



BUILDING SURVEY REPORT

FOR



**GORTON HOUSE
DEBDALE PARK
WALL WAY
MANCHESTER
M18 7LJ**

Guardian Surveyors LLP
Milton House
1 Milton Road
Peterborough
PE2 8DZ

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1.0 EXECUTIVE SUMMARY

1.1 Surveyor's Overall Opinion and Summary

We met Kath McVicker from Manchester City Council and an employee who has had extensive experience of the property and also Paul Kirkham, a representative of the Friends of Debdale Park, who outlined the plans for the future of the property.

Conversations with all of them have given us a good sense of the range and level of expectations of the various parties and it is upon that sense that we have based our report.

Our survey was severely restricted solely due to the parlous state of much of the structure and the fact that only the front hall is safe to access. That said, it is clear from viewing much of the remainder from the hall and from external inspection that there is serious structural deterioration as well as a requirement for complete internal refurbishment. In brief and as a summary only:

Externally

Pitched roof to rear and flat connecting section have collapsed partially and complete reconstruction will be required

Front pitched roof has slates missing and doubtless damage to the structure. Complete recovering will be required in any event

Walls to all elevations require repair and repointing and the main rear wall requires propping now for safety and eventual rebuilding

The rear ancillary building is in recoverable condition to the front but the rear walls have collapsed partially and will require extensive rebuilding

New windows will be required throughout

Internally (based on very limited inspection)

New structural timbers, probably throughout

There is wet rot, dry rot and other less significant fungal rots (plaster fungus, for example)

New ceilings and probably re-plastering to all walls

Complete rewire and new heating system

New staircases and domed light above main staircase

Original features such as cornice work will almost certainly be lost

Although the building was apparently in reasonable condition a few years ago when last occupied, the stripping of lead from parts of the roof has resulted in an inevitable and rapid decline to the current condition.

The inescapable conclusion from our limited inspection is that work to the building is as extensive as one could envisage without complete demolition and rebuilding.

We understand that the intention is to carry out stabilisation and safety works to allow full access to survey in detail but it is unlikely that any additional surveys will add significantly to the position currently known. The next stage is perhaps more appropriately to prepare schedules of work for accurate budget pricing.

It is our opinion that a budget of perhaps £1.25m (gross) would be a good starting point in any plan to put this building back into use. This is based on a rough calculation of the area of the building from external observation and includes an allowance for some demolition and temporary works and for professional fees and VAT.

It should be appreciated that its listed status will add significantly to the cost of the whole process and that the stated desire to have a building at the end that is very energy efficient and fit for purpose will often pull in the opposite direction to the requirements of restoring a listed building. Doors, layouts, lifts, heating and the like are all more difficult in the context of a building of this age anyway, and for a listed building even more so.

It is not our intention to paint an overly negative picture but any organisation, in particular a voluntary one, taking on this project should be under no illusions about the enormity of the task ahead. A timescale of 5 years is probably realistic for delivering the finished building.

2.0 INTRODUCTION

2.1 Scope of Instructions

This report is made following a survey carried out in accordance with instructions received from Marvin Symes of Can Do Communities on 19th February 2014.

We are asked to inspect the property in as much detail as possible and to report as to the condition of the structure with general reference to the services. Where floor coverings are laid it is agreed that we are not required to lift them, nor to pull up or take down any part of the structure for detailed investigation, nor to test any of the services.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free from fungal rot, beetle or other defects. Our report is presented on this basis and is intended solely for the information of our client and his professional advisors in the present transaction. The report is presented in accordance with the RICS Conditions of Engagement. This report is for the private and confidential use of the client for whom the report is undertaken and should not be reproduced in whole or part or relied upon by third parties for any use without the express written authority of the surveyor.

2.2 Property Address

Gorton House
Debdale Park
Wall Way
Manchester
M18 7LJ

2.3 Clients Name and Address

Can Do Communities CIC
Nene Lodge
Funthams Lane
Whittlesey
PE7 2PB

2.4 Date of Survey

Thursday 20th February 2014

2.5 Weather

Cloudy and cool with light winds and occasional rain showers following some months of very heavy rainfall.

2.6 Limitations of Inspection

Access was severely limited due to the generally dilapidated state of the building and the fact that access was not possible to most areas. External inspection was possible but internally only the main entrance hall was properly accessed with just a 'look-in' to other rooms.

2.7 Information Relied Upon in this Report

We met Kath McVicker from Manchester City Council who was able to supply some information about the history of the building. Paul Kirkham, a representative of the Friends of Debdale Park, was also in attendance and able to give us information about the future plans for the building.

3.0 DESCRIPTION OF THE PROPERTY

3.1 Type and Age

The building is a large brick built house, constructed in 1790 and listed Grade II in 2009. It is unoccupied and derelict. The two/three storey brick building is of a construction traditional for the time and comprises a cut timber slated roof carried on solid brick walls probably founded on a spread brick foundation. Windows are timber box frame sliding sash.

3.2 Accommodation

Apart from the obvious entrance hall and the fact that there are two storeys at the front, a part basement and a few dormer rooms at the rear we cannot be clear about the accommodation but the fact that there are drawings in existence means this will be known.

3.3 Tenure and Occupation

We assume that the building is currently owned by Manchester City Council.

4.0 ELEMENTAL CONDITION

4.1 Roofs

The roof is the original slated timber structure but it has missing slates and more significantly large areas of lead have been stripped and the resultant water penetration has caused significant damage to the point of collapse at the rear. Lead stripped from the hidden gutter at the front has also resulted in water penetration and damage to the structure. A heavy rain shower at the time of survey resulted in significant water penetration through the building in most areas.

Complete stripping and replacement of the slate covering, reinstatement of the missing lead and extensive repair and replacement of the timber structure is envisaged.

4.2 Rainwater goods

These are present in part but ineffective, particularly as the gutters were mainly hidden lead and now missing. Complete replacement will be required.

4.3 Walls and cladding

Walls are solid brickwork in varying states of disrepair. The front and both sides will mainly require repointing and isolated repair, as will the front of the ancillary building to the rear. However, the rear walls of both the main house and the separate building will require extensive work of repair and rebuilding.

4.4 Windows, doors and joinery

These are covered with metal shutters and not accessible for inspection. You should expect extensive repair or more likely replacement.

Decay is evident even in the restricted areas inspected and there is no reason to think that it does not extend throughout the property. Wet rot, dry rot and other lesser fungi (e.g. plaster fungus) are apparent. Beetle attack is likely in the roof timbers. That said, drying out the property thoroughly will kill all of these infestations where timbers are being retained

4.5 Substructure/basements

We understand that there is a basement but it could not be accessed.

4.6 Floors

A mixture of concrete and timber on the ground floor and timber on the first and second floors, these will require extensive repair and replacement following water damage and rots.

4.7 Internal walls, partitions and doors

Any timber stud partitions will likely require replacement or stripping, drying and recovering at the very least. Masonry partitions will require stripping, drying and re-plastering.

4.8 Finishes

It is fair to say that extensive damage will result in renewal of all finishes, including reforming all the original cornices and other plaster detailing.

4.9 Staircases

The main staircase could be seen in part from the hall and is unsafe and dilapidated, requiring a complete rebuild.

4.10 Sanitary fittings

Not viewed but full replacement envisaged.

4.11 Building services

Given the poor state of the building it is difficult to imagine that the mechanical and electrical installations will not require full and complete replacement.

4.12 External areas, outbuildings and boundaries

The immediate area of the building has Heras fencing for security and the nature and extent of boundaries is unknown. The rear ancillary building has also not been accessed. Most of the comments made about the main building will apply equally to this building.

5.0 CONCLUSION AND RECOMMENDATIONS

5.1 Summary of Repairs

It would be rather difficult to make any sort of summary of repairs at this stage, having been unable to access much of the building to inspect and you are referred instead to the summary at the beginning of this report for indications of likely costs.

An Environmental Report and Asbestos Survey are essential prior to commencing any work on the building as is obtaining any information held by Manchester City Council.

6.0 CERTIFICATION/QUALITY ASSURANCE

The survey was undertaken and the report prepared by David Davies BSc (Hons) MRICS and James Tindall BSc (Hons) MSc.

SURVEYOR David Davies

DATE 11th March 2014

QUALIFICATION BSc (Hons) MRICS

SIGNATURE

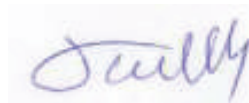


SURVEYOR James Tindall

DATE 11th March 2014

QUALIFICATION BSc (Hons) MSc

SIGNATURE



7.0 CONDITIONS OF ENGAGEMENT