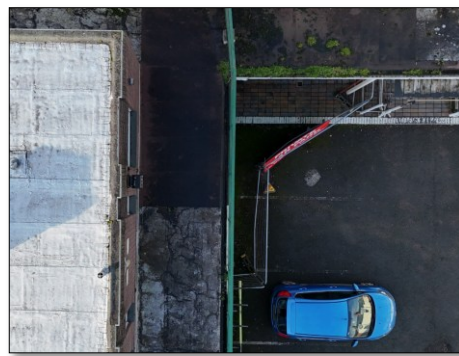
Condition Rating – D-2

Enclosed Covered Walkway & External Canopy

There are large quantities of detritus to the roof such as moss/vegetation and algae growth suggesting standing water helping propagate vegetation. Rainwater is also contributed from the Market Hall leaking/overspilling gutters onto the roof. Consideration of roof cleaning and rainwater management is required as per item 2.6, though this may be challenging due to the RAAC presence and general poor condition with any clearance including a risk assessment.

Condition Rating D-1

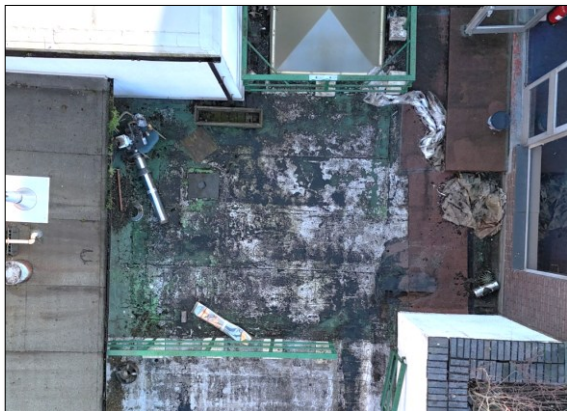




Library

The existing flat roof has internal rainwater outlets within formed gutters on the roof and generally which disperse surface water internally through rainwater down pipes. Visual assessment has been from an aerial perspective. All roofs have general detritus and large items of debris such as replacement flu and materials from recent works to the Market Hall gas heaters that require to be removed asap to ensure they do not impact drainage of the roof and require clearing to help ensure rainwater goods operate as intended.

Condition Rating – D-1



Market Hall

The box gutter to the south and north elevations of the Market Hall requires maintenance to clear it from debris urgently to prevent overflowing onto surfaces below and allow effective rainwater management. The gutter appears to be leaking at various joints and requires lining or ideally full replacement. A further high visual inspection would be needed to determine the level of remedial work.

Condition Rating D-1



External Garage Store

The existing external gutter, which abuts the rear area of the library welfare area, is blocked with vegetation debris and requires removal asap to ensure effective rainwater management and prevent overflowing saturating the library brickwork creating internal and saturated damp issues. It also would benefit from replacement as part of a roofing replacement. There is evidence of detritus and fly tipping to the roof of the external garage and may contribute weight to the roof or deflection damage etc. This should be considered for removal asap.

Condition Rating D-2



Bar Store

The front rainwater downpipe appears disconnected with collar missing and leaking rainwater onto brickwork. A repair should be carried out asap.

Condition Rating D-1



2.7 Ceilings

Civic Centre

The modern ceiling grid to the ground floor reception and associated areas remain in place and reasonable condition, except for the former Town Council office where water staining requires rectification following resolution of a rainwater leak.

The first-floor areas contain the existing ceiling grid layout however the majority of ceiling tiles have been temporarily removed to allow for inspection and propping of the RAAC roof. It Reinstates ceiling tiles when or complete removal and reinstatement following any RAAC remedial works.

Theatre/Changing rooms

The existing bespoke ceiling of fibrous tubes and tiles has been removed to allow inspection of the RAAC structural roof. Consideration of a new ceiling should be made pending RAAC remediation works.

The rear storeroom to the stage and stage ceiling itself is the underside of RAAC panels. The changing room area ceiling is also the underside of the RAAC panels with a painted finish. Consideration of this may be needed following any RAAC remedial works.

Library

The library ceiling is a modern white 600mm x 600mm suspended ceiling grid with flush MMMF tiles. However, the majority have been removed to allow for acro props or RAAC inspection. Replace tiles following RAAC remediation work.

Condition Rating C-3

Enclosed Walkway Canopy

The ceiling itself is the underside of the existing RAAC panels. Consideration of this may be needed following any RAAC remedial works.

Market Hall

The main ceiling to the main area comprised of timber strip panels which visually appear in reasonable condition though should be considered on an inspection and planned maintenance regime for decoration.

Condition Rating B-3

The kitchen and toilet area have plasterboard ceilings appeared in a general satisfactory condition, though they may need to be removed for RAAC inspections at a future date.

Condition Rating B-3

2.8 Floors

Civic Centre

The ground floor reception area has a linoleum floor finish which appears in general satisfactory condition.

Condition Rating B-4

The ground floor male/female and accessible toilets have safety vinyl flooring which requires various repairs to joints and or manhole details. The floors also require cleaning.

Condition Rating C-3



The first floor Merrie England lounge bar area has a carpet tile finish. Whilst the carpet is in reasonable condition it would benefit from cleaning or replacement as part of a refurbishment.

Condition Rating C-3



The first floor Edward German room has a decorative woodblock floor which is in reasonable condition. However, there is evidence of minor water staining from a ceiling mounted extract fan or spillage. The floor would benefit from cleaning and or a sand and seal treatment.

Condition Rating C-3



Changing Rooms

The changing rooms to the ground and first floor areas have a linoleum or safety vinyl floor finish which appears satisfactory though should be considered for replacement as part of any proposed refurbishment.

Condition Rating B-3



Theatre

The stage floor finish is timber deck with a painted finish which appears in satisfactory condition. Consider redecoration of finish as part of any refurbishment or planned preventative maintenance.

Condition Rating B-3

The Theatre's main auditorium floor appears to be a timber strip suspended and sprung floor. Whilst the floor would benefit from a sand and seal, the floor has significant defects resulting from heave effect to the section to the right area in front of the stage and orchestra pit. This is showing signs of excessive vertical movement of >50mm which has resulted in the floor "breaking its back" due to expansion – potentially due the impact of under floor moisture condensation levels following cold weather and a building without heating or moisture penetration from a unknown source. This requires some significant repair or consideration of whole replacement if reoccupied.

Condition Rating D-1

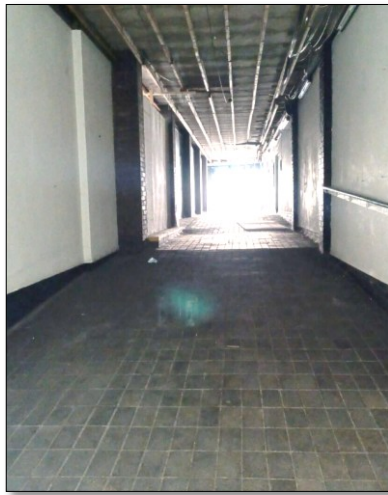




Enclosed Covered Walkway

The covered walkway has a floor finish of quarry tiles which appear in a satisfactory condition.

Condition Rating B-3

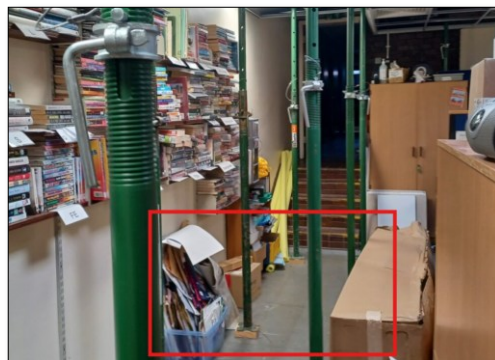


Library

The library welfare kitchenette and staff toilets have a quarry tile floor finish which is in satisfactory condition.

Condition Rating B-3

The rear staff area has a thermoplastic tile covering which appear to be Anthophyllite as noted on the Asbestos Management Survey, however noted in a satisfactory condition but would benefit from removal as part of a refurbishment project.



Condition Rating B-3

The front of house public areas has a variety of carpet tiles styles and colours. The majority are in satisfactory condition, however there is evidence of staining in some areas and would benefit from a commercial cleaning or replacement if refurbishing. Consideration of long-term impact from Acro props should be considered.

Condition Rating B-3

Market Hall

The main Market Hall area appears to have a hard-wearing surface with the appearance of Terrazzo tiles, though this is unconfirmed. The condition appears in general satisfactory condition. The floor has badminton lines applied to the surface which may benefit from relining.

Condition Rating C-3

2.9 Decoration

Civic Centre

The internal decoration throughout the property is in satisfactory condition. However, should the property be refurbished redecoration may be appropriate.

Condition Rating B-3

The first-floor Accessible toilet internal walls require redecoration and stain block application due to dampness to the walls likely from a leaking low level toilet cistern or condensation. It is suggested to repair leak and redecorate the affected area.

Condition Rating C-2

Library

The internal decoration of the front public area of the library is in general satisfactory condition.

Condition Rating A-4

The library welfare area of kitchen and staff toilets have received plaster repair and require some decoration.

Condition Rating C-3

Market Hall

The timber paneling in the internal areas of the Market Hall shows signs of minor deterioration in the decoration and would benefit from redecoration.

Condition Rating C-3

2.10 External Areas

Civic Centre

The West elevation to the High Street comprised of block paved surfaces with tactile inlays to changes of level such as steps and are in satisfactory condition, with linear slot style drainage channels provide surface drainage. However, the surfaces and drainage channels would benefit from cleaning and removal of minor vegetation.

Condition Rating – C-2

Library/External Garage Store

External vehicle access from St Mary's Street to the rear of the Library and External Garage store is of tarmacadam construction and in reasonable condition. However, the surface water drainage would benefit from clearing to prevent ponding and ensure surface water is drained. Clearance of surface vegetation adjacent to the market Hall is also required.

Condition Rating – C-2



Market Hall

The rear car park, accessed from St Mary's Street, is of tarmacadam construction. There are areas of tarmac that are worn on the top surface and require remedial work and prevent minor trip hazards. These are generally to areas around surface water gullies. Car parking space delineation lines are faded, and the accessible parking space would benefit from remarking. Consider patch repair and relining or resurfacing as part of a refurbishment.

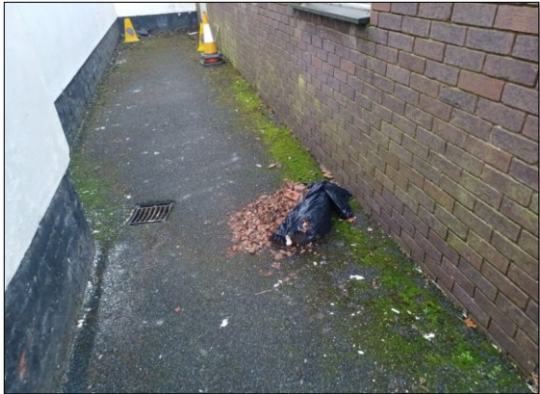
Condition Rating – C-2

The surface water gullies appear to be full of silt and debris and require clearing to ensure they operate as intended. There is evidence of moss and vegetation in shaded areas of the car park which would benefit from removal

Condition Rating – D-1

The external tarmacadam rear fire exit route from the ground floor changing rooms to the rear car park is in general satisfactory condition (note item 2.3) however would benefit from surface water gulley cleaning and vegetation removal.

Condition Rating – C-2



The existing rear area appears to be storing unknown items of a quantity of loose bricks and timber table. These should be removed from site asap to prevent unauthorised access or potential vandalism. Whitchurch Town Council have been informed and suggested to remove following the survey.

Condition Rating – D-1



2.11 Structural Survey

A Structural Survey was carried out on behalf of Shropshire Council by Thomas Consulting Structural Engineers in 2024 and refreshed in 2026 following a site inspection on 6th January 2026. The 2026 structural inspection identifies a broadly unchanged condition from the 2024 survey, with no major new structural defects – though noted the Red Critical areas of previously identified RAAC - but continued deterioration where the building has remained unused and unmaintained.

The primary ongoing concern is the widespread presence of RAAC concrete roof panels, many of which show staining, exposed reinforcement, historic repairs, and water ingress. Although much of the RAAC has been previously propped (notably in the library and garage), unpropped areas—particularly in upper-level civic spaces, the corridor, and theatre—pose a growing long-term risk. Continued water ingress accelerates deterioration, increasing the probability of panel failure over time.

Externally, the building exhibits weathered and degraded timber to the 2013 front façade and balcony, defective flashings and gutters, movement-related masonry cracking (especially at the Market Hall eaves), and a life-expired canopy and external store roof.

Internally, damp persists in the basement and front ground-floor rooms, with minor damp ingress continuing around the timber façade. While most walls and floors remain level, water penetration, inadequate trimming around RAAC openings, and poor detailing around service penetrations raise additional concerns.

Overall, the centre remains structurally stable but requires significant remedial works before safe reoccupation but whilst the replacement building project as determined in the February 2025 Cabinet report decision remains paused following the February 2026 Capital Strategy decision, targeted remedial actions are required to prevent further deterioration and safety to users/public. The longer the building stands unused, the greater the deterioration of the RAAC roof systems and associated risks.

Immediate concerns are:

- Civic Centre (Front elevation timber balcony)
Further assessment and design in the replacement of timbers or treatment to extend its life span - with connections requiring strengthening with additional steel plate fixings
- Civic Centre (Reception Area/Offices)
Consider a walking route of propping to first floor block and beam floor at ground level to mitigate any internal access. Plus, proposed crash deck provision to first floor surfaces (perhaps 18mm OSB board or similar to floor finishes).
- Civic Centre/Market Hall (Covered Internal Corridor Walkway)

Due to the condition of the RAAC roof, with deterioration of maintenance and pooling water etc, assessment and design of a propping mitigation to this internal area between the two buildings.

- Civic Centre/Market Hall Rear External Canopy
Consider the removal in part of the external covered walkway to the rear of the civic centre and entrance to the Market Hall.
- Market Hall
Consider further assessment and proposed propping to toilet/store of RAAC Amber areas with consideration of corner propping, plus inspection of the RAAC condition – assuming plaster board ceilings removed by others prior to inspection. Consideration on the impact of this to use of the toilets/store and Market Hall facilities will be needed.

See Section 5 for further structural survey details.

Please note that the costs for the above are not included within the Condition Survey assessment as this will require further investigation and separate assessment (to the condition survey provision) to determine the extent, method and costs of remediation.

2.12 Asbestos

The Asbestos Management Survey for the property and recent Asbestos Refurbishment & Demolition Surveys confirm the presence of asbestos containing materials. Mitigation and licensed asbestos contractor removal and monitoring have been carried out during the ceiling removal to inspect the RAAC. However, asbestos contain remains and should be considered in any refurbishment or redevelopment project.

2.13 Fire Safety

Whilst the Civic Centre and Library have separate Fire Risk Assessments, following the initial condition survey onsite observations informed the need for a fire compartmentation survey and fire door survey, which is outside the scope of the traditional condition survey.

Atkins Realis were commissioned to provide a fire compartmentation and fire door survey applying archive fire strategy information obtained from the 2013 part refurbishment and application of Building Regulation – Approved Documents B – Fire Safety.

See **Appendix C** for the full fire compartmentation/door survey, though in summary the fire safety provision across the complex is general in reasonable order. However some deficiencies of fire safety requiring fire stopping and fire door replacement are suggested to comply with the Regulatory Reform Fire Safety Order (2005). This includes parts of the Library and Civic Centre areas with particular focus on the lack of compartmentation/fire doors to the ground floor changing rooms/stage area and protected escape routes. Consideration and remedial works would be required should the property be considered for reoccupation.

Condition Rating – D-1

Ongoing inspection and maintenance at operator level are also required for fire door and fire damper installations by the appropriate responsible party as noted in the Mechanical section.

Further consideration will be required on the alternative means of escape from the first floor changing rooms, which currently utilises the RAAC walkway/canopy with concrete steps to external ground level, should this need to be replaced. The area is currently unoccupied and not used due to the concern of RAAC.

2.14 Building Condition Summary

The complex is in general in a larger unchanged condition since the 2024 assessment, however some further deterioration has occurred due to environmental conditions or lack of maintenance with a vacant property. The complex is generally in poor condition due to some of the structural concerns such as RAAC and other highlighted significant defects or concerns. Further remediation is required to preserve the building and safety of staff or public. In addition to this, the longer the building stands unused, unheated etc, the greater the deterioration of the property and its structural and non-structural components with associated risks. Further consideration of the asset elemental fabric condition should be considered for improvement or as part of a refurbishment project should the proposed replacement civic complex be paused further or indefinitely.

Estimate costs and a condition priority summary can be found in **Appendix A**. Please note this does not include structural RAAC removal works and/or a major refurbishment estimate costs, which are captured outside of this report. The estimate costs are based on a condition elemental replacement and prioritised through condition priority rating. The summary does not include anticipated costs for unknown newly identified remediation works which would require further and separate investigation to determine and consider.

Consideration of the urgent remediation items with impact on the property, public and staff should be actioned asap, whilst other items of condition are considered in the short to medium terms pending the future determination of the redevelopment proposal which is currently paused.

3 Mechanical

3.1 Incoming Services

All services to the Library and Civic Centre have been isolated, de-commissioned, and drained down as of February/March 2026.

The gas meter is located at the front of the property. Incoming gas main enters the building in the front office and then travels up through into the ceiling voids (additional ventilation would be required) via the bar area and onto the roof, this then follows the length of the roof supported on brackets with a branch connection to the gas blower heaters that serve the Market and then to the rear of the property and down the boilers on the ground floor.

The gas pipe's condition is satisfactory but in need of anti-corrosion protection.



- Gas Safety test inspection carried out as part of the survey as information was not available. Whilst the gas tightness test passed, remedial actions were recommended as current standards to ventilate ceiling voids, additional sleeves to ceiling void pipework and purge/test points added. See gas certificate in **Appendix C** with remedial recommendations. Following this as of March 2026 the gas has been capped off at the boilers only (rear hall / stage areas) to allow the Market Hall gas heaters to remain operational.

Condition Rating C-2

Mains incoming water main (MCW) supply enters at the rear of the property. Underground condition unknown.

Condition Rating – Unknown



3.2 Gas Boilers, Gas Heaters & Air/ Con

Theatre/Civic Centre Gas Heating boilers

2 x Remeha Quinta Pro gas fired condensing boilers which were installed in 2015. Boilers, flues, pumps, associated pipework, and equipment are in satisfactory condition. No evidence of regular inspection and service of the boilers was provided or located onsite. Following further investigations one boiler was found to be unsafe due to loose flu and shutdown due to products of combustion hazard. Once remedial work is complete and regular inspection is carried out as per statutory requirement, in theory the boiler installation should have several years of serviceable life.

Condition Rating D-1



Market Hall Heaters

The market Hall is heated via 3no. gas fired warm air heaters. A redundant and capped of unit is located within the vertical riser to the north of the hall. The two active heaters currently providing heat are situated within a timber construction with felt roof located on the Library RAAC flat roof. Consideration of this is needed should the RAAC roof be replaced. Both heaters were found to have leaking flues and product of combustion leaks and isolated before leaving site. This has since been rectified via Whitchurch Civic Centre instruction and contractors. See **Appendix C** for the service report and remedial installation. following initial remedial works and recommissioning to remain operational in the short term. The gas fire blow heaters are near end of life and would benefit with replacement,

Condition Rating D-2



Library Heat Pumps

A new Air Conditioning and Heat Recovery Unit has been recently installed circa 2020/2021 and is in good operational condition. Consideration of removal and reinstallation may be required should the RAAC roof be replaced. Consideration of maintenance in the short term, with access via the RAAC Library roof will need to be determined.

Condition Rating A-4





3.3 Temperature Controls

Theatre/Civic Centre

The gas fired boilers are controlled via a Building Management System control panel complete with a Trend iQ4 unit appears to be in good condition. This will control the heating completely with weather compensation. Additionally, the radiators have TRV's installed and are in various states of condition.

Condition Rating – A-4



3.4 Pressurisation Unit and Expansion Vessel

A Micro Fill pressure unit and pressure vessel present and serving the Theatre Boilers and are in satisfactory condition.

Condition Rating A-4

3.5 Pipework & Insulation

The heating pipework is a mix of historical and recent steel and copper pipe installation. Conditions appear to be mixed, and the property would benefit from a complete upgrade.

Mains Cold Water and Domestic Hot Water supplies are mixed, and the property would benefit from a complete upgrade. Pipework insulation appears satisfactory condition.

Condition Rating C-3

3.6 Heat Emitters

Civic Centre/Theatre

The heater emitters located in the reception area appear to be modern and satisfactory. The heat emitters located in the Theatre consist of old steel panel radiators that are in a poor condition and should be considered for replacement/upgrade.

Condition Rating C-3





3.7 Thermostatic Mixing Valves

None were located at this property at the time of survey.

3.8 Ventilation Systems

Civic Centre/Theatre

The ventilation system throughout the main property appears obsolete and within the Civic Centre contains what appears to be phenolic insulation which may require removal. The ducted ventilation located within the ceiling void of the Theatre appears to need replacement. Consider full replacement of ventilation systems as part of the main RAAC roof replacement work.

Condition Rating D-2





3.9 Domestic Hot Water System

Theatre/First Floor Changing rooms

The first-floor changing rooms Domestic Hot Water is served by an existing Sadia water cylinder, which is need of replacement due to poor condition.

Condition Rating D-2



Market Hall

The Market Hall kitchen and toilet's hot water is provided by a modern Megaflow hot water heater, which appears to be in satisfactory condition.

Condition Rating A-4

3.10 Sanitary Ware

Civic Centre

The ground floor reception area is serviced by male/female and accessible toilet provisions. These were general in satisfactory order though would benefit from housekeeping.

Condition Rating B-4

First Floor Bar/Social Area

The accessible toilet to the rear of the social area appears to contribute to dampness to the walls likely from a leaking low level toilet cistern or condensation. Repair leak and redecorate effected areas.



Condition Rating C-2

First Floor Changing rooms

The first-floor changing shower & toilet facilities would benefit from a full upgrade.

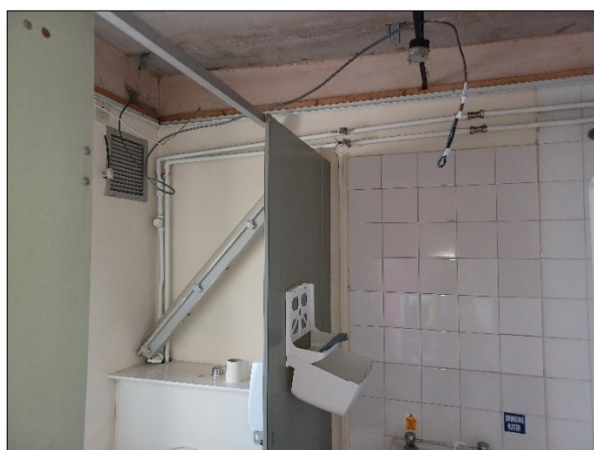
Condition Rating C-3



Consideration of onsite water Risk Assessment and Legionella testing were not provided at the time of the survey; however, this is a statutory requirement to be provided.

Market Hall

The male, female and accessible toilet appeared to be in working order and in general satisfactory condition.



Library

The male and female toilets to the staff welfare areas of the library are functional but dated and would benefit from updating to modern standards.

Condition Rating C-3

As noted elsewhere the walls currently appear to have penetrating damp with hygroscopic salt deposits to low level of the internal walls due to leaking gutters of the adjacent External Garage Store.

3.11 Kitchen Equipment

Civic Centre

The ground floor Civic reception area is equipped with all fully functioning kitchen, which appears in general a satisfactory condition. The walls are clad in a phenolic hygiene board, and a hygiene rated suspended ceiling. It was assumed the extraction unit was an internal filter system.

Condition Rating B-4



The first-floor bar area has a small kitchenette to the rear which appears to be in satisfactory condition. Ventilation is provided from a localised roof fan formed in the RAAC panel/roof. The area would benefit from improved mechanical ventilation to extract odor and vapors from cooking.

Condition Rating B-4

Library

The library welfare area staff kitchen is functional but dated and would benefit from updating to modern standards. The underside of the sink contains an Asbestos Chrysotile pad and should be considered in any refurbishment.

Condition Rating C-3

As noted elsewhere the walls currently appear to have penetrating damp with hygroscopic salt deposits to low level of the internal walls due to leaking gutters of the adjacent External Garage Store.

3.12 Mechanical Condition Summary

With the exclusion of the recently installed heat pumps & heat recovery unit within the library, and the boiler plant at the rear inclusive of the gas main, the remaining mechanical equipment is in poor condition or redundant and the property would benefit from a major mechanical investment. Estimate costs and a condition priority summary can be found in **Appendix A**.

3.13 Statutory Inspections and Maintenance Contracts (required)

- Gas Boilers – Gas Safety (In Use) Regulations
- Pressurisation Unit PSSR 2000
- Gas Safety Systems Gas Safety (In Use) Regulations
- Temperature Controls BMS
- Ventilation Duct Cleaning
- Fire Damper Inspection and test.
- Extract Fans inspection cleaning.
- Passive Ventilation
- Smoke Ventilation BS 7346-8
- Water Risk Assessment & Legionella - Water Hygiene ACoP L8

4 Electrical

4.1 Mains incomer

The property is served by a CT metered TNCS supply located within basement store 074 and feeds both the library and civic centre. The cutout is in good condition however basement environment requires improvement to dry out environment due to elevated levels of condensation/damp particularly the ply board cutout is mounted to due to ventilation system not operating. If plyboard requires replacement distribution network operator required to power down and remove cutout. Recommend installation of dedicated supply for the library to remove sharing of supply if the civic centre is to be transferred to Whitchurch town Council to ensure a clear division of maintenance responsibilities and repair. Last electrical installation condition report carried out on 27/02/2023 with a number of observations requiring action therefore unsatisfactory. No electrical minor works certificates provided to confirm whether remedials were completed. Recommend new Electrical Inspection Condition Report (EICR) carried out if no remedials have been completed due to lapse in time since inspection.



Condition Rating B-2
DNO attendance and replace ply.

Condition Rating C-1
Ventilation and tubular heating.

Condition Rating A-3

New 3phase supply to library (true estimate to be gained from the DNO if civic centre to be transferred)

4.2 Submains

Busbar chamber located within basement store 074 has a mixture of new and old isolators fed from it. Number of isolators not labelled or no longer in use therefore recommend removal of redundant isolators and updating of distribution schedules.

No surge protection present.





Condition Rating B-2

Remove redundant equipment and create distribution schedule.

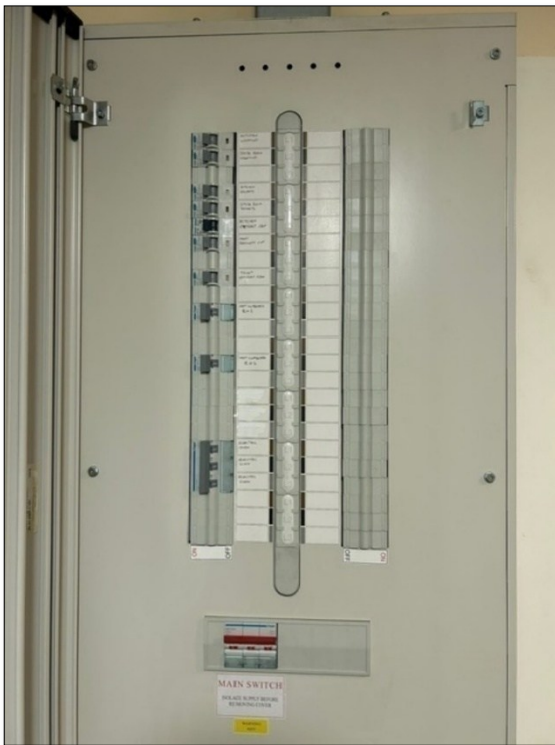
Condition Rating B-2

Surge protection.

4.3 Final Circuits and Distribution.

4.3.1 Civic Centre

Number of three phase and single-phase distribution boards installed across site fed via aluminum armored cables, with a number of circuits not protected by RCD. Some new schneider electric distribution boards. Number of the Memera 2000, Crabtree Starline and MEM Shield 2 distribution boards are now obsolete and require updating to ensure business continuity. No surge protection on any of the distribution boards.



Condition Rating B-2
Replacement obsolete distribution boards.

Condition Rating B-2
Provide surge protection to every Distribution Board.

4.3.2 Market Hall

A Hager Three phase distribution board is located within the kitchen of the Market Hall and has a lack of RCD protection and surge protection.



Condition Rating B-2

4.3.3 Library

New Schneider Electric KQ load centre three phase distribution board with metering and surge protection.



Condition Rating A-4

4.4 Containment

4.4.1 Civic Centre

Ground floor area at the front of the property seems to be in good condition. First floor and hall area require improvement as not supported.



Condition Rating C-1

4.4.2 Market Hall

None seen.

4.4.3 Library

New basket and tray containment installed throughout.



Condition Rating A-4

4.5 **Power, Telephone and I.T. Accessories**

4.5.1 Civic Centre and Market Hall

No telephone or IT Provision seen. Lack of general power outlets throughout the property with a mixture of phase colors. Recommend a rewire of areas not previously rewired, primarily the market hall, main hall stage area and 1st floor due to lack of coverage and age of wiring.

Condition Rating B-2

4.5.2 Library

Good coverage of general power outlets and wiring replaced as part of refurbishment in 2021.

Condition Rating A-4

4.6 **Lighting and Emergency Luminaires**

4.6.1 Civic Centre

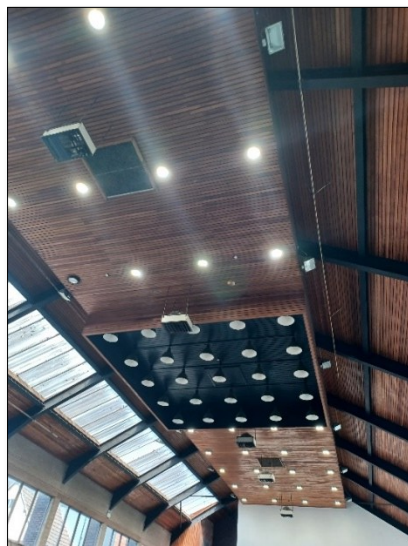
Lighting primarily consists of obsolete compact fluorescent lamps and fluorescent lamps with no presence or LUX level detection present. Lack of emergency lighting in number of areas to comply with BS 5266 with a large number of failures on the recent emergency lighting test schedule carried out 31/07/2023.



Condition Rating C-2

4.6.2 Market Hall

New LED lighting installed at high level, assumption that the asbestos containing material and lighting circuits have been removed and replaced. No operation and maintenance file available to confirm lighting levels, glare ratings and overall uniformity is compliant for the halls intended use. Large area in middle of the hall has no lighting. Recommended removal of redundant light fittings and replace faulty fitting. Recommendation that if the lighting design cannot be sourced a lighting survey is completed to ensure compliance.



Condition Rating A-3

Remove redundant lights and lighting survey.

Emergency lighting twin spots covering main hall area, lack of emergency lighting to points of emphasis and building exits to comply with BS 5266.

Condition Rating C-2

4.6.3 Library

New recessed LED lighting with LUX level and presence detection control. Standalone emergency lighting to BS 5266 installed.



Condition Rating A-4

4.7 Fire Alarm System

4.7.1 Civic Centre, Market Hall, Library

Haes Fusion addressable fire alarm panel covers all properties and is in good condition. Recommend system category is reviewed by fire risk assessor to confirm acceptable as Market Hall has no automatic fire detection. Last fire alarm inspection carried out 31.07.2023. Recommend standalone fire alarm panel is installed within the library if the civic centre is to be transferred to Whitchurch Town Council to ensure a clear division of maintenance and repair responsibilities. Provision should be advised through a suitable fire risk assessment.



Condition Rating A-4 – condition of panel and existing devices.

Condition Rating D-1
Fire risk assessment.

Condition Rating A-3
New standalone fire alarm system within library linked to civic panel.

4.8 **Disabled Refuge Alarm**

Sigtel compact disable refuge alarm installed at the main entrance with a single remote outstation located on the 1st floor landing. No annual inspection reports available, but system is operational.



Condition Rating A-2

Carry out inspection of panel to ensure battery backup satisfactory.

4.9 Intruder Alarm System

No recent intruder alarm inspection reports for any property to confirm system integrity or predicted life span.

Condition Rating B-2

Intruder alarm inspection to both properties.

4.10 Door Entry System

N/A

4.11 CCTV System

N/A

4.12 Lightning Protection System

4.12.1 Civic Centre, Market Hall and Library

None installed. Recommend lightning protection risk assessment is carried out on building to evaluate whether lightning protection is required.

Condition Rating B-2

Lightning protection risk assessment only.

4.13 Lifts (passenger/goods lift)

No lift inspection reports provided or Lifting Operations and Lifting Equipment Regulations (1998) inspection reports.



Condition Rating D-1

Lift and LOLER inspection required.

4.14 Photovoltaic Panels

No information was provided to verify the installation, and the satisfactory operation of the installation could not be verified. However, the inverter and display panels appeared to indicate the installation to be operational on the day of the survey.

Condition Rating A-4



4.15 Electrical Condition Summary

Overall, the electrical systems seem to be in average condition for age however require upgrading to bring up to compliance with the current standards and to improve energy efficiency of the building. Consideration should be provided should the property be retained as part of a major refurbishment.

Typical Minor Repairs

4.16 Statutory Inspections and Maintenance Contracts (required)

- Electrical Installation Condition Report - 5 yearly to BS 7671 as amended.
- Emergency Lighting - BS EN 50172 / BS 5266-8
- Intruder Alarm System - BS EN50131, PD6662.
- Door Entry Control System - BS EN 60839-11
- Fire Alarm System - BS 5839-1:2002+A2:2008
- Lightning Protection System - BS EN 62305
- Lifting Operations and Lifting Equipment Regulations 1998
- Assistance Alarm Systems - BS 8300
- CCTV Systems



5 Structural Engineer Review

In addition to Section 2.11, see the updated structural report from Thomas Consulting in **Appendix C**.

6 Insurance Requirements and Limitations

Discussion and consultation have been carried out with Shropshire Council Insurance colleagues. Requirements and recommendations are noted below.

“Protector (Insurer) has now provided the following information. They have apologised for the delay as they were awaiting a structural engineer's view before responding”.

Comments from the risk engineer regarding the account confirm the following:

- The position on cover is that "collapse" is not an insured peril as defined in the wording. Therefore, cover would not be provided for any event where collapse (by RAAC or otherwise) was the proximate cause. However, if the proximate cause was an insured peril such as an earthquake or fire, and the building subsequently collapsed, then appropriate cover would be in place.
- Since "collapse" is not an insured peril, the unoccupancy clauses in the wording remain unaffected.
- RAAC issues within a structure are a concern if not managed correctly, given the potential for losses to be exacerbated by structural issues. This is also a Liability risk and should be referred to Liability insurers as appropriate.

Under the current Insurance terms with Protector, full cover applies for any unoccupancy period of up to 30 days - beyond this period, cover is restricted to specified perils only (Fire, Lightning, Explosion & Aircraft), however there are no specific terms relating to properties that have been identified as having RAAC

The full unoccupancy conditions under the policy are as follows:

- The premises are secured against illegal entry by closing and locking all windows and doors and setting any fire or intruder alarm systems.
- All mains' services are disconnected except for the electricity supply to maintain any fire or intruder alarm.
- All water pipes and tanks are drained down.
- All letterboxes are sealed to prevent insertion of any materials or liquids.
- The premises are kept clear of all moveable combustible material.
- The Insured or authorised employee of the Insured's appointed agent shall inspect the premises in accordance with the timescale agreed with the Insurer and a record of these inspections are kept for inspection by the Insurer.
- Any defects in maintenance or security shall be rectified immediately.

The above Insurance requirements have been actioned and put in place.



Please see **Appendix C** for further vacant property management guidance from Shropshire Council's insurer Protector.

7 Risk Register

Please see Appendix C for the Risk Register



8 Conclusion

The complex remains currently broadly structurally stable, with no evidence of sudden or catastrophic change since the 2024 inspections. However, the surveys confirm that Reinforced Autoclaved Aerated Concrete (RAAC) is present extensively across the civic centre, library, theatre, internal corridor, covered walkway and external canopy and is classified as Red Critical condition. Widespread staining, exposed reinforcement, historic repairs, service penetrations without adequate trimming, and ongoing water ingress significantly increase the risk of progressive deterioration and potential localised failure.

While significant collapse is considered unlikely in the short term if the building remains vacant and access is controlled, the risk profile is increasing over time. Continued water ingress from life-expired flat roof coverings, defective rainwater goods and poor drainage is accelerating RAAC degradation. A number of areas remain unpropped, including upper roof zones and circulation routes, and the corridor and external canopy present heightened concern due to trimming around columns and poor detailing, where a progressive domino-type failure mechanism cannot be ruled out.

In addition to RAAC, the surveys identify a range of serious supporting issues. Immediate actions and considerations include the deteriorating timber balcony/façade to the front elevation of the Civic Centre, defects to the internal covered external walkway and external canopy (including corroded steel columns and life-expired structures). Further exposure of the Amber rated RAAC to the Market Hall toilets/store ceilings and potential propping are suggested, with consideration of practical consequences to users of the Market Hall facilities and alternative provisions consideration. Dampness affecting the basement and ground floor areas and ageing mechanical and electrical systems that no longer meet current compliance standards. Fire compartmentation and fire door deficiencies further compound the risk should reoccupation be considered. Ongoing maintenance of rainwater systems and detritus removal to roofs is required to mitigate further impacts of moisture penetration adversely impacting the RAAC across the site.

In addition, general elemental condition status with some deterioration of elements of an urgent/essential nature and others of desirable/long term should be building be retained long term for reoccupation. In its current state, the Civic Centre and Library require ongoing vacant property management, active inspection, and selective investment to prevent further deterioration and manage health and safety risk. The longer the complex remains unused and unheated, the greater the likelihood of accelerated deterioration, increased future costs and heightened risk exposure. Targeted short-term remedial and mitigation measures are therefore recommended to stabilise the asset while strategic decisions regarding refurbishment, partial retention or replacement are progressed.

Given the Red Critical RAAC classification, the building is not suitable for reoccupation. Ongoing vacant-property management, strict access controls, regular inspections and targeted interim structural mitigation are required to manage health and safety, legal and financial risks.

Delay in determining a long-term strategy will lead to further deterioration, increasing future costs and liability exposure. This report therefore underlines the need for timely strategic direction on refurbishment, partial retention or replacement, informed by the accompanying risk register, structural advice and RAAC feasibility work.



9 Exclusions

Include exclusions and references with report above.

1. Survey information provided as scoring matrix based on Block-by-Block assessment.
2. Survey to provide an overview of the building identifying overall condition of elements/materials found within that building.
3. The survey shall be carried out during normal working hours, by suitably qualified staff and to an agreed programme, so to minimise disruption to the activities of the property.
4. Female or male staff can be utilised for sensitive areas where appropriate.
5. The survey is purely visual and does not include opening structures or destructive testing. Where we believe intrusive inspections / specialist surveys are required these will be identified separately and clearly denote the recommended investigations within the report.
6. The survey shall be conducted from ground level, or suitable safe vantage points. Roofs shall be accessed where safe to do so and suitable ladders provided by the site shall be utilised up to a height of 3m only. No allowance for MEWP has been made. Should these be required we are happy to use them and charge the hire of any suitable MEWP at approximately £500 per day.
7. A full timber inspection will not be undertaken on any property.
8. Any part of a property in the survey, which is covered, inaccessible or incapable of inspection for any reason is specifically excluded from the terms of reference of the survey. We would be unable to state that such parts or services are free from rot, beetle, contamination, corrosion, or other defects.
9. We have not included for any investigation into the unsuitable use of high alumina cement or calcium chloride calcium silicate brickwork, calcium silicate reaction in concrete, Woodwool slabs used as permanent shuttering, cavity wall tie failure, radon gas seepage, PBCB or other materials considered as deleterious in construction, except insofar as such matters may come to knowledge in the normal course of inspection of the materials and state of repair.
10. No asbestos analysis of any suspected asbestos containing materials will be undertaken. Should a full and detailed Asbestos register not be available the client will be responsible for any suspected asbestos UKAS for analysis, testing and reports.
11. Quantities will be based on an estimation of the overall requirements with assumption and will not be accountable for variation in cost delivery of improvements.
12. Main M&E plant and equipment. Small power, lighting etc. to undergo visual assessment. No inspections or testing will be carried out. Tests and inspections can be arranged at additional cost.
13. It is assumed that we will be provided with free access to all current test certificates to cover all statutory requirements.
14. The client will provide all relevant details and disclosures.
15. The client will make all relevant contact details to allow access arrangements.
19. This fee is exclusive of VAT but inclusive of all reasonable expenses.
16. Property valuations are not included.
17. Negotiating with any party in respect of the sale or acquisition is not included.
18. Monitoring and inspection of works being undertaken is not included.
19. Obtaining of tenders or quotations from contractors. This is not included by could be discussed outside of the project scope.
20. Procurement of quotation/tender's costings of items identified is not included.
21. Preparing feasibility studies, writing specifications or administering constructions works
22. Principle Designer Duties under the CDM Regulations.
23. Preparing Schedules of Condition.



24. Undertaking an assessment of dilapidations liabilities.
25. Undertaking a building reinstatement cost assessment for insurance purposes.
26. Undertaking an environmental survey or flood risk assessment.
27. Sustainability assessments, including BREEAM, SKA, WELL standard or LEED.
28. Preparing an Energy Performance Certificate (EPC).
29. Testing of operational function or design verification of building services.
30. Specialist advice on: Building Services, Vertical transportation, Cladding, Structural Engineering, Contaminated Land
31. Review and report on any specialist equipment, fixtures or fittings.
32. CCTV inspections of underground drainage
33. Inspections from mobile platforms, cradles, or man safe systems
34. Materials, pollutants, or contamination.
35. Material testing, geotechnical investigation, or subsoil testing
36. Archaeological investigations
37. Operational management reporting, including: - Access audits, Asbestos Surveys, Fire Risk Assessments, Health & Safety Audits, Display Energy Certificates, Workplace assessments,
38. Glass/glazing assessments, Planned Maintenance Programme.
39. Protracted arrangements for inspections
40. Return visits if free access is not safely available at the time of our inspection or to update the report after issue to be charged at our hourly rate.
41. Ventilation to provide COVID compliance is not included.

No liability to property or persons from damage or injury due to client negligence.



10 Appendices

10.1 Appendix A - Overall Condition Summary Remedial Summary

Please note the estimated costs are desktop initial assessment and are indicative only in reflection of condition survey identified works, at the time of writing. Further detailed work and procurement would inform more accurate costing. The above costs do not include contractor preliminaries or contingency allowance, which should be considered as additional expenditure if deemed applicable.

Estimated costs for the structural roof RAAC replacement and associated elements are not included in the following costings and are considered in a separate feasibility assessment.

Location	Description	Discipline	Condition Rating	Defect	Remedy	Est cost 2026	Comments
1. Civic Centre Ground Floor	Passenger Lift - LOLER inspection	Electrical	D(Bad) - 1(Urgent)	None installed	Install New	£525	Inspection estimate cost only
1. Civic Centre Ground Floor	Further investigation of roof remedial works to internal walkway roof - provisional sum only	Building	D(Bad) - 1(Urgent)	Defective	Install New	£1,000	Costs only for specialist structural assessment to inform. Costs of actual removal not included
1. Civic Centre Ground Floor	Propping to ground floor route or crash deck to first floor areas	Building	D(Bad) - 1(Urgent)	Defective	Install New	£5,000	Estimated ballpark until option and implementation can be determined following specialist assessment
1. Civic Centre Ground Floor	Consider replacement of obsolete lighting and improve emergency lighting	Electrical	C(Poor) - 2(Essential)	Obsolete	Replace	£31,500	Install LED lighting and standalone self-test emergency lighting
1. Civic Centre Ground Floor	Cleaning and removal of vegetation to high street elevation block paving	Building	C(Poor) - 2(Essential)	Defective	Repair	£200	
8. Civic Centre - first floor areas	Consideration and initial investigation of part removal of rear (East) RAAC walkway and provision of alternative means of escape from first floor changing room area	Building	D(Bad) - 1(Urgent)	Defective	Remove	£2,000	Initial assessment only - does not include costs for actual removal which would be informed following further structural assessment
1. Civic Centre Ground Floor	Repairs or redesign of walkway rainwater outlet above offices	Building	C(Poor) - 2(Essential)	Defective	Upgrade	£5,250	
1. Civic Centre Ground Floor	Consider replacement of manholes to internal walkway to allow regular access	Building	C(Poor) - 2(Essential)	Inadequate	Replace	£8,400	



1. Civic Centre Ground Floor	Replace obsolete distribution boards to ground and first floor	Electrical	B(Satisfactory) - 2(Essential)	Obsolete	Replace	£7,875	
1. Civic Centre Ground Floor	Provide surge protection to every distribution board	Electrical	B(Satisfactory) - 2(Essential)	None installed	Upgrade	£2,625	
1. Civic Centre Ground Floor	Proposed rewire of power system to Theatre/Market Hall	Electrical	B(Satisfactory) - 2(Essential)	Inadequate	Replace	£26,250	
1. Civic Centre Ground Floor	Inspection of fire alarm to ensure battery backup is satisfactory	Electrical	A(Good) - 2(Essential)	Defective	Replace	£263	
1. Civic Centre Ground Floor	Consider drain cctv survey once manholes are accessible (see other item)	Building	A(Good) - 3(Desirable)	None installed	Upgrade	£1,050	
1. Civic Centre Ground Floor	Repairs to timber cladding adjacent gas meter housing due to warpage	Building	C(Poor) - 3(Desirable)	Defective	Repair	£263	
1. Civic Centre Ground Floor	Renew hygiene flooring to internal manholes	Building	C(Poor) - 2(Essential)	Defective	Repair	£500	
1. Civic Centre Ground Floor	Structural propping proposal and provision to covered internal walkway	Electrical	D(Bad) - 1(Urgent)	Defective	Install New	£8,500	
10. Civic Centre - First floor alternative means of escape internal stairwell	Replacement of entire RAAC structure and canopy	Building	D(Bad) - 1(Urgent)	Defective	Replace	£0	Not included as costs included in RAAC replacement costings
11. Bar Store - Ground Floor - External	Rainwater down pipe collar repairs/refix unit	Building	D(Bad) - 1(Urgent)	Defective	Repair	£105	
11. Bar Store - Ground Floor - External	Redecoration of timber door/frame	Building	D(Bad) - 2(Essential)	Defective	Repair	£210	
12. Basement	Remove electrical DNO and replace water damaged plywood backing	Electrical	B(Satisfactory) - 2(Essential)		Replace	£1,575	
12. Basement	Submains - remove redundant equipment	Electrical	B(Satisfactory) - 2(Essential)	Redundant	Remove	£1,050	
12. Basement	Submains - surge protection	Electrical	B(Satisfactory) - 2(Essential)	None installed	Upgrade	£2,100	
12. Basement	Ventilation and tubular heating to improve conditions of basement electrical equipment	Electrical	C(Poor) - 1(Urgent)	None installed	Install New	£5,250	
13.External areas	Rear East car park - desilt and unblock storm water gulleys	Building	D(Bad) - 1(Urgent)	Defective	Repair	£368	



13.External areas	Further investigation of timber structure and balustrade by timber specialist with design or remedial work	Building	D(Bad) - 1(Urgent)	Defective	Repair	£1,600	Further assessment and design by timber specialist. Estimate ballpark cost only
13.External areas	Rear East car park - resurface and reline	Building	C(Poor) - 2(Essential)	Defective	Replace	£10,500	
14. Site Level	EICR remedials if not previously addressed	Electrical	D(Bad) - 1(Urgent)	Defective	Repair	£525	
14. Site Level	Water risk assessment and chlorination	Mechanical	D(Bad) - 2(Essential)	Defective	Repair	£2,100	
14. Site Level	Fire compartmentation and fire door remedial	Building	C(Poor) - 2(Essential)	Inadequate	Upgrade	£31,500	Based on fire compartmentation/fire door survey
14. Site Level	Gas tightness remedial works	Mechanical	C(Poor) - 2(Essential)	Inadequate	Upgrade	£5,250	Outcomes of MEB gas tightness test. Note if roof replaced, gas pipework suggested to be removed/reinstated
14. Site Level	Inspection of intruder alarm to assess life span	Electrical	B(Satisfactory) - 2(Essential)	Defective	Replace	£525	Inspection estimate cost only
14. Site Level	Lightning protection - risk assessment only	Electrical	B(Satisfactory) - 2(Essential)	Defective	Install New	£525	Inspection estimate cost only
14. Site Level	Upgrade of MCW and DHW pipework	Mechanical	C(Poor) - 3(Desirable)	Defective	Replace	£84,000	Consider replacement
2. Main Civic Theatre Hall	Repair of breached floor and sand/seal	Building	D(Bad) - 1(Urgent)	Defective	Repair	£35,000	Provisional sum only for remedial works. Further assessment if can be repair or requires replacement to determine - or as part of refurbishment project
2. Main Civic Theatre Hall	Remeha boiler remedial work to flue	Mechanical	D(Bad) - 1(Urgent)	Inadequate	Repair	£1,050	Remedial works to gas boilers following condemned by MEB inspection (Gas Safe)
2. Main Civic Theatre Hall	Replacement of ventilation system	Mechanical	D(Bad) - 2(Essential)	Obsolete	Replace	£105,000	Consider replacement as part of RAAC
2. Main Civic Theatre Hall	Replace external render panels above lintels	Building	D(Bad) - 2(Essential)	Defective	Replace	£7,875	Assume lintels are intact and only surface corrosion
2. Main Civic Theatre Hall	Clear vegetation & debris to all roofs	Building	D(Bad) - 2(Essential)	Defective	Repair	£525	Consideration of access to RAAC roofs and edge protection
2. Main Civic Theatre Hall	Replacement of changing room external double fire escape doors to external area	Building	C(Poor) - 2(Essential)	Defective	Replace	£3,675	Replace external double timber doors with aluminium
2. Main Civic Theatre Hall	Remedial works to mid height acoustic baffle	Building	C(Poor) - 2(Essential)	Defective	Repair	£1,575	



2. Main Civic Theatre Hall	Replace single glazed adonised aluminium windows	Building	C(Poor) - 3(Desirable)	Defective	Upgrade	£52,500	Consider thermal performance upgrade to double glazed aluminium units with Teleflex
3. Stage area & first floor changing rooms	DHW Cylinder	Mechanical	D(Bad) - 2(Essential)	Inadequate	Replace	£2,100	
3. Stage area & first floor changing rooms	Shower & Toilet sanitaryware facilities	Mechanical	C(Poor) - 3(Desirable)	Defective	Upgrade	£5,250	Consider as desirable
3. Stage area & first floor changing rooms	Replace single glazed adonised aluminium windows	Building	C(Poor) - 3(Desirable)	Defective	Upgrade	£3,150	Consider thermal performance upgrade to double glazed aluminium units with Teleflex
3. Stage area & first floor changing rooms	Consider replacement vinyl floors to changing rooms	Building	C(Poor) - 3(Desirable)	Defective	Upgrade	£20,000	Provisional sum consider replacement as part of refurbishment
4. Market Hall	Consideration of fire alarm provision by FRA	Electrical	D(Bad) - 1(Urgent)	None installed	Install New	£525	FRA to consider fire alarm need to Market Hall
4. Market Hall	Re-roof asphalt roof and replacement of weathered fascia board	Building	D(Bad) - 1(Urgent)	Defective	Replace	£8,400	Assumed not RAAC construction
4. Market Hall	High level timber panelling - redecoration	Building	D(Bad) - 1(Urgent)	Defective	Repair	£10,500	
4. Market Hall	Clear vegetation & debris to all roofs	Building	D(Bad) - 1(Urgent)	Defective	Repair	£525	Access to north elevation unrestricted. However, due to RAAC walkway adjacent south elevation access will be challenging
4. Market Hall	Further invasive inspection of RAAC to toilet/store by removal of ceilings and propping	Building	D(Bad) - 1(Urgent)	Defective	Install New	£2,500	Consideration of removal of ceiling in provision of services (lighting, fire alarm etc) and operational practical use. Consider alternative arrangements if not able to retain toilet access. Additional costs to be considered for ongoing RAAC cyclical inspection
4. Market Hall	Replacement box gutter and fascia	Building	D(Bad) - 2(Essential)	Defective	Replace	£15,750	
4. Market Hall	Improve emergency lighting provision	Electrical	C(Poor) - 2(Essential)	Inadequate	Install New	£2,625	
4. Market Hall	Roof verge repointing	Building	C(Poor) - 2(Essential)	Defective	Repair	£1,575	Includes access
4. Market Hall	Consider replacement of obsolete lighting and improve emergency lighting		C(Poor) - 2(Essential)	Defective	Upgrade	£5,250	
4. Market Hall	Fall arrest system to gantry ladder	Building	C(Poor) - 2(Essential)	None installed	Install New	£1,050	
4. Market Hall	Brickwork repairs to corbel/eaves	Building	C(Poor) - 2(Essential)	Defective	Repair	£1,050	



4. Market Hall	Replacement of cracked render panels	Building	C(Poor) - 2(Essential)	Defective	Replace	£21,000	
4. Market Hall	Replace obsolete distribution board and provide surge protection	Electrical	B(Satisfactory) - 2(Essential)	Obsolete	Replace	£2,100	
4. Market Hall	Replacement of rooflights to Market Hall roof	Building	B(Satisfactory) - 3(Desirable)	Defective	Replace	£21,000	Replace for thermal improvement and reduced maintenance
4. Market Hall	North elevation double timber fire doors	Building	B(Satisfactory) - 3(Desirable)	Defective	Upgrade	£3,675	Consider replacement as reducing r&m and thermal improvement
4. Market Hall	Remove redundant light fittings and light level survey	Electrical	A(Good) - 3(Desirable)	Obsolete	Remove	£2,625	Further consideration of asbestos content
4. Market Hall	Repairs to existing flashing of Market Hall roof	Building	C(Poor) - 1(Urgent)	Defective	Repair	£2,625	
4. Market Hall	Replace single glazed adonised aluminium windows	Building	C(Poor) - 3(Desirable)	Defective	Upgrade	£52,500	Consider thermal performance upgrade to double glazed aluminium units with Teleflex
4. Market Hall	Relining sports hall floor	Building	C(Poor) - 3(Desirable)	Defective	Repair	£2,100	
5. Library	Clear vegetation & debris to all roofs	Building	D(Bad) - 1(Urgent)	Defective	Repair	£525	Consideration of access to RAAC roofs and edge protection
5. Library	Library Staff Kitchen	Building	C(Poor) - 2(Essential)	Defective	Upgrade	£2,100	Consider as desirable
5. Library	Carpet tiles to main public area floor - consider commercial clean	Building	B(Satisfactory) - 3(Desirable)	Defective	Repair	£500	Commercial clean
5. Library	New 3 Phase supply to library	Electrical	A(Good) - 3(Desirable)	Redundant	Reposition	£52,500	Consider if Civic Complex to transfer to WTC in future to help split supplies. True estimate would be required from utility provider
5. Library	Consider new standalone fire alarm system but linked to Civic Centre	Electrical	A(Good) - 3(Desirable)	None installed	Install New	£5,250	FRA to consider fire alarm need to Market Hall
5. Library	Library Staff Toilet Sanitaryware refurbishment	Building	C(Poor) - 3(Desirable)	Defective	Upgrade	£3,150	Consider as desirable
5. Library	Internal decoration of plastered areas to staff welfare area	Building	C(Poor) - 3(Desirable)	Defective	Repair	£210	
5. Library	Replacement of carpet tiles to public facing areas	Building	C(Poor) - 3(Desirable)	Defective	Replace	£9,660	230m2 x £40m2. Costs assuming bookcases previously removed
5. Library	External walls to roof area - cracked render/pointing of coping	Building	C(Poor) - 3(Desirable)	Defective	Repair	£1,575	



5. Library	Welfare and staff toilets - Removal damp plaster and reline walls with phenolic board	Building	C(Poor) - 3(Desirable)	Defective	Replace	£4,200	
6. Enclosed covered walkway and external canopy	Clear vegetation & debris to all roofs	Building	D(Bad) - 2(Essential)	Defective	Repair	£2,625	Consideration of access to RAAC roofs and edge protection
7. External Garage Store	Clear Blocked Gutter and vegetation	Building	D(Bad) - 1(Urgent)	Defective	Repair	£210	
7. External Garage Store	Replacement of ACM roof and install new steel profile	Building	D(Bad) - 2(Essential)	Defective	Replace	£52,500	84m
7. External Garage Store	Removal of debris to garage roof	Building	D(Bad) - 2(Essential)	Defective	Remove	£2,100	Care will be needed to access the ACM fragile roof to removal and clear
7. External Garage Store	Clear surface water gully and clearance of vegetation	Building	C(Poor) - 2(Essential)	Defective	Repair	£200	
7. External Garage Store	Remedial works to external bin area wall	Building	C(Poor) - 2(Essential)	Defective	Repair	£525	
7. External Garage Store	Replacement of timber garage door	Building	C(Poor) - 3(Desirable)	Defective	Replace	£1,575	
8. Civic Centre - first floor areas	Timber structural frame (subject to warranties)	Building	D(Bad) - 1(Urgent)	Defective	Repair	£15,750	Assumed remedial works
8. Civic Centre - first floor areas	Clear vegetation & debris to all roofs	Building	D(Bad) - 2(Essential)	Defective	Repair	£525	Consideration of access to RAAC roofs and edge protection
8. Civic Centre - first floor areas	Oak structure and balustrade remedial works (assuming remedial)	Building	D(Bad) - 2(Essential)	Defective	Repair	£10,500	
8. Civic Centre - first floor areas	Flagpole housing - check for rust damage and consider remedial work	Building	C(Poor) - 2(Essential)	Defective	Repair	£210	
8. Civic Centre - first floor areas	Accessible toilet - investigate and carry out remedial works to damp penetration from low level cistern and redecorate	Building	C(Poor) - 2(Essential)	Inadequate	Repair	£315	
8. Civic Centre - first floor areas	Provide containment for cabling to first floor and stage area	Electrical	C(Poor) - 1(Urgent)	None installed	Install New	£3,675	
8. Civic Centre - first floor areas	Merrie England - clean carpet tile floor.	Building	C(Poor) - 3(Desirable)	Defective	Repair	£315	Clean floor if retaining or consider for refurbishment
8. Civic Centre - first floor areas	Edward German room - sand and seal timber floor	Building	C(Poor) - 3(Desirable)	Defective	Repair	£1,260	Sand and seal woodblock floor



8. Civic Centre - first floor areas	Replacement single glazed door and window screen	Building	C(Poor) - 3(Desirable)	Inadequate	Upgrade	£12,600	Consider replacement for thermal upgrade
9. Market Hall - Gas blow air heater structure	Replacement of 2no. Gas fired blow air heaters	Mechanical	D(Bad) - 2(Essential)	Defective	Replace	£31,500	Replacement of gas blow heaters. Consider new location and design as part of RAAC replacement or redevelopment

Total	£859,512.50
Preliminaries	
10%	£85,951.25
Contingency	
10%	£94,546.38
Overall Total	£1,040,010.13



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Overall Condition Summary Remedial Summary – filtered by condition priority

D (Bad) - Urgent/Essential (D1-D2)

Location	Description	Discipline	Condition Rating	Defect	Remedy	Est cost 2026	Comments
1. Civic Centre Ground Floor	Passenger Lift - LOLER inspection	Electrical	D(Bad) - 1(Urgent)	None installed	Install New	£525	Inspection estimate cost only
1. Civic Centre Ground Floor	Further investigation of roof remedial works to internal walkway roof - provisional sum only	Building	D(Bad) - 1(Urgent)	Defective	Install New	£1,000	Costs only for specialist structural assessment to inform. Costs of actual removal not included
1. Civic Centre Ground Floor	Propping to ground floor route or crash deck to first floor areas	Building	D(Bad) - 1(Urgent)	Defective	Install New	£5,000	Estimated ballpark until option and implementation can be determined following specialist assessment
8. Civic Centre - first floor areas	Consideration and initial investigation of part removal of rear (East) RAAC walkway and provision of alternative means of escape from first floor changing room area	Building	D(Bad) - 1(Urgent)	Defective	Remove	£2,000	Initial assessment only - does not include costs for actual removal which would be informed following further structural assessment
1. Civic Centre Ground Floor	Structural propping proposal and provision to covered internal walkway	Electrical	D(Bad) - 1(Urgent)	Defective	Install New	£8,500	
10. Civic Centre - First floor alternative means of escape internal stairwell	Replacement of entire RAAC structure and canopy	Building	D(Bad) - 1(Urgent)	Defective	Replace	£0	Not included as costs included in RAAC replacement costings
11. Bar Store - Ground Floor - External	Rainwater down pipe collar repairs/refix unit	Building	D(Bad) - 1(Urgent)	Defective	Repair	£105	
11. Bar Store - Ground Floor - External	Redecoration of timber door/frame	Building	D(Bad) - 2(Essential)	Defective	Repair	£210	
13.External areas	Rear East car park - desilt and unblock storm water gulleys	Building	D(Bad) - 1(Urgent)	Defective	Repair	£368	
13.External areas	Further investigation of timber structure and balustrade by timber specialist with design or remedial work	Building	D(Bad) - 1(Urgent)	Defective	Repair	£1,600	Further assessment and design by timber specialist. Estimate ball park cost only
14. Site Level	EICR remedials if not previously addressed	Electrical	D(Bad) - 1(Urgent)	Defective	Repair	£525	
14. Site Level	Water risk assessment and chlorination	Mechanical	D(Bad) - 2(Essential)	Defective	Repair	£2,100	
2. Main Civic Theatre Hall	Repair of breached floor and sand/seal	Building	D(Bad) - 1(Urgent)	Defective	Repair	£35,000	Provisional sum only for remedial works. Further assessment if can be repair or requires replacement to determine - or as part of refurbishment project
2. Main Civic Theatre Hall	Remeha boiler remedial work to flue	Mechanical	D(Bad) - 1(Urgent)	Inadequate	Repair	£1,050	Remedial works to gas boilers following condemned by MEB inspection (Gas Safe)



2. Main Civic Theatre Hall	Replacement of ventilation system	Mechanical	D(Bad) - 2(Essential)	Obsolete	Replace	£105,000	Consider replacement as part of RAAC
2. Main Civic Theatre Hall	Replace external render panels above lintels	Building	D(Bad) - 2(Essential)	Defective	Replace	£7,875	Assume lintels are intact and only surface corrosion
2. Main Civic Theatre Hall	Clear vegetation & debris to all roofs	Building	D(Bad) - 2(Essential)	Defective	Repair	£525	Consideration of access to RAAC roofs and edge protection
3. Stage area & first floor changing rooms	DHW Cylinder	Mechanical	D(Bad) - 2(Essential)	Inadequate	Replace	£2,100	
4. Market Hall	Consideration of fire alarm provision by FRA	Electrical	D(Bad) - 1(Urgent)	None installed	Install New	£525	FRA to consider fire alarm need to Market Hall
4. Market Hall	Re-roof asphalt roof and replacement of weathered fascia board	Building	D(Bad) - 1(Urgent)	Defective	Replace	£8,400	Assumed not RAAC construction
4. Market Hall	High level timber panelling - redecoration	Building	D(Bad) - 1(Urgent)	Defective	Repair	£10,500	
4. Market Hall	Clear vegetation & debris to all roofs	Building	D(Bad) - 1(Urgent)	Defective	Repair	£525	Access to north elevation unrestricted. However, due to RAAC walkway adjacent south elevation access will be challenging
4. Market Hall	Further invasive inspection of RAAC to toilet/store by removal of ceilings and propping	Building	D(Bad) - 1(Urgent)	Defective	Install New	£2,500	Consideration of removal of ceiling in provision of services (lighting, fire alarm etc) and operational practical use. Consider alternative arrangements if not able to retain toilet access. Additional costs to be considered for ongoing RAAC cyclical inspection
4. Market Hall	Replacement box gutter and fascia	Building	D(Bad) - 2(Essential)	Defective	Replace	£15,750	
5. Library	Clear vegetation & debris to all roofs	Building	D(Bad) - 1(Urgent)	Defective	Repair	£525	Consideration of access to RAAC roofs and edge protection
6. Enclosed covered walkway and external canopy	Clear vegetation & debris to all roofs	Building	D(Bad) - 2(Essential)	Defective	Repair	£2,625	Consideration of access to RAAC roofs and edge protection
7. External Garage Store	Clear Blocked Gutter and vegetation	Building	D(Bad) - 1(Urgent)	Defective	Repair	£210	
7. External Garage Store	Replacement of ACM roof and install new steel profile	Building	D(Bad) - 2(Essential)	Defective	Replace	£52,500	84m
7. External Garage Store	Removal of debris to garage roof	Building	D(Bad) - 2(Essential)	Defective	Remove	£2,100	Care will be needed to access the ACM fragile roof to removal and clear
8. Civic Centre - first floor areas	Timber structural frame (subject to warranties)	Building	D(Bad) - 1(Urgent)	Defective	Repair	£15,750	Assumed remedial works
8. Civic Centre - first floor areas	Clear vegetation & debris to all roofs	Building	D(Bad) - 2(Essential)	Defective	Repair	£525	Consideration of access to RAAC roofs and edge protection
8. Civic Centre - first floor areas	Oak structure and balustrade remedial works (assuming remedial)	Building	D(Bad) - 2(Essential)	Defective	Repair	£10,500	
9. Market Hall - Gas blow air heater structure	Replacement of 2no. Gas fired blow air heaters	Mechanical	D(Bad) - 2(Essential)	Defective	Replace	£31,500	Replacement of gas blow heaters. Consider new location and design as part of RAAC replacement or redevelopment



Total	£327,918.00
Preliminaries	
10%	£32,791.80
Contingency	
10%	£36,070.98
Overall Total	£396,780.78

C (Poor) – Urgent (C1)

Location	Description	Discipline	Condition Rating	Defect	Remedy	Est cost 2026	Comments
12. Basement	Ventilation and tubular heating to improve conditions of basement electrical equipment	Electrical	C(Poor) - 1(Urgent)	None installed	Install New	£5,250	
4. Market Hall	Repairs to existing flashing of Market Hall roof	Building	C(Poor) - 1(Urgent)	Defective	Repair	£2,625	
8. Civic Centre - first floor areas	Provide containment for cabling to first floor and stage area	Electrical	C(Poor) - 1(Urgent)	None installed	Install New	£3,675	

Total	£11,550.00
Preliminaries	
10%	£1,155.00
Contingency	
10%	£1,270.50
Overall Total	£13,975.50



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C (Poor) - Essential (C2)

Location	Description	Discipline	Condition Rating	Defect	Remedy	Est cost 2026	Comments
1. Civic Centre Ground Floor	Consider replacement of obsolete lighting and improve emergency lighting	Electrical	C(Poor) - 2(Essential)	Obsolete	Replace	£31,500	Install LED lighting and stand-alone self-test emergency lighting
1. Civic Centre Ground Floor	Cleaning and removal of vegetation to high street elevation block paving	Building	C(Poor) - 2(Essential)	Defective	Repair	£200	
1. Civic Centre Ground Floor	Repairs or redesign of walkway rainwater outlet above offices	Building	C(Poor) - 2(Essential)	Defective	Upgrade	£5,250	
1. Civic Centre Ground Floor	Consider replacement of manholes to internal walkway to allow regular access	Building	C(Poor) - 2(Essential)	Inadequate	Replace	£8,400	
1. Civic Centre Ground Floor	Renew hygiene flooring to internal manholes	Building	C(Poor) - 2(Essential)	Defective	Repair	£500	
13.External areas	Rear East car park - resurface and reline	Building	C(Poor) - 2(Essential)	Defective	Replace	£10,500	
14. Site Level	Fire compartmentation and fire door remedial	Building	C(Poor) - 2(Essential)	Inadequate	Upgrade	£31,500	Based on fire compartmentation/fire door survey
14. Site Level	Gas tightness remedial works	Mechanical	C(Poor) - 2(Essential)	Inadequate	Upgrade	£5,250	Outcomes of MEB gas tightness test. Note if roof replaced, gas pipework suggested to be will be removed/reinstated
2. Main Civic Theatre Hall	Replacement of changing room external double fire escape doors to external area	Building	C(Poor) - 2(Essential)	Defective	Replace	£3,675	Replace external double timber doors with aluminium
2. Main Civic Theatre Hall	Remedial works to mid height acoustic baffle	Building	C(Poor) - 2(Essential)	Defective	Repair	£1,575	
4. Market Hall	Improve emergency lighting provision	Electrical	C(Poor) - 2(Essential)	Inadequate	Install New	£2,625	
4. Market Hall	Roof verge repointing	Building	C(Poor) - 2(Essential)	Defective	Repair	£1,575	Includes access
4. Market Hall	Consider replacement of obsolete lighting and improve emergency lighting		C(Poor) - 2(Essential)	Defective	Upgrade	£5,250	
4. Market Hall	Fall arrest system to gantry ladder	Building	C(Poor) - 2(Essential)	None installed	Install New	£1,050	
4. Market Hall	Brickwork repairs to corbel/eaves	Building	C(Poor) - 2(Essential)	Defective	Repair	£1,050	
4. Market Hall	Replacement of cracked render panels	Building	C(Poor) - 2(Essential)	Defective	Replace	£21,000	
5. Library	Library Staff Kitchen	Building	C(Poor) - 2(Essential)	Defective	Upgrade	£2,100	Consider as desirable
7. External Garage Store	Clear surface water gully and clearance of vegetation	Building	C(Poor) - 2(Essential)	Defective	Repair	£200	
7. External Garage Store	Remedial works to external bin area wall	Building	C(Poor) - 2(Essential)	Defective	Repair	£525	
8. Civic Centre - first floor areas	Flag pole housing - check for rust damage and consider remedial work	Building	C(Poor) - 2(Essential)	Defective	Repair	£210	



8. Civic Centre - first floor areas	Accessible toilet - investigate and carry out remedial works to damp penetration from low level cistern and redecorate	Building	C(Poor) - 2(Essential)	Inadequate	Repair	£315	
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Total **£134,250.00**
Preliminaries
10% £13,425.00
Contingency
10% £14,767.50

Overall Total **£162,442.50**

C (Poor) – Desirable (C3)

Location	Description	Discipline	Condition Rating	Defect	Remedy	Est cost 2026	Comments
1. Civic Centre Ground Floor	Repairs to timber cladding adjacent gas meter housing due to warpage	Building	C(Poor) - 3(Desirable)	Defective	Repair	£263	
14. Site Level	Upgrade of MCW and DHW pipework	Mechanical	C(Poor) - 3(Desirable)	Defective	Replace	£84,000	Consider replacement
2. Main Civic Theatre Hall	Replace single glazed adonised aluminium windows	Building	C(Poor) - 3(Desirable)	Defective	Upgrade	£52,500	Consider thermal performance upgrade to double glazed aluminium units with Teleflex
3. Stage area & first floor changing rooms	Shower & Toilet sanitaryware facilities	Mechanical	C(Poor) - 3(Desirable)	Defective	Upgrade	£5,250	Consider as desirable
3. Stage area & first floor changing rooms	Replace single glazed adonised aluminium windows	Building	C(Poor) - 3(Desirable)	Defective	Upgrade	£3,150	Consider thermal performance upgrade to double glazed aluminium units with Teleflex
3. Stage area & first floor changing rooms	Consider replacement vinyl floors to changing rooms	Building	C(Poor) - 3(Desirable)	Defective	Upgrade	£20,000	Provisional sum consider replacement as part of refurbishment
4. Market Hall	Replace single glazed adonised aluminium windows	Building	C(Poor) - 3(Desirable)	Defective	Upgrade	£52,500	Consider thermal performance upgrade to double glazed aluminium units with Teleflex
4. Market Hall	Relining sports hall floor	Building	C(Poor) - 3(Desirable)	Defective	Repair	£2,100	
5. Library	Library Staff Toilet Sanitaryware refurbishment	Building	C(Poor) - 3(Desirable)	Defective	Upgrade	£3,150	Consider as desirable
5. Library	Internal decoration of plastered areas to staff welfare area	Building	C(Poor) - 3(Desirable)	Defective	Repair	£210	
5. Library	Replacement of carpet tiles to public facing areas	Building	C(Poor) - 3(Desirable)	Defective	Replace	£9,660	230m2 x £40m2. Costs assuming bookcases previously removed
5. Library	External walls to roof area - cracked render/pointing of coping	Building	C(Poor) - 3(Desirable)	Defective	Repair	£1,575	
5. Library	Welfare and staff toilets - Removal damp plaster and reline walls with phenolic board	Building	C(Poor) - 3(Desirable)	Defective	Replace	£4,200	



7. External Garage Store	Replacement of timber garage door	Building	C(Poor) - 3(Desirable)	Defective	Replace	£1,575	
8. Civic Centre - first floor areas	Merrie England - clean carpet tile floor.	Building	C(Poor) - 3(Desirable)	Defective	Repair	£315	Clean floor if retaining or consider for refurbishment
8. Civic Centre - first floor areas	Edward German room - sand and seal timber floor	Building	C(Poor) - 3(Desirable)	Defective	Repair	£1,260	Sand and seal woodblock floor
8. Civic Centre - first floor areas	Replacement single glazed door and window screen	Building	C(Poor) - 3(Desirable)	Inadequate	Upgrade	£12,600	Consider replacement for thermal upgrade

Total **£254,308.00**
Preliminaries
10% £25,430.80
Contingency
10% £27,973.88

Overall Total **£307,712.68**



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B (Satisfactory) – Essential (B2)

Location	Description	Discipline	Condition Rating	Defect	Remedy	Est cost 2026	Comments
1. Civic Centre Ground Floor	Replace obsolete distribution boards to ground and first floor	Electrical	B(Satisfactory) - 2(Essential)	Obsolete	Replace	£7,875	
1. Civic Centre Ground Floor	Provide surge protection to every distribution board	Electrical	B(Satisfactory) - 2(Essential)	None installed	Upgrade	£2,625	
1. Civic Centre Ground Floor	Proposed rewire of power system to Theatre/Market Hall	Electrical	B(Satisfactory) - 2(Essential)	Inadequate	Replace	£26,250	
12. Basement	Remove electrical DNO and replace water damaged plywood backing	Electrical	B(Satisfactory) - 2(Essential)		Replace	£1,575	
12. Basement	Submains - remove redundant equipment	Electrical	B(Satisfactory) - 2(Essential)	Redundant	Remove	£1,050	
12. Basement	Submains - surge protection	Electrical	B(Satisfactory) - 2(Essential)	None installed	Upgrade	£2,100	
14. Site Level	Inspection of intruder alarm to assess life span	Electrical	B(Satisfactory) - 2(Essential)	Defective	Replace	£525	Inspection estimate cost only
14. Site Level	Lightning protection - risk assessment only	Electrical	B(Satisfactory) - 2(Essential)	Defective	Install New	£525	Inspection estimate cost only
4. Market Hall	Replace obsolete distribution board and provide surge protection	Electrical	B(Satisfactory) - 2(Essential)	Obsolete	Replace	£2,100	

Total	£44,625.00
Preliminaries	
10%	£4,462.50
Contingency	
10%	£4,908.75
Overall Total	£53,996.25



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B (Satisfactory) – Desirable (B3)

Location	Description	Discipline	Condition Rating	Defect	Remedy	Est cost 2026	Comments
4. Market Hall	Replacement of rooflights to Market Hall roof	Building	B(Satisfactory) - 3(Desirable)	Defective	Replace	£21,000	Replace for thermal improvement and reduced maintenance
4. Market Hall	North elevation double timber fire doors	Building	B(Satisfactory) - 3(Desirable)	Defective	Upgrade	£3,675	Consider replacement as reducing r&m and thermal improvement
5. Library	Carpet tiles to main public area floor - consider commercial clean	Building	B(Satisfactory) - 3(Desirable)	Defective	Repair	£500	Commercial clean

Total	£25,175.00
Preliminaries	
10%	£2,517.50
Contingency	
10%	£2,769.25
Overall Total	£30,461.75

A (Good) – Essential (A2)

Location	Description	Discipline	Condition Rating	Defect	Remedy	Est cost 2026	Comments
1. Civic Centre Ground Floor	Inspection of fire alarm to ensure battery back-up is satisfactory	Electrical	A(Good) - 2(Essential)	Defective	Replace	£263	

Total	£263.00
Preliminaries	
10%	£26.30
Contingency	
10%	£28.93
Overall Total	£318.23



A (Good) – Desirable (A3)

Location	Description	Discipline	Condition Rating	Defect	Remedy	Est cost 2026	Comments
1. Civic Centre Ground Floor	Consider drain cctv survey once manholes are accessible (see other item)	Building	A(Good) - 3(Desirable)	None installed	Upgrade	£1,050	
4. Market Hall	Remove redundant light fittings and light level survey	Electrical	A(Good) - 3(Desirable)	Obsolete	Remove	£2,625	Further consideration of asbestos content
5. Library	New 3 Phase supply to library	Electrical	A(Good) - 3(Desirable)	Redundant	Reposition	£52,500	Consider if Civic Complex to transfer to WTC in future to help split supplies. True estimate would be required from utility provider
5. Library	Consider new standalone fire alarm system but linked to Civic Centre	Electrical	A(Good) - 3(Desirable)	None installed	Install New	£5,250	FRA to consider fire alarm need to Market Hall

Total	£61,245.00
Preliminaries 10%	£6,124.50
Contingency 10%	£6,736.95
Overall Total	£74,106.45



10.2 Appendix B – Location Plan and Floor Plans

Location Plan



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Whitchurch Civic Centre - Location Plan

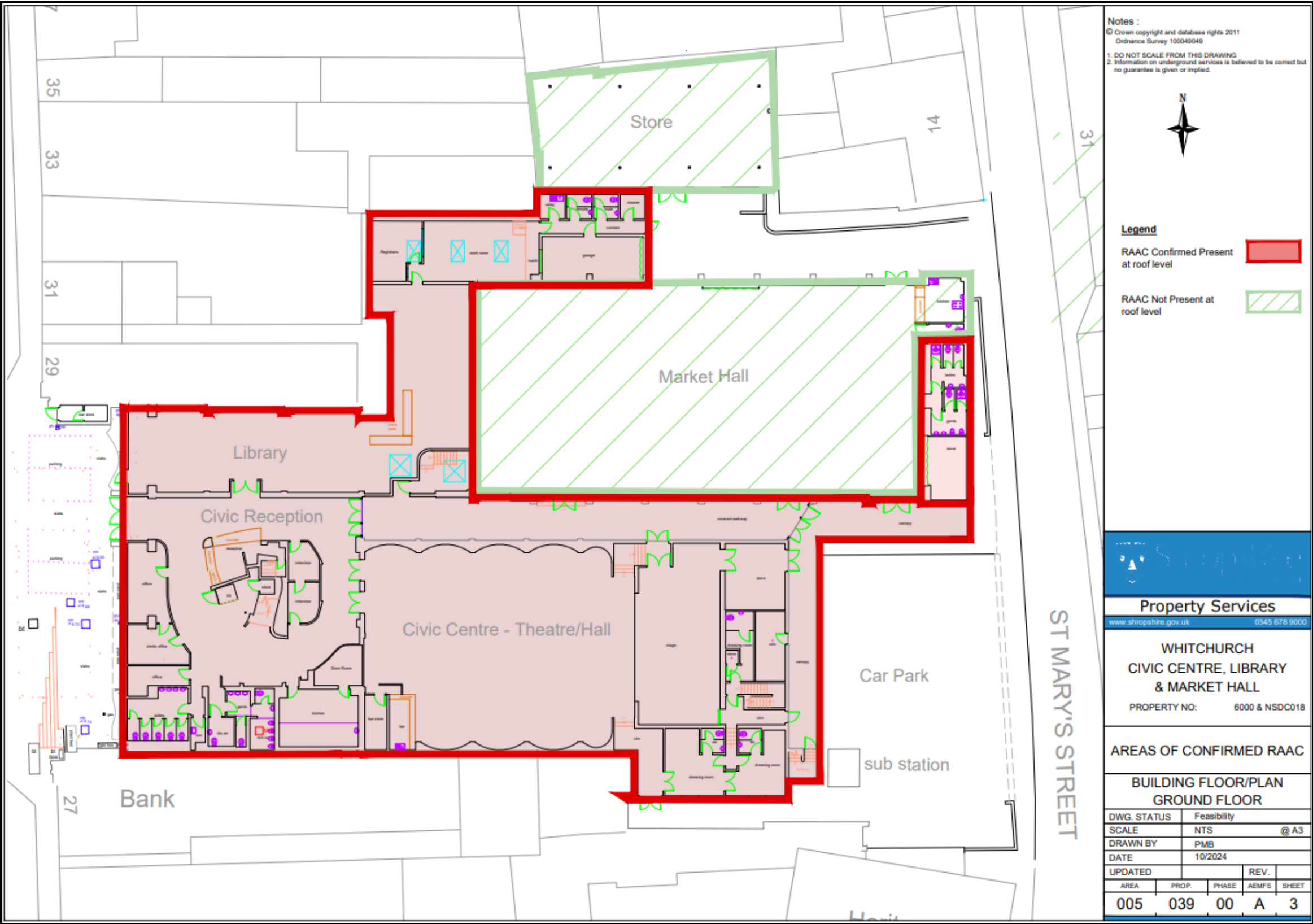


Date: 20/11/2023

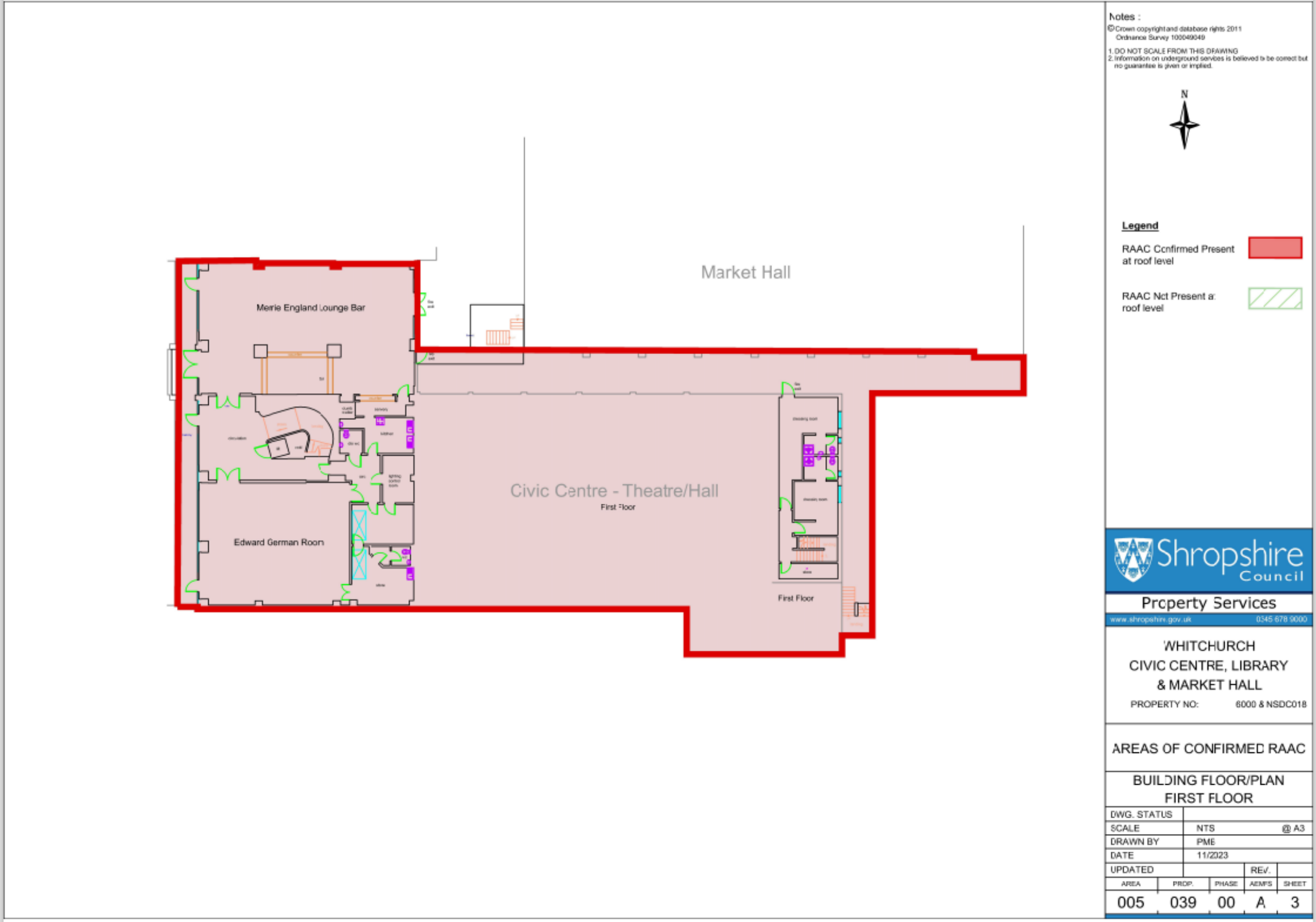


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Ground Floor Plan with RAAC effected areas highlighted.



Frist Floor Plan with RAAC effected areas highlighted.



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10.3 Appendix C – Further Surveys

10.3.1 Structural Engineer Surveys – Thomas Consulting

10.3.2 Fire Compartmentation & Door survey – Atkins Realis

10.3.3 MEB Total – Gas appliance and pipework inspection and warning notice – WTC recommission and Gas Safe certificate

10.3.4 Protector RM Checklist – Vacant Property Management

10.3.5 Protector RM Guidance – Unoccupied Buildings

10.3.6 Shropshire Council Risk Register (operational and project)



T21408/2026/01

STRUCTURAL INSPECTION

at

**Whitchurch Civic Centre
High Street
Whitchurch
Shropshire
SY13 1AX**



For

Shropshire Council



Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

REPORT VERIFICATION

Site Address	Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX
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Document Reference	T21408/2026/01 Structural Inspection Report
Version	03
Date released	02 March 2026
Originator	Desmond Yates BSc (Hons) CEng MICE
Checked	Iestyn Williams BEng (Hons) CEng MICE

Issue no	Date	Status	Report version	Issued by
01	02/03/2026	Final	03	IW

CONTENTS

1	INTRODUCTION	1
2	GENERAL	2
3	SYNOPSIS	2
4	OBSERVATIONS	3
4.1	External Observations	5
4.1.1	Front Elevation	5
4.1.2	Left Side Elevation	6
4.1.3	Right Side Elevation	7
4.1.4	Rear Elevation	8
4.1.5	Internal Elevations	9
4.1.6	Roof	10
4.2	Internal Observations	13
4.2.1	Civic Centre	13
4.2.2	Market Hall	17
4.2.3	Library	17
4.2.4	Theatre	18
4.2.5	Corridor	19
4.2.6	External Stores	19
5	DISCUSSION	21
5.1	Condition Survey	21
5.1.1	External Observations	21
5.1.2	Internal Observations	22
6	CONCLUSIONS	26
7	RECOMMENDATIONS	27

APPENDICES

APPENDIX A: CONDITIONS OF INSPECTION

APPENDIX B: PHOTOGRAPHS

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

1 INTRODUCTION

Thomas Consulting has been commissioned by Shropshire Council to carry out an updated structural inspection to establish the condition of the property at Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX, with particular focus on the condition of the Reinforced Autoclaved Aerated Concrete (RAAC). The inspection is an annual review of the condition of the property as previously identified in Thomas Consulting report ref. T2140/2024/01 dated 29 August 2024.

We have confined this inspection to those structural elements of the property which are typically associated with the structural fabric e.g. walls, floors and where exposed footings.

The inspection is confined to a visual inspection of the property and we have not investigated woodwork or other parts of the structure which are covered, unexposed or inaccessible. We are therefore unable to report that any such part is free from defect.

The object of the report is to assess the effect of the reported defects on the structural integrity of the property. No assurances can be implied as to the effect that the reported defects may have on the current or future saleability of the property.

Defects identified in the report may not be sufficient to cause significant structural weakness of such an extent to prevent normal use of the property but could be unacceptable on aesthetic grounds. The client should therefore consider whether or not the defect is acceptable or desirable on these grounds and seek qualified advice as to the effect on the market value of the property.

There may be observations recorded under section 4.0 of the report which are highlighted by italics. These related to defects which fall outside of our brief but have nonetheless been included as part of the inspection. No further advice may be given in respect of these items but the Client should be aware that they may require further investigation or remedial action.

Please note the appended Conditions of Inspection.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

2 GENERAL

The Civic Centre is situated on a hill that slopes across the front of the building, there is a slight elevation to the car park at the rear in the town centre of Whitchurch, Shropshire.

The property is a braced steel frame with precast concrete beam and block floors to suspended floors, ground bearing slabs to the ground floor not over cellars and reinforced Autoclaved Aerated Concrete to the roof areas. The property was initially constructed during the 1950's. Modifications were undertaken to the front elevation of the property circa 2013 replacing the existing façade with a timber frame and internal alterations to the entrance hall area.

The Geological Survey for England and Wales, BGS website indicates that the property is situated upon superficial deposits of Glaciofluvial Deposits, Devensian - Sand and gravel overlaying the Wilkesley Halite Member - Halite-stone and mudstone.

The inspection took place on the 16th January 2026 and the weather at the time of inspection was overcast and cold.

Observations from the 2024 inspection are incorporated within this report so that readers can view this as a standalone document. Updates are provided from the 2026 inspection where appropriate.

3 SYNOPSIS

The report identifies the defects that are noted in Paragraph 4 below. The defects include previously identified defects associated with RAAC concrete roof, cracking to masonry in Market Hall at high level due to movement of portal frame structure and water ingress to the front of the civic centre, due to poor detailing of improvement works.

The inspection did not reveal any significant defects which were not visible previously, nor was any significant deterioration of the building fabric noted.

There may be observations recorded under section 4.0 of the report which are highlighted by italics. These related to defects which fall outside of our brief but have nonetheless been included as part of the inspection. No further advice may be given in respect of these items, but the Client should be aware that they may require further investigation or remedial action.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

4 OBSERVATIONS

Notation: - The terms left, right, front, and rear elevations are used in respect of an observer standing in the High Street and facing the property.

The terms left and right when used in respect of other individual elements are made with respect to the observer's relative position when making the observation.

General: - All walls are covered, floors carpeted, and rooms furnished, unless specifically noted otherwise.

For the basis of this report, we have left the observations from our 2024 inspection in place and have added commentary on any observations that have deteriorated or are present since that date.

Reference to internal and external observations are in accordance with the following floor plans for the Civic Centre:



Figure 1 – Ground Floor Plan

STRUCTURAL INSPECTION

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

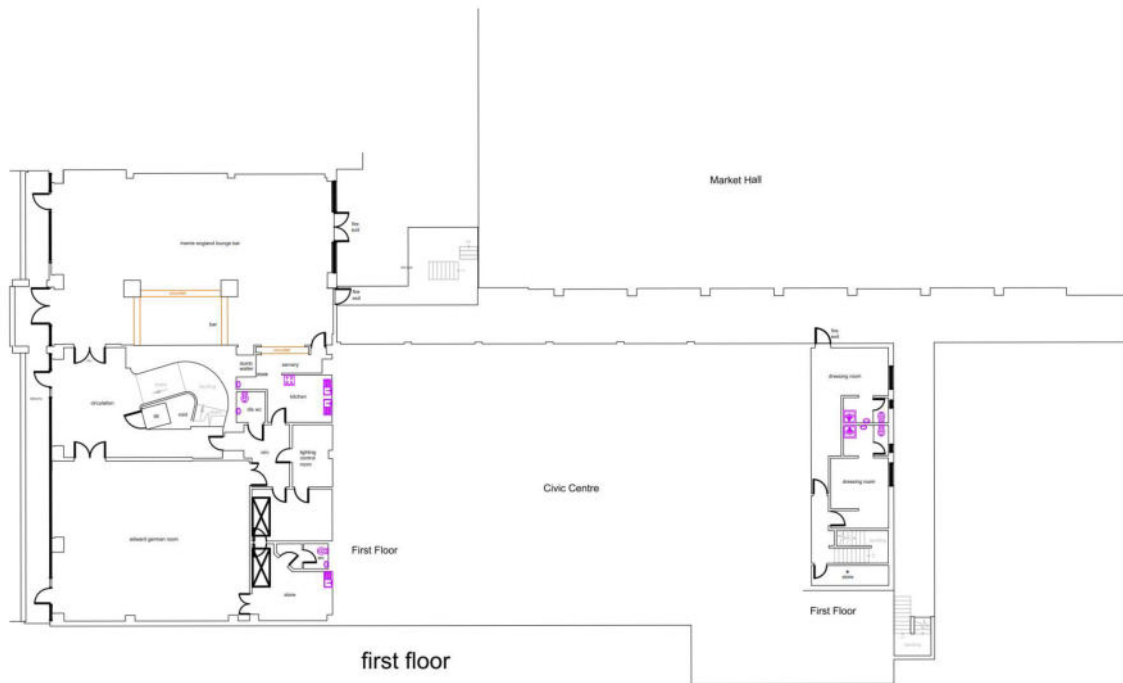


Figure 2 – First Floor Plan



Figure 3 – Basement Plan – Located beneath Reception to front of Civic Centre

STRUCTURAL INSPECTION

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

4.1 External Observations

The external observations have been split into various elements of the property.

4.1.1 Front Elevation

Market Hall

The brickwork of the front elevation of the Market Hall is visible above the library roof.

At low level is a lean-to felted roof to the boiler house.

The alignment of the brickwork appears to be reasonable, both vertically and horizontally.

No movement joints were noted in the masonry.

Some cracking was noted towards the front left corner, where horizontal and slight diagonal cracking was noted on the brickwork corbel at the eaves. The corner gable column in this location appears to be of smaller size than the general portal columns of the Market Hall and the brickwork has been corbelled out to match the other piers at high level. The cracking is possibly related to slight dropping of the masonry in the corbel detail or possibly as a result of deflection of the steelwork structure behind the brickwork and does not appear to be of particularly recent origin. The maximum width of the crack is probably in the region of 5mm.

There is some slight open jointing on the masonry, but the pointing is recessed in any event.

The pointing to the verges of the tiled roof pitches, on both sides is open jointed and, in some places, missing.

There are a number of steel bolts and fixings within the masonry, possibly for support of services, and there are some historical boltholes in evidence.

The pointing to the lead flashing above the lean-to roof is also missing in some areas

Similar cracking but of a far lower magnitude was also noted on the left-hand corbel at eaves level.

2026 Update

In general terms all the above defects were as noted in 2024, with no significant deterioration.

Civic Centre

The front elevation of the Civic Centre comprises a brick wall at low level with many windows and doors, and a balcony at high level which appears to have been clad with timber at the time of refurbishment (which we understand to be 2013). There is also a timber pergola at high level

The condition of the brickwork appears to be good with no signs of cracking or distortion in evidence.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

When viewed from the street from the left and the right-hand side, the masonry to the "cheeks" of the car park area appear to be contemporary with the civic centre itself and as such are probably features which separate the Civic Centre building from the adjoining structures each side.

The timber pergola and balcony appears to be formed of substantial timber members which are quite "weathered," and they contain "shakes" and there is some separation of the timber cladding from the structure particularly around the main entrance.

Access was provided to undertake a touching distance inspection of the balcony area on 23rd September 2024.

The balcony structure was confirmed to consist of 300 x 300 Oak timber columns supporting timber floor joists with paving slab covering. The balcony handrail is also formed with timber beams spanning between posts, with intermediate timber posts providing support.

The timber elements forming the balcony area are severely weathered with aforementioned shakes present along their length, with approximately 30-40mm embedment possible. The connections between structural elements have shrunk as a result of timber shrinkage and twisting of the members and in places the fixings were visible with no positive connection. Shrinkage was also observed at high level between timber elements and steel fin plate connections.

Timbers were however found to be vertically and horizontally level when inspected with a spirit level, and the condition of the timber, although weathered, had minimal penetration when inspected with a screwdriver.

2026 Update

The general condition of the front elevation and the timberwork to the balcony areas did not appear to have deteriorated significantly since the 2024 inspection.

4.1.2 Left Side Elevation

Market Hall

The left elevation of the market hall above eaves level comprises a short pitched tiled roof and then a vertical section which is also clad in roof tiles. The condition of the vertical tiling seems reasonable although there are a small number of displaced tiles which will be visible in the photographs.

There is a galvanised gutter which is overgrown to a considerable extent, and behind the gutter is a fascia board which appears to be rotten for the entire length.

The elevation below eaves level contains feature brick piers around the portal columns to the structure with rendered panels between with a loading door at low level in one of the bays.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

In general terms the condition of the brickwork and the rendered panels appears to be reasonable. There is minor cracking noted in most of the rendered panels at high level above the windows, mainly horizontal but in some area's diagonal.

There are rainwater pipes visible entering two of the brick encasements at high level, one towards the front and one towards the back. The one at the rear has the appearance of possible historical leaking as the brickwork is stained at high level.

There are also signs of possible damp in some of the rendered panels at low level and the DPC at the extreme rear right corner does appear to be in poor condition

Civic Centre

The left elevation of the civic centre can be seen from the walkway above the corridor and the walls appear to be in good order

There is spalling of the render to some of the beams over the windows.

2026 Update

The general condition of the left elevation of the Market Hall and the Civic Centre did not appear to have deteriorated significantly since the 2024 inspection.

4.1.3 Right Side Elevation

Market Hall

At low level at the rear, there is a panel of brickwork to the store, which is separate to the main wall, albeit that the wall is in good order.

At low level, the left elevation is within the corridor, but when visible from the corridor roof, there is again slight cracking in the rendered panels above the windows, but no signs of cracking or distortion of the main structure apart from the cracking to the corbel at the front as noted elsewhere.

At high level when viewed from above the corridor, some damage was noted at low level on the third render panel in from the rear.

There is also slight cracking above the windows in the rendered panels, similar to that observed on the other side.

The fascia board is also rotten, as noted on the other elevation

There are again two rainwater pipes built into the brickwork, one on the second column from the front and one from the second column from the rear.

Civic Centre

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

The wall is visible at low level towards the rear and the brickwork appears to be in reasonable order.

There is a wider bed joint at high level and some possible distortion around a window, but the coursing appears to be reasonably level.

The majority of the elevation is only visible from a drone inspection, but there did not appear to be any significant signs of movement or cracking in evidence from the imagery obtained.

A vertical movement joint was noted between the two storey Civic Centre entrance area and the main Civic Centre Hall with the high-level roof.

2026 Update

The general condition of the right elevation of the Market Hall and the Civic Centre did not appear to have deteriorated significantly since the 2024 inspection.

4.1.4 Rear Elevation

Market Hall

The rear elevation of the market hall is a substantial masonry wall in two sections, with a pitched profile at high level, and one section one further back than the other. There are again no movement joints in evidence to the main wall, but again no significant signs of cracking or distortion.

As noted on the front elevation the pointing to the tiled roof is quite poor but the condition of the masonry is quite good.

There is a low-level roof to the right-hand side of the rear elevation, and the timber fascia to this store area is in poor condition. There is also a movement joint between the single storey low level store and the main wall.

2026 Update

The condition of the timber fascia to the low level roof on the rear of the Market Hall does appear to have become worse since the 2024 inspection.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX



2024



2026

Civic Centre

At high level on the rear elevation of the main Civic Centre, the brickwork is in reasonable condition although there is slight horizontal cracking to the pointing where the flashing to the walkway is embedded into the wall.

At low level, the masonry appears to be in reasonable order

To the right-hand side is a brick enclosure to an escape staircase. There are no signs of cracking or distortion in this area.

2026 Update

The general condition of the rear elevation of the Civic Centre did not appear to have deteriorated significantly since the 2024 inspection.

4.1.5 Internal Elevations

External Walls Visible from the Library Roof

To the front of the library roof are some boundary walls/party walls to adjoining properties. Some of these appear to have lean to structures built on the far side and the walls are generally built of rendered masonry.

Cracking was noted at high level on all of these walls with vegetation penetrating above the walls from the far side.

To the right-hand side of the library roof area is a free-standing wall above the library wall below in reasonable condition, dating from the time of the construction of the civic centre, with a palisade fence on top. There are no movement joints within this wall, which is about 16m long, but no signs of cracking was in evidence.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

The wall returns to the rear towards the right-hand side. Along this section there is a slight crack noted in the coping, but the cracking is minor and old.

2026 Update

The general condition of the rear elevation of the Civic Centre did not appear to have deteriorated significantly since the 2024 inspection.

Walls around Store (above roof)

The walls to the right of the store area are walls to adjoining properties, and towards the front the wall is open jointed and in poor alignment.

The wall to the garage extends above the ground floor roof and appears to be in reasonable order

2026 Update

The general condition of the walls around the store (above the roof) did not appear to have deteriorated significantly since the 2024 inspection.

Upper-Level Walls

Various walls of the main Civic Centre building and the Upper Floor to the entrance hall are visible from the library roof. These all appear to be in reasonable order with no signs of cracking or distortion in evidence.

There is a substantial glazed window giving access from the bar to the library roof and although the lintel over this window does not appear to have deflected significantly there is a vertical joint in the masonry above and to the left hand of the window which has been filled with mastic relatively recently

The walls to the stairwell where visible from the library roof appear to be lightweight clad construction with rendered panels and no signs of any distress.

2026 Update

The general condition of the upper level walls to the Civic Centre did not appear to have deteriorated significantly since the 2024 inspection.

4.1.6 Roof

The roof was inspected using a drone. The roof can be divided into eight distinct sections as follows:

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

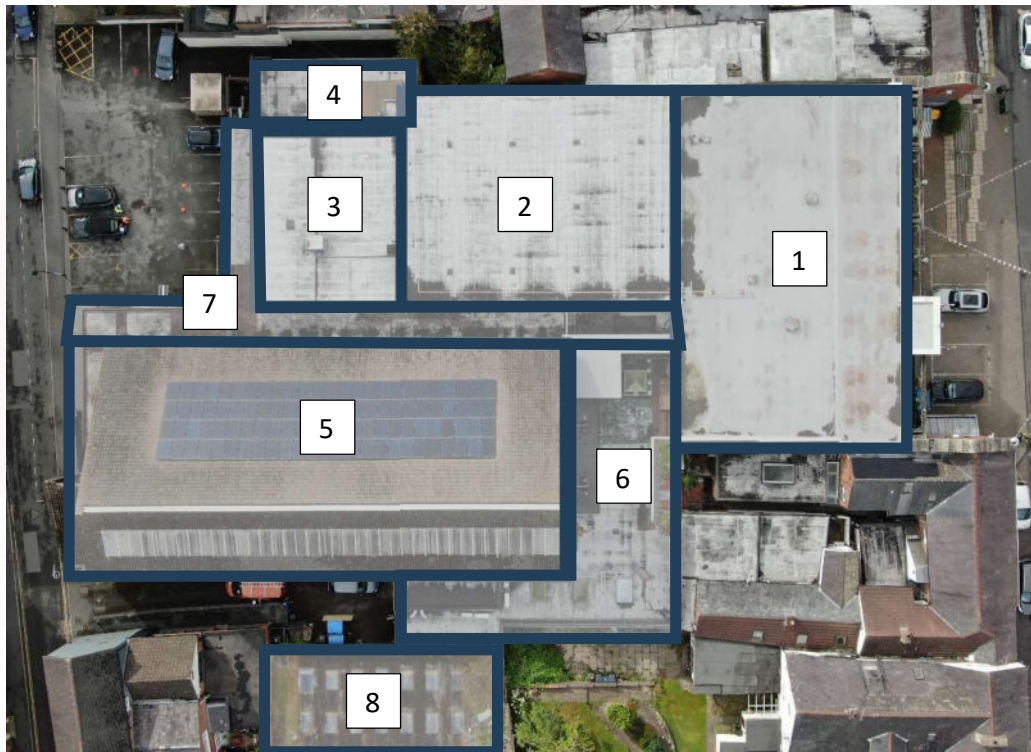


Figure 4 – Roof Plan

1. Entrance Area – Two Storey (Flat Roof)
2. Main Civic Hall (Flat Roof)
3. Stage Area (Flat Roof)
4. Dressing Rooms to Civic Hall (Flat Roof)
5. Market Hall (Pitched Roof)
6. Library and Amenity (Flat Roof – with Access)
7. Canopy and Corridor Roof (Flat Roof – With Access)
8. Store Roof (Asbestos Cement Roof)

Our observations are as follows.

Entrance Area – Two Storey (Flat Roof)

This roof appears to have a single ply roof covering, and it steps up towards the front.

There is ponding visible towards the rear, and thereof seems to fall towards the rear where that area two rainwater outlets at the two rear corners.

The flashings over the walls appear to be in reasonable order and there is no obvious sign of defects on the roof other than some areas where the roof covering is “ruckled”

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

There are a number of ventilation fans and other service penetrations on the roof and also what appears to be a service pipe (uninsulated) supported on standalone "feet"

Main Civic Hall (Flat Roof)

This is a felted roof of considerable age, with a fall from right to left, where there is a gutter which has internal downpipes into the building.

There is standing water on the roof, and some service penetrations in evidence

There is significant cracking and crazing to the roof covering which is clearly of considerable age and coming to the end of its life.

Stage and Amenity Area to Civic Hall (Flat Roof)

This is again a felted roof of considerable age with cracking and deterioration in evidence.

The fall is towards the central wall running left to right which divides the stage area from the kitchen and amenity area. There are two rainwater pipes discharging internally through the building from the central gutter.

There is a small building on the roof, above the store.

Dressing Room Area

This is a single storey section to the extreme rear left.

There is a boiler house on the top which is in corrugated steel sheeting but the roof itself appears to be felted construction.

There appears to be a single rainwater outlet centrally on the left-hand side adjacent to the main hall wall.

Market Hall (Pitched Roof)

This is a pitched roof with a concrete tile covering.

There are solar panels on the right-hand pitch.

The left pitch contains translucent panels at mid height and the flashings to these are in poor condition with many pieces displaced. There is also a lot of moss growth on the tiles at low level and a small number of displaced vertical tiles.

Library and Amenity (Flat Roof – with Access)

This accessible is a felted roof in varied condition. In some areas it appears to have been overpainted and in the canopy area to the rear it may be asphalt.

There is a small lean-to roof to the boiler room above this which is also felted

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

There is also a single ply covering to the stairwell roof which is in good order.

The garage roof is at a higher level, inaccessible, and with a parapet. There are two central rainwater outlets in this roof but much sanding water in evidence.

Canopy and Corridor Roof (Flat Roof – With Access)

This has a variety of coverings.

There is a walkway extending at first floor level to the rear of the market hall and also behind the civic centre.

The support for this is provided by SS columns supporting steel channels which in turn support RAAC panels spanning back on to the walls of the buildings.

The condition of the SHS posts is poor, with corrosion at low level in many of them where they are not embedded in concrete as they enter the ground.

Likewise, the timber fascia is substantially rotten throughout.

Store Roof (Asbestos Cement Roof)

The roof to the store is “big six” asbestos cement roofing with translucent panels. The condition is poor with vegetation growing to the front and the rear and with significant amounts of general debris on the roof. There is a hole in the roof to the front at the centre.

This roof is in a poor condition indeed and should be replaced.

2026 Update

A further roof inspection was undertaken using a drone as part of the 2026 site visit.

By comparing the images from each visit there does not appear to have been any significant deterioration of the roof coverings, although the majority of the flat roofs were in poor condition even in 2024.

4.2 Internal Observations

Internal observations are to be split within the following internal areas; Civic Centre, Market Hall, Library, Theatre and External Stores

4.2.1 Civic Centre

4.2.1.1 Basement

A basement is located to the front of the property and accessed via a hatch and ladder access located in the reception area. The basement houses electrical equipment serving the property.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

The basement consists of a series of rooms formed in vaulted brickwork arches. There is evidence of damp in the basement with brickwork at low level deteriorating and paint flaking, along with a musty smell generally in the basement.

There is evidence of water ingress to the wall at the front of the property, both at a service penetration in the wall and moist staining to a plywood fascia supporting electrical equipment.

4.2.1.2 Ground Floor

4.2.1.2.1 Reception Area

The reception area is accessed from doors to the front of the property and consists of a polished concrete floor, painted walls, and a suspended metal ceiling grid arrangement.

The ceiling grid is permanently fixed with only access hatches allowing for inspection of the first-floor construction, which consists of beam and block flooring presumed to span between steel framing mirroring that at roof level.

No significant defects were observed, and all walls and floors were found level when inspected with a spirit level.

4.2.1.2.2 Offices

Offices are present to the front of the property and consist of carpeted floors, painted walls, and a suspended ceiling grid.

The ceiling grid is removable and when inspected a timber joist floor arrangement is present over. There is evidence of water staining to several ceiling panels, and a bucket is present beneath a historic leak to the front of the property.

Walls and floors were found level when inspected with a spirit level.

4.2.1.2.3 Toilets

Toilets are located to the right side of the property and consist of vinyl flooring, painted walls, and a suspended ceiling grid. The ceiling grid is removable

No significant defects were observed, and all walls and floors were found level when inspected with a spirit level.

4.2.1.2.4 Kitchen / Store Room

The kitchen/store room are located to the right side of the property and consist of vinyl flooring, hygienic wall panelling and a suspended ceiling grid. The ceiling grid is removable. The ceiling grid is removable

No significant defects were observed, and all walls and floors were found level when inspected with a spirit level.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

4.2.1.3 First Floor

4.2.1.3.1 Hall area

The hall area is located centrally to the front of the property and consists of carpeted floors, painted walls, and a suspended ceiling grid, which has been removed to facilitate previous survey works.

Exposed steelwork supporting RAAC concrete roof panels were visible, and there were minor areas of rusting to the steelwork and no significant damage to the RAAC concrete. Staining to the underside of the RAAC concrete was visible indicative of corrosion to internal reinforcement.

No significant defects were observed, and all walls and floors were found level when inspected with a spirit level.

4.2.1.3.2 Lounge Bar

The Lounge bar is present to the front left corner of the property. RAAC concrete is present forming the roof construction over the Lounge Bar. This is damaged in small areas in several locations and has exposed reinforcement. Previous repairs are also visible.

Exposed steelwork supporting RAAC concrete roof panels were visible, and there were minor areas of rusting to the steelwork. Staining to the underside of the RAAC concrete was visible indicative of corrosion to internal reinforcement.

Floors within this room were found to be level when inspected with a spirit level.

4.2.1.3.3 Edward German Room

The Edward German Room is present to the front right corner of the property. RAAC concrete is present forming the roof construction over the Edward German room. There is a formed hole in the roof construction for ventilation purposes but from staining on the floor and surrounding the opening there is evidence of historic leaking.

There are sections of brickwork above ceiling level that are in poor condition and appear loose.

Exposed steelwork supporting RAAC concrete roof panels were visible, and there were minor areas of rusting to the steelwork. Staining to the underside of the RAAC concrete was visible indicative of corrosion to internal reinforcement.

Floors within this room were found to be level when inspected with a spirit level.

4.2.1.3.4 Store

The Store area is located to the right of the property. RAAC concrete is present forming the roof construction over the Edward German room.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

Exposed steelwork supporting RAAC concrete roof panels were visible and there were minor areas of rusting to the steelwork. Staining to the underside of the RAAC concrete was visible indicative of corrosion to internal reinforcement. There is an isolated area of damage to the rear corner of the room where there is potential damage to the end bearing of a RAAC panel around a rainwater gulley detail.

Floors within this room were found to be level when inspected with a spirit level.

4.2.1.3.5 Meeting Room

The meeting room is central to the property. RAAC concrete is present forming the roof construction over the Edward German room.

Exposed steelwork supporting RAAC concrete roof panels were visible, and there were minor areas of rusting to the steelwork. Staining to the underside of the RAAC concrete was visible indicative of corrosion to internal reinforcement.

Floors within this room were found to be level when inspected with a spirit level.

4.2.1.3.6 Control Room

The Control Room is central to the property. RAAC concrete is present forming the roof construction over the Edward German room.

Exposed steelwork supporting RAAC concrete roof panels were visible, and there were minor areas of rusting to the steelwork and no significant damage to the RAAC concrete. Staining to the underside of the RAAC concrete was visible indicative of corrosion to internal reinforcement.

Floors within this room were found to be level when inspected with a spirit level.

4.2.1.3.7 Kitchen

The kitchen is central to the property. RAAC concrete is present forming the roof construction over the Edward German room.

Exposed steelwork supporting RAAC concrete roof panels were visible, and there were minor areas of rusting to the steelwork and no significant damage to the RAAC concrete. Staining to the underside of the RAAC concrete was visible indicative of corrosion to internal reinforcement.

A section of timber trimming was present around a formed opening in the RAAC concrete roof construction, spanning between steelwork.

Floors within this room were found to be level when inspected with a spirit level.

2026 Update

In general terms the interior of the Civic Centre is in a similar condition to the observations made in 2024.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

There is further damp ingress in the front elevation near the offices and toilets which appears to have continued, but there were no obvious defects noted which were not in evidence in 2024.

4.2.2 Market Hall

The market hall appears to be in good structural order with no signs of any significant defects.

Minor cracking was noted in the masonry around the walls at high level where the steelwork penetrates into the piers, and this is almost certainly associated with normal deflection of the portal frame structure

An inspection was made in the ceiling void to the Market Hall, which was accessed via a vertical ladder. There should be hoops round this ladder due to its height. There is no lighting in the ceiling void.

The ceiling is hung from the portal frame, with the floor joists spanning from front to back

The vertical tiling is fixed on what looks like a plywood sheet which in turn is fixed to a series of four angle rails spanning between the vertical steelwork.

There is about 25mm of Rockwool insulation fixed between the rafters and there is no insulation on the vertical clad wall.

The vent ducting can be seen rising from the hall below and exhausting through the vertical tiled wall.

2026 Update

In general terms the structural condition of the Market Hall remains as per the 2024 inspection.

An inspection was made in the toilet area to the rear of the building, which is understood to have RAAC in the roof, but no inspection was possible as it was fully boarded out.

4.2.3 Library

4.2.3.1 Main Library

Access into the library is gained through a double door off the main entrance area.

To the front the area is the ground floor to the two-storey section and the flooring is beam and block above the suspended ceiling.

There are no signs of movement or damp in the walls in the front part of the library, although the walls were partly obscured by bookshelves etc.

To the rear, the library is a single storey building with a RAAC roof supported on the side walls and by a grid of steel beams.

The ceiling was exposed, and the roof slabs were propped at the time of our inspection.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

The walls and the floor all appear to be in good condition with no obvious defects.

4.2.3.2 Garage

In the garage area the brickwork appears to be in reasonable order with no sign of cracking in evidence. The walls appear to be loadbearing masonry supporting the RAAC panels

The RAAC to the roof was propped at the time of our inspection, with no signs of deflection or distress noted.

4.2.3.3 Amenities

To the left of the garage is an amenity area with a corridor running front to back and various rooms to the right.

There are recent plaster repair works around the doors off the corridor but no signs of structural movement.

The right-hand wall to the gent's toilet was damp but the other outside walls were obscured either by finishes (tiles) or by fixtures and fittings.

The office area to the front is at a lower level. Again, the RAAC panels are propped but the walls and the floors appear to be in good order.

2026 Update

In general terms the structural condition of the library area appeared to be in a similar condition to that observed in 2024 with no obvious signs of deterioration.

4.2.4 Theatre

4.2.4.1 Main Hall / Stage

The roof of the Civic Centre comprises substantial castellated beams spanning left to right across the hall at regular centres. These were measured on site as 796mm deep x109mm wide beams.

There is tubular diagonal bracing across the two corners of the first bay and the fourth bay (taken from the front)

To the rear of the main hall there is a substantial steel beam spanning across the stage opening which supports brickwork above, and also a series of steel beams spanning front to back from the stage beam to the rear wall.

Slight damp was noted on the rear elevation from within the staircase, at first floor level where the canopy floor is embedded into the wall.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

4.2.4.2 *Ground floor dressing rooms*

Ground floor dressing rooms are located to the right-hand side of the stage area and were found to consist of vinyl flooring, painted walls and painted RAAC concrete ceilings. No significant defects were observed, and all walls and floors were found level when inspected with a spirit level.

4.2.4.3 *First Floor Dressing rooms*

First floor dressing rooms are located to the rear of the stage area accessed by stairs leading from ground floor dressing rooms and were found to consist of vinyl flooring, painted walls and painted RAAC concrete ceilings. No significant defects were observed, and all walls and floors were found level when inspected with a spirit level.

2026 Update

In general terms the conditions observed in 2026 were very similar to those observed in 2024 with no obvious signs of further deterioration of the structural elements.

4.2.5 *Corridor*

The corridor is located to the rear of the property between the market hall and theatre forming access to the civic centre to the rear. The corridor consists of tiled floor, plastered masonry walls and RAAC concrete previously covered with timber cladding.

RAAC concrete panels span between loadbearing masonry walls for the market hall and theatre area. Staining to the underside of the RAAC concrete was visible indicative of corrosion to internal reinforcement.

Several RAAC concrete panels are located at column positions for the market hall and are supported on galvanised hangers. The panels have staining at the service penetrations.

2026 Update

In addition to the staining at service penetrations some efflorescence was noted at various positions on the soffit of the RAAC panels which suggests that there may be ongoing water ingress..

4.2.6 *External Stores*

The store to the rear left corner of the site is a substantially free-standing structure with a steel frame supporting a “big six” asbestos cement roof with translucent panels.

The roof seems enclose what used to be a courtyard area although the right-hand wall to the rear does appear to be contemporary with the main building.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

The roof is in poor condition with clear evidence of leakage in the past, and a hole in the roof at the front in the centre

The front, right and rear walls all appear to be party walls with adjoining properties, and the steel framework does not appear to be supported on these walls, but the rafter's cantilever to abut the walls

These party walls also appear to be retaining walls, particularly on the front and the right-hand side, and these walls are suffering from damp to a considerable extent.

There is a substantial concrete plinth around the base of these party walls, either to buttress them in some way or possibly to underpin them as the floor level may have been reduced at the time the Civic Centre was built.

The steelwork is in reasonable condition although the central cross bracing seems to have been removed at some stage in the past, with the original gusset plates in evidence.

The floor to the store is in concrete and in reasonable order

Externally in the rear right corner of the shed is a store area with a new brick panel and steelwork being bolted into the wall to support the palisade fence which prevents access onto the fragile roof.

This brickwork is slightly uneven, but there is no sign of recent movement.

2026 Update

The roof to the stores was noted as being in need of replacement in 2024, and the current situation is similar.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

5 DISCUSSION

For the basis of this report, we have left the discussion relating to the 2024 inspection in place, allowing for a comparison of observations to be made.

2024 Discussion

5.1 Condition Survey

5.1.1 External Observations

Externally there are several defects that would need to be considered as part of refurbishment works relating the reopening of the civic centre.

On the walls of the Market Hall, there is cracking to masonry eaves corbels on gables, there is also cracking to rendered panels at high level. The cracking is mirrored internally (see section 5.1.2) and is an inherent defect due to the Market Hall being formed by a portalised steel frame. The nature of a portal frame is such that horizontal and vertical deflections occur at the eaves levels, and if it is clad with a rigid finish, such as masonry, then this will ultimately crack accordingly.

There are also concerns to the condition of the guttering on the Market Hall as well as leaking rainwater goods. It is likely that whilst there may be a maintenance regime for the building these gutters have received nominal works to them and are likely past their life expectancy and should be removed.

The main defect associated externally with the main Civic Centre structure is the condition of the timber alterations to front elevation. This alterations were undertaken in 2013 and consisted of untreated timber elements and cladding, and due to weathering the colour has faded and caused the timber to split, forming “shakes” in the timber elements with up to 30mm depth in areas.

The timber would require further assessment for the condition due to exposure to weather and either replaced or cleaned and treated with a suitable coating. There is a timber balustrade forming a balcony at first floor level and the joints in this handrailing have shrunk and twisted due to weathering, with loss of positive connectivity in areas. This would be unsuitable for applied horizontal loading.

An assessment will be required to confirm that the balustrading is capable of resisting the recommended loading for balcony areas susceptible to crowding, in accordance with recommendations in BS EN 1991-1 - General actions — Densities, self-weight, imposed loads for buildings and the supporting National Annexes.

To the rear of the civic centre, a horizontal crack is present above lead flashing which has been installed to waterproof where the external RAAC concrete canopy abuts the building. It is evident that the cracking is due to flexural movement of the flashing, which has been caused by both thermal and mechanical movement of the flashing.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

Generally, the flat roofs forming the Civic Centre, Library and Theatre areas have ponding water and ruckling to the felt surface finish. This has resulted in the inherent issues previously highlighted with the RAAC Concrete roof panels and has instigated the further condition survey of the whole property. Any works to the property will likely include replacement of the roof structure and therefore the drainage can be addressed via detailed design.

The external canopy to the rear of the Civic Centre is formed in RAAC Concrete supported on a series of steelwork frames. The canopy forms two functions; providing shelter to the walkway below to access points at ground level and acting as a fire escape route from the first-floor accommodation above the stage area.

The condition of the RAAC concrete and steelwork in this area is considered poor and consideration should be given to its removal. A means of fire escape will have to be provided for the ongoing use of the Civic Centre.

The roof of the external stores area is formed with asbestos roof panelling and has reached its life expectancy. If the stores are to be retained then consideration should be given to a full roof replacement, given there have been historic reports of members of the public accessing the roof.

5.1.2 Internal Observations

The RAAC Concrete roof panels have previously been inspected and reported on, with information available in Thomas Consulting report ref. T21023/23/001 – October 2023. The condition of the RAAC Concrete does not appear to have worsened visually since the previous investigations and at present there is propping that has been provided in areas where it was considered necessary. Given that the property is vacant the risks associated with leaving the RAAC Concrete in place until a time that a replacement scheme can be administered.

Trimming details around formed openings in the RAAC concrete vary in detail, from proprietary galvanised hangers to timber trimming and steelwork trimming. The condition of these varies and the cut panels have not been suitably treated and reinforcement is visible in the roof panels. There is evidence of water ingress at an opening in the roof in the Edward German Room.

There are instances within the Civic Centre of service penetrations in the RAAC concrete that have no trimming support present, and the reinforcement in the RAAC panel has been bent out of place to accommodate the services.

Similarly, there is poor detailing and water ingress occurring with the support of RAAC concrete panels over the corridor to the rear of the Civic Centre, mainly at column locations for the adjacent Market Hall. A section of RAAC concrete has been covered over to form a fire escape from the Lounge Bar down to the corridor, and the landing area is formed with RAAC concrete.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

Elsewhere in the property there are minimal defects evident. The basement area is suffering from apparent damp issues which given the properties incoming electrics are located here should be addressed as part of works to re-open the Civic Centre.

Water ingress was witnessed within the ground floor rooms below the timber balcony area to the front of the Civic Centre. Anecdotal evidence suggests that this has been an issue within the Civic Centre since the timber frontage was installed in 2013 but several attempts to remedy the defect have so far failed. Further intrusive investigations should be undertaken at the same time as to expose timber joists and to track potential water paths. Alternatively, the timber frontage may require replacement as noted in the external defects.

Cracking was observed within the Market Hall at eaves level at the column positions. As per the observed defects externally, the nature of a portal frame is such that horizontal and vertical deflections occur at the eaves levels, and if it is clad with a rigid finish, such as masonry, then this will ultimately crack accordingly.

A steel ladder provides access from lower level to the high level services area formed by a hanging platform from the main portal frames. This ladder does not have any fall arrest system and ascends for a height of circa 5m. this ladder should have some form of fall support present and likely does not comply with current access regulations.

The external Stores area is generally in a poor condition, with evidence of damp to masonry walls around the perimeter of the structure. These walls form party walls between the Civic Centre and the adjoining properties and therefore there are potential legal issues that this may cause and should be investigated further.

The stability of the steelwork framing forming the stores is also questionable, with visible missing sections of bracing and no other apparent means of stability evident. It may be that the steelwork was repurposed for use in its present location, however given the overall condition of this structure consideration should be given for replacing with a more suitable structure.

2026 Update

In general terms there was very little sign of ongoing deterioration of the structural elements at the Civic Hall building.

However, with the building out of use and not getting any maintenance there is an ongoing and increasing risk of water ingress through the flat roof areas which are supported on the RAAC panels. This will inevitably worsen the longer that the building is out of commission, which could increase the probability of potential RAAC panel collapse in the future.

The timescale of this deterioration and risk of collapse cannot be quantified, but can be monitored on an annual basis if the building is to remain standing vacant for a longer period until a time that a decision is made on the future of the Civic Centre.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

The RAAC panels are generally propped in the library area, and the garage, but there is no propping at the present time to the upper roof areas, or the corridor areas. The areas which were propped were selected on the basis of deflections noted in the previous roof survey, and at some stage it may be appropriate to either repeat the deflection survey or to introduce props on a precautionary basis in other at risk areas.

The main risk to such panels has historically been shear failure at the supports, rather than failure in bending. The failure of an individual panel is unlikely to cause collapse of the adjacent panel, unless there is a trimming member round an opening which could cause a domino effect. This situation does exist in the corridors where the units are trimmed round columns.

It would be very difficult (but not impossible) to prop the panels in the theatre due to the height and if unpropped panels were to fail in the that area they would fall to the ground. However given that the theatre is in a closed area then the risk to members of the public or untrained operatives is minimal. The theatre should remain locked and inaccessible to all staff.

In the rest of the Civic Centre any failed slabs would have the potential to fall on to the floors below. These are beam and block floors and should have been designed for a 5kN per sq m imposed load, so even if the floor units did fall the floor would in all probability be strong enough to resist the impact and would certainly be strong enough to resist the load of the materials once a possible collapse has occurred (since the weight of the RAAC panels will be far lower than 5 kN per sq m).

Whilst the floor should have sufficient capacity to resist the impact, the nature of its construction could cause a block to dislodge from the structural arrangement upon impact, and there have been several instances of this been reported in similar cases historically. We are presently unsure to the exact construction make up of the first floor, and whether there is a structural screed present that may reduce the potential for this disruption to occur in the event of a RAAC concrete collapse.

Based on the above consideration should be given to reviewing access into the ground level areas below the beam and block floor to avoid any interaction in the event of a collapse at roof level, or considering additional mitigation such as propping at ground level of the beam and block floor, or a form of matting (such as timber decking) at first floor level that would absorb any impact force and spread the load to avoid damage to the floor.

Notwithstanding the above the first floor areas should be completely out of bounds to staff accessing the building. The ground floor area, below the beam and block first floor construction, can remain accessible subject to the above review but any access to the building should be limited and monitored.

However, in the corridor areas between the Civic Centre and the Market Hall, and also in the toilet areas to the Market Hall there are occasional personnel using the spaces, and in the case of

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

the toilets this is accessible to members of the public, and although the risk of collapse is small it may be prudent to introduce props to the sides of these spaces to manage that risk. In any event a regular visual inspection in the toilets is essential which will involve the removal of the plasterboard ceiling.

The current situation at the rear of the building, where the upper level walkway is fully exposed on the soffit as well as having a life expired roof, is not sustainable in the long term and we would suggest that consideration should be given to remove this element and the supporting steelwork (which itself is corroded at the bases) in its entirety. This would also improve the external appearance of the rear of the building for the general public (as the Market Hall is still in use).

Further investigations will be required to confirm that the removal of the walkway will not have any adverse affects on the remaining structure, in particular as this ties in to the corridor covering between the theatre and market hall areas, though from previous surveys this is not generally anticipated to be the case. The walkway presently acts as a fire escape from the first floor level of the theatre. Whilst this is not presently in use, if the building was to be brought back into use then an alternative means of escape will need to be provided.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

6 CONCLUSIONS

Thomas Consulting have considered the condition of the building following our previous inspection in 2024.

The external building fabric of the Civic Centre has minor defects present due to historic movement of structural elements and poor maintenance regimes resulting in degradation of timber elements.

Internally the building has predominant issues with the condition of RAAC concrete roof construction which has been previously reported upon, which concluded that the RAAC Concrete requires repair or replacement. There are minor defects observed regarding historic movement of structural elements and there are concerns on damp in the basement area.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

7 RECOMMENDATIONS

As previously reported on, the RAAC concrete requires remedial measures to ensure that the Civic Centre can be reopened.

Based on our observations and conclusions on both the condition and initial structural assessment, we would consider that a replacement roofing system can be considered and that the existing structure will be suitable to support a new lightweight system.

Strengthening of the existing structure to support the existing RAAC Concrete covering could be considered but further detailed design would be required with potential that this may not be a viable option.

Over roofing could also be considered, but further investigation would be required into its suitability, and it may cause planning issues.

Externally the primary defects are associated with the timber façade to the front of the civic centre, drainage of the roof elements, cracking to masonry within the Market Hall and the condition of the canopy to the rear and the external stores area.

The condition of the timber façade to the front of the Civic Centre should be considered for replacement or treatment of the timbers to extend its current lifespan.

Connections between structural timber elements will have to be reviewed and strengthened where required, with additional steel plate fixings.

Drainage of the roof can be addressed as part of replacement roofing works.

The canopy to the rear of the Civic Centre should be removed and a new fire escape route should be provided from first floor level within the stage area.

The stores should also be considered for demolition and replacement with a new fit for purpose structure.

Internally there is damp present in the basement area which would require addressing to safeguard the structure and electric items present.

Water ingress is occurring to ground floor rooms at the front of the Civic Centre that can be addressed as part of the external works to the timber façade.

Water ingress elsewhere through existing penetrations in the RAAC Concrete would be addressed as part of replacement roof works.

Cracking within the Market Hall can be monitored but it is not critical that this is repaired until a time that re-roofing works are considered here.

Re-calibration of the access ladders within the Market Hall should be considered to comply with current design regulations.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

Defects observed in both internally and externally should be addressed as part of any works considered in the reopening of the Civic Centre.

2026 Update

In addition to the above recommendations we would suggest that an examination should be made in the toilets to the Market Hall and potentially this roof (which is still accessed by the general public) should be propped. To facilitate suitable examination the ceiling may have to be fully removed.

We would also recommend propping of the corridor area as a precaution.

Regarding the main civic centre there are several considerations to be made.

Firstly, considerations should be given to fully prohibiting access to the civic centre in all but essential situations. Access into the Theatre and the Upper Floor of the Civic Centre should be very strictly controlled and restricted, with no non-estates staff entering those parts of the building.

If the above is not feasible then further measures to safeguard personell accessing the centre should be made. It is understood that the lower level toilets on the front elevation are occasionally used by contractors and traders, and while this practice is in all probability safe, it may be prudent to introduce a propped “walking route” in case the upper level roofs do collapse without warning.

Alternatively, consideration is given to the installation of some form of decking at first floor level which would dissipate the impact force of RAAC concrete panels and prevent any damage to the beam and block floor.

Our recommendation to remove the canopy and walkway at the rear was incorporated in our earlier report and this recommendation is now more definitive, subject to further investigation into the implications of doing so.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

APPENDIX A
CONDITIONS OF INSPECTION

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

STRUCTURAL INSPECTION

CONDITIONS OF INSPECTION

Instructions are in all cases (unless any variation is agreed in writing by the Company) accepted on the basis of the following conditions which shall govern the inspection and report, and any related matters.

The object of this Report is to assess the effect of the reported defect on the structural integrity of the property. No assurances can be given or can be implied as to the effect that the reported defect may have on the market value or saleability of the property.

- i) The Report is confined to an inspection of the clients specified structural elements of the property alone, i.e. foundations (if exposed), walls, floors, roof members (if accessible), and other such members providing structural support to the property, that may be deemed necessary for inspection by the Company.

The report will not cover such items as damp proofing, heating and ventilation, plumbing and electrical circuits, doors, window frames, plasterwork, fitted furniture, decoration or items of general serviceability, unless expressly agreed with the Company before the inspection is undertaken.
- ii) We shall not investigate woodwork, or other parts of the structure, which are covered, unexposed or inaccessible. We are therefore unable to report that any such part is free from defects.
- iii) It must be clearly understood by the client that the degree of inspection referred to in (i) above will not reveal all defects. Defects in concealed parts such as foundations, under floor areas, and areas covered by wall coverings, plaster or render, will not be revealed. It is, of course, possible to make more detailed investigations and where there is evidence to warrant this, recommendations for further investigations will of course incur further costs and may require the lifting of floor boards, breaking out brick work or digging trial holes. When such detailed investigations is required, it is the responsibility of the client to:
 - a) give specific written instruction to this effect to the Company and
 - b) obtain the necessary permission of the owner and to indemnify the Company against liability for damage caused or rectification costs.
- iv) Externally the building will be inspected from ground level only, ladders will not be used to inspect roofs.
- v) Internally, where appropriate, exposed surfaces of rooms will be inspected as far as reasonably possible. The engineer will not move or disturb furnishings, fittings, fitted carpets or furniture, and no responsibility will be accepted for defects which are concealed.
- vi) If requested by the client or judged necessary by the Company and a trap door access exists, the roof spaces will be inspected so long as it is considered safe to do so and crawler boards, ladders etc, are available. Note that high or low confined parts of the roof space will not be inspected.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

- vii) Readily visible parts of the drainage installations will be inspected, if requested by the client or judged necessary by the Company.
- viii) No inspection will be made of services such as gas, electricity and central heating. The client is advised to engage the services of a competent electrician and/or plumber if inspection is required.
- ix) Outbuildings, including detached garages, sheds, greenhouses and similar structures will not be inspected, unless expressly requested prior to the inspection.
- x) Easements, planning and other proposals by statutory authorities are outside the scope of this structural survey.
- xi) Should the client require advice upon any matter other than the structural survey, e.g. proposed additions and alterations, this must be subject of a further separate instruction.
- xii) The report is provided for the sole use of the named client and is confidential to the client and professional advisors. The Company accepts responsibility to the client alone and accepts no responsibility whatsoever to any person other than the client himself.

Thomas Consulting will consider re-issuing the report in its original format to a named third party within 3 months of the original report date provided:

- a) We have the written permission of our original client to do so and
- b) Upon payment of an administrative fee, currently set at 50% of the cost of the original report fee.

In any event the condition of the property is to be taken as that at the time of the inspection.

Whitchurch Civic Centre, High Street, Whitchurch, Shropshire, SY13 1AX

APPENDIX B

PHOTOGRAPHS

(Full set of photographs available on request)

External Observations



Photograph 1 – Front Elevation Civic Centre



Photograph 2 – Timber façade arrangement to front of Civic Centre



Photograph 3 – Balustrading arrangement to timber façade at front of Civic Centre



Photograph 4 – Rear elevation of Civic Centre with canopy present



Photograph 5 – Steelwork arrangement to canopy



Photograph 6 – Top side of rear walkway



Photograph 7 – Loss of section to base of column supporting canopy in contact with ground – no change



Photograph 8 – Right side elevation of Civic Centre



Photograph 9 – Left side elevation of Market Hall



Photograph 10 – Rear elevation of Market Hall



Photograph 11 – Rear elevation of Market Hall close up damage of fascia board



Photograph 12 – Right side elevation of Market Hall



Photograph 13 – Top side roof of market hall walkway



Photograph 14 – Right side elevation of Market Hall at high level above corridor (2024)



Photograph 15 – Right side elevation of Market Hall at high level above corridor (2026 update) – note standing water



Photograph 16 – Typical cracking to panelling above glazing, leaking gutters



Photograph 17 – Loss of mortar and algae staining



Photograph 18 – Displacement and cracking to corbel on front gable elevation – no change



Photograph 19 - Contained roof over corridor with no apparent drainage – standing water



Photograph 20 – External Stores – no change



Photograph 21 – Roof over Civic Centre 2026 – Overview

NOTE: full set of close up drone photographs available upon request, but not included in this document

We have included the following 2024 photographs for cross reference in change in condition



Photograph 22 – Roof over front of Civic Centre 2024 for comparison



Photograph 23 – Roof over rear of Civic Centre 2024 for comparison



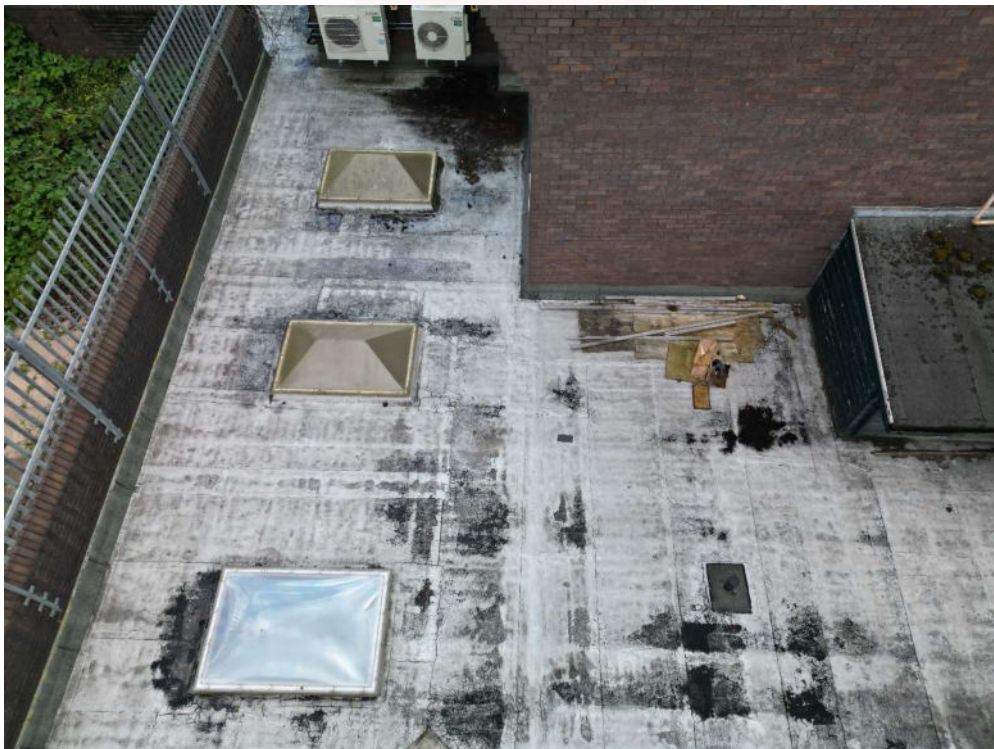
Photograph 24 – Roof over Theatre Hall 2024 for comparison



Photograph 25 – Roof over dressing rooms 2024 for comparison



Photograph 26 – Roof over garage 2024 for comparison



Photograph 27 – Roof over Library 2024 for comparison



Photograph 28 – Roof over left hand side Market Hall 2024 for comparison



Photograph 29 – roof over right hand side Market Hall 2024 for comparison



Photograph 30 – Roof over stores 2024 for comparison

Internal Observations



Photograph 31 – Typical condition of brickwork in basement – no change



Photograph 32 – Typical arrangement of basement – no change



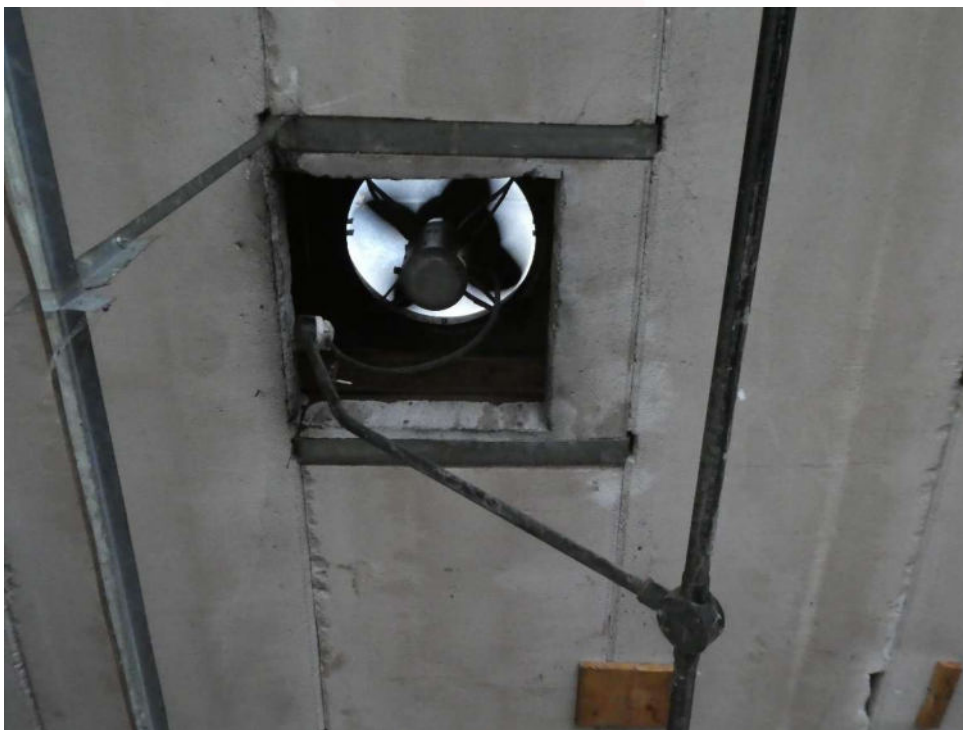
Photograph 33 – Damp to front of basement – no change



Photograph 34 – evidence of water ingress to offices – no change



Photograph 35 – Typical condition of RAAC Concrete over Lounge Bar – staining visible



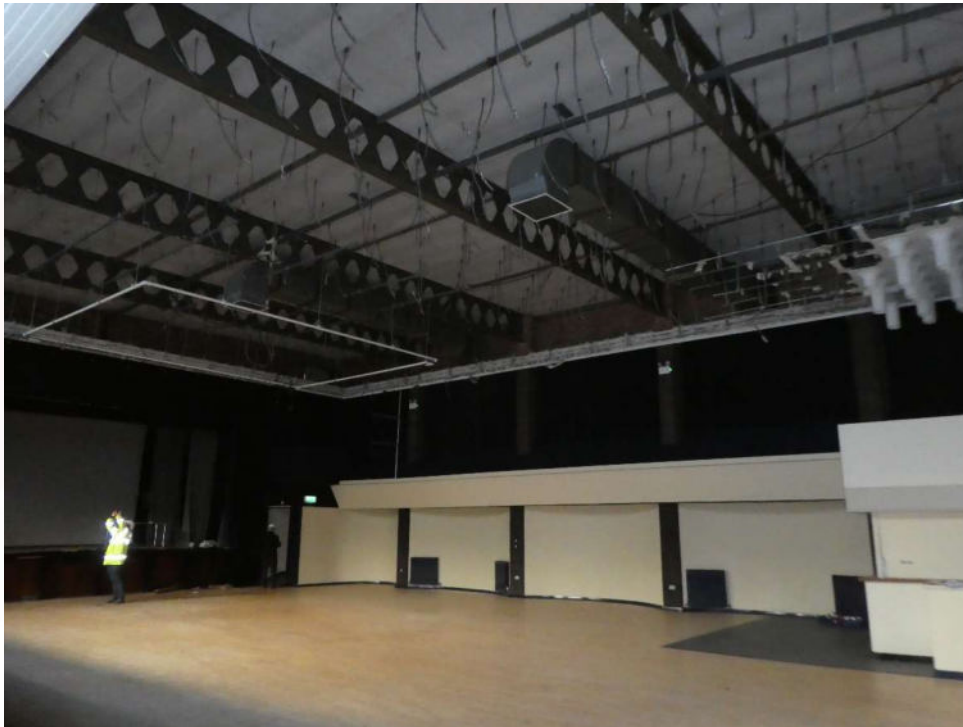
Photograph 36 – trimming to opening over Edward German room on metal straps – water ingress evident



Photograph 37 – timber trimming to opening in roof over kitchen area to first floor – no change



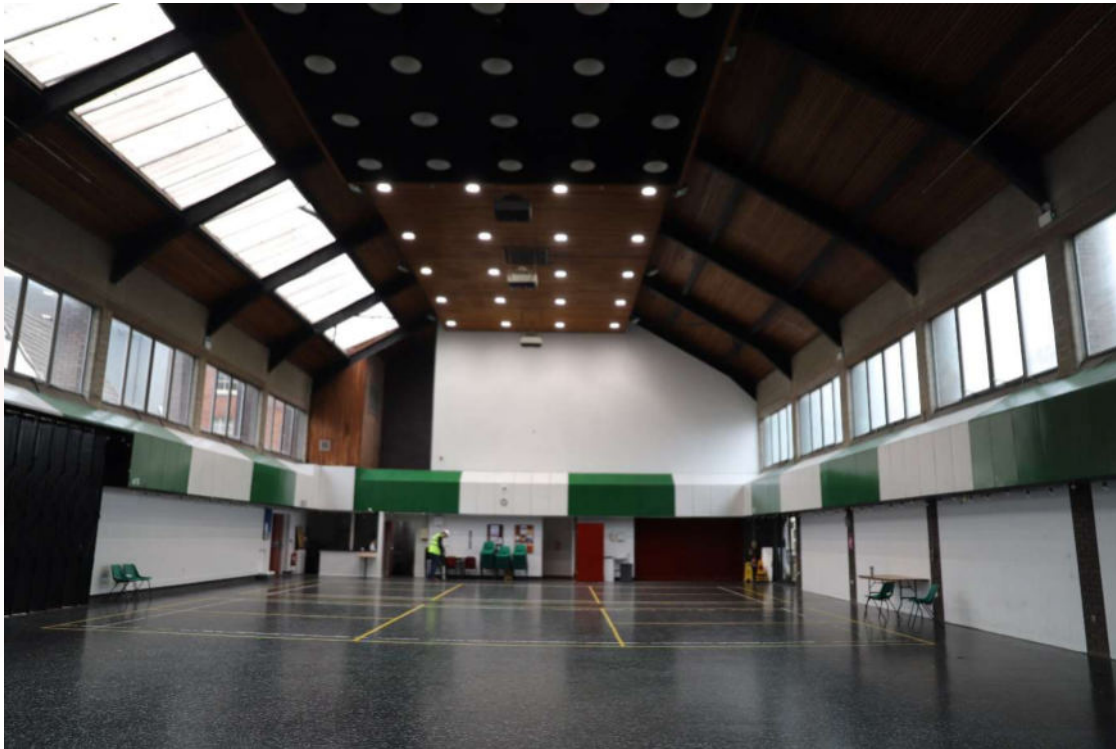
Photograph 38 – Service penetration in RAAC Concrete with no trimming support and bent reinforcement visible – no change



Photograph 39 – roof arrangement over theatre hall



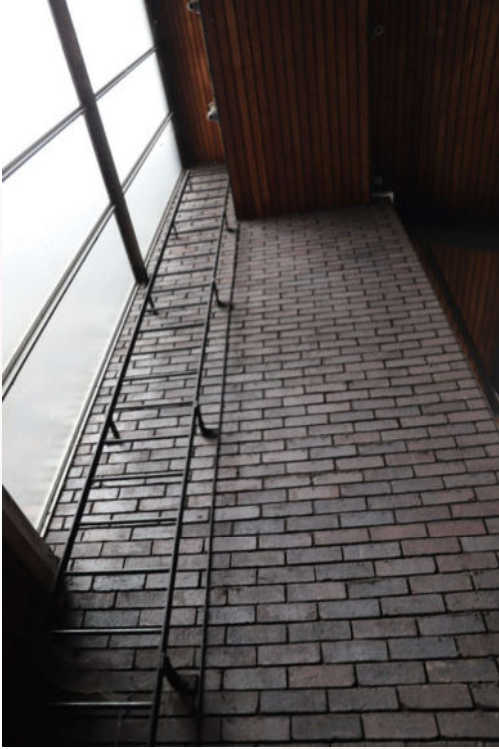
Photograph 40 – roof arrangement over theatre hall – black lateral staining visible to isolated panels



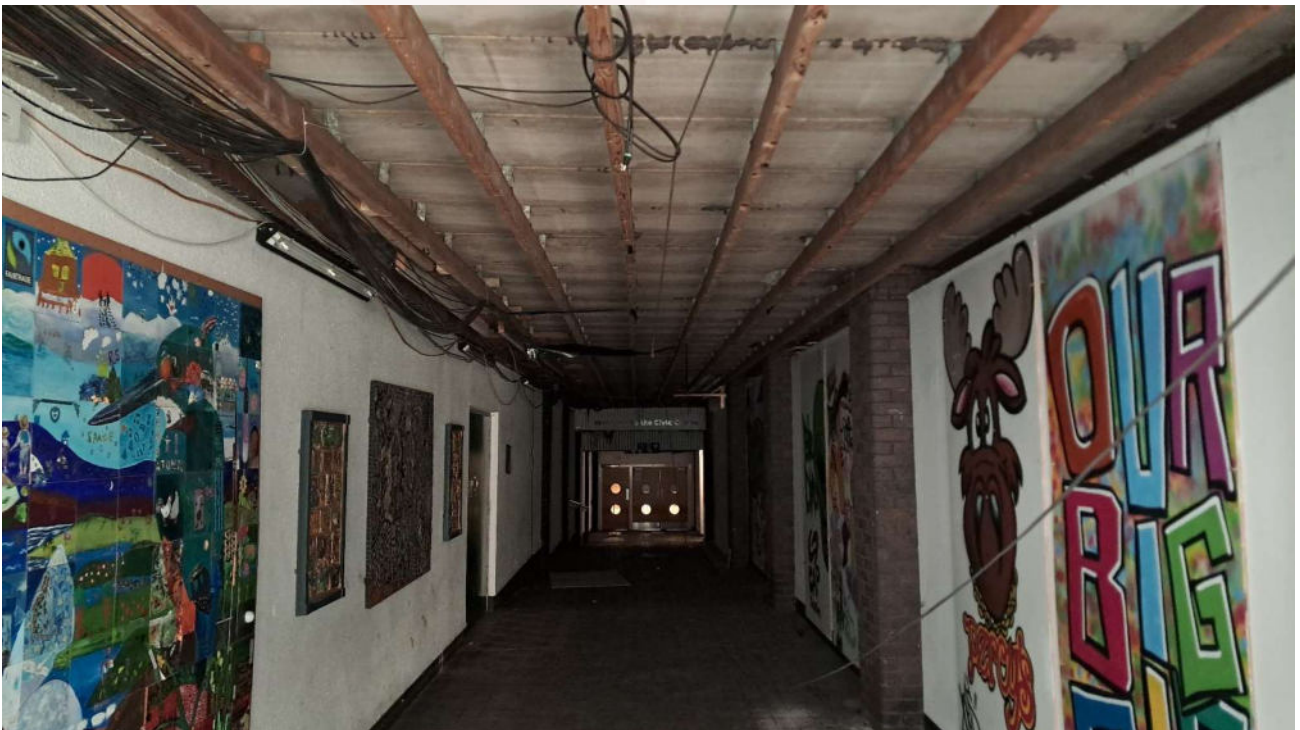
Photograph 41 – Roof arrangement over Market Hall – no change



Photograph 42 – Cracking at eaves of Market Hall portal frame – no change



Photograph 43 – Access ladder to high level service void – no fall arrest system in place – no change



Photograph 44 – typical roof arrangement in Corridor



Photograph 45 – typical arrangement of roof abutting column in corridor – staining visible



Photograph 46 – detritus on floor beneath trimming



Photograph 47 – Section of timber roof to corridor by entrance to Civic Centre



Photograph 48 – RAAC concrete forming landing to fire escape leading from Lounge Bar to Corridor



Photograph 49 – Typical damp to rear party wall in stores – no change



Photograph 50 – Missing bracing to stores – no change



Photograph 51 – splits and twisting to timbers on front balcony



Photograph 52 – separation at balustrade joints



Photograph 53 – staining to cladding and missing panel

Fire Stopping Report

AtkinsRéalis

Whitchurch Civic Centre & Library (Shropshire Council)

Civic Centre & Library

Ground and First Floor

Ground and First Floor Compartment Layout

Company:

AtkinsRéalis

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0001:15 - History 1 of 1 (latest)

Pin Number:

0001:15

Date Added:

23/09/2024 - 10:54

Created By:

Richard James - 15

Status:

Action required

Rating:

FR

FR:

30

Item Type:

Other, Missing structure

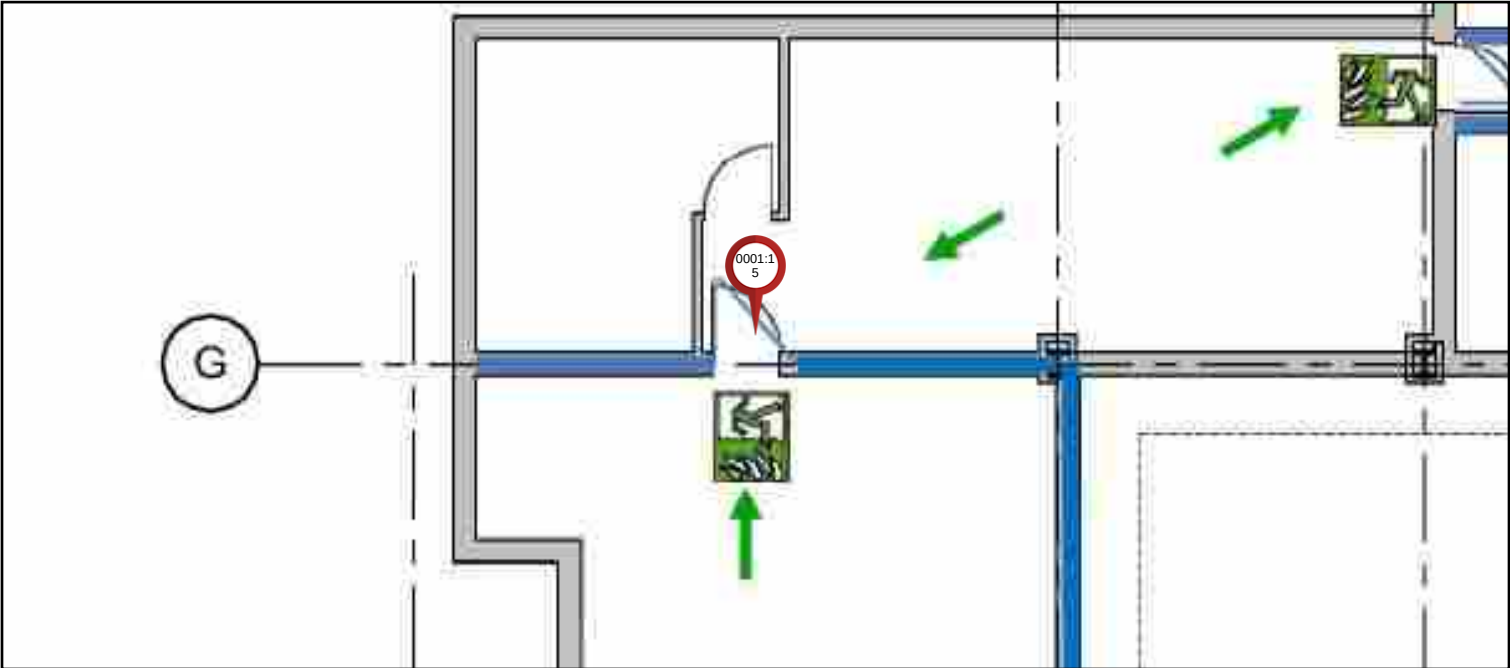
Comments:

Fire door not fit for purpose - requires replacing with FD30s in line with strategy.



Pin Photos

Photo 1 of 1



The diagram is a floor plan of a compartment layout. It shows a central corridor or room with several doors. A red circle with the number '0001:15' is placed over one of the doors, indicating the location of the fire door mentioned in the comments. Green arrows are drawn on the plan, pointing in different directions, likely representing the flow of smoke or fire. A circular symbol with the letter 'G' is located on the left side of the plan. The plan also shows various structural elements like walls, doors, and possibly stairs or ramps.

3100 Century Way Leeds West Yorkshire LS15 8ZB

Template: Firestopping



Pin Photos
Photo 1 of 4

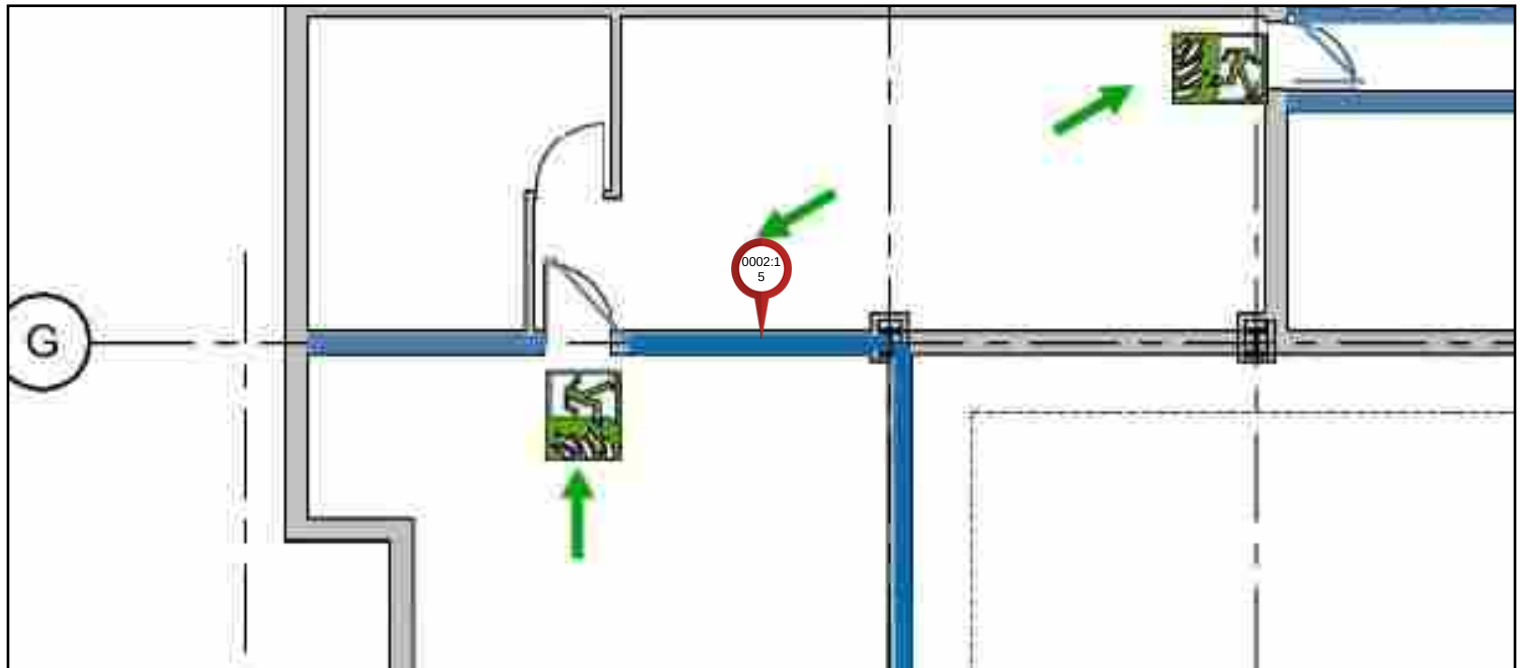
Pin Photos
Photo 2 of 4

Pin Photos
Photo 3 of 4

Pin Photos
Photo 4 of 4

Comments:

Fire compartmentation is to a reasonable standard - penetrations have been sealed with ablative mastic. Some cracking evident around large clustered cabling with ablative batt - consider replacing with HPE cable seal products.



Company: AtkinsRéalis

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0003:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 2



Pin Photos
Photo 2 of 2

Pin Number:

0003:15

Date Added:

23/09/2024 - 11:16

Created By:

Richard James - 15

Status:

Inspected

Rating:

FR

FR:

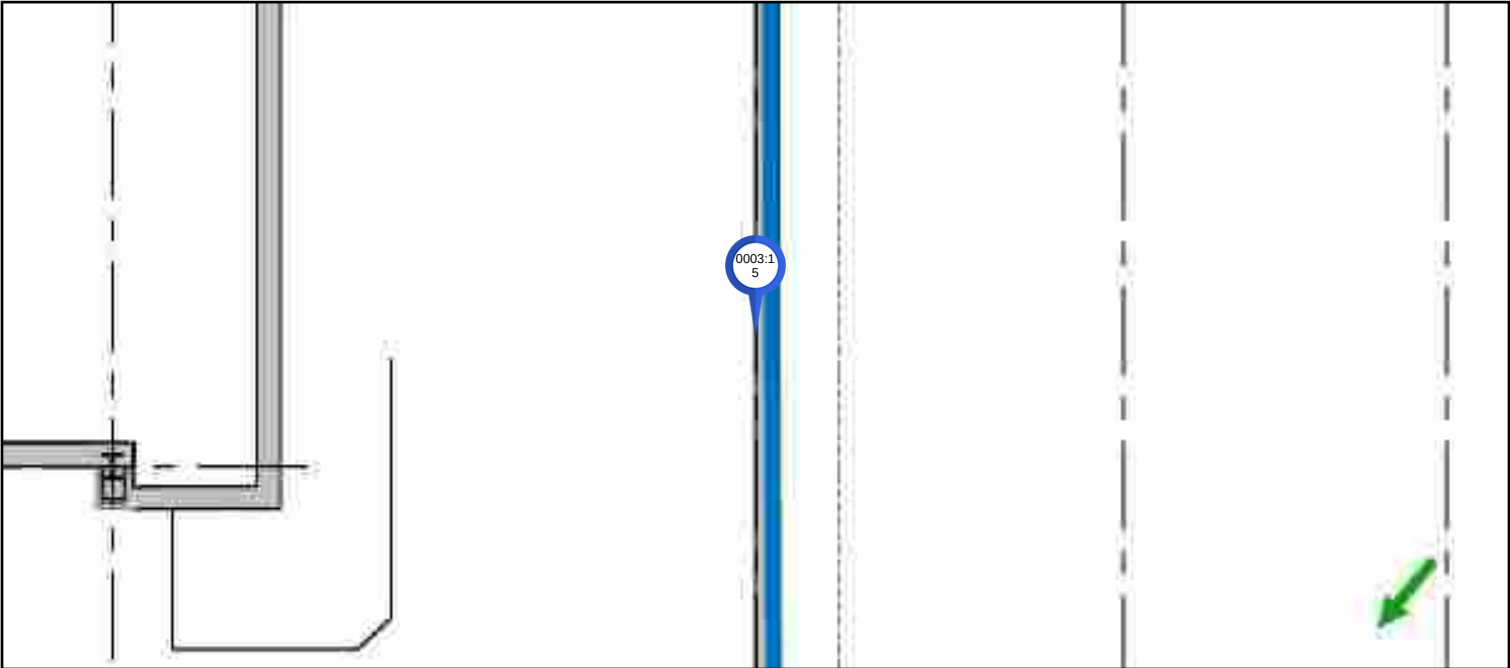
30s

Item Type:

Compartment Wall

Comments:

No compartmentation issues noted - wall appears to be brick masonry cavity wall which is load bearing to library structure.



Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0004:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 1

Pin Number: 0004:15

Date Added: 23/09/2024 - 11:17

Created By: Richard James - 15

Status: Inspected

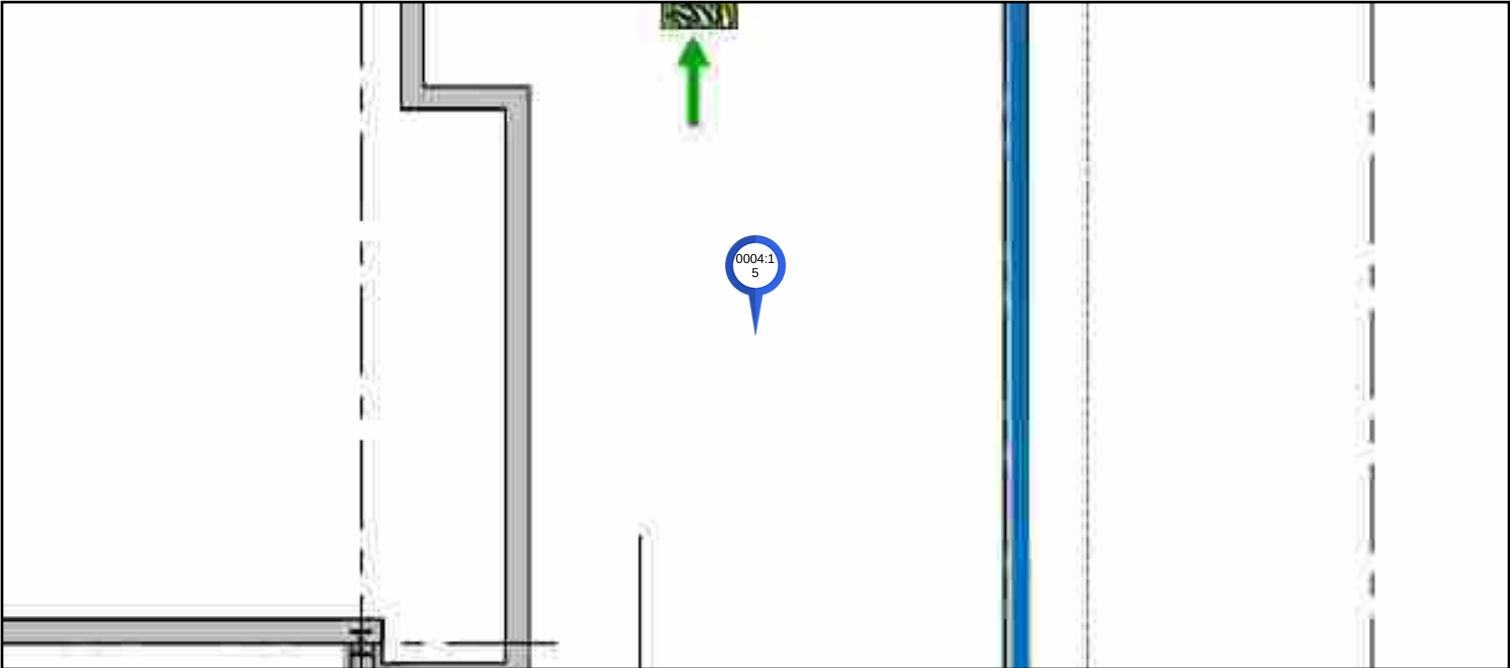
Rating: FR

FR: 30s

Item Type: Beam, Missing structure

Installation Type: Fire Batt, Compound

Comments: Damage to RAAC ceiling deck noted - no compartmentation issues related.



Company:

AtkinsRéal

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0005:15 - History 1 of 1 (latest)

Pin Number:

0005:15

Date Added:

23/09/2024 - 11:21

Created By:

Richard James - 15

Status:

Inspected

Rating:

FR

FR:

60s

Item Type:

Other, Compartment Wall

Installation Type:

Fire Batt x 2

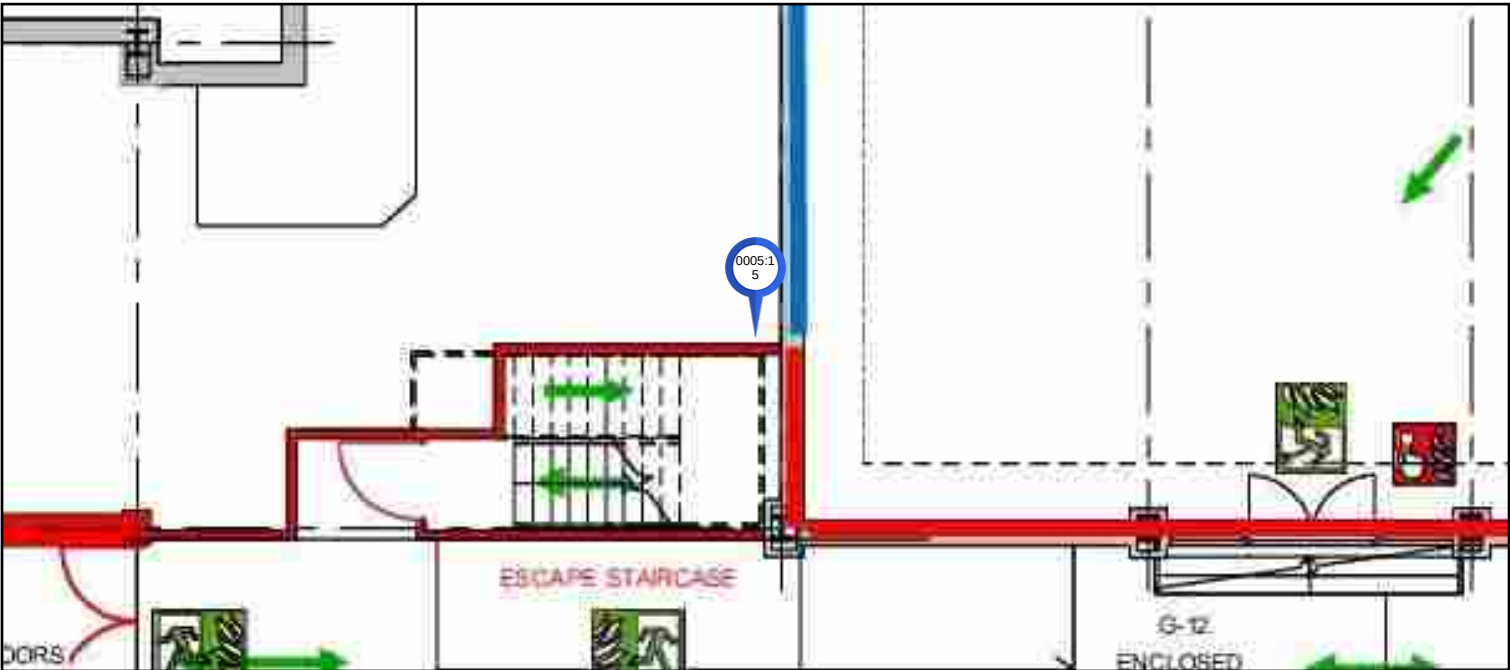
Comments:

Fire batt installed on head of the wall not clear why this is required -however no issues noted.



Pin Photos

Photo 1 of 1



3100 Century Way Leeds West Yorkshire LS15 8ZB

Company:

AtkinsRéalis

Location:

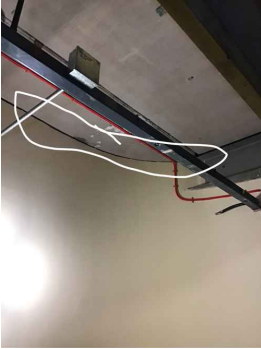
Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0006:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 3



Pin Photos
Photo 2 of 3



Pin Photos
Photo 3 of 3

Pin Number:

0006:15

Date Added:

23/09/2024 - 11:29

Created By:

Richard James - 15

Status:

Action required

Rating:

FR

FR:

60s

Item Type:

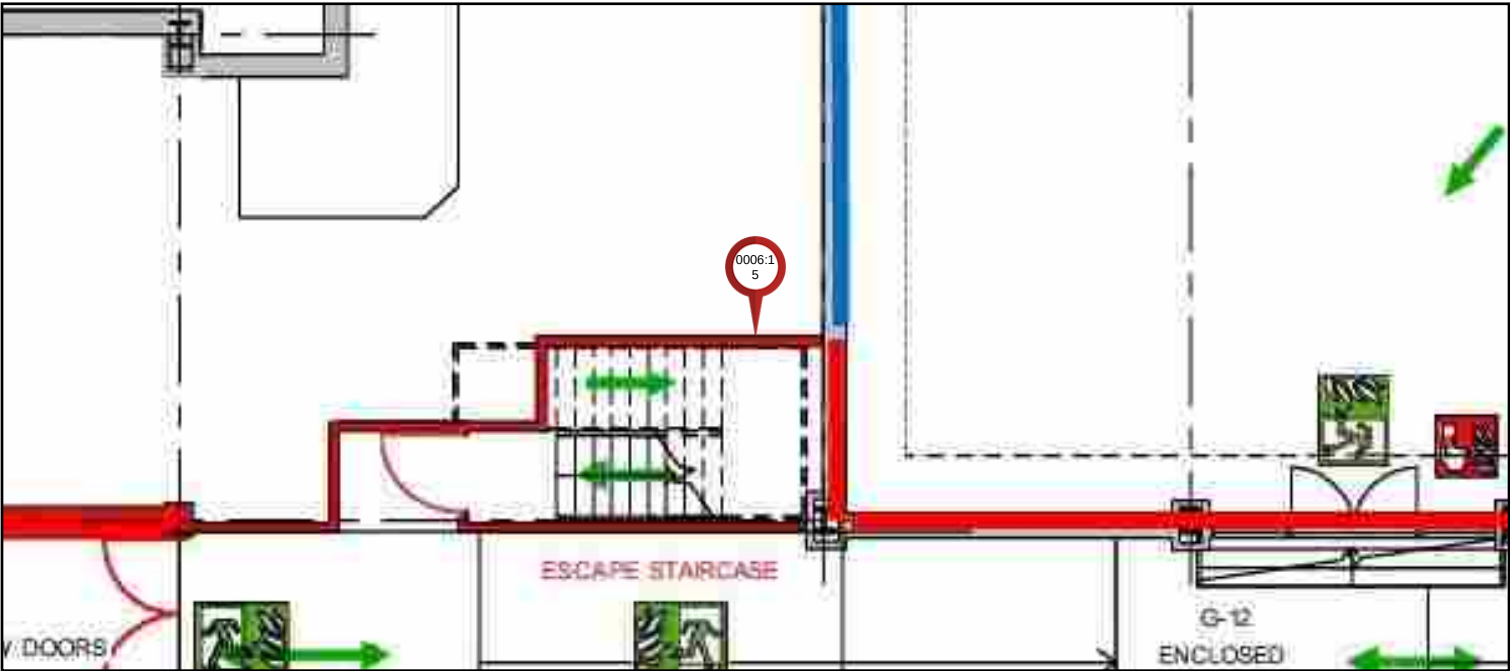
Board Missing, Head of wall

Installation Type:

Mastic x 2

Comments:

Compartmentation around stairwell - boarding is not scrim and jointed as required to provide 60 minutes protection. It is not clear what the structure is behind the boarding. To the head of the plasterboard within the stairwell this does not appear to have been sealed.



The diagram is a floor plan of a building's ground floor, focusing on an escape staircase. The staircase is centrally located, with green arrows indicating the direction of escape. To the left of the staircase, there are two green arrows pointing towards the left, labeled 'DOORS'. To the right of the staircase, there is a green arrow pointing towards the right, labeled 'G-12 ENCLOSED'. A red circle with the number '0006:15' is positioned above the staircase, indicating the location of the firestopping work. The plan also shows various rooms, corridors, and structural elements like walls and doors.

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Company: AtkinsRéalis

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0007:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 1

Pin Number: 0007:15

Date Added: 23/09/2024 - 11:31

Created By: Richard James - 15

Status: Action required

Rating: FR

FR: 60s

Item Type: Cable, Conduit, Compartment Wall, Insert, Hole

Installation Type: HP Mastic, Mastic

Comments:
Cable penetrations seal is poor - cable conduit exposed. HPE to be replaced and made good.



Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0008:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 1

Pin Number: 0008:15

Date Added: 23/09/2024 - 11:34

Created By: Richard James - 15

Status: Action required

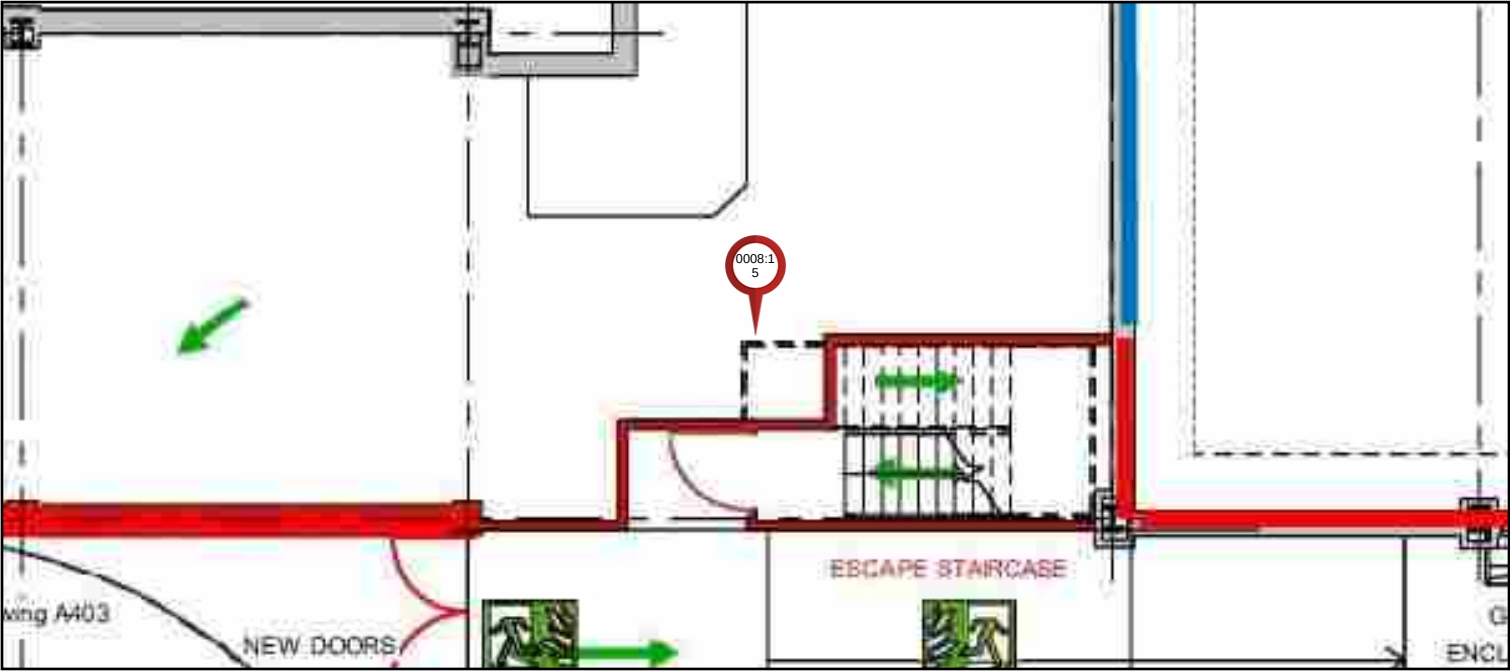
Rating: FR

FR: 60s

Item Type: Board Missing, Compartment Wall

Installation Type: Board, Mastic

Comments:
Plaster Board exposed - does not appear to be FR boarding, no marking to suggest as such. Screws do not appear to be drywall screws nor have these been scrimmed or recessed.



Company:

AtkinsRéalis

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0009:15 - History 2 of 2 (latest)



Pin Photos

Photo 1 of 1

Pin Number:

0009:15

Date Added:

23/09/2024 - 11:39

Created By:

Richard James - 15

Status:

Action required

Rating:

FR

FR:

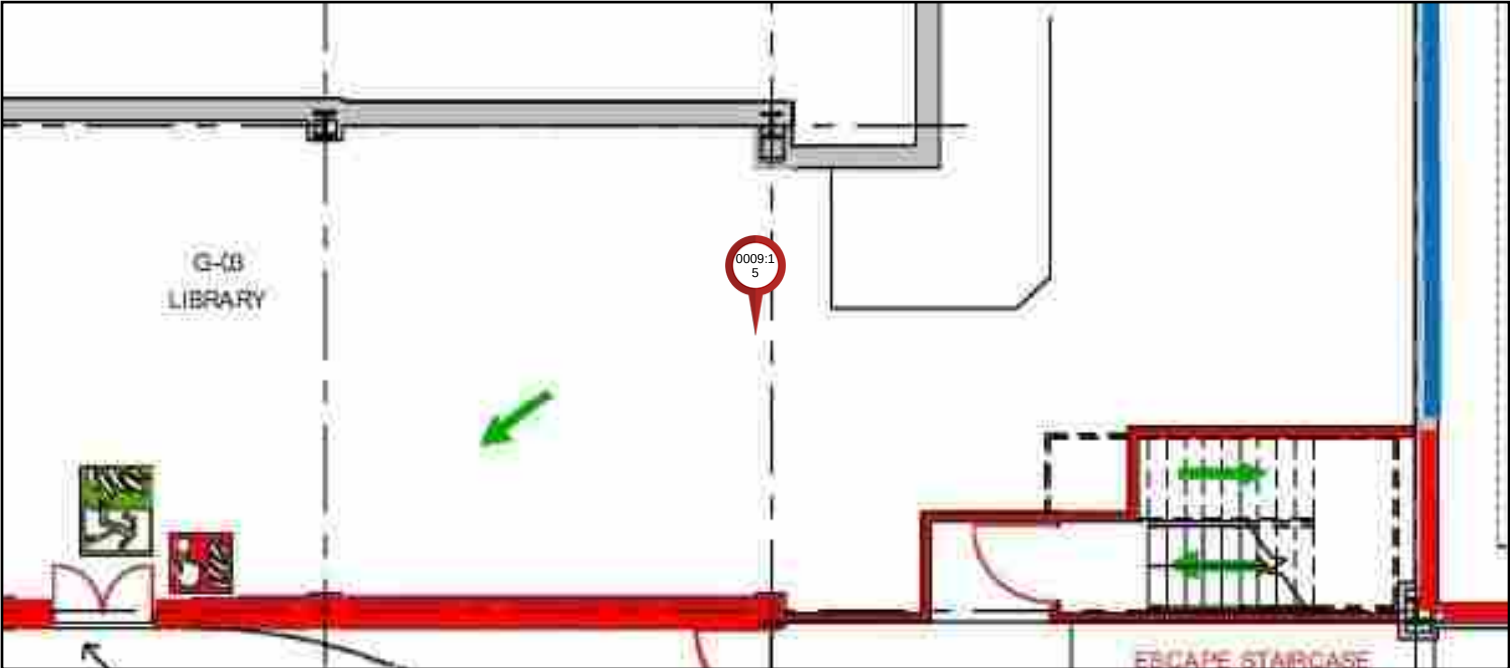
30

Item Type:

Damper, Void, Missing structure

Comments:

Fire curtain with ceiling void - located centrally within library area assumed to break distance within void since it is more than 20 lm.



The diagram is a floor plan of the library area, labeled 'G-1B LIBRARY'. It shows a large rectangular room with a red boundary line along the bottom and right walls. A green arrow points to a location in the center of the room, marked with a red circle containing the text '0009:1 5'. To the right of the main room, there is an 'ESCAPE STAIRCASE' area with a red boundary line and a green arrow pointing towards it. The diagram includes various structural elements like walls, doors, and stairs, and is overlaid with a grid of dashed lines.

3100 Century Way Leeds West Yorkshire LS15 8ZB

Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0010:15 - History 1 of 1 (latest)



Pin Number: 0010:15

Date Added: 23/09/2024 - 11:48

Created By: Richard James - 15

Status: Action required

Rating: FR

FR: 30

Item Type: Head of wall

Installation Type: Board

Comments:

Compartmentation has been supplemented with a fire rated curtain. The curtain has been confirmed to have rating of FR30.

On review of the fire strategy and consideration of the occupancy and operation of the building - this is considered to be adequate. Some minor ease and adjust required of the doors noted where they do not freely close shut

Some breaches and cable penetrations were noted. Curtain should be inspect annually.

Pin Photos

Photo 1 of 1



Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0011:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 2

Pin Photos
Photo 2 of 2

Pin Number: 0011:15

Date Added: 23/09/2024 - 11:56

Created By: Richard James - 15

Status: Action required

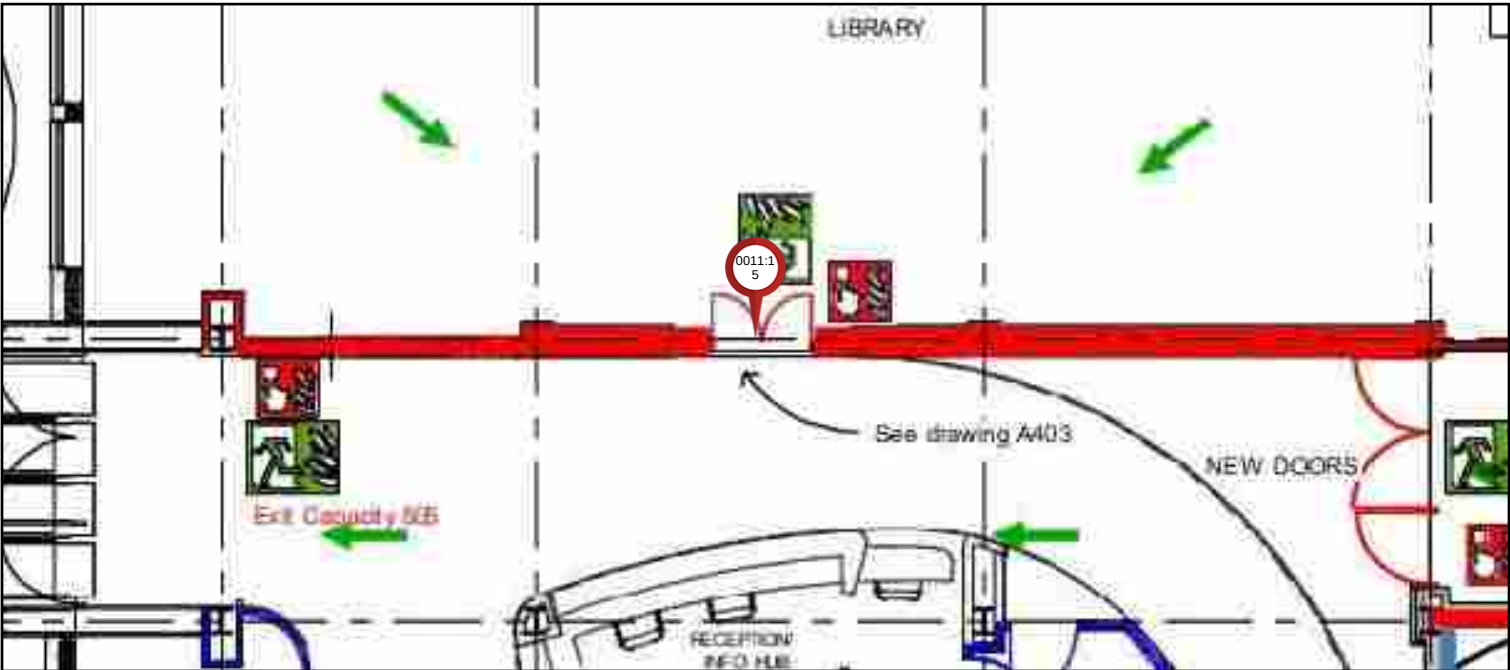
Rating: FR

FR: 30s

Item Type: Compartment Wall

Comments:
Fire door is rated as FD30s on review of the fire strategy and consideration of the occupancy level the building this is consider adequate.

Some minor ease and adjust required of the doors noted where they do not freely close shut.



Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0012:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 4



Pin Photos
Photo 2 of 4



Pin Photos
Photo 3 of 4



Pin Photos
Photo 4 of 4

Pin Number: 0012:15

Date Added: 23/09/2024 - 12:05

Created By: Richard James - 15

Status: Action required

Rating: FR

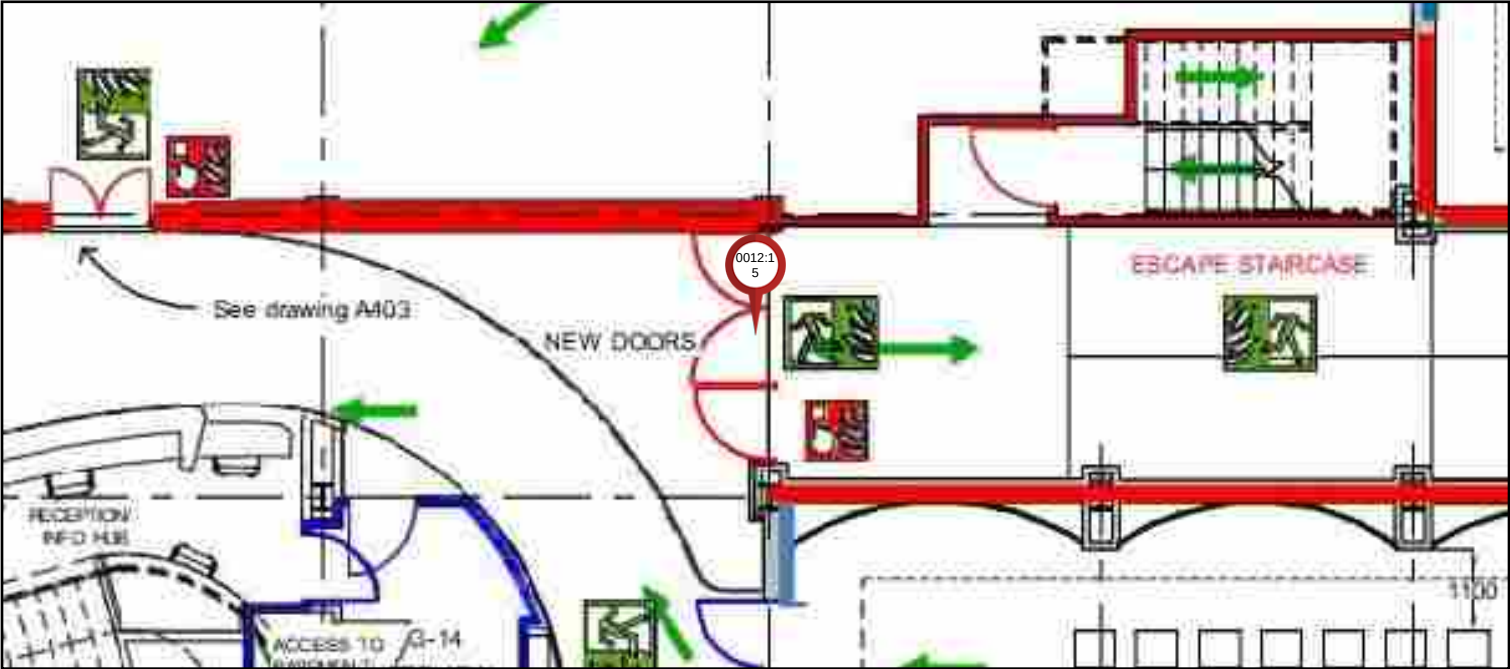
FR: 60s

Item Type: Screws, Other, Compartment Wall

Comments: Doors require general maintenance.

Hinges noted to be packed sitting proud of frame. Excessive oil leakage.

Head of frame damaged.



Company: AtkinsRéalis

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0013:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 2



Pin Photos
Photo 2 of 2

Pin Number: 0013:15

Date Added: 23/09/2024 - 12:08

Created By: Richard James - 15

Status: Action required

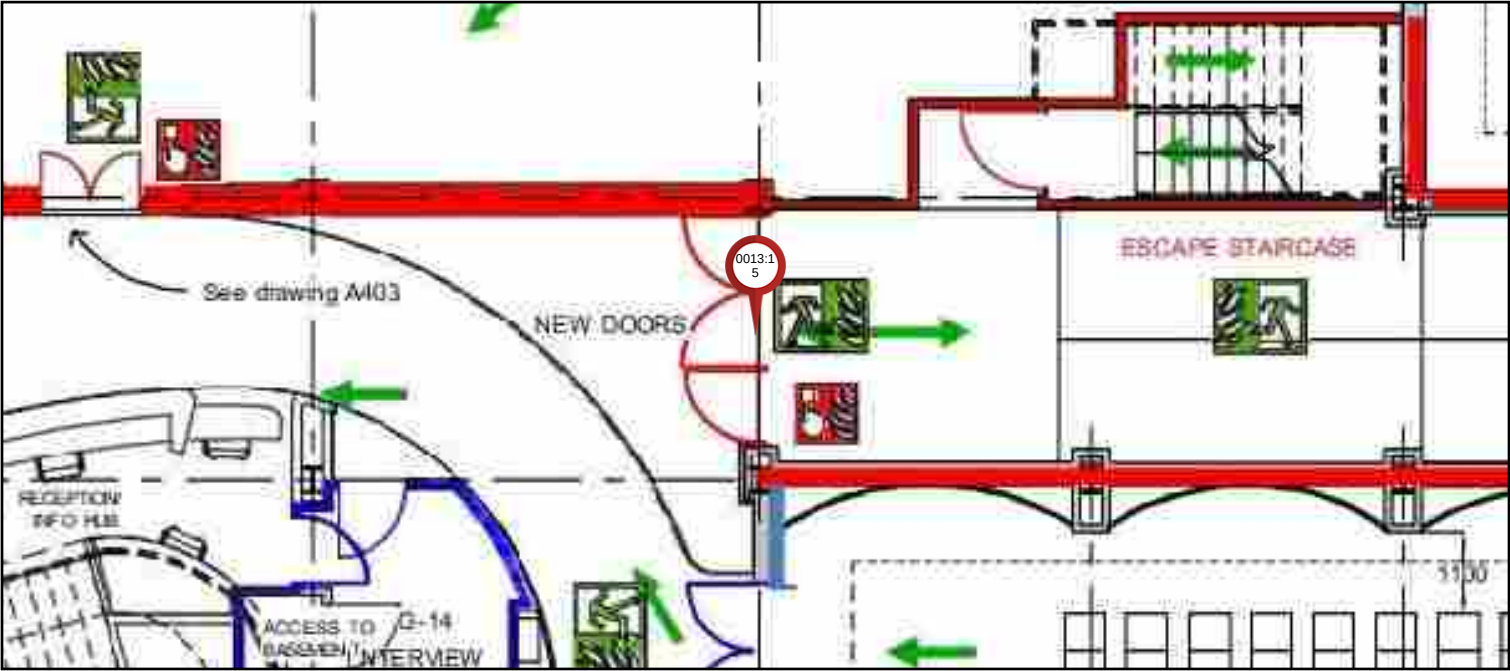
Rating: FR

FR: 60s

Item Type: Board Missing, Head of Party Wall, Compartment Wall

Installation Type: Board, Mastic

Comments: Board above fire door is in poor condition generally with damage noted around cable penetrations requiring re sealing. Edge of boards have not been scrimmed and jointed above the door.



Company: AtkinsRéalis

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping





Pin Photos
Photo 1 of 1

Pin Number: 0014:15

Date Added: 23/09/2024 - 12:11

Created By: Richard James - 15

Status: Inspected

Rating: FR

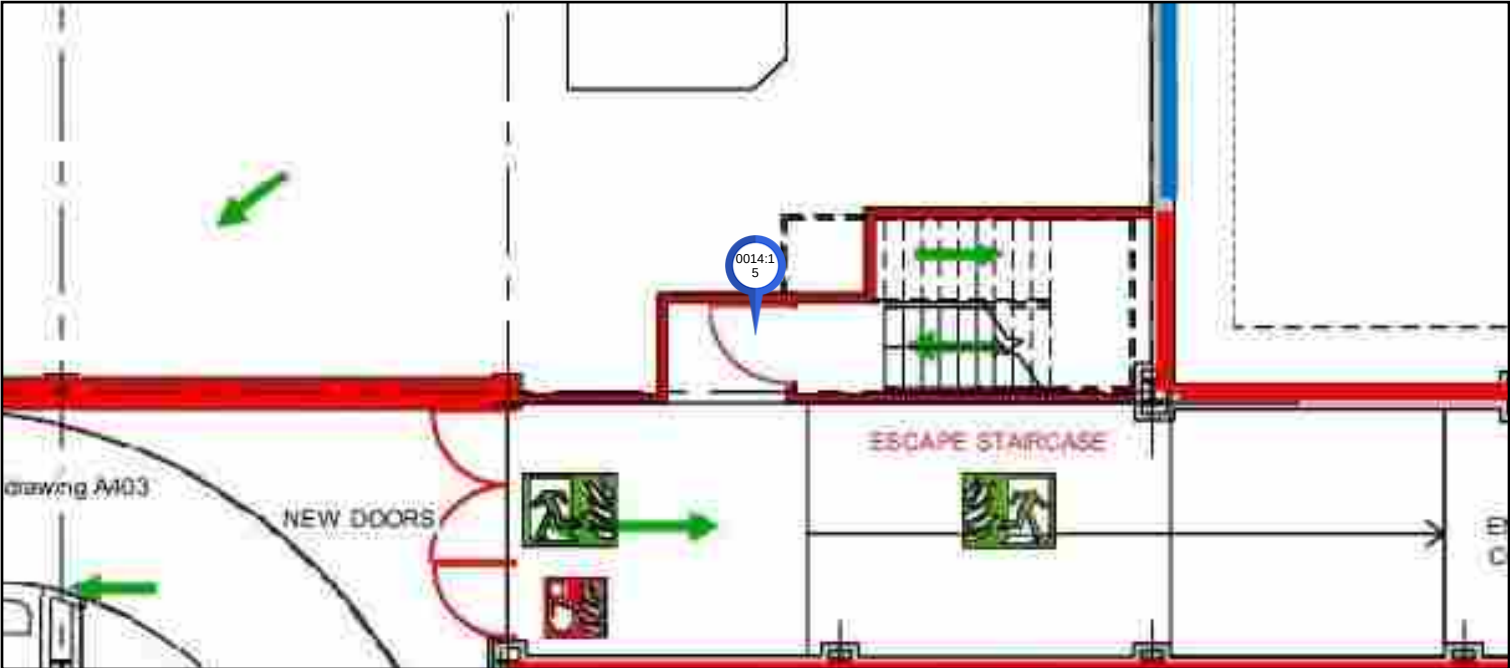
FR: 60s

Item Type: Other, Compartment Wall

Comments:

FD60s door appears in good order. There is no closer and function is one way which should be considered within the fire strategy.

0014:15 - History 1 of 1 (latest)



Company:

AtkinsRéalis

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0015:15 - History 1 of 1 (latest)



Pin Photos

Photo 1 of 1

Pin Number:

0015:15

Date Added:

23/09/2024 - 12:13

Created By:

Richard James - 15

Status:

No action

Rating:

FR

FR:

60

Item Type:

Other

Comments:

No access from corridors boarded over due to the current RAAC works - Door is not FD rated. Consideration prior to the survey was that the Hall should be separated from the corridor . Following the survey the risk appears minimal with small kitchen within the hall used infrequently for functions - not requiring separation.

Given the minimal fire risk associated with the sports hall and the high ceilings any risk of fire or smoke compromising escape within the corridor appears low.

The door does forms a critical means of escape from the Sports hall. Occupancy and of the sports hall should be reviewed whilst out of use, although note there are two means of escape from the sports hall still in use.

3100 Century Way Leeds West Yorkshire LS15 8ZB

Company:

AtkinsRéalis

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0016:15 - History 1 of 1 (latest)

Pin Number:

0016:15

Date Added:

23/09/2024 - 12:17

Created By:

Richard James - 15

Status:

Action required

Rating:

FR

FR:

30s

Item Type:

Other, Compartment Wall

Comments:

Doors are FD30s. General maintenance required ease and adjust.



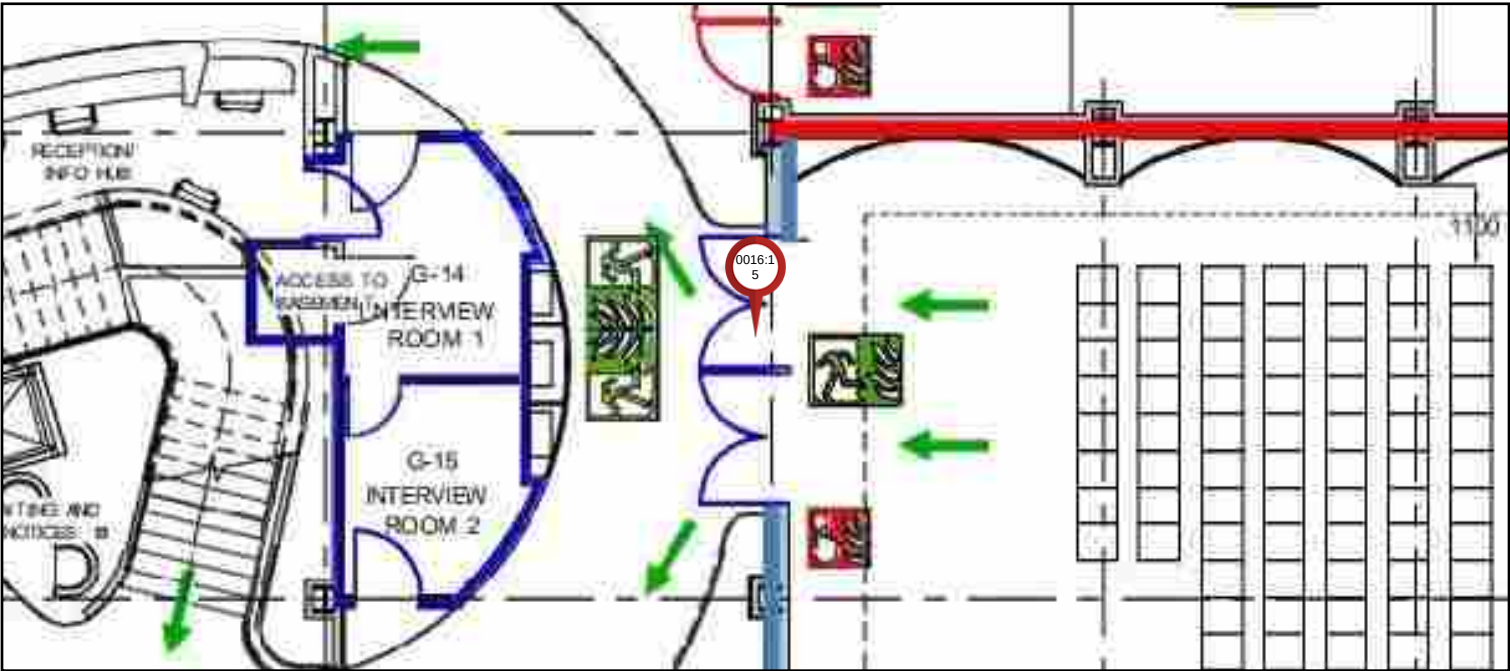
Pin Photos
Photo 1 of 3



Pin Photos
Photo 2 of 3



Pin Photos
Photo 3 of 3



3100 Century Way Leeds West Yorkshire LS15 8ZB

Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping

 AtkinsRéal

0017:15 - History 2 of 2 (latest)



Pin Photos

Photo 1 of 1

Pin Number:

0017:15

Date Added:

23/09/2024 - 12:20

Created By:

Richard James - 15

Status:

Action required

Rating:

FR

FR:

30s

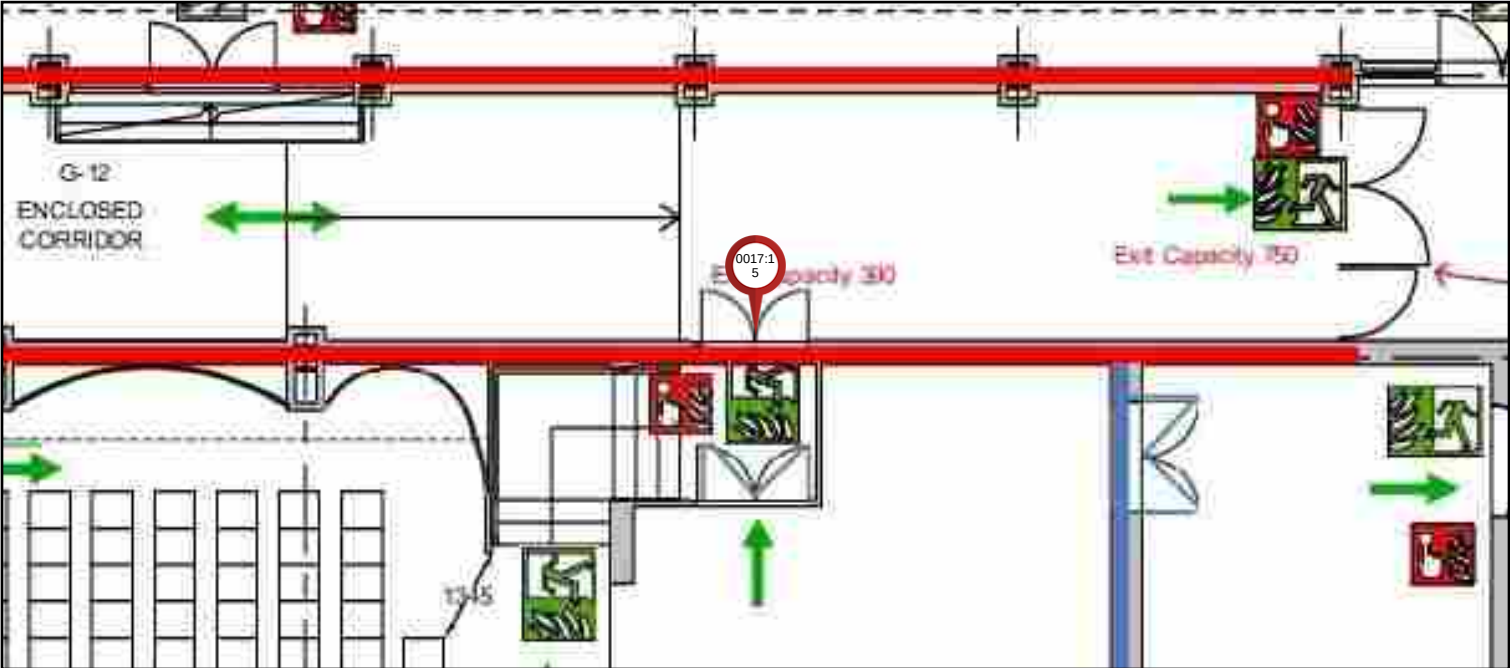
Item Type:

Other, Compartment Wall

Comments:

Replace Fire Door - are not fit for purpose - require replacement with double FD30s doorset - to protect the covered corridor.

Consideration prior to the survey was that corridor should be protected to 60mins. Following the survey the risk appears minimal in compromised the route of escape - the principal corridor door from the reception is 60 mins - 30mins protection from hall would be adequate and in line Part B guidance.



Company:

AtkinsRéalis

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0018:15 - History 1 of 1 (latest)

Pin Number:

0018:15

Date Added:

23/09/2024 - 14:15

Created By:

Richard James - 15

Status:

Inspected

Rating:

FR

FR:

30s

Item Type:

Other, Compartment Wall

Comments:

Following the survey we do not believe that this door set is required to be fire rated - the travel distances from the stage and seating area are within excepted travel distance tolerance - see updated compartmentation layout plan.



Pin Photos

Photo 1 of 1

3100 Century Way Leeds West Yorkshire LS15 8ZB

Company:

AtkinsRéal

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0019:15 - History 1 of 1 (latest)

Pin Number:

0019:15

Date Added:

23/09/2024 - 14:18

Created By:

Richard James - 15

Status:

Action required

Rating:

FR

FR:

30

Item Type:

Hole, Cable, Compartment Wall, Head of wall

Installation Type:

Mastic, HP Mastic x 2

Comments:

Cable penetrations are not fire stopped consider installing HPE mastic.



Pin Photos

Photo 1 of 1



The diagram is a floor plan of a compartment layout. It features a blue line representing a wall or partition. A red pin with the label '0019:15' is placed on this line, indicating the location of a firestop. To the right of the pin, there is a scale bar with markings at 0, 2, 4, and 8. Below the scale bar, the word 'STORE' is written. There are also some green arrows and a red square icon on the plan.

3100 Century Way Leeds West Yorkshire LS15 8ZB

Company:

AtkinsRéal

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0020:15 - History 1 of 1 (latest)

Pin Number:

0020:15

Date Added:

23/09/2024 - 14:20

Created By:

Richard James - 15

Status:

Action required

Rating:

FR

FR:

30

Item Type:

Cable, Hole, Compartment Wall, Head of wall

Installation Type:

HP Mastic x 2

Comments:

Pipework pentretations not sealed. Install appropriate fire intumescent mastic sealant.



Pin Photos

Photo 1 of 1



3100 Century Way Leeds West Yorkshire LS15 8ZB

Company:

AtkinsRéalis

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0021:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 2



Pin Photos
Photo 2 of 2

Pin Number:

0021:15

Date Added:

23/09/2024 - 14:22

Created By:

Richard James - 15

Status:

Action required

Rating:

FR

FR:

30

Item Type:

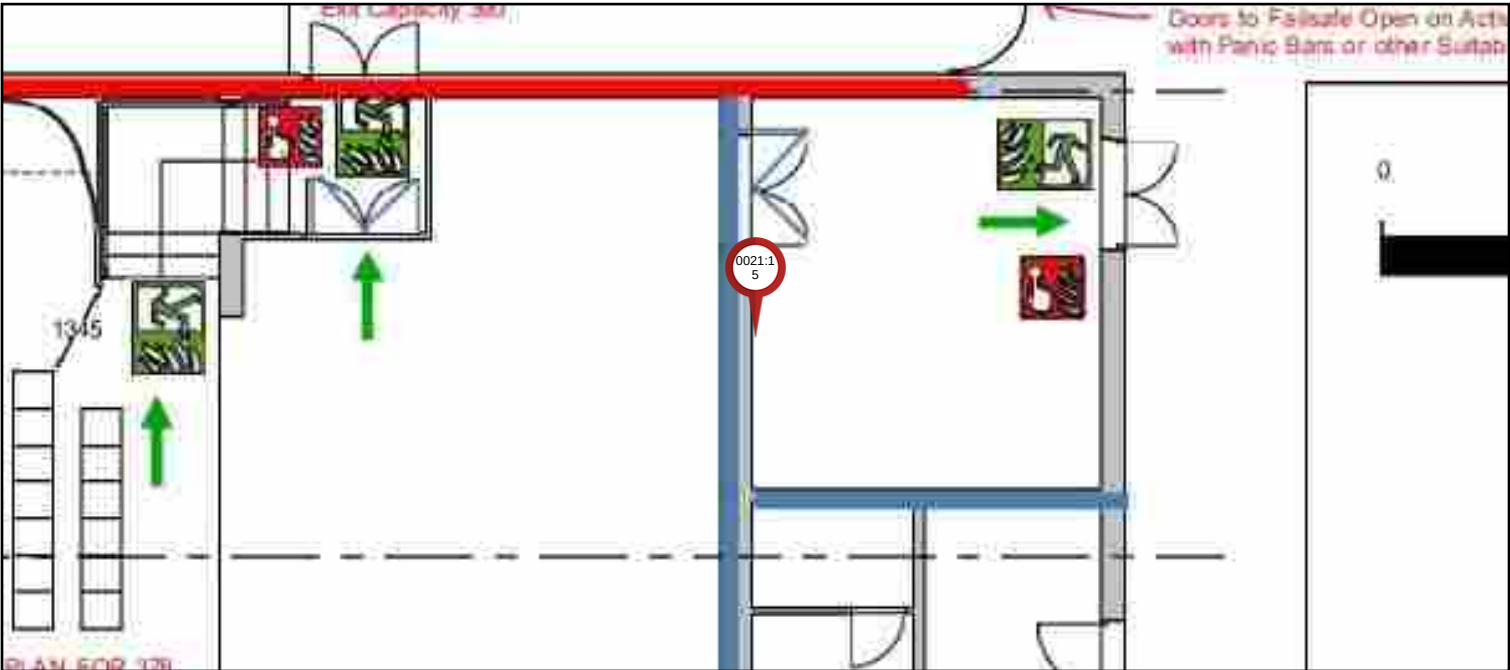
Board Missing, Hole, Pipe, Head of Party Wall

Installation Type:

Fire Batt x 2

Comments:

Pipework penetrations into ceiling deck do not appear to be sealed - exposing the compartment into the first floor.



Company: AtkinsRéalis

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0022:15 - History 1 of 1 (latest)



Pin Photos

Photo 1 of 1

Pin Number:

0022:15

Date Added:

23/09/2024 - 14:24

Created By:

Richard James - 15

Status:

No action

Rating:

FR

FR:

30s

Item Type:

Other, Compartment Wall

Comments:

Sliding door from stage - Following the survey we do not believe that this door set is required to be fire rated - the travel distances from the stage and seating area are within accepted travel distance tolerance - see updated compartmentation layout plan.



3100 Century Way Leeds West Yorkshire LS15 8ZB

Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping

 0023:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 4



Pin Photos
Photo 2 of 4



Pin Photos
Photo 3 of 4



Pin Photos
Photo 4 of 4

Pin Number: 0023:15

Date Added: 23/09/2024 - 14:26

Created By: Richard James - 15

Status: Action required

Rating: FR

FR: 30s

Item Type: Other, Compartment Wall

Comments:

Replace Fire door - not fit for purpose. Inadequate door leaf, ironmongery and missing smoke seals.



Company:

AtkinsRéal

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0024:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 1

Pin Number:

0024:15

Date Added:

23/09/2024 - 14:28

Created By:

Richard James - 15

Status:

Action required

Rating:

FR

FR:

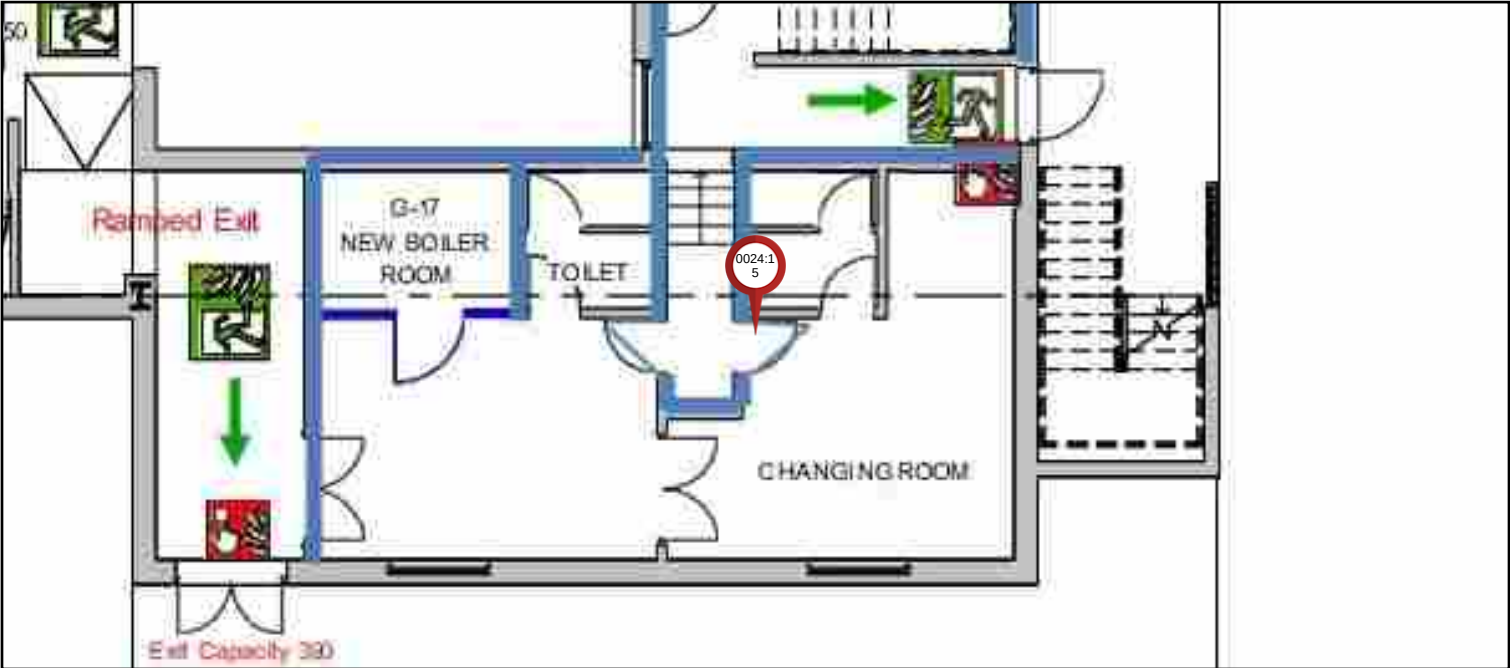
30s

Item Type:

Other, Compartment Wall

Comments:

Replace Fire door - not fire rated and not fit for purpose - Door requires replacement.



Company: AtkinsRéalis

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0025:15 - History 1 of 1 (latest)



Pin Number: 0025:15

Date Added: 23/09/2024 - 14:29

Created By: Richard James - 15

Status: Action required

Rating: FR

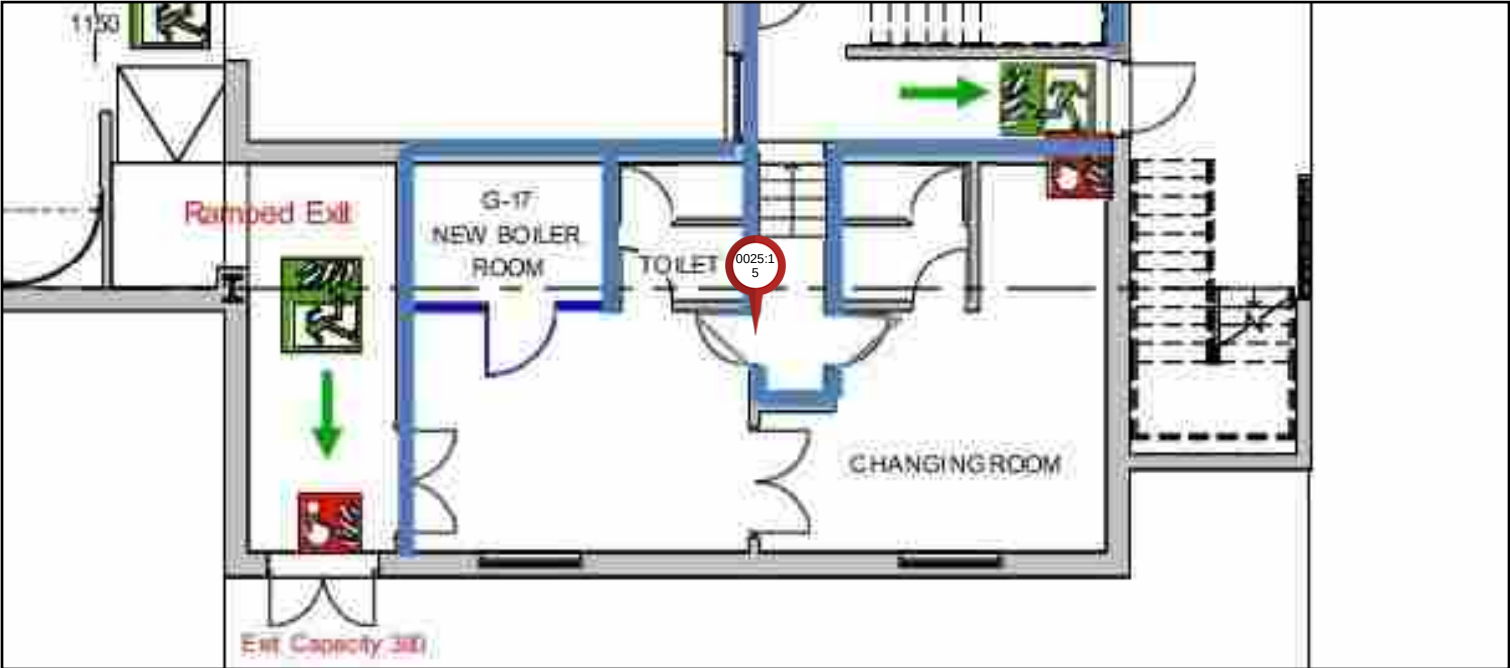
FR: 30s

Item Type: Other, Compartment Wall

Comments: Replace Fire door - not fit for purpose - requires replacing with FD30s.

Pin Photos

Photo 1 of 1



Company:

AtkinsRéalis

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0026:15 - History 1 of 1 (latest)



Pin Number:

0026:15

Date Added:

23/09/2024 - 14:31

Created By:

Richard James - 15

Status:

Inspected

Rating:

FR

FR:

30s

Item Type:

Compartment Wall

Comments:

Fire door in good condition - some minor ease and adjust required.

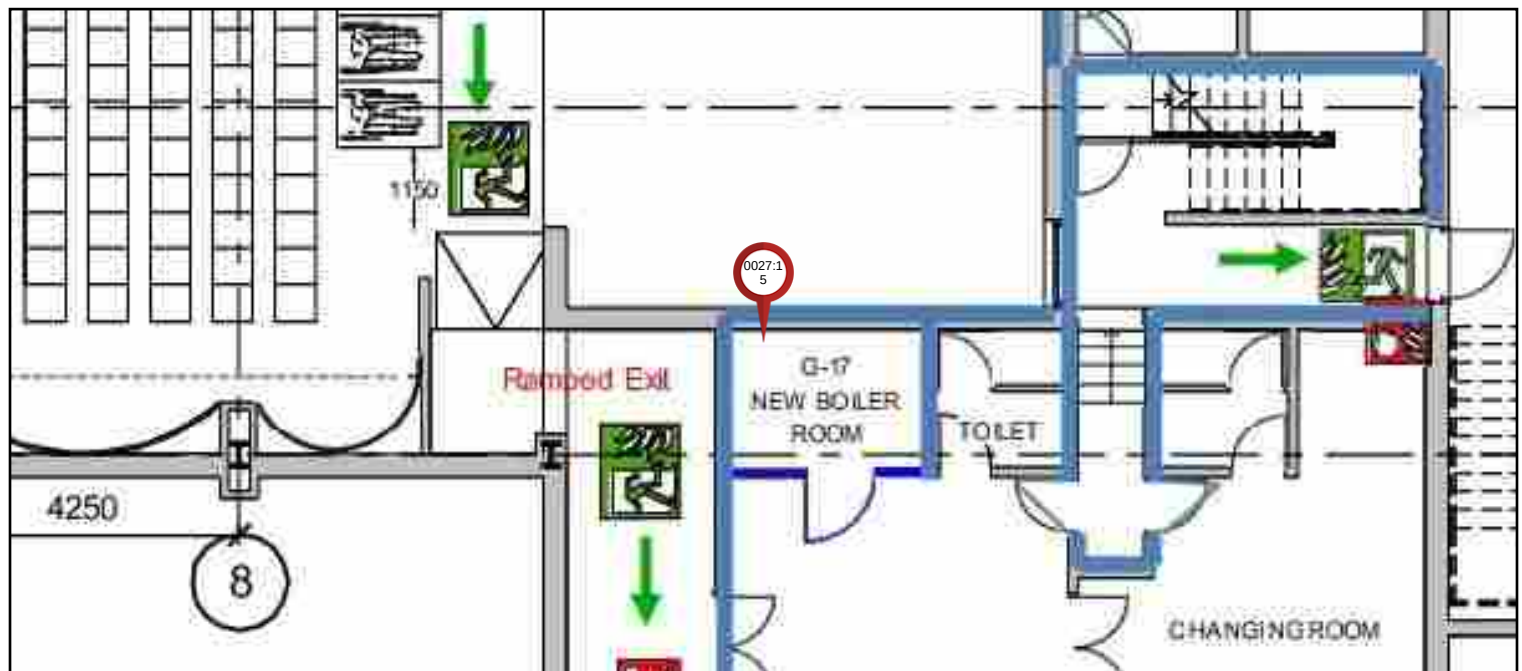
Pin Photos

Photo 1 of 1





Pin Photos
Photo 1 of 1



Company:

AtkinsRéalis

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0028:15 - History 1 of 1 (latest)



Pin Number:0028:15

Date Added:23/09/2024 - 14:34

Created By:Richard James - 15

Status:Action required

Rating:FR

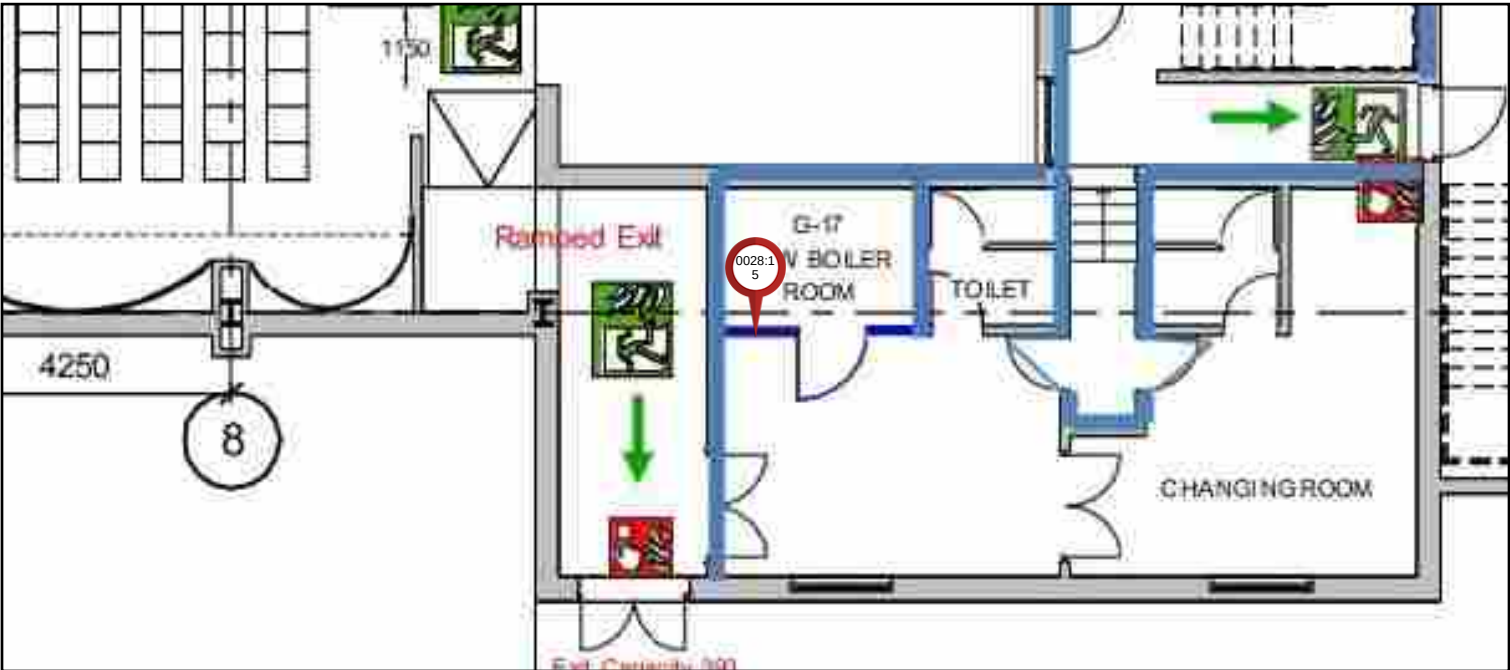
FR:30s

Item Type:Duct, Compartment Wall

Comments:Ensure fire damper is functioning and tested annually.

Pin Photos

Photo 1 of 1



Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping

 AtkinsRéal

0029:15 - History 1 of 1 (latest)



Pin Number: 0029:15

Date Added: 23/09/2024 - 14:35

Created By: Richard James - 15

Status: Action required

Rating: FR

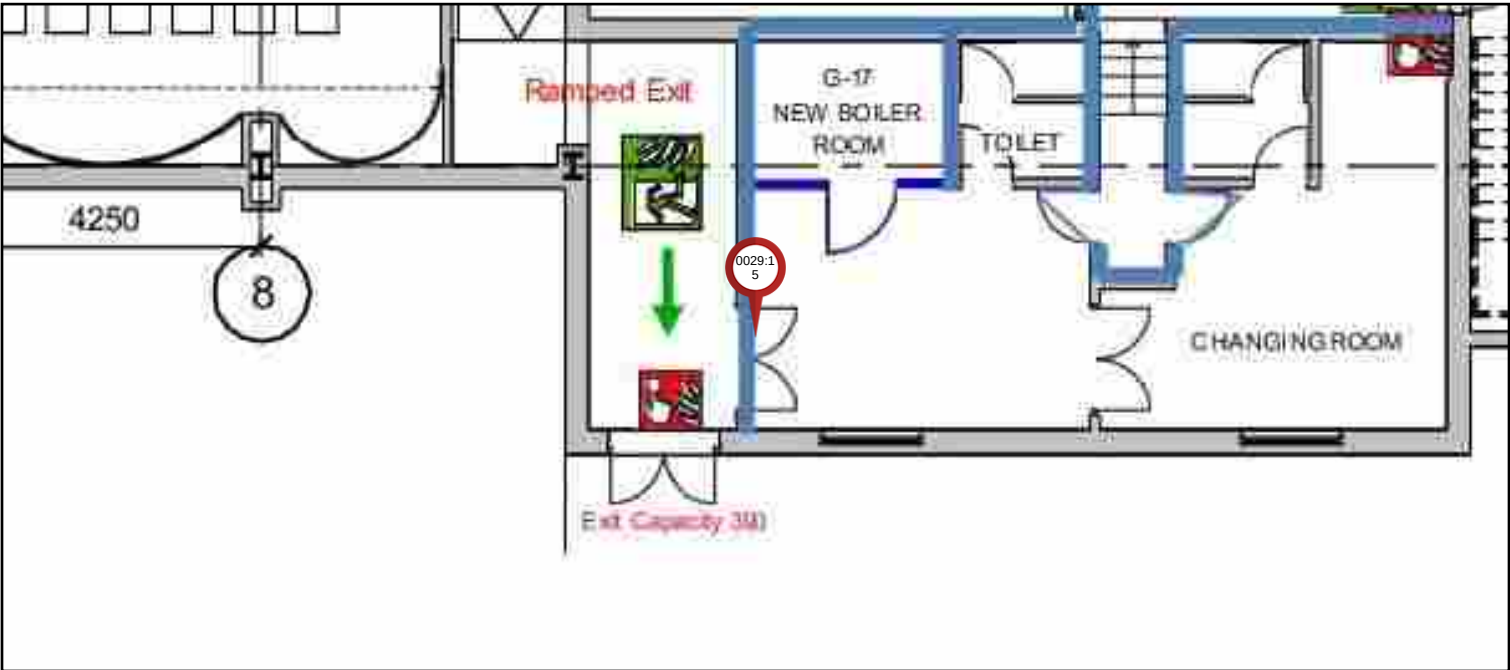
FR: 30s

Item Type: Other, Compartment Wall

Comments: Replace Fire Doors - not fire rated - to be replaced with FD30s fire rated doorset.

Pin Photos

Photo 1 of 1



Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0030:15 - History 1 of 1 (latest)



Pin Number: 0030:15

Date Added: 23/09/2024 - 14:39

Created By: Richard James - 15

Status: No action

Rating: FR

FR: 30s

Item Type: Cable, Hole, Cable bunch

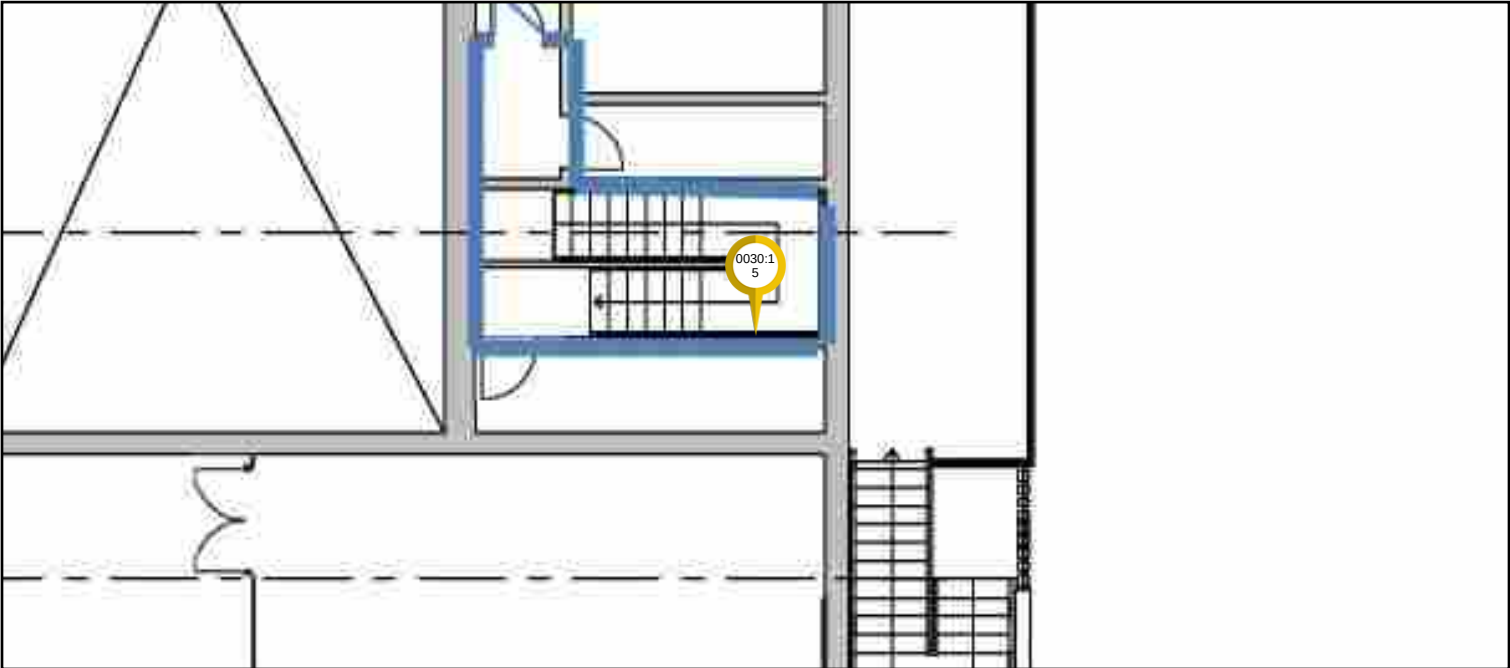
Installation Type: Mastic, Fire Batt, HP Mastic

Comments:

Following the survey - it is considered that the compartment line is located within the store. No action required.

Pin Photos

Photo 1 of 1



Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0031:15 - History 1 of 1 (latest)



Pin Number: 0031:15

Date Added: 23/09/2024 - 14:41

Created By: Richard James - 15

Status: Inspected

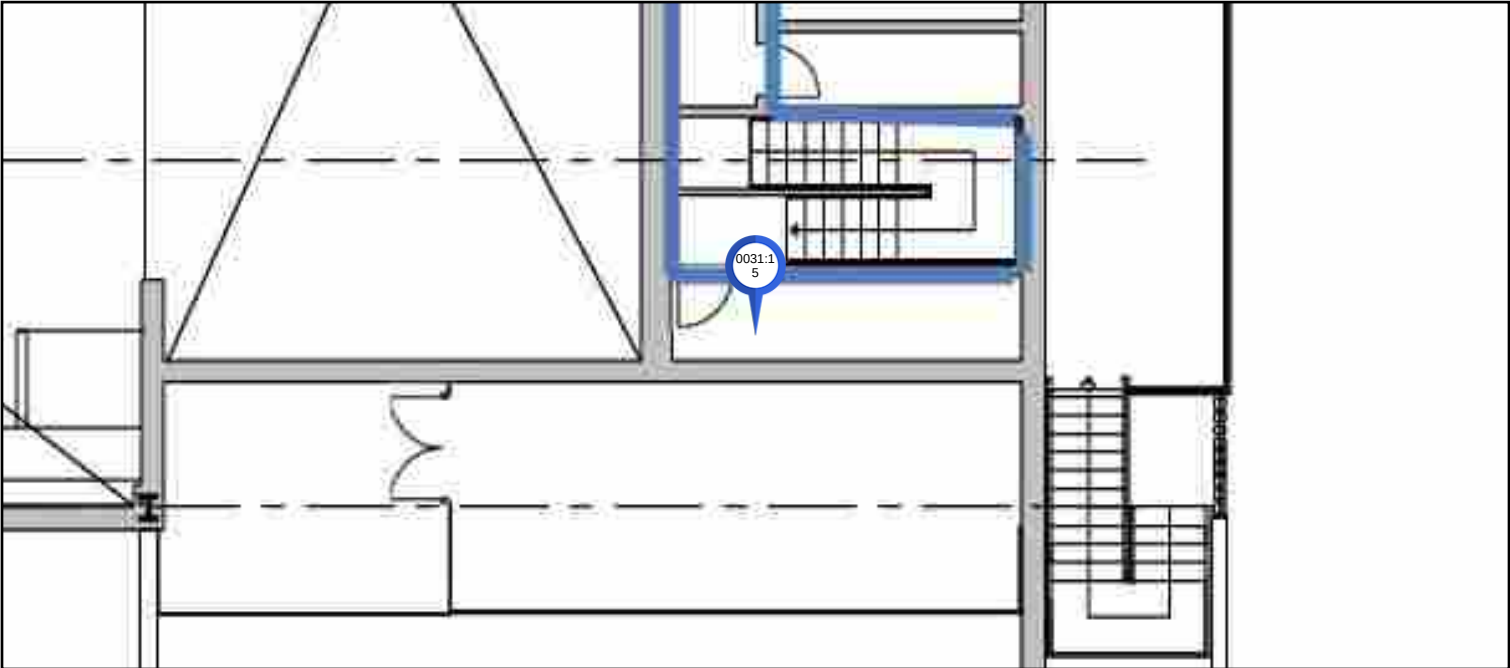
Rating: FR

FR: 30s

Item Type: Compartment Wall

Comments: Store cupboard could remain - ensure store is kept locked with appropriate signage. Should be reviewed within FRA and Fire Strategy.

Pin Photos
Photo 1 of 1



Company: AtkinsRéalis

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0032:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 4



Pin Photos
Photo 2 of 4



Pin Photos
Photo 3 of 4



Pin Photos
Photo 4 of 4

Pin Number: 0032:15

Date Added: 23/09/2024 - 14:45

Created By: Richard James - 15

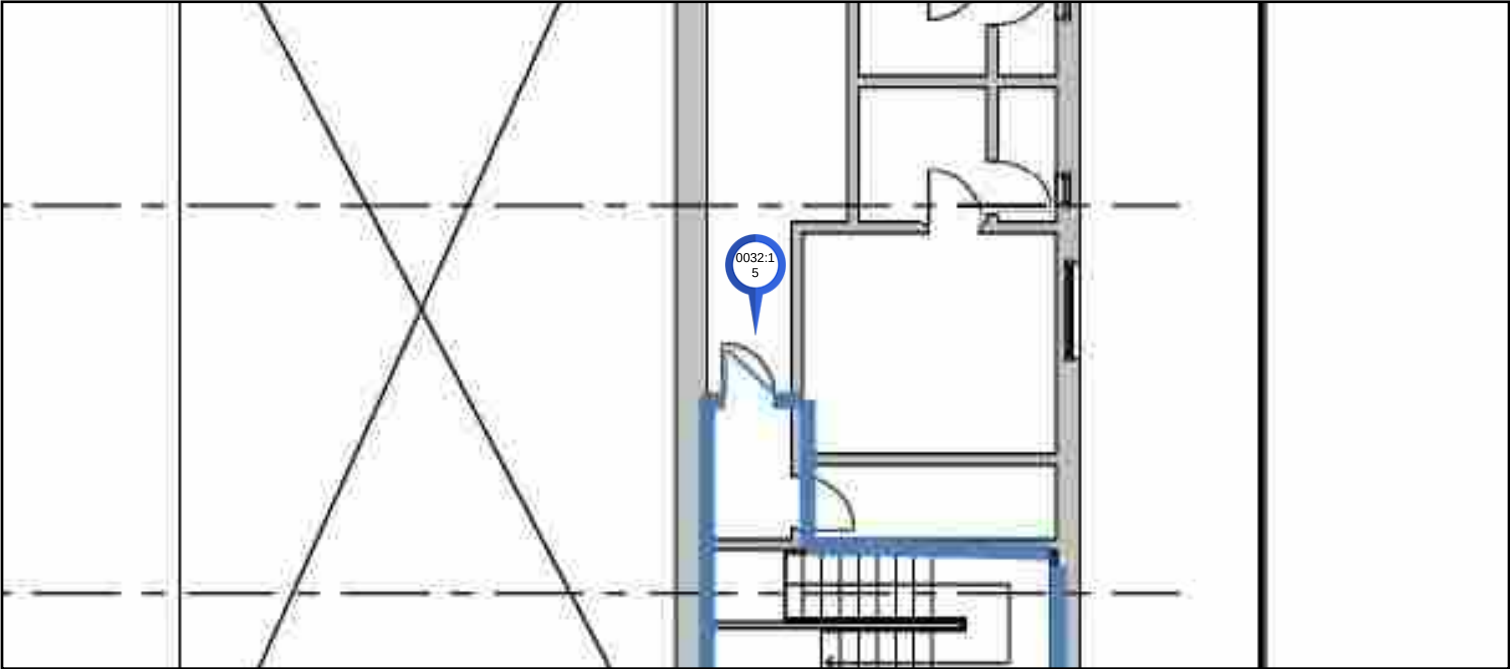
Status: Inspected

Rating: FR

FR: 30s

Item Type: Compartment Wall

Comments: To be reviewed within FRA - dressing room and stairwell could form same compartmentation - secondary means of escape allowed over roof.



Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0033:15 - History 1 of 1 (latest)



Pin Number: 0033:15

Date Added: 23/09/2024 - 14:47

Created By: Richard James - 15

Status: Action required

Rating: FR

FR: 30s

Item Type: Compartment Wall

Comments:

Existing fire door appears in reasonable condition with smoke seal in place. The door is aged with no reference to fire rating. Consider replacing.

Pin Photos

Photo 1 of 1



Company:

AtkinsRéalis

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0034:15 - History 1 of 1 (latest)



Pin Photos

Photo 1 of 1

Pin Number:

0034:15

Date Added:

23/09/2024 - 14:52

Created By:

Richard James - 15

Status:

Action required

Rating:

FR

FR:

30s

Item Type:

Duct, Compartment Wall

Installation Type:

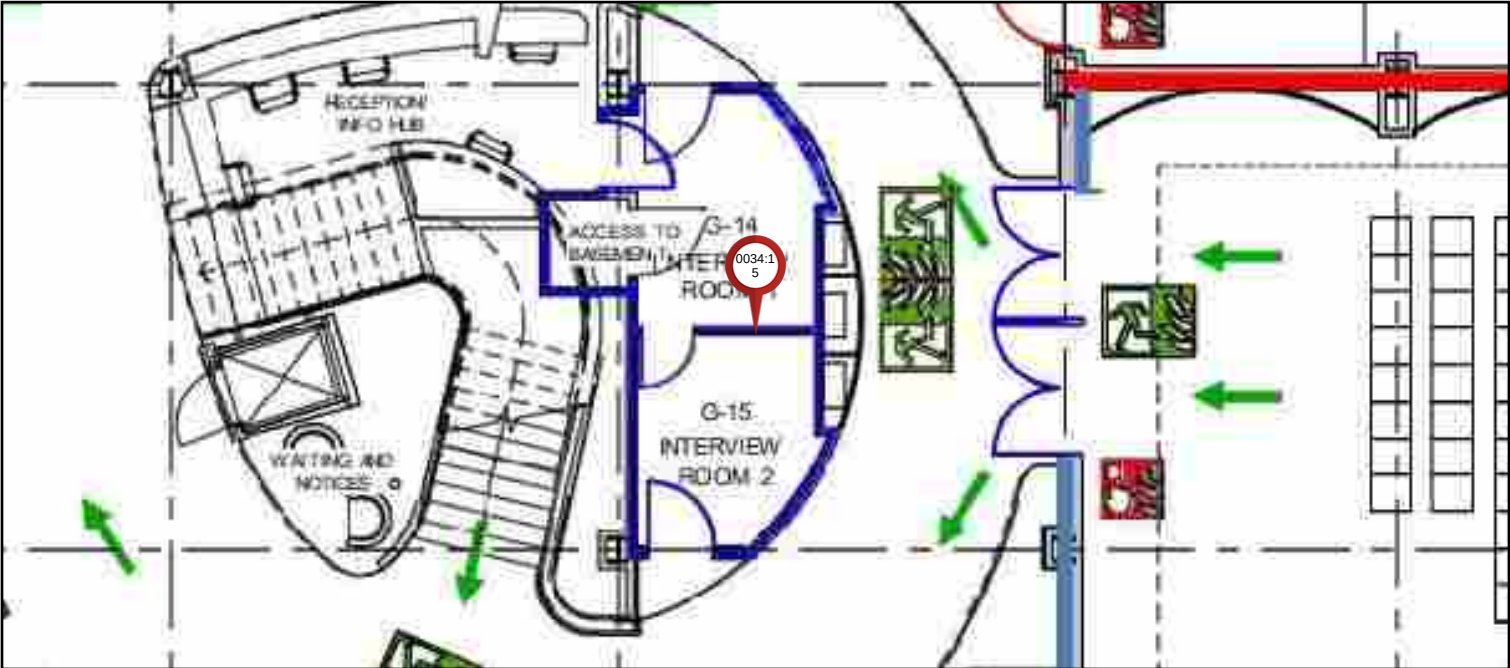
HP Mastic

Width:

200

Comments:

Duct within ceiling does not appear to be sealed - penetrating the plaster board.



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Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0035:15 - History 1 of 1 (latest)



Pin Number: 0035:15

Date Added: 23/09/2024 - 14:56

Created By: Richard James - 15

Status: Action required

Rating: FR

FR: 30s

Item Type: Other, Compartment Wall

Comments: Door hold release to kitchen appears damage - to be repaired/ replaced.

Pin Photos

Photo 1 of 1



Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0036:15 - History 1 of 1 (latest)



Pin Number: 0036:15

Date Added: 23/09/2024 - 15:11

Created By: Richard James - 15

Status: Action required

Rating: FR

FR: 30s

Item Type: Duct

Comments:

PU foam noted around ductwork to be removed and ablative intumescent mastic installed to seal around penetrations. Fire damper appears to in the place of the compartment line. Test records to reviewed and function confirmed.

Pin Photos

Photo 1 of 1



Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0037:15 - History 1 of 1 (latest)



Pin Number: 0037:15

Date Added: 23/09/2024 - 15:13

Created By: Richard James - 15

Status: Action required

Rating: FR

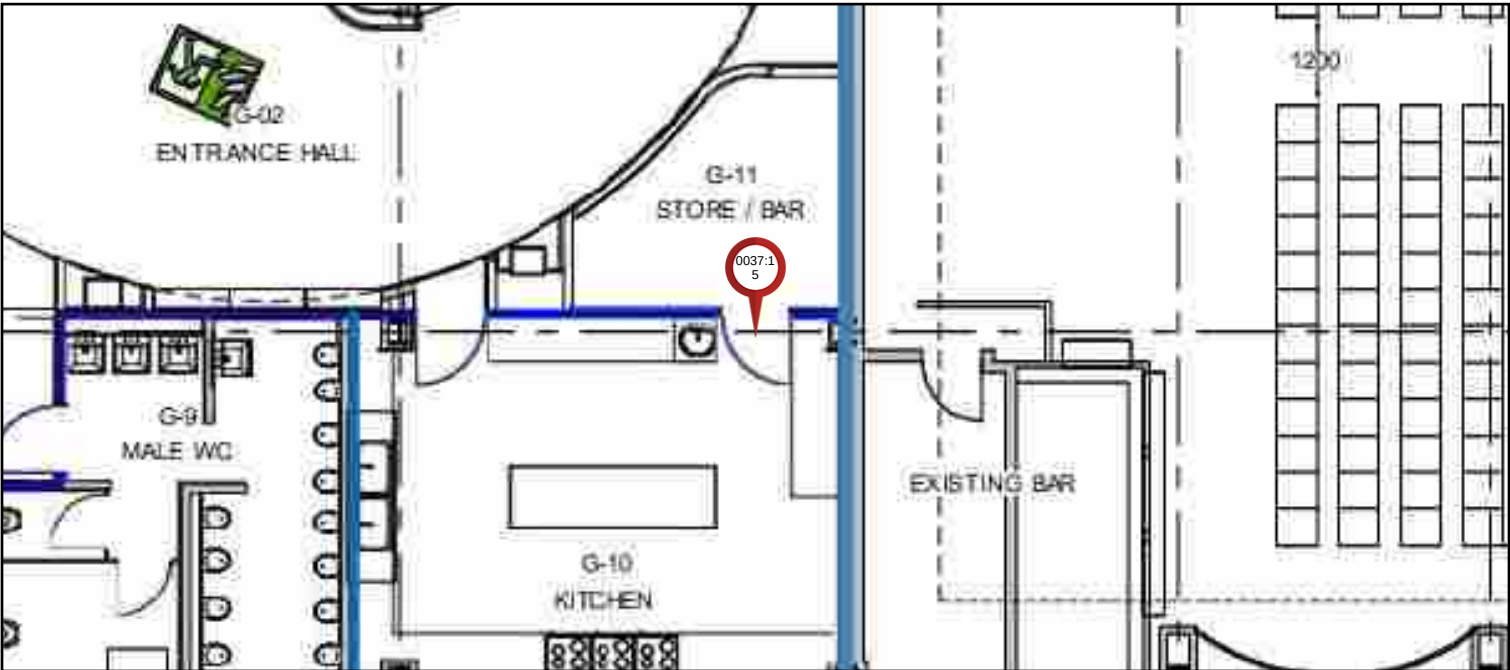
FR: 30s

Item Type: Compartment Wall

Comments: Fire door minor ease and adjust required. Excessive gap on head and leading edge.

Pin Photos

Photo 1 of 1



Company: AtkinsRéalis

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0038:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 1

Pin Number: 0038:15

Date Added: 23/09/2024 - 15:22

Created By: Richard James - 15

Status: Action required

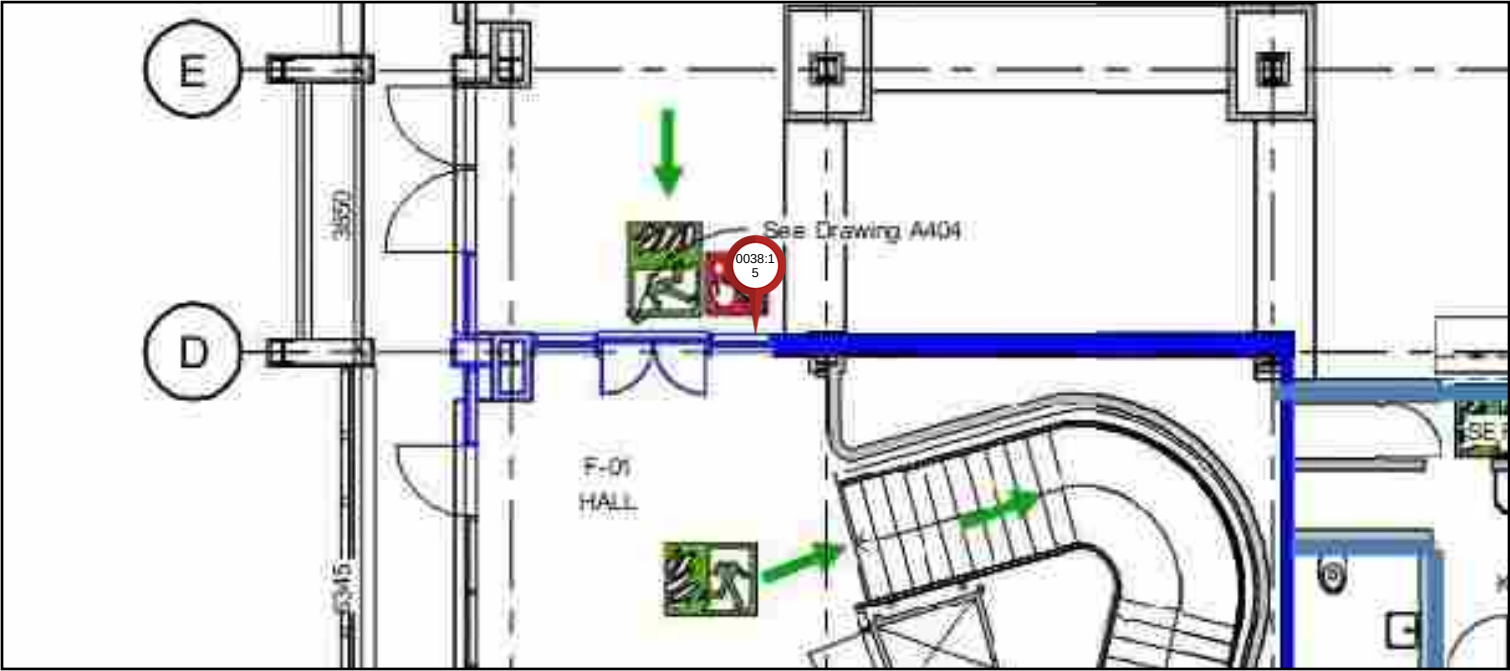
Rating: FR

FR: 30s

Item Type: Hole, Compartment Wall, Head of wall

Comments:

Compartmentation has been supplemented with what appears to be a fire rated curtain. No detail on product or rating. Fire rating to be confirmed. We were also unable to view structure behind the curtain. Some breaches and cable penetrations were noted. Curtain should be inspect annually.



Company:

AtkinsRéalis

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0039:15 - History 1 of 1 (latest)



Pin Photos

Photo 1 of 1

Pin Number:

0039:15

Date Added:

23/09/2024 - 15:33

Created By:

Richard James - 15

Status:

Action required

Rating:

FR

FR:

30s

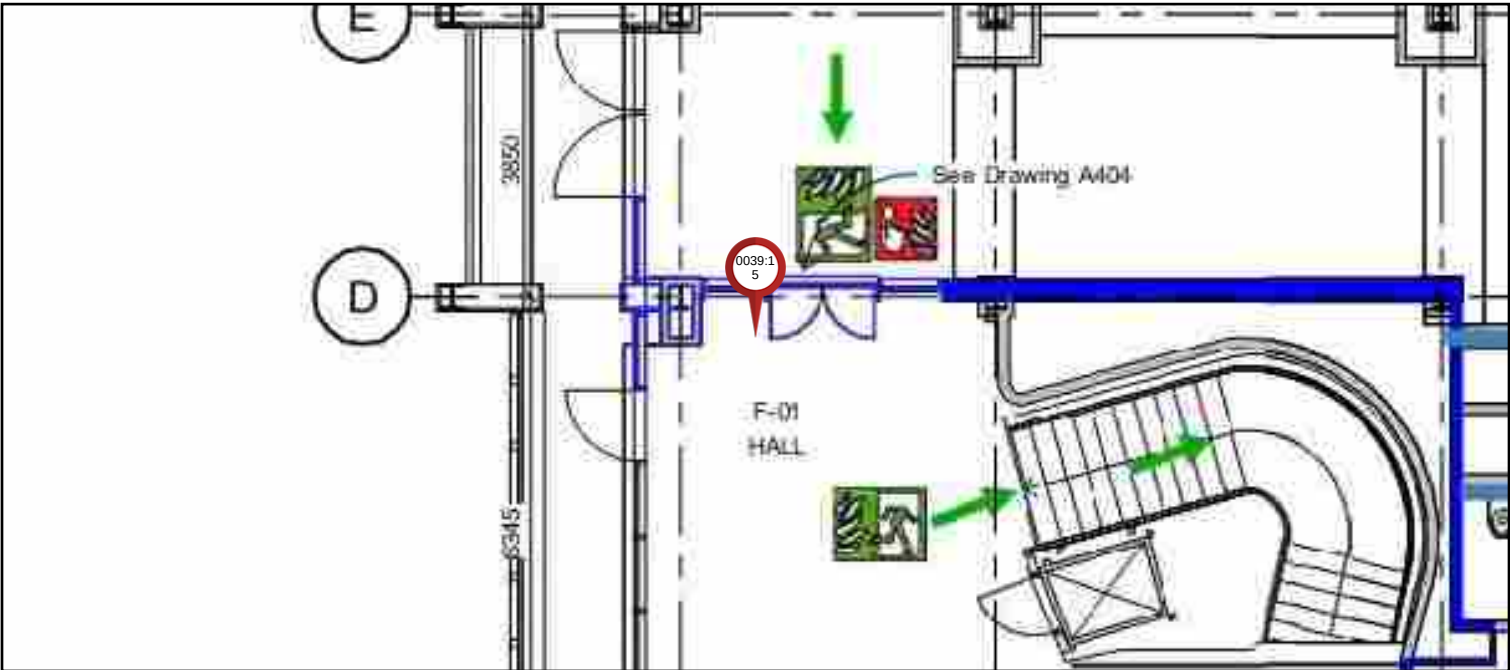
Item Type:

Damper, Head of Party Wall

Comments:

No evidence of fire damper with duct.

Ductwork servicing HVAC on the first floor - It was not clear whether this HVAC was in operation - it appeared on survey to be redundant. The ductwork is covered in what appears to be a type of PU insulation. There was no information on site to confirm. To be reviewed within the buildings FRA.



3100 Century Way Leeds West Yorkshire LS15 8ZB

Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0040:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 2



Pin Photos
Photo 2 of 2

Pin Number: 0040:15

Date Added: 23/09/2024 - 15:36

Created By: Richard James - 15

Status: No action

Rating: FR

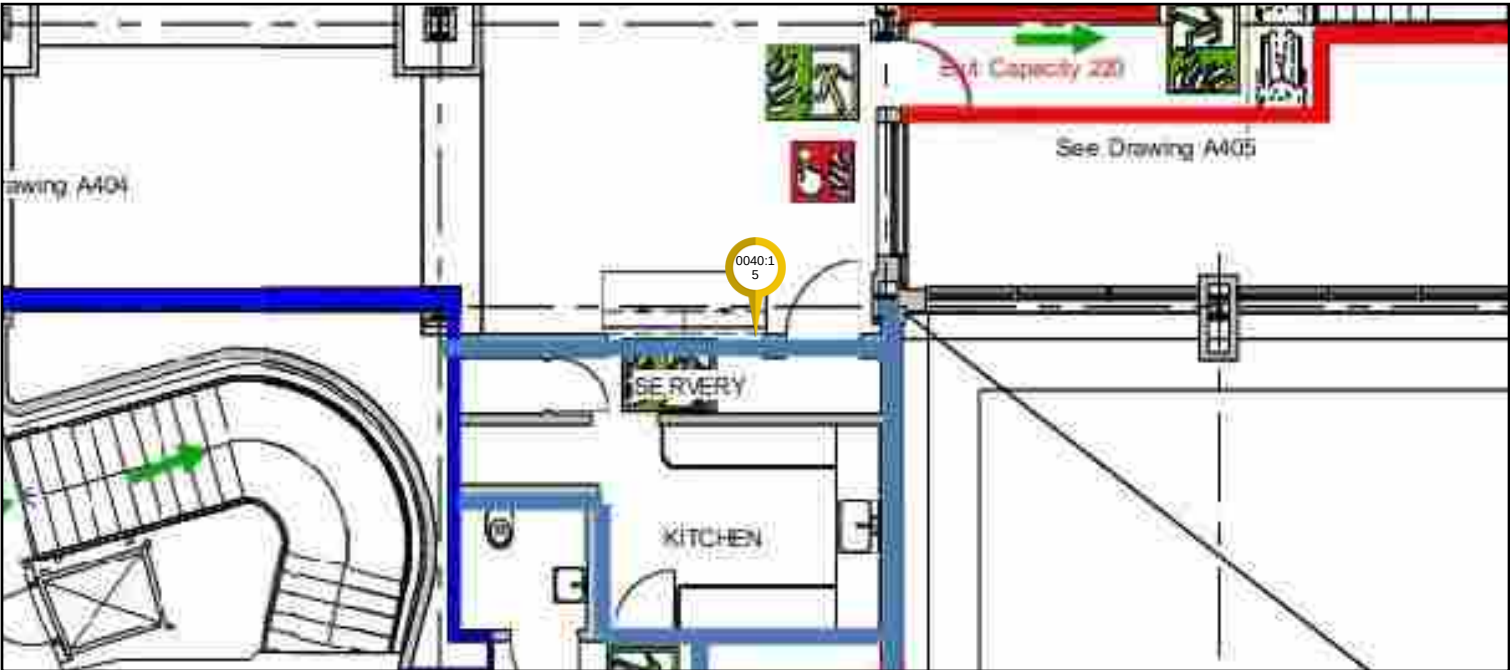
FR: 30s

Item Type: Compartment Wall

Comments:

Consideration prior to the survey was that the kitchen should be separated. Following the survey the risk appears minimal with small kitchen used infrequently for functions - not requiring separation. Travel distance from both the bar and function room are in the acceptable travel distances.

2013 Fire strategy - confirms that only the Landing/ stairwell require separation with the installation of second protected means of escape from the lounge.



Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0041:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 1

Pin Number:

0041:15

Date Added:

23/09/2024 - 15:38

Created By:

Richard James - 15

Status:

Action required

Rating:

FR

FR:

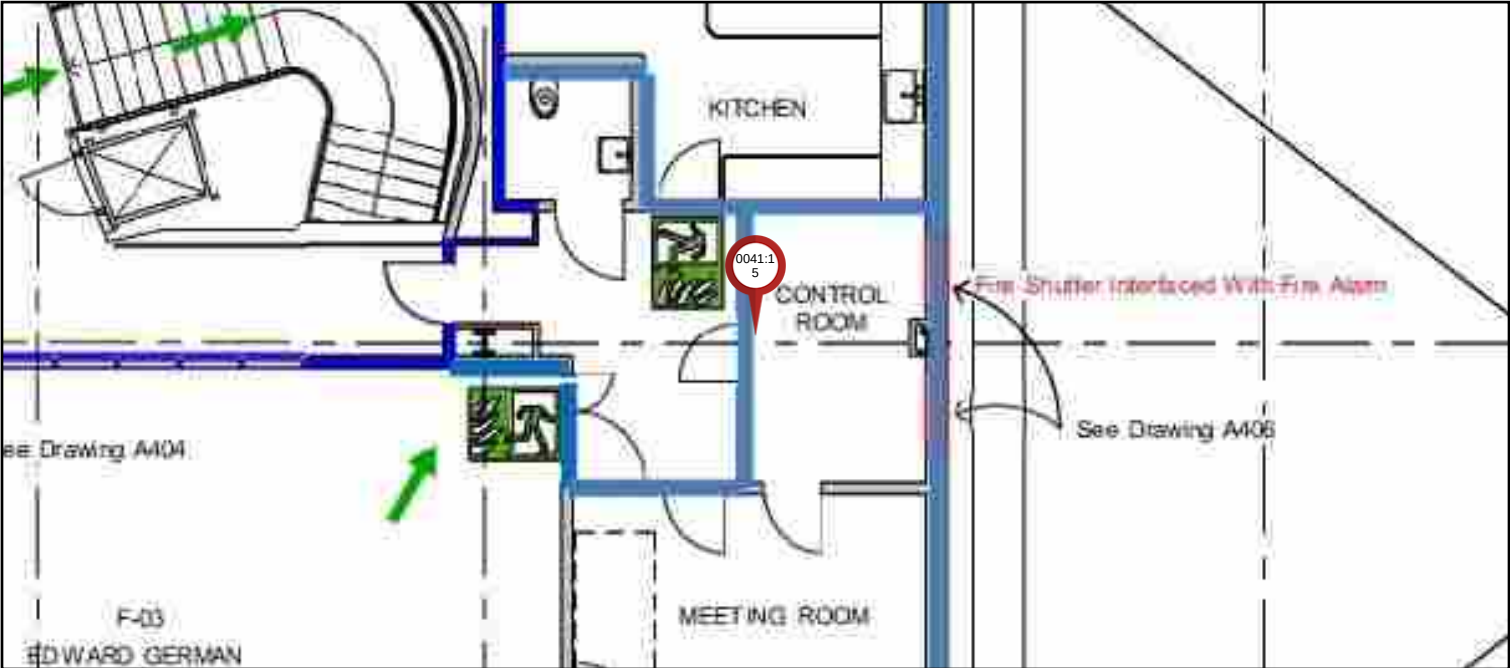
30s

Item Type:

Compartment Wall

Comments:

Replace Fire door - servicing the control room is inadequate. There is no clear indication of rating. The leading edges and intumescent strips are damage beyond repair. It is recommended that the door is replaced.



Company: AtkinsRéalis

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0042:15 - History 1 of 1 (latest)



Pin Photos
Photo 1 of 1

Pin Number:

0042:15

Date Added:

23/09/2024 - 15:38

Created By:

Richard James - 15

Status:

Action required

Rating:

FR

FR:

30s

Item Type:

Compartment Wall

Comments:

Compartmentation has been supplemented with what appears to be a fire rated curtain. No detail on product or rating. Fire rating to be confirmed. We were also unable to view structure behind the curtain. Some breaches and cable penetrations were noted. Curtain should be inspect annually.



The diagram is a floor plan of a building section. It includes several rooms: a Kitchen at the top, a Control Room in the center, a Meeting Room at the bottom, and an Edward German Room (F-03) on the left. A fire shutter is indicated by a red circle with the number '0042:15' and a red arrow pointing to it. A red line with an arrow points to the shutter, labeled 'Fire Shutter Interfaced With Fire Alarm'. A green arrow points to the shutter from the left. A dashed line with an arrow points to the shutter, labeled 'See Drawing A405'. The text 'See Drawing A404' is visible on the left side of the plan.

3100 Century Way Leeds West Yorkshire LS15 8ZB

Company:

AtkinsRéalis

Location:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template:

Firestopping



0043:15 - History 1 of 1 (latest)



Pin Photos

Photo 1 of 1

Pin Number:

0043:15

Date Added:

23/09/2024 - 15:40

Created By:

Richard James - 15

Status:

No action

Rating:

FR

FR:

30s

Item Type:

Compartment Wall

Comments:

Consideration prior to the survey considered the lobby should be compartmentalised - it is now considered that the travel distances and means of escape are sufficient and that the this area no longer need separate separation. The stairwell landing is the principal protected means of escape - with a secondary escape leading from the bar to the ground floor away from the reception.

The control (lighting room) should be compartmentalised with the main hall - given compartmentation would prove difficult to achieve with specialist shutters.

2013 Fire strategy - confirms that only the Landing/ stairwell require separation with the installation of second protected means of escape from the lounge



3100 Century Way Leeds West Yorkshire LS15 8ZB

Company:

Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Location:

Firestopping



0045:15 - History 1 of 1 (latest)

Pin Number:

0045:15

Date Added:

27/09/2024 - 15:58

Created By:

Richard James - 15

Status:

No action

Rating:

FR

FR:

60

Item Type:

Compartment Wall

Comments:

Substation does not exist - no compartmentation necessary.

Pin Photos

Photo 1 of 1



PROPOSED LOCATION FOR NEW SUBSTATION

0045:15
5

2250
775

Open on Activation of Fire Alarm or Fitted with other Suitable Means of Securing.

3100 Century Way Leeds West Yorkshire LS15 8ZB

Company: AtkinsRéal

Location: Whitchurch Civic Centre & Library / Civic Centre & Library / Ground and First Floor / Ground and First Floor Compartment Layout

Template: Firestopping



0046:15 - History 1 of 1 (latest)



Pin Number: 0046:15

Date Added: 27/09/2024 - 16:02

Created By: Richard James - 15

Status: No action

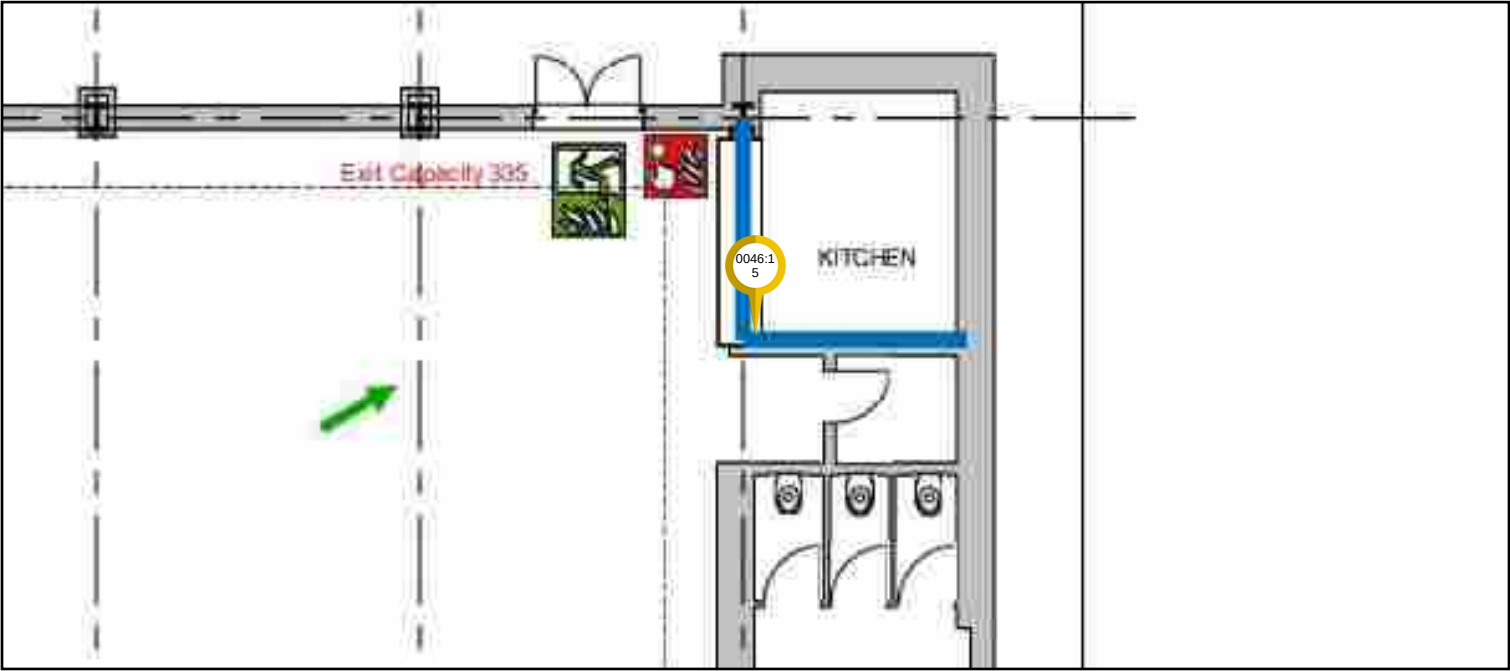
Rating: FR

FR: 30s

Item Type: Compartment Wall

Comments:

Kitchen - Following the survey and function of the sports hall - we do not consider that the kitchen requires compartmentation. Escape travel distance and means of escape are within excepted tolerance.





Lindon Heating

Job Sheet

Job Sheet No. 251

Company / Installer		Job Address		Client / LandLord	
Engineer	James Greaves	Name	Whitchurch Civic Centre	Name	
Company	Lindon Heating	Address		Company	Whitchurch Civic Centre
Address	7		High Street	Address	
	Glendon Close		Whitchurch		High Street
	Market Drayton		Shropshire		Whitchurch
	Shropshire	Post Code	SY13 1AX		Shropshire
Post Code	TF9 1NX	Tel. No		Post Code	SY13 1AX
Tel No.	01630655100			Tel. No	
Gas Safe Reg No.	10744			Mob. No	
ID Card No.	10744				

Job Notes

Attend site to replace flue on 2 x powrmatic gas heaters.
Test fire and FGA carried out.

1. Powrmatic
Model EA G400HD/3
S.N H4FL181
BURNER PRESSURE 4.7
CO² 9.47%
PPM 2
RATIO 0.0000
O² 4.3
FLUE TEMP 177
AMBIENT TEMP 22.4?

2. Powrmatic
Model EA G400HD
S.n H4FL180
BURNER PRESSURE 4.68
CO² 8.44
Co 15 PPM
RATIO 0.0002
O² 6.1
FLUE TEMP 246?c
AMBIENT 21?C

Spares Required

Job Ref	flue	Hours Used		Awaiting Parts	No	Job Completed	Yes
Signatures							
Issued by: Signed		Received by: Signed		Date		18-Oct-2024	
				Arrival Time		2024-10-18 09:00	
Print Name: James Greaves		Print Name: David Whitehead		Departure Time			



Lindon Environmental Air Services

Non Domestic Gas Safety Record

Cert. No. 538

Safety Inspection and reporting carried out in accordance with the Gas Safety (Installation and Use) Regulations and the Gas Industry Unsafe Situations Procedure No detailed internal inspection of flues (integrity, construction and lining) has been carried out.

Company / Installer

EngineerGreg Harrington

CompanyLindon Environmental Air Services

Address7
Glendon Close
Market Drayton
Shropshire

Post CodeTF9 1NX

Tel No.01630655100

Gas Safe Reg10744

ID Card No.5917343

Job Address

NameWhitchurch Civic Centre

Address
High Street
Whitchurch
Shropshire

Post CodeSY13 1AX

Tel. No

Customer / LandLord

Name

CompanyWhitchurch Civic Centre

Address
High Street
Whitchurch
Shropshire

Post CodeSY13 1AX

Tel. No

Appliance Details

Inspection Details

	Location	Appliance Type	Make	Model	Flue Type	Landlord's Appliance	Appliance Inspected	Operating Pressure (mbar)	Heat Input (kW/h)	High Combustion Reading			Low Combustion Reading			Safety device(s) correct operation	Ventilation Provision satisfactory	Visual condition of flue and termination satisfactory	Flue Performance test	Appliance Serviced	Appliance safe to use
										Ratio	CO ppm	CO2 %	Ratio	CO ppm	CO2 %						
1	Roof	Warm Air Heater	Powermatic	Ea G400HD/3	OF	NA	Yes	4.41	113.42	0.0001	6	8.81	NA	NA	NA	Yes	Yes	Yes	Pass	Yes	Yes
2	Roof	Warm Air Heater	Powermatic	Ea G400HD/3	OF	NA	Yes	4.67	116.32	0.0002	17	8.73	NA	NA	NA	Yes	Yes	Yes	Pass	Yes	Yes
3																					
4																					
5																					
6																					

Defects / Identified

Labels and Warning Notice Issued

1		NA
2		NA
3		
4		
5		
6		

Emergency Control Accessible Yes Gas Tightness Satisfactory NA

Gas Installation Pipework Visual Inspection Satisfactory Yes

Equipotential Bonding No

NEXT INSPECTION DUE ON OR BEFORE29-Oct-2026

Comments

Recommend earth bond be attached to main outgoing pipe from meter. Appliance connection test carried out, pass.

Signatures

Issued by:Signed

Print NameGreg Harrington

Received by:Signed

Print NameWhitchurch Civic Centre

Date29-Oct-2025



Property Risks – Vacant Properties

Instructions

The completion of this form is the responsibility of the department/service manager, though this responsibility may be delegated to an authorised employee. Where the response to a particular item is unsatisfactory an item number should be allocated in the box under the heading 'Action' and then detailed on the 'Corrective Action Report'.

On completion, the form, together with details of the action taken, should be sent to the Fire Safety Officer (or responsible person). If the item cannot be rectified immediately the Fire Safety Officer should be consulted. Any unsolved items or queries should be referred to a Protector Risk Engineer.

Department	
Name of Auditor	
Date	

No.	Information	Comment
General Information		
1	Building location / address:	
2	Description / Former Occupancy:	
3	Insured Value:	
4	Previous Loss Experience:	
5	Assumed Building Construction:	
6	Date vacated:	
7	Duration of vacation:	
8	Plan for property (mothballed / sold, reoccupied...):	

No.	Question	Yes/ No	Comment
Administration			
9	Is there a plan controlling building shut down?		
10	Have Protector been notified?		
11	Are routine security patrols and inspections planned?		
12	Are routine maintenance inspections planned?		
13	Have key holders been nominated?		
14	Have the local fire and rescue service been informed?		
Building Maintenance / Housekeeping			
15	Has all refuse been removed from external site area and the property?		
16	Has all removable electrical equipment been removed from the property?		
17	Have all combustible materials been removed from the property?		
18	Are all gutters, valleys, and down pipes in good condition and clear of leaves and vegetation?		
19	Are downpipes vulnerable to damage adequately protected against impact damage?		
20	Is there any damage to composite wall claddings (if present) which has exposed the insulation layer?		
21	Are there any signs of water penetration through the roof?		

No.	Question	Yes/ No	Comment
Utilities			
22	Have all non-essential services been disconnected?		
23	Have all water services been disconnected / drained?		
24	Have gas supplies been isolated?		
25	Is a maintenance contract in place for the property?		
Fire Detection and Protection			
26a	Is an automatic sprinkler system installed?		
26b	Please detail the specification of this system?		
26c	Will the automatic sprinkler system be kept operational?		
27a	Is an automatic fire detection system installed?		
27b	Please detail the specification of the fire detection system?		
27c	Will the fire detection system be kept operational?		
Security			
28	Does the property have vulnerable access points? Please detail these if so.		
29a	Does the property have or require perimeter fencing?		
29b	If fencing is present, are there any breaches in this external perimeter fencing?		
30	Are existing external doors secure?		
31	Is there any evidence of attempted forced entry?		

No.	Question	Yes/ No	Comment
32	Are all door and window locking devices in working order?		
33	Are existing windows secure and in good repair?		
34	Are accessible windows protected?		
35a	Is an intruder alarm installed?		
35b	Please detail the specification of the intruder alarm?		
35c	Will the intruder alarm be kept operational?		
36	Are movement sensors unobstructed?		
37	Have walk tests been carried out to check the range of the movement sensors?		
38	Is manned security in place?		
39	Do security patrol records confirm that the requisite rounds are being made?		
40	Will the property have live-in guardians present once vacant?		
41	Are all keys to the property accounted for?		
42	Is perimeter lighting in place? Please detail if so.		
43a	Is an external CCTV system in place?		
43b	Will this CCTV system be maintained?		

Corrective Action Report

Department	
Name of Auditor	
Date	

Item	Hazard Identified	Action Required	Date Completed

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SECURING UNOCCUPIED BUILDINGS

RISK MANAGEMENT GUIDANCE

Introduction

Unoccupied properties are at significant risk of deliberate or unintentional damage, fire and theft. A relatively minor incident, such as theft of copper pipes, can lead to a total destruction of the property as thieves can set fire to a building to cover their tracks.

This guide is designed to suggest some general precautions you can take. The provision of good physical/electronic protection, removal of combustible materials and regular inspections can help minimise any damage caused.

This guidance applies to both existing buildings and sites under contract works. In addition, please also see our separate Risk Management Guide on *Mothballing of Sites*

The issues

Unoccupied buildings are at increased risk from fly tipping, fire, theft, vandalism and other criminal activity. Theft from unoccupied buildings of roofing lead, copper pipes and electrical cabling is common place and tends to increase as scrap metal prices increase.

In addition squatters or others may attempt to occupy the site without permission.

Ongoing damage is common, as the building deteriorates or from weather damage. Often there can be secondary damage, such as flooding, which occurs if copper pipework is stolen.

Next Steps

Advise Protector when a property is going to become unoccupied, including a summary of the action taken to suitably protect the premises. Ensure you have checked the policy requirements and comply with these. Keep records of any inspections, and work undertaken to secure the building. We also need to be made aware of any change in occupancy, such as short term use for storage.

Identify a person to take responsibility for the site security, ongoing checks and maintenance. Undertake both Security and H&S Risk Assessments to include the Security protection of the property, and for your own staff, members of the public, visitors and contractors.

Aim to make the site look occupied, keep it maintained in good condition and cut back weeds and vegetation. Ideally security should deter any intruders, or make it difficult to access and gain entry through the building.

Ensure you have advised your Alarm Receiving Centre and both the Police and Fire Authority that the building has closed.

Risk Assessment

As a minimum, you should undertake Risk Assessments to cover safety, security and the risk of fire/malicious ignition.

Consider the safety of all visitors, this could include caretakers/contractors/members of the public/Estate Agents, will they be accompanied or lone workers? Also consider any persons who may access to the site without permission, such as children or squatters.

Within the Fire/Security assessment it is important to consider what items are attractive to theft/vandalism, how could they gain entry, review the risk of malicious ignition and also consider the local area (industrial or residential?), local crime history and any specific experience at the site to be protected. If you are in any doubt please contact Protector Insurance to discuss your proposals.



Inspections

Regular internal and external inspections of unoccupied buildings should be undertaken to ensure that the buildings remain secure, monitor for evidence of any unauthorised activity (e.g. graffiti) and ensure that there is no weather damage. These inspections should be undertaken at intervals not exceeding seven days, with each visit being recorded, to provide an audit trail. It is acceptable for a contractor to undertake these inspections on your behalf as long as this is recorded and any issues are reported/addressed immediately. Any necessary repairs should be undertaken immediately.

Account for all keys and inform alarm receiving centres plus the police and local fire brigade of all key holders (not all forces hold key holder details).

Some general guidance is attached in the following checklist. If you are planning to use contractors, undertake any necessary checks to ensure that they are competent, retain the correct levels of insurance cover and operate in accordance with suitable Method Statements/Risk Assessments/Permits :

Checklist

Site Perimeter

- Check fencing is in good condition, also look out for any previous unauthorised activity such as breaches under/over or through the fencing.
- Lock the entrance gates, ideally using a good quality close-shackle padlock at least CEN Grade 3. Prevent access to and use of car parks.
- If the location is within a high crime area, or if there is a risk of traveller encampment, consider installing temporary concrete barriers to prevent vehicular access.
- If the site doesn't have fencing, consider creating a mound or ditch to prevent vehicle access
- Make the building appear occupied, such as tidying the site, removing graffiti and cutting back any vegetation from around the property.
- Review external lighting, adjust to provide overall lighting, but not making dark areas that may be attractive to thieves. Lighting should ideally be operated by movement sensors and/or controlled by timers or dusk-to-dawn sensors.
- Drain and purge any fuel tanks, or lock off pipework until they can be drained
- Remove waste, pallets, gas bottles and combustible materials from the site

Building Perimeter.

- Prevent any possibility of climbing, to reduce the risk of Injury to third parties – particularly children who may consider these sites as a playground. Consider the use of anti-climb paint or barriers.
- Check all perimeter doors and windows to ensure in good condition, close correctly, locked and secure.
- In high risk locations/buildings consider securing accessible windows and doors with metal security screens. Brick-up vulnerable access points.
- All letterboxes should be sealed to prevent insertion of any mail, combustible materials or liquids. Ensure post is redirected.
- Seal or block any other openings such as ventilation ducts
- The main entrance door should be secured with at least one BS3621 approved mortice deadlock or equivalent.
- External double leaf doors (other than final exit and designated fire exit doors) can be secured by fitting the first closing leaf key operated security bolts top and bottom and the second closing leaf to be fitted with at least one BS3621 approved mortice deadlock
- Identify and protect any materials attractive to thieves, such as roofing lead or copper earth straps, and consider securing with "Smart Water" or similar devices.

Services/Utilities

- To prevent freezing, or flooding from leaking or damaged pipes, all water supplies must be isolated at the main incoming supply point, and water/heating systems and tanks drained down (except for sprinklers which must remain fully operable)
- Heating should however be fully operational if sprinkler systems are present, to prevent freezing of pipework/damage the internal temperature of the building must at all times be maintained above 4°C.
- Turn off all gas supplies at mains, unless heating is required.
- Isolate the electrical supplies, whilst maintaining fire (including electric sprinkler pumps) and security systems and adequate light for internal inspections. Isolate all unnecessary electrical circuits. Unplug all portable appliances.

Internally

- Remove any building contents which might attract thieves. If the site is to be unoccupied for an extended period then the entire contents of the site should be removed.
- Remove any internal waste, gas bottles and hazardous/combustible materials
- Consider providing some internal lights on timer, to make the premises look occupied.
- If possible lock all fire doors (an internal chain and padlock around emergency exit locks devices might be possible) , and consider locking all internal doors where possible. Notify local fire service and any site visitors if doing so.
- Remove internal waste

Alarm/CCTV/Fire Protection Installations

- All existing systems must remain fully operational and be maintained.
- Where necessary, upgrade your installations to ensure they have automatic detection, signal to an Alarm Receiving Centre and benefit from immediate Fire Brigade/Police response, alternatively appoint a professional keyholder who are NSI approved and operating to BS7984-1:2016, to attend the site within 20 minutes.
- Sprinkler systems should be left fully operational and not closed down.
- Any unoccupied tenant installations should be redirected to signal through to the Property Operator
- Where the premises are considered high risk/high value, vulnerable, or have suffered previous thefts or attempted entries, consideration should be given to installing Temporary alarm systems compliant with the SSAIB temporary alarms systems code of practice, provide with response from a professional keyholder.
- As an alternative to temporary alarm systems, the installation of a new remotely monitored CCTV system may be appropriate, any new installation specification must be agreed with Protector insurance prior to installation.

Security Guarding

- Any existing manned security should remain in place
- For very large sites or particularly vulnerable locations consider employing NSI approved Security Guards, to be based on site 24/7.

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Project Name: Whitchurch Civic Centre and Whitchurch Library
Project Number: 6000 & NSDC018_TBC24001

IMPACT	5	Critical	Very High	L (5)	M (10)	H (15)	H (20)	H (25)
	4	Major	High	L (4)	M (8)	M (12)	H (16)	H (20)
	3	Significant	Medium	VL (3)	L (6)	M (9)	M (12)	H (15)
	2	Minor	Low	VL (2)	L (4)	L (6)	M (8)	M (10)
	1	Negligible	Very Low	VL (1)	VL (2)	VL (3)	L (4)	L (5)
				Very Low	Low	Medium	High	Very High
				Rare	Possible	Likely	Almost Certain	Certain
				1	2	3	4	5
LIKELIHOOD								

Risk Number	Risk Status	Risk Title	Description of Risk	Likelihood	Impact	Current Score	Risk Stage	Impacted Party	Risk Owner	Potential Mitigation	Risk Likelihood after Mitigation	Risk Impact after Mitigation	Risk after Mitigation	Mitigation Owner	Date Implemented	Comments
1.1	Active	Structural	Progressive deterioration or sudden failure of Red Critical RAAC roof panels in unpropped areas to internal RAAC walkway	4	4	16	Operation	Public (external areas), Staff, Contractors, Unlawful trespass	SC	Maintain access restrictions; ongoing monitoring, maintenance of roofs, clearing detritus and rainwater management. Consider introducing propping to internal walkway (as non currently) to stabilise and mitigate in short-medium term via purchase. Consider progress roof replacement / mitigation feasibility.	1	4	4			
1.2	Active	Structural	Consideration of impact of RAAC failure to upper floor Red Critical roof on first floor (block & beam) and protection of ground floor reception area/offices of contractors and staff	2	6	12	Operation	Staff, Contractors and further deterioration of property	SC	Maintain access restrictions; ongoing monitoring. Consider crash deck alternative to propping (point load) and designated route to ground floors from potential upper floors from potential roof RAAC failure	2	4	8			
1.3	Active	Structural	Progressive deterioration or sudden failure of Red Critical RAAC roof panels in propped rear (east) elevation external canopy.	4	4	16	Operation	Public (external areas), Staff, Contractors, Unlawful trespass	SC	Interim period maintain access restrictions; ongoing monitoring, roof debris clearance. Interim propping has been provided. Progress roof replacement / mitigation feasibility. Highly consider accelerating partial canopy/walkway removal though with consideration of fire escape to first floor areas (contractors, staff)	1	4	4			
1.4	Active	Structural	Progressive deterioration or sudden failure of Red Critical RAAC roof panels in propped/unpropped areas.	4	4	16		Public, Staff, Contractors	SC/WTC	Maintain access restrictions; ongoing monitoring; monitor propping; progress roof replacement / mitigation feasibility. Ensure roofs are well maintained and all rainwater management systems are operating. (Progress project for replacement building and or RAAC replacement to structural roofs/associated works but consideration in undetermined length of interim period)	4	4	16			
1.5	Active	Structural	Accelerated RAAC deterioration due to ongoing water ingress from roof coverings.	4	5	20		Public, Staff, Contractors	SC	Temporary weatherproofing; clear rainwater goods; prioritise roof covering repairs. Progress decision for replacement building and or structural roof replacement	4	4	16			
1.6	Active	Fire Safety	Means of escape from first floor changing room area, should external canopy be partially removed	4	4	16		Staff and Contractors. Unlawful visitors	SC	Consider alternative means of escape from first floor changing room area, if external canopy removed. Strict limitation of persons entering and guidelines of emergency egress. Consultation with fire risk assessor/engineer and site operation. Ensure building is secure in reasonableness.	2	3	6			
1.7	Active	Structural	Timber balcony structural concerns due to shakes and joint condition. Potential or unsafe structure in use or failure	4	4	16		Public, Staff, Contractors	SC/WTC	Limit access to balcony area. Do not affix or suspend items from timbers. Continue to keep in decent condition. Carry out further assessment for structural repair	2	2	4			
1.8	Active	Structural	Further invasive assessment of Market Hall Amber rated RAAC.	3	3	9		Public, Staff, Contractors	SC/WTC	Further structural assessment and RAAC inspection. Further access is required by removal of plasterboard ceilings to expose all surfaces. Potential Acro props to corners of each space pending assessment.	3	3	9			Impact of ceiling removal on propping if effecting use of toilets. Reprovision of services i.e. lighting, fire alarm etc. Consider alternative provision
1.9	Active	Fire Safety	Unsafe reoccupation due to unresolved structural, fire, and services issues.	4	5	20		Staff and Contractors	SC/WTC	Maintain vacant area of property as per Insurance requirements. For Market Hall - Whitchurch Town Council to safely operate and maintain, plus review of Fire Risk Assessment as per RRSFO (2005). Should the Civic Centre reopen, consider a new fire strategy and risk assessment. Consider progressing replacement building/roof structural replacement and associated works	3	2	6			
2	Active	Mechanical	Ensure vacant areas of property are not exposed to H&S risk to gas safety, potential frost damage	4	3	12		Staff and Contractors	SC	Drain and isolate all water, heating and gas systems not in use	1	2	2			

2.1	Active	Mechanical	Gas Boilers to Civic Centre condemned and isolated. Gas Warm air heaters to Market Hall - 2no. Of 3no. Operational and approaching end of life	4	4	16		Public, Staff, Contractors	SC/WTC	Boilers to Civic Centre isolated and drained. Remediation or replacement will be required. Market Hall warm air heaters repaired and maintained by Whitchurch Civic Centre (consider access via Library RAAC roof) are in poor condition with access to rest via Library RAAC roof. Alternative heating provision for Market Hall whilst in use may be required.	3	3	9			
2.2	Active	Electrical	Loss of some operational lighting and emergency lighting due to services removal to RAAC effected areas	4	4	16		Staff and Contractors	SC/WTC	Maintain restricted access. Provide alternative means of illumination in hours of darkness for any authorised access.	2	2	4			
2.3	Active	Electrical	Moisture ingress to basement incoming electrical supply location	2	2	4		Staff and Contractors	SC	Monitor condition; improve ventilation; remedial works if deterioration occurs.	2	1	2			
2.3	Active	Fabric	Suspended timber Hall floor deterioration and defect beyond economic repair	4	4	16		Public, Staff, Contractors	SC	Consider remediation pending progression of replacement building or alternative structural roof replacement and associated repairs	2	3	6			
3	Active	Asset Management	Extended vacancy accelerating deterioration of fabric and services.	5	5	25		Public, Staff, Contractors	SC/WTC	Implement holding maintenance plan; address priority defects.	4	3	12			
3.1	Active	Programme	Delays caused by paused replacement building and capital strategy dependency.	5	5	25		Political Members, Public, Staff and Contractors	Whitchurch Civic Centre Working Group	Align feasibility and mitigation work with Cabinet decision timelines. Development of capital strategy, provide deadlines for consideration of Option 2 (replacement building). If not progressing (due to various scenarios) then consider (Option 1) RAAC structural roof replacement and condition improvements with suitable budget provision	4	3	12			
3.1	Active	Financial	Cost escalation due to inflation or unidentified defects over unknown number of years	5	5	25		SC	Working Group	Include contingency; commission targeted intrusive surveys. Make decisive decision of future of property next steps to avoid year on year inflation increase.	4	3	12			