



## **Condition Appraisal**

**December 2024**

**JLB Group Site  
Turnbridge Mills  
Quay Street  
Huddersfield  
HD1 6QT**

# CONDITION CATEGORIES DEFINED

## CONDITION A

**The element is as new and can be expected to perform adequately for its full normal life**

## CONDITION B

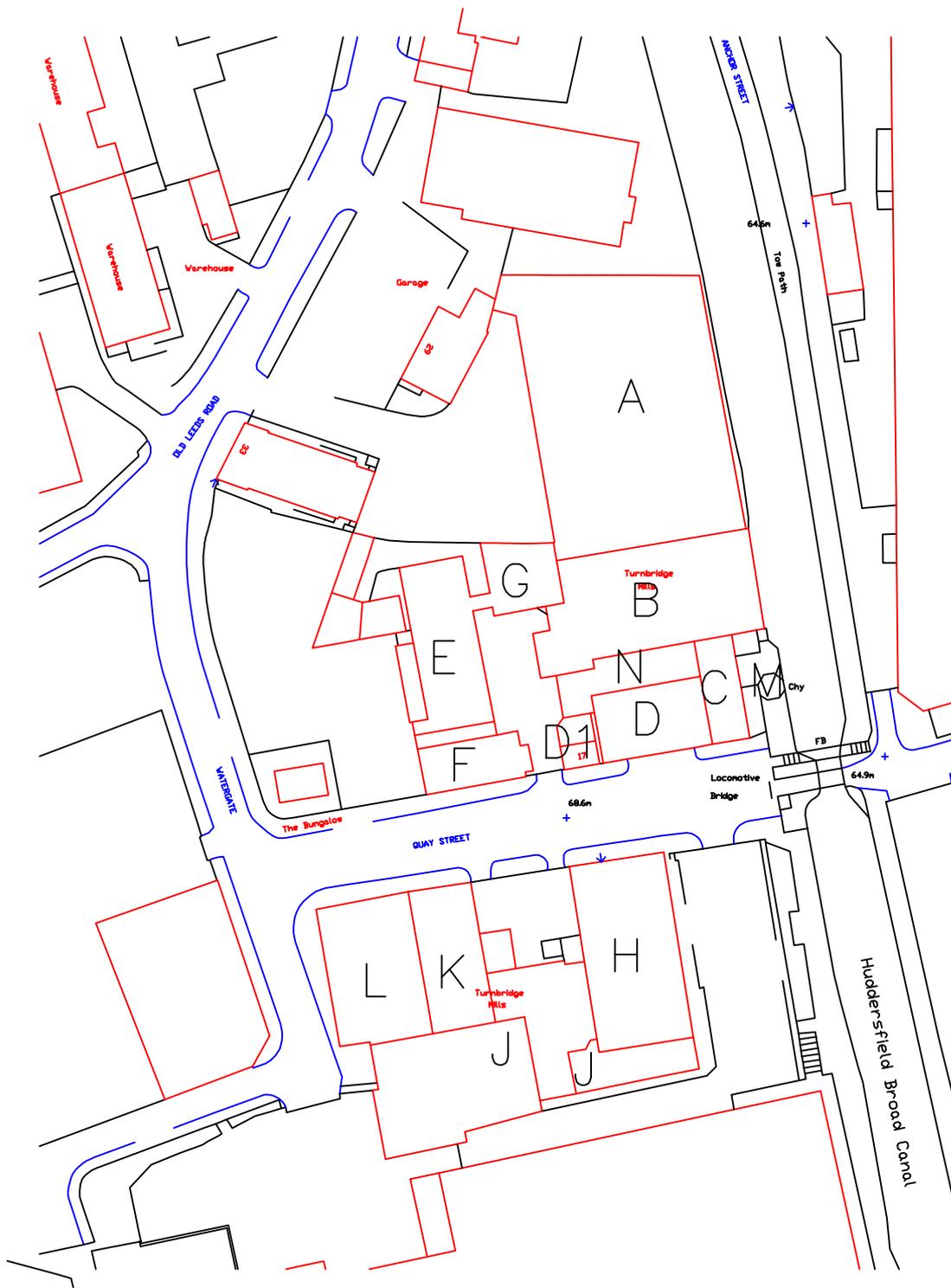
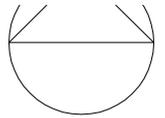
**The total element is sound, operationally safe and exhibits only minor deterioration which can be corrected by routine maintenance**

## CONDITION C

**The total element is operational but major repair or replacement will be needed soon, within say three years for a Building element and one year for a Services element**

## CONDITION D

**Elements where there is a serious risk of imminent breakdown or of their being unacceptable on health and safety grounds.**



# T D JAGGER LTD

CHARTERED BUILDING SURVEYORS  
PROJECT MANAGEMENT : DESIGN : DEVELOPMENT ADVICE

Client JLB Group

Condition Appraisal  
Turnbridge Mills  
Quay Street, Huddersfield  
Site Location Plan

Drawing

Date June2014 Drawn RL Checked Scale 1:1250@A4

1908-14-13

Drawing No. Revision

Rev	Note	Initial	Date

Dont Ignore Health & Safety



It Might Just Save Your Life

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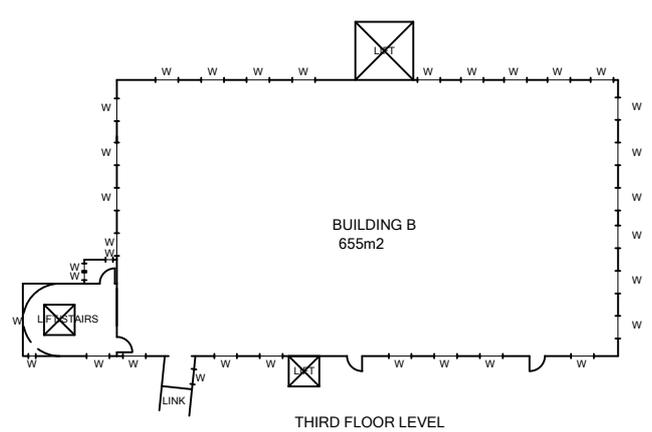
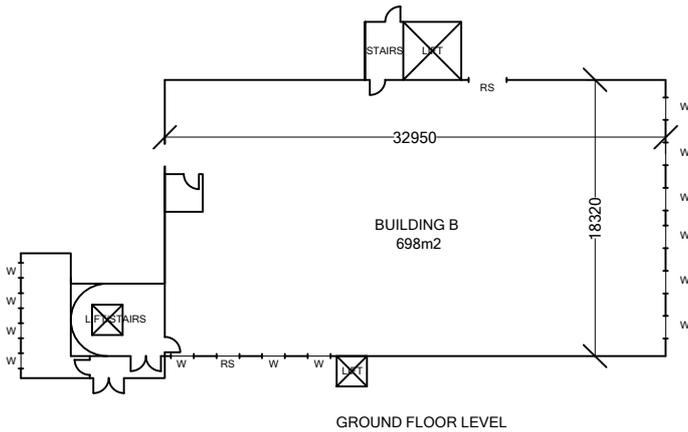
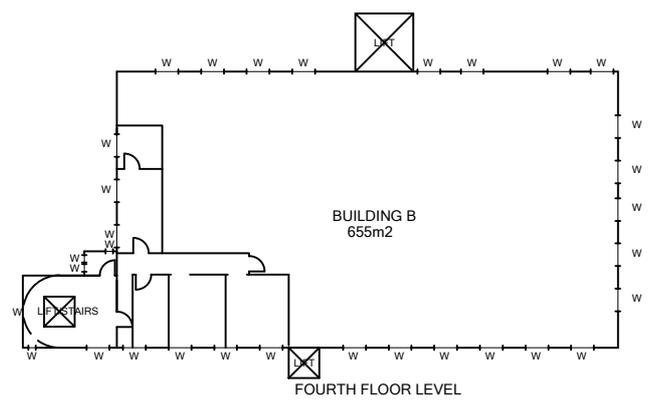
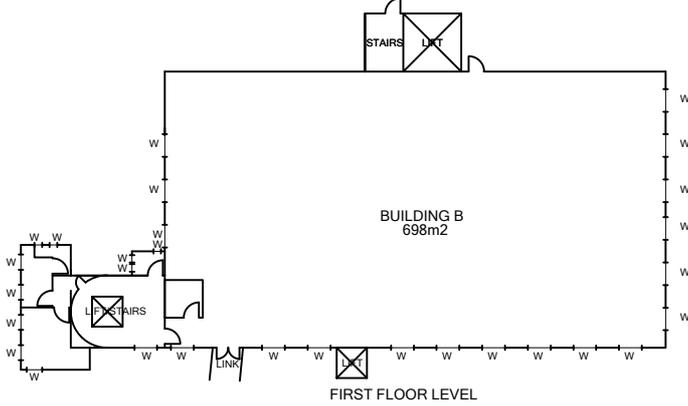
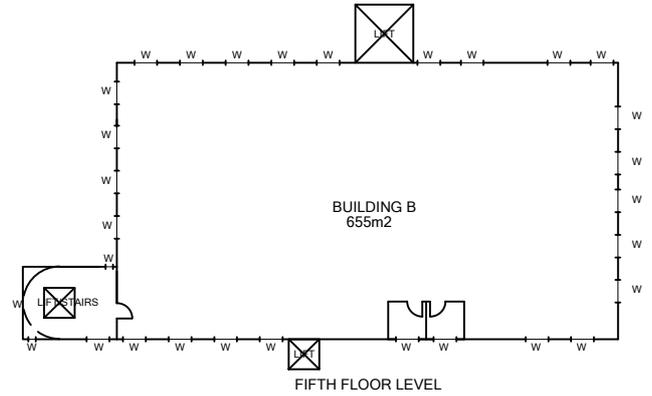
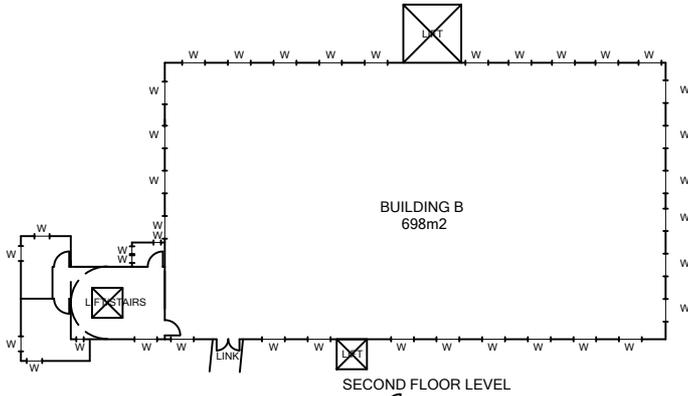
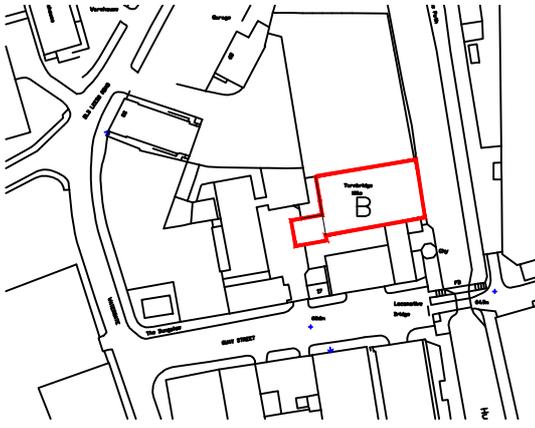


## **Condition Appraisal**

**Report**

**Block B**

**JLB Group Site  
Turnbridge Mills  
Quay Street  
Huddersfield  
HD1 6QT**



# T D JAGGER LTD

CHARTERED BUILDING SURVEYORS  
PROJECT MANAGEMENT : DESIGN : DEVELOPMENT ADVICE



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Client	JLB Group		
Project	Condition Appraisal Turnbridge Mills Quay Street, Huddersfield		
Drawing	Building B Existing Plans		
Date	June 2014	Drawn	RL
		Checked	Scale
			1:500@A4
Drawing No.	1908-14-02		Revision
			-

Rev	Note	Initial	Date
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# Condition Assessment Notes

**Block**

**Building B**

SUB ELEMENTS:	NOTES:
<b>1</b>	<b>STRUCTRE</b>
1.1	STRUCTURAL FRAME N/A
1.2	FOUNDATIONS N/A
1.3	WALLS Main building external masonry walls generally in reasonable structural condition. Structural cracking to toilet block extension, cracked lintels and other structural repairs as RCE report.
1.4	CHIMNEY N/A
1.5	FLOORS(excl. finishes) Brick arched structural floors with screed or plywood or tongue and groove timber over boarding, structurally acceptable but extensive upgrading of timber decking's required to several floors
1.6	ROOFS Triple span traditional timber pitched roof structure of timber trusses, purlins and rafters supported on structural cast iron valley gutters supported on intermediate cast iron columns. Significant structural failure to the main roof trusses requiring replacement as set out in RCE report.
<b>2</b>	<b>EXTERNAL FABRIC</b>
2.1	FACADE(Stone, Brick,etc.) Severe weathering of external face to exposed elevations and full external repointing required.
2.2	WINDOWS Generally original single glazed timber 6 light windows with varying opening sashes. Some windows replaced with uPVC. Existing windows beyond economical repair and require replacement.
2.3	DOORS External timber plank doors acceptable for current use.
2.4	FIRE ESCAPES External steel fire escape over roof of Block A. Staircase and walkway in acceptable condition but access via small opening lights in windows. Does not meet Building Regulations as a suitable emergency escape and will be unacceptable for any alternative use. Existing staircase requires upgrading with lobby protection.
2.5	ABOVE GROUND DRAINAGE Limited toilet block on several levels accessed from main stone staircase landings. All in poor condition and only four levels with two WC's per level. Insufficient to meet current Building Regulations.
<b>3</b>	<b>ROOF COVERINGS</b>
3.1	FLAT ROOF Flat roof to low level extension to front leaking. Covered by portacabin so unable to access condition but assume defective.
3.2	PITCHED ROOF Blue slate roof coverings with lead valleys and clay ridge tiles. Numerous ventilation cowls and Georgian wired patent glazed roof lights. Internal roof slopes have been reslated with bitumen sarking felt but outer slopes original and significant water ingress on the North roof slope has resulted in structural repairs to the timber truss. Some storm damage evident with ridge tiles loose and detached which are a significant health a safety hazard. If the building is to be renovated a complete roof refurbishment is required including removal and recovering, lining of valley gutters, new lead work and replacement roof lights.
3.3	RAINWATER GOODS Cast iron ogee section gutters with cast iron rainwater pipes, joints defective, all require replacement.
<b>4</b>	<b>INTERNAL FABRIC</b>
4.1	FINISHES - WALLS Internal and External load bearing masonry walls are fairfaced painted and generally serviceable.

# Condition Assessment Notes

**Block**

**Building B**

**SUB ELEMENTS:**

**NOTES:**

4.2	FINISHES - FLOORS	Ground floor is painted concrete with various patch repairs due to wear from fork lift truck movements. Upper floors are a mixture of screed with vinyl tiles which contain asbestos and herringbone hardwood parquet flooring. The floor finishes are generally in poor condition and need to be removed and new suitable floor finishes laid.
4.3	FINISHES - CEILINGS	To the top floor the ceilings are underdrawn on the sloping rafters with the main roof structure exposed. The underdrawing is a fibre board which is generally defective and should be removed and replaced. This would also allow for insulation to be installed to improve the thermal performance of the building.
4.4	PARTITIONS	There are some demountable partitions
4.5	DOORS	There are internal door and screens to each floor level from the staircase lobby. Doors are in poor condition and require upgrading to meet Building Regulations fire ratings.
4.6	STAIRCASES	The main stone staircase is located in the North West corner of the building and is stone built with stone treads. Handrails are not to current building regulations standard and there is a step up from each staircase landing into the main mill floors meaning that disabled access from the passenger lift is restricted. No Lobbies to each demise form staircase as required under Building Regulations.
<hr/>		
<b>5</b>	<b>FIXTURES AND FITTINGS</b>	
5.1	SANITARY FITTINGS/WASTES	The toilet block is a four storey built on extension to the side of the main staircase tower. The accommodation comprises two WC cubicles on each of the floors. Door open directly on to the staircase landings with no lobby and generally the facilities require complete replacement. It is likely that a separate welfare block would need to be constructed within the main mill floors to meet current workplace standards.
5.2	BUILT IN FITMENTS	There is a small sink unit and worktop located on each floor level adjacent the staircase entrance door. This is not enclosed and does not provide adequate facilities to meet current workplace regulations. Condition is also poor.
<hr/>		
<b>6</b>	<b>PAINTWORK / DECOR</b>	
6.1	EXTERNAL PAINTWORK	External paintworks is defective
6.2	INTERNAL DECORATION	Internal decoration to the staircase and first floor are in satisfactory condition, the remainder of the building requires complete redecoration.
<hr/>		
<b>7</b>	<b>ELECTRICAL INSTALLTION</b>	
7.1	POWER	The electrical installation is over 40 years old and is obsolete. New sub main distribution and power is required for any CURRENT OR future use.
7.2	LIGHTING	Lighting is generally twin florescent tube metal fittings. The wiring and fittings are obsolete and required complete replacement.
<hr/>		
<b>8</b>	<b>HEATING SYTEM</b>	
8.1	EMITTERS	N/A
8.2	PIPES	N/A
8.3	CONTROLS	N/A

# Condition Assessment Notes

**Block**

**Building B**

<b>SUB ELEMENTS:</b>		<b>NOTES:</b>
<b>9</b>	<b>STEAM SYSTEM</b>	
9.1	GENERALLY	Steam is piped from the site wide boiler to serve the hot water and heaters throughout the building. Asbestos contaminated pipe lagging is noted in the risk register and this should be removed by a licensed contractor
<b>10</b>	<b>VENTILATION SYSTEM / AIR COND.</b>	
10.1	GENERALLY	Ducting and ventilation cowls remain for an obsolete extraction system used in the former textile operations. These are redundant and require removal.
<b>11</b>	<b>COMMUNICATONS</b>	
11.1	PHONES	N/A
11.2	PAGING & CALL SYSTEMS	N/A
<b>12</b>	<b>ALARMS AND SYSTEMS</b>	
12.1	GENERALLY	There is a basic manual fire alarm system but this is obsolete. No emergency lighting was observed throughout the building.
<b>13</b>	<b>DRIANAGE (TO 1ST MANHOLE)</b>	
13.1	GENERALLY	There is one soil stack serving the toilet block which is serviceable.
<b>14</b>	<b>PIPED GASSES / VACUM</b>	
14.1	DISTRIBUTION	N/A
14.2	ALARMS	N/A
<b>15</b>	<b>HOT AND COLD WATER SYSTEMS</b>	
15.1	GENERALLY	There is a traditional copper hot water cylinder at basement level served by a heat exchanger with the steam system. This provides hot water to the toilets and wash basins. The installation is obsolete.  There is a large obsolete cast iron water tank forming the roof of the staircase tower which requires removal.
<b>16</b>	<b>LIFTS AND HOISTS</b>	
16.1	GENERALLY	There are three lifts, one to the main staircase and two additional goods lifts built on to the sides of the existing mill in masonry lift towers. 2No lifts are operational but are obsolete.
<b>17</b>	<b>HEATING PLANT</b>	
17.1	BOILER	N/A
17.2	CALORIFIER	N/A
<b>18</b>	<b>FIXED PLANT</b>	
18.1	GENERALLY	The building is fully sprinklered, upper floors where unoccupied appear to need sprinkler heads cleaning.

# Condition Assessment Notes

**Block**

**Building B**

**SUB ELEMENTS:**

**NOTES:**

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<b>19</b>	<b>FUEL STORAGE AND DISTRIBUTION</b>	
19.1	GENERALLY	N/A

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# Condition Assessment Schedule

**Block**

**Building B**

ELEMENTS	SUB ELEMENTS:		COST TO REPAIR £	REPAIR DUE IN YEAR	COST TO UPGRADE £
<b>1 STRUCTURE</b>	1.1	STRUCTURAL FRAME	N/A		
	1.2	FOUNDATIONS	B		
	1.3	WALLS	C	65000	1
	1.4	CHIMNEY	N/A		
	1.5	FLOORS(excl. finishes)	C	33500	1
	1.6	ROOFS inc SCAFFOLDING	D	325000	1
<b>2 EXTERNAL FABRIC</b>	2.1	FACADE(Stone, Brick,etc.)	C	225000	1
	2.2	WINDOWS	D	437500	1
	2.3	DOORS	C	11000	
	2.4	FIRE ESCAPES	D	57000	1
	2.5	ABOVE GROUND DRAINAGE	B		
<b>3 ROOF COVERINGS</b>	3.1	FLAT ROOF	D	14000	1
	3.2	PITCHED ROOF	C	275000	1
	3.3	RAINWATER GOODS	C	35000	1
<b>4 INTERNAL FABRIC</b>	4.1	FINISHES - WALLS	D	55000	2
	4.2	FINISHES - FLOORS	D	243000	2
	4.3	FINISHES - CEILINGS	C	110500	2
	4.4	PARTITIONS	C	54000	2
	4.5	DOORS	D	18000	1
	4.6	STAIRCASES	D	15000	1
<b>5 FIXTURES AND FITTINGS</b>	5.1	FITTINGS/WASTES	D	55000	1
	5.2	BUILT IN FITMENTS	D	27000	1
<b>6 PAINTWORK / DECOR</b>	6.1	EXTERNAL PAINTWORK	D	4000	1
	6.2	INTERNAL DECORATION	D	121500	2
<b>7 ELECTRICAL INSTALLATION</b>	7.1	POWER	D	225000	1
	7.2	LIGHTING	D	182000	1
<b>8 HEATING SYSTEM</b>	8.1	EMITTERS	D	90000	1
	8.2	PIPES	D	Inc	
	8.3	CONTROLS	D	Inc	
<b>9 STEAM SYSTEM</b>	9.1	GENERALLY	D	Inc	
<b>10 VENTILATION SYSTEM / AIR COND.</b>	10.1	GENERALLY	N/A		
<b>11 COMMUNICATIONS</b>	11.1	PHONES	N/A		
	11.2	PAGING & CALL SYSTEMS	N/A		
<b>12 ALARMS &amp; SYSTEMS</b>	12.1	GENERALLY	D	141750	1
<b>13 DRAINAGE (Up to 1st manhole)</b>	13.1	GENERALLY	C	2500	1
<b>14 PIPED GASES / VACUUM</b>	14.1	DISTRIBUTION	N/A		
	14.2	ALARMS	N/A		
<b>15 HOT AND COLD WATER SYSTEMS</b>	15.1	GENERALLY	D	12000	1
<b>16 LIFTS &amp; HOISTS</b>	16.1	GENERALLY	D	135000	1
<b>17 HEATING PLANT</b>	17.1	BOILER	N/A		
	17.2	CALORIFIER	N/A		
<b>18 FIXED PLANT</b>	18.1	GENERALLY	N/A		
<b>19 FUELSTORAGE &amp; DISTRIBUTION</b>	19.1	GENERALLY	N/A		
<b>20 EXTERNAL WORKS AND GROUNDS</b>	20.1	ROADS	N/A		
	20.2	CAR PARKS	N/A		
	20.3	WALLS	N/A		
	20.4	FENCES	N/A		
	20.5	PATHS / PAVED AREAS	N/A		
	20.6	GARDENS	N/A		
	20.7	MAIN DRAINAGE	N/A		
<b>21 OUTBUILDINGS</b>	21.1	GENERALLY	N/A		
<b>TOTALS</b>					
			<b>£2,969,250</b>		<b>£0</b>

# Condition Assessment Summary

ELEMENTS	COST TO REPAIR £	COST TO UPGRADE £
<b>1 STRUCTURE</b>	423500	0
<b>2 EXTERNAL FABRIC</b>	730500	0
<b>3 ROOF COVERINGS</b>	324000	0
<b>4 INTERNAL FABRIC</b>	495500	0
<b>5 FIXTURES AND FITTINGS</b>	82000	0
<b>6 PAINTWORK / DECOR</b>	125500	0
<b>7 ELECTRICAL INSTALLATION</b>	407000	0
<b>8 HEATING SYSTEM</b>	90000	0
<b>9 STEAM SYSTEM</b>	Inc	0
<b>10 VENTILATION SYSTEM / AIR COND.</b>	0	0
<b>11 COMMUNICATIONS</b>	0	0
<b>12 ALARMS &amp; SYSTEMS</b>	141750	0
<b>13 DRAINAGE (Up to 1st manhole)</b>	2500	0
<b>14 PIPED GASES / VACUUM</b>	0	0
<b>15 HOT AND COLD WATER SYSTEMS</b>	12000	0
<b>16 LIFTS &amp; HOISTS</b>	135000	0
<b>17 HEATING PLANT</b>	0	0
<b>18 FIXED PLANT</b>	0	0
<b>19 FUELSTORAGE &amp; DISTRIBUTION</b>	0	0
<b>20 EXTERNAL WORKS AND GROUNDS</b>	0	0
<b>21 OUTBUILDINGS</b>	0	0
	<b>£2,969,250</b>	<b>£0</b>

**Excludes Demolition, Professional Fees, Contractors Preliminaries and OHP.**

# Condition Assessment Five Year Programme

ELEMENTS	SUB ELEMENTS:	REPAIR LIABILITY					
		URGENT	£-YEAR 1	£-YEAR 2	£-YEAR 3	£-YEAR 4	£-YEAR 5
<b>1 STRUCTURE</b>	1.1 STRUCTURAL FRAME	0	0	0	0	0	0
	1.2 FOUNDATIONS	0	0	0	0	0	0
	1.3 WALLS	0	65,000	0	0	0	0
	1.4 CHIMNEY	0	0	0	0	0	0
	1.5 FLOORS(excl. finishes)	0	33,500	0	0	0	0
	1.6 ROOFS	0	325,000	0	0	0	0
<b>2 EXTERNAL FABRIC</b>	2.1 FACADE(Stone, Brick,etc.)	0	225,000	0	0	0	0
	2.2 WINDOWS	0	437,500	0	0	0	0
	2.3 DOORS	0	0	0	0	0	0
	2.4 FIRE ESCAPES	0	57,000	0	0	0	0
	2.5 ABOVE GROUND DRAINAGE	0	0	0	0	0	0
<b>3 ROOF COVERINGS</b>	3.1 FLAT ROOF	0	14,000	0	0	0	0
	3.2 PITCHED ROOF	0	275,000	0	0	0	0
	3.3 RAINWATER GOODS	0	35,000	0	0	0	0
<b>4 INTERNAL FABRIC</b>	4.1 FINISHES - WALLS	0	0	55,000	0	0	0
	4.2 FINISHES - FLOORS	0	0	243,000	0	0	0
	4.3 FINISHES - CEILINGS	0	0	110,500	0	0	0
	4.4 PARTITIONS	0	0	54,000	0	0	0
	4.5 DOORS	0	18,000	0	0	0	0
	4.6 STAIRCASES	0	15,000	0	0	0	0
<b>5 FIXTURES AND FITTINGS</b>	5.1 FITTINGS/WASTES	0	55,000	0	0	0	0
	5.2 BUILT IN FITMENTS	0	27,000	0	0	0	0
<b>6 PAINTWORK / DECOR</b>	6.1 EXTERNAL PAINTWORK	0	4,000	0	0	0	0
	6.2 INTERNAL DECORATION	0	0	121,500	0	0	0
<b>7 ELECTRICAL INSTALLATION</b>	7.1 POWER	0	225,000	0	0	0	0
	7.2 LIGHTING	0	182,000	0	0	0	0
<b>8 HEATING SYSTEM</b>	8.1 EMITTERS	0	90,000	0	0	0	0
	8.2 PIPES	0	0	0	0	0	0
	8.3 CONTROLS	0	0	0	0	0	0
<b>9 STEAM SYSTEM</b>	9.1 GENERALLY	0	0	0	0	0	0
<b>10 VENTILATION SYSTEM / AIR COND.</b>	10.1 GENERALLY	0	0	0	0	0	0
<b>11 COMMUNICATIONS</b>	11.1 PHONES	0	0	0	0	0	0
	11.2 PAGING & CALL SYSTEMS	0	0	0	0	0	0
<b>12 ALARMS &amp; SYSTEMS</b>	12.1 GENERALLY	0	141,750	0	0	0	0
<b>13 DRAINAGE (Up to 1st manhole)</b>	13.1 GENERALLY	0	2,500	0	0	0	0
<b>14 PIPED GASES / VACUUM</b>	14.1 DISTRIBUTION	0	0	0	0	0	0
	14.2 ALARMS	0	0	0	0	0	0
<b>15 HOT AND COLD WATER SYSTEMS</b>	15.1 GENERALLY	0	12,000	0	0	0	0
<b>16 LIFTS &amp; HOISTS</b>	16.1 GENERALLY	0	135,000	0	0	0	0
<b>17 HEATING PLANT</b>	17.1 BOILER	0	0	0	0	0	0
	17.2 CALORIFIER	0	0	0	0	0	0
<b>18 FIXED PLANT</b>	18.1 GENERALLY	0	0	0	0	0	0
<b>19 FUEL STORAGE &amp; DISTRIBUTION</b>	19.1 GENERALLY	0	0	0	0	0	0
<b>20 EXTERNAL WORKS AND GROUNDS</b>	20.1 ROADS	0	0	0	0	0	0
	20.2 CAR PARKS	0	0	0	0	0	0
	20.3 WALLS	0	0	0	0	0	0
	20.4 FENCES	0	0	0	0	0	0
	20.5 PATHS / PAVED AREAS	0	0	0	0	0	0
	20.6 GARDENS	0	0	0	0	0	0
	20.7 MAIN DRAINAGE	0	0	0	0	0	0
<b>21 OUTBUILDINGS</b>	21.1 GENERALLY	0	0	0	0	0	0
<b>TOTALS</b>		0	2374250	584000	0	0	0

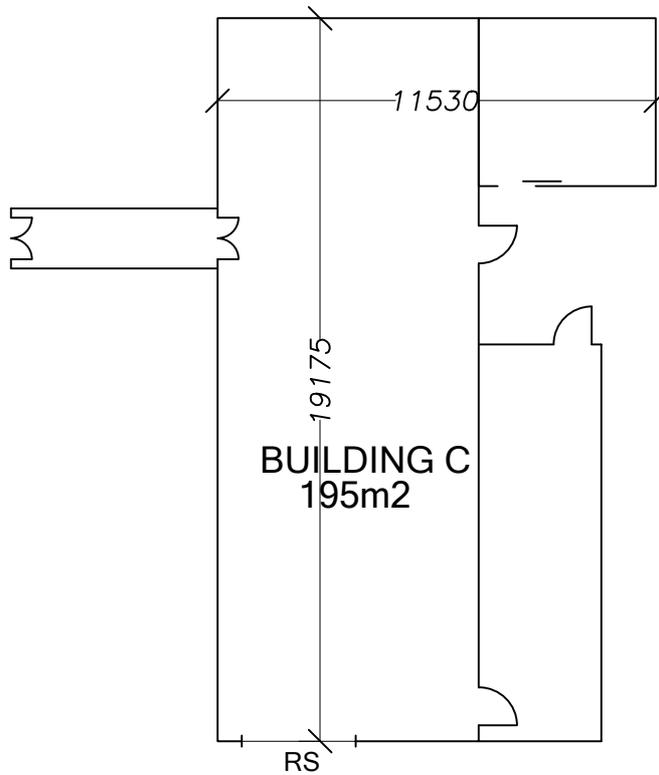
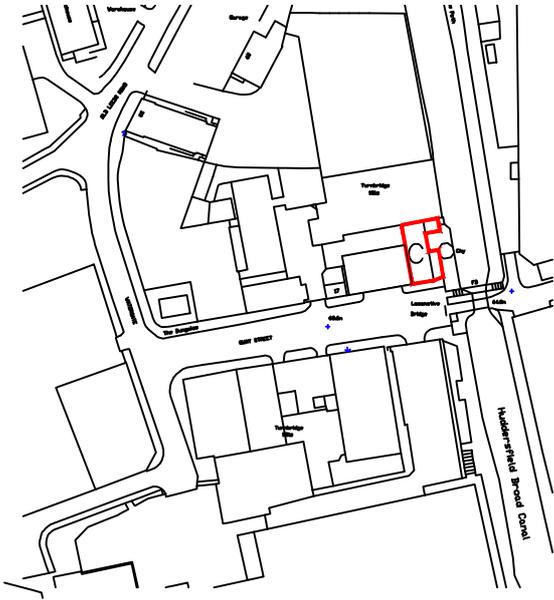


## **Condition Appraisal**

**Report**

**Block C**

**JLB Group Site  
Turnbridge Mills  
Quay Street  
Huddersfield  
HD1 6QT**



GROUND FLOOR LEVEL

# T D JAGGER LTD

CHARTERED BUILDING SURVEYORS  
PROJECT MANAGEMENT : DESIGN : DEVELOPMENT ADVICE



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Client	JLB Group		
Project	Condition Appraisal Turnbridge Mills Quay Street, Huddersfield		
Drawing	Building C Existing Plans		
Date	June2014	Drawn	RL
		Checked	Scale 1:200@A4
Drawing No.	1908-14-03		Revision -

Rev	Note	Initial	Date
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# Condition Assessment Notes

**Block**

**Building C**

SUB ELEMENTS:	NOTES:
<b>1</b>	<b>STRUCTRE</b>
1.1	STRUCTURAL FRAME N/A
1.2	FOUNDATIONS N/A
1.3	WALLS Main building external masonry walls generally in satisfactory structural condition. There is some damp penetration visible at low level but this is to be expected in this type of construction. Walls would need dry lining to resolve this if an alternative use was proposed.
1.4	CHIMNEY N/A
1.5	FLOORS(excl. finishes) The building is a single story unit with a relatively modern solid concrete ground floor which is in satisfactory condition.
1.6	ROOFS The original roofs have been replaced around 20 years ago. Some of the existing steel structure has been retained to support new cold rolled steel roof purlins and built up insulated profiled metal roof cladding. The roof structure appears in satisfactory condition.
<b>2</b>	<b>EXTERNAL FABRIC</b>
2.1	FACADE(Stone, Brick,etc.) Some weathering of external face to low level masonry due to road salt but walls and external pointing in good condition.
2.2	WINDOWS There are no external windows
2.3	DOORS There is a manual galvanised steel roller shutter door to Quay Street elevation which is in satisfactory condition.  There are several flush timber external access doors which are in satisfactory condition.
2.4	FIRE ESCAPES N/A
2.5	ABOVE GROUND DRAINAGE N/A
<b>3</b>	<b>ROOF COVERINGS</b>
3.1	FLAT ROOF N/A
3.2	PITCHED ROOF The roof coverings comprise a mono pitch lean to roof abutting Building D gable end, falling to a valley gutter and then a small double pitch section of roof. Materials coated broad rib profile metal cladding with mineral wool insulation and liner panel. GRP roof lights installed to long mono pitch section and inside of double pitched section all require cleaning. Roof generally is satisfactory condition. Clean out valley gutter and paint to prevent corrosion of metal liner.
3.3	RAINWATER GOODS Powder coated metal eaves gutter to canal elevation with PVC rain water pipe to end.
<b>4</b>	<b>INTERNAL FABRIC</b>
4.1	FINISHES - WALLS Internal and External load bearing masonry walls are fairfaced painted and generally serviceable.

# Condition Assessment Notes

**Block**

**Building C**

<b>SUB ELEMENTS:</b>	<b>NOTES:</b>
4.2 FINISHES - FLOORS	Ground floor is painted concrete.
4.3 FINISHES - CEILINGS	N/A
4.4 PARTITIONS	N/A
4.5 DOORS	N/A
4.6 STAIRCASES	N/A
<b>5 FIXTURES AND FITTINGS</b>	
5.1 SANITARY	None, provide new toilet facilities for premises.
5.2 BUILT IN FITMENTS	There is a small kitchen sink in the corner which does not provide sufficient welfare requirements.
<b>6 PAINTWORK / DECOR</b>	
6.1 EXTERNAL PAINTWORK	External paintwork is defective to metal eaves gutter.
6.2 INTERNAL DECORATION	Internal decoration acceptable for use as engineering workshop. Redecoration recommended within 2 years
<b>7 ELECTRICAL INSTALLTION</b>	
7.1 POWER	The electrical installation is approximately 30 years old and requires upgrading to current IEE standards.
7.2 LIGHTING	Lighting is generally twin florescent tube metal fittings on galvanised suspended trunking. Light fittings require upgrading to LED.
<b>8 HEATING SYTEM</b>	
8.1 EMITTERS	N/A
8.2 PIPES	N/A
8.3 CONTROLS	N/A
<b>9 STEAM SYSTEM</b>	
9.1 GENERALLY	Steam is piped to manifolds from the site wide boiler to serve this area of the site are located on the wall internally. This pipework provides heating and there is no record of asbestos in this building.
<b>10 VENTILATION SYSTEM / AIR COND.</b>	
10.1 GENERALLY	There are a number of localised and wall mounted extractor fans which are reliably modern and operational to the various engineering work stations providing extract ventilation to the building.
<b>11 COMMUNICATONS</b>	
11.1 PHONES	N/A
11.2 PAGING & CALL SYSTEMS	N/A
<b>12 ALARMS AND SYSTEMS</b>	
12.1 GENERALLY	There is a basic manual fire alarm system which is obsolete and no emergency lighting.
<b>13 DRIANAGE (TO 1ST MANHOLE)</b>	
13.1 GENERALLY	There is one soil stack serving the toilet block which is serviceable.

# Condition Assessment Notes

**Block**

**Building C**

<b>SUB ELEMENTS:</b>	<b>NOTES:</b>
<b>14</b>	<b>PIPED GASSES / VACUM</b>
14.1	DISTRIBUTION N/A
14.2	ALARMS N/A
<b>15</b>	<b>HOT AND COLD WATER SYSTEMS</b>
15.1	GENERALLY N/A
<b>16</b>	<b>LIFTS AND HOISTS</b>
16.1	GENERALLY N/A
<b>17</b>	<b>HEATING PLANT</b>
17.1	BOILER N/A
17.2	CALORIFIER N/A
<b>18</b>	<b>FIXED PLANT</b>
18.1	GENERALLY The building is fully sprinklered.
<b>19</b>	<b>FUEL STORAGE AND DISTRIBUTION</b>
19.1	GENERALLY There is a ventilated flammable liquids store at the rear of the building externally adjacent the canal wall.

# Condition Assessment Schedule

**Block** Building C

ELEMENTS	SUB ELEMENTS:	CATEGORY	REPAIR		
			COST TO REPAIR £	DUE IN YEAR	COST TO UPGRADE £
1 STRUCTURE	1.1 STRUCTURAL FRAME	B			
	1.2 FOUNDATIONS	B			
	1.3 WALLS	B			
	1.4 CHIMNEY	N/A			
	1.5 FLOORS(excl. finishes)	B			
	1.6 ROOFS	B			
2 EXTERNAL FABRIC	2.1 FACADE(Stone, Brick,etc.)	B			
	2.2 WINDOWS	N/A			
	2.3 DOORS	B			
	2.4 FIRE ESCAPES	N/A			
	2.5 ABOVE GROUND DRAINAGE	B			
3 ROOF COVERINGS	3.1 FLAT ROOF	N/A			
	3.2 PITCHED ROOF	C	18000	3	
	3.3 RAINWATER GOODS	B			
4 INTERNAL FABRIC	4.1 FINISHES - WALLS	C	3500	2	
	4.2 FINISHES - FLOORS	B			
	4.3 FINISHES - CEILINGS	B			
	4.4 PARTITIONS	N/A			
	4.5 DOORS	B			
	4.6 STAIRCASES	N/A			
5 FIXTURES AND FITTINGS	5.1 FITTINGS/WASTES	D	3500	1	
	5.2 BUILT IN FITMENTS	C	3500	1	
6 PAINTWORK / DECOR	6.1 EXTERNAL PAINTWORK	N/A			
	6.2 INTERNAL DECORATION	C	8700	2	
7 ELECTRICAL INSTALLATION	7.1 POWER	C	8500	1	
	7.2 LIGHTING	D	17500	1	
8 HEATING SYSTEM	8.1 EMITTERS	B			
	8.2 PIPES	B			
	8.3 CONTROLS	B			
9 STEAM SYSTEM	9.1 GENERALLY	B			
10 VENTILATION SYSTEM / AIR COND.	10.1 GENERALLY	N/A			
11 COMMUNICATIONS	11.1 PHONES	N/A			
	11.2 PAGING & CALL SYSTEMS	N/A			
12 ALARMS & SYSTEMS	12.1 GENERALLY	D	9750	1	
13 DRAINAGE (Up to 1st manhole)	13.1 GENERALLY	B			
14 PIPED GASES / VACUUM	14.1 DISTRIBUTION	N/A			
	14.2 ALARMS	N/A			
15 HOT AND COLD WATER SYSTEMS	15.1 GENERALLY	B			
16 LIFTS & HOISTS	16.1 GENERALLY	N/A			
17 HEATING PLANT	17.1 BOILER	N/A			
	17.2 CALORIFIER	N/A			
18 FIXED PLANT	18.1 GENERALLY	N/A			
19 FUELSTORAGE & DISTRIBUTION	19.1 GENERALLY	C	2500	2	
20 EXTERNAL WORKS AND GROUNDS	20.1 ROADS	N/A			
	20.2 CAR PARKS	N/A			
	20.3 WALLS	N/A			
	20.4 FENCES	N/A			
	20.5 PATHS / PAVED AREAS	N/A			
	20.6 GARDENS	N/A			
	20.7 MAIN DRAINAGE	N/A			
21 OUTBUILDINGS	21.1 GENERALLY	N/A			
<b>TOTALS</b>			<b>£75,450</b>		<b>£0</b>

# Condition Assessment Summary

ELEMENTS	COST TO REPAIR £	COST TO UPGRADE £
1 STRUCTURE	0	0
2 EXTERNAL FABRIC	0	0
3 ROOF COVERINGS	18000	0
4 INTERNAL FABRIC	3500	0
5 FIXTURES AND FITTINGS	7000	0
6 PAINTWORK / DECOR	8700	0
7 ELECTRICAL INSTALLATION	26000	0
8 HEATING SYSTEM	0	0
9 STEAM SYSTEM	0	0
10 VENTILATION SYSTEM / AIR COND.	0	0
11 COMMUNICATIONS	0	0
12 ALARMS & SYSTEMS	9750	0
13 DRAINAGE (Up to 1st manhole)	0	0
14 PIPED GASES / VACUUM	0	0
15 HOT AND COLD WATER SYSTEMS	0	0
16 LIFTS & HOISTS	0	0
17 HEATING PLANT	0	0
18 FIXED PLANT	0	0
19 FUELSTORAGE & DISTRIBUTION	2500	0
20 EXTERNAL WORKS AND GROUNDS	0	0
21 OUTBUILDINGS	0	0
	<b>£75,450</b>	<b>£0</b>

**Excludes Demolition, Professional Fees, Contractors Preliminaries and OHP.**

# Condition Assessment Five Year Programme

ELEMENTS	SUB ELEMENTS:	REPAIR LIABILITY					
		URGENT	£-YEAR 1	£-YEAR 2	£-YEAR 3	£-YEAR 4	£-YEAR 5
1 STRUCTURE	1.1 STRUCTURAL FRAME	0	0	0	0	0	0
	1.2 FOUNDATIONS	0	0	0	0	0	0
	1.3 WALLS	0	0	0	0	0	0
	1.4 CHIMNEY	0	0	0	0	0	0
	1.5 FLOORS(excl. finishes)	0	0	0	0	0	0
	1.6 ROOFS	0	0	0	0	0	0
2 EXTERNAL FABRIC	2.1 FACADE(Stone, Brick,etc.)	0	0	0	0	0	0
	2.2 WINDOWS	0	0	0	0	0	0
	2.3 DOORS	0	0	0	0	0	0
	2.4 FIRE ESCAPES	0	0	0	0	0	0
	2.5 ABOVE GROUND DRAINAGE	0	0	0	0	0	0
3 ROOF COVERINGS	3.1 FLAT ROOF	0	0	0	0	0	0
	3.2 PITCHED ROOF	0	0	0	7,800	0	0
	3.3 RAINWATER GOODS	0	0	0	0	0	0
4 INTERNAL FABRIC	4.1 FINISHES - WALLS	0	0	3,500	0	0	0
	4.2 FINISHES - FLOORS	0	0	0	0	0	0
	4.3 FINISHES - CEILINGS	0	0	0	0	0	0
	4.4 PARTITIONS	0	0	0	0	0	0
	4.5 DOORS	0	0	0	0	0	0
	4.6 STAIRCASES	0	0	0	0	0	0
5 FIXTURES AND FITTINGS	5.1 FITTINGS/WASTES	0	0	0	0	0	0
	5.2 BUILT IN FITMENTS	0	1,200	0	0	0	0
6 PAINTWORK / DECOR	6.1 EXTERNAL PAINTWORK	0	0	0	0	0	0
	6.2 INTERNAL DECORATION	0	0	8,700	0	0	0
7 ELECTRICAL INSTALLATION	7.1 POWER	0	8,500	0	0	0	0
	7.2 LIGHTING	0	16,500	0	0	0	0
8 HEATING SYSTEM	8.1 EMITTERS	0	0	0	0	0	0
	8.2 PIPES	0	0	0	0	0	0
	8.3 CONTROLS	0	0	0	0	0	0
9 STEAM SYSTEM	9.1 GENERALLY	0	0	0	0	0	0
10 VENTILATION SYSTEM / AIR COND.	10.1 GENERALLY	0	0	0	0	0	0
11 COMMUNICATIONS	11.1 PHONES	0	0	0	0	0	0
	11.2 PAGING & CALL SYSTEMS	0	0	0	0	0	0
12 ALARMS & SYSTEMS	12.1 GENERALLY	0	9,500	0	0	0	0
13 DRAINAGE (Up to 1st manhole)	13.1 GENERALLY	0	0	0	0	0	0
14 PIPED GASES / VACUUM	14.1 DISTRIBUTION	0	0	0	0	0	0
	14.2 ALARMS	0	0	0	0	0	0
15 HOT AND COLD WATER SYSTEMS	15.1 GENERALLY	0	0	0	0	0	0
16 LIFTS & HOISTS	16.1 GENERALLY	0	0	0	0	0	0
17 HEATING PLANT	17.1 BOILER	0	0	0	0	0	0
	17.2 CALORIFIER	0	0	0	0	0	0
18 FIXED PLANT	18.1 GENERALLY	0	0	0	0	0	0
19 FUEL STORAGE & DISTRIBUTION	19.1 GENERALLY	0	0	2,500	0	0	0
20 EXTERNAL WORKS AND GROUNDS	20.1 ROADS	0	0	0	0	0	0
	20.2 CAR PARKS	0	0	0	0	0	0
	20.3 WALLS	0	0	0	0	0	0
	20.4 FENCES	0	0	0	0	0	0
	20.5 PATHS / PAVED AREAS	0	0	0	0	0	0
	20.6 GARDENS	0	0	0	0	0	0
	20.7 MAIN DRAINAGE	0	0	0	0	0	0
21 OUTBUILDINGS	21.1 GENERALLY	0	0	0	0	0	0
<b>TOTALS</b>		0	35700	14700	7800	0	0

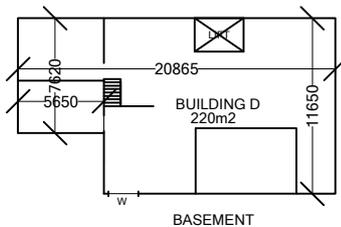
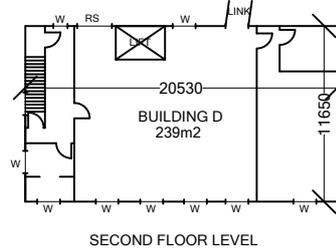
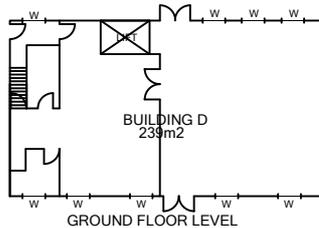
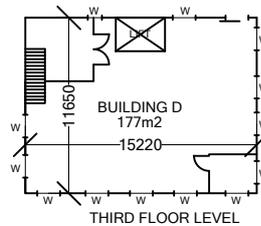
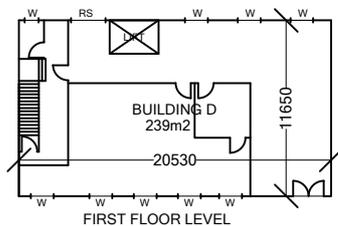
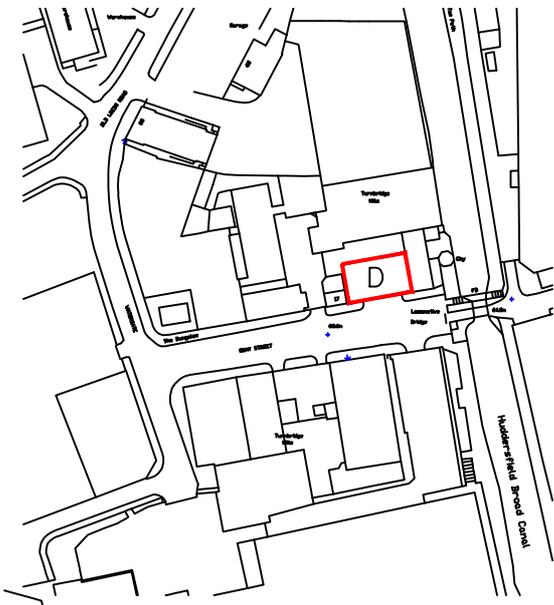


## **Condition Appraisal**

**Report**

**Block D**

**JLB Group Site  
Turnbridge Mills  
Quay Street  
Huddersfield  
HD1 6QT**



# T D JAGGER LTD

CHARTERED BUILDING SURVEYORS  
PROJECT MANAGEMENT : DESIGN : DEVELOPMENT ADVICE

Client JLB Group  
Condition Appraisal  
Turnbridge Mills  
Project Quay Street, Huddersfield

Drawing Building D  
Existing Plans

Date June 2014 Drawn RL Checked Scale 1:500@A4

Drawing No. 1908-14-04 Revision -

Rev	Note	Initial	Date

Don't Ignore Health & Safety



It Might Just Save Your Life

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# Condition Assessment Notes

**Block**

**Building D**

SUB ELEMENTS:	NOTES:
<b>1</b>	<b>STRUCTRE</b>
1.1	STRUCTURAL FRAME N/A
1.2	FOUNDATIONS Satisfactory
1.3	WALLS Main building external masonry walls generally in poor structural condition, extensive structural movement as set out in RCE report.
1.4	CHIMNEY N/A
1.5	FLOORS(excl. finishes) Ground floor has a part filler joist suspended concrete floor with significant corrosion to steel infill joints, See RCE report. Remaining floors are traditional timber structural floors comprising main beams spanning width of the budding with central columns mid span, timber joists spanning between beams with T&G floor boards over.
1.6	ROOFS Double span traditional timber pitched roof structure of timber trusses, purlins and rafters supported on structural cast iron valley gutter supported on intermediate cast iron columns. Lower level double pitched roof of same construction to gable facing canal, continuous valley gutter abutting high level gable.
<b>2</b>	<b>EXTERNAL FABRIC</b>
2.1	FACADE(Stone, Brick,etc.) Several cracked lintels require replacement. Significant weathering of external face to exposed elevations and full external repointing required.
2.2	WINDOWS Generally original single glazed timber 6 light windows with varying opening sashes. Existing windows beyond economical repair and should be replaced.
2.3	DOORS External timber plank doors in poor condition.
2.4	FIRE ESCAPES None
2.5	ABOVE GROUND DRAINAGE None
<b>3</b>	<b>ROOF COVERINGS</b>
3.1	FLAT ROOF N/A
3.2	PITCHED ROOF Blue slate roof coverings with central cast iron valley gutter to high level roofs. Stone copings to gables and clay ridge tiles. Inner roof slopes have been reslated with sarking felt but outer slopes original with extensive slipped and strapped slates visible. To lower level single pitch roof extensive Georgian wired patent glazed roof lights and stepped lead valley gutter abutting high level gable. Existing high level valley gutter discharges on to low level roof valley and valley has been over coated with an epoxy type coating. Significant water ingress on this valley has resulted in the roof linings being defective and possible structural defects concealed. if the building is to be renovated a complete roof refurbishment is required including removal and recovering, lining of valley gutters, new leadwork and replacement roof lights.
3.3	RAINWATER GOODS Cast iron ogee section gutters with replacement PVC rainwater pies, gutters require cleaning out and joints sealing.
<b>4</b>	<b>INTERNAL FABRIC</b>

# Condition Assessment Notes

**Block**

**Building D**

**SUB ELEMENTS:**

**NOTES:**

4.1	FINISHES - WALLS	External load bearing masonry walls are fairfaced painted and generally defective. Existing plastered finishes are poor where applied.
4.2	FINISHES - FLOORS	Basement floor concrete ground bearing slab in serviceable condition. Suspended ground and upper floors are mainly T&G timber or plywood sheeting laid on timber joints. The floor finishes are generally satisfactory for the current storage uses. The third floor has an asphalt screed over the timber floor deck which is extensively cracked and should be removed.
4.3	FINISHES - CEILINGS	Ceiling finishes are a mixture of various types of particle board, all are defective and none provide any fire separation between floors. All ceilings should be upgraded to 1hr fire separation. The existing suspended ceiling to the ground floor workshop is defective and should be removed to allow underdrawing of the structural floor.
4.4	PARTITIONS	There are some demountable partitions forming the staircase enclosures and some small offices, all are defective and have no fire separation. The staircase enclosure does form a suitable protected fire escape and should be completely removed and upgraded.
4.5	DOORS	Internal doors have no fire rating and should be replaced.
4.6	STAIRCASES	The staircase is defective and a significant fire hazard and should be replaced with a new staircase in a fire rated enclosure.
<hr/>		
<b>5</b>	<b>FIXTURES AND FITTINGS</b>	
5.1	SANITARY FITTINGS/WASTES	None, new toilet facilities are required for the premises to meet welfare regulations.
5.2	BUILT IN FITMENTS	There is a small sink unit and worktop located in the ground floor workshop. This is not enclosed and does not provide adequate facilities to meet current workplace regulations. Condition is also poor.
<hr/>		
<b>6</b>	<b>PAINTWORK / DECOR</b>	
6.1	EXTERNAL PAINTWORK	External paintwork is defective
6.2	INTERNAL DECORATION	Internal decorations are defective throughout.
<hr/>		
<b>7</b>	<b>ELECTRICAL INSTALLTION</b>	
7.1	POWER	The electrical installation is over 40 years old and is obsolete. New sub main distribution and power is required for any future use.
7.2	LIGHTING	Lighting is generally twin florescent tube metal fittings. The wiring and fittings are obsolete and require complete replacement.
<hr/>		
<b>8</b>	<b>HEATING SYTEM</b>	
8.1	EMITTERS	Some steam heating pipes running around the perimeter of the ground floor workshop were observed. New heating system required to meet welfare regulations.
8.2	PIPES	N/A
8.3	CONTROLS	N/A
<hr/>		
<b>9</b>	<b>STEAM SYSTEM</b>	
9.1	GENERALLY	Steam is piped form the site wide boiler to provide heat to parts of the building.

# Condition Assessment Notes

**Block**

**Building D**

<b>SUB ELEMENTS:</b>	<b>NOTES:</b>
<b>10</b>	<b>VENTILATION SYSTEM / AIR COND.</b>
10.1	GENERALLY N/A
<b>11</b>	<b>COMMUNICATONS</b>
11.1	PHONES N/A
11.2	PAGING & CALL SYSTEMS N/A
<b>12</b>	<b>ALARMS AND SYSTEMS</b>
12.1	GENERALLY No fire alarm system and emergency lighting was observed throughout the building.
<b>13</b>	<b>DRIANAGE (TO 1ST MANHOLE)</b>
13.1	GENERALLY None
<b>14</b>	<b>PIPED GASSES / VACUM</b>
14.1	DISTRIBUTION N/A
14.2	ALARMS N/A
<b>15</b>	<b>HOT AND COLD WATER SYSTEMS</b>
15.1	GENERALLY None
<b>16</b>	<b>LIFTS AND HOISTS</b>
16.1	GENERALLY There is a goods lift in a brickwork shaft connected to a high level link bridge to Building B. The lift was obsolete and not operational.
<b>17</b>	<b>HEATING PLANT</b>
17.1	BOILER N/A
17.2	CALORIFIER N/A
<b>18</b>	<b>FIXED PLANT</b>
18.1	GENERALLY The building is fully sprinklered, upper floors where unoccupied appear to need sprinkler heads cleaning.
<b>19</b>	<b>FUEL STORAGE AND DISTRIBUTION</b>
19.1	GENERALLY

# Condition Assessment Schedule

**Block**

**Building D**

ELEMENTS	SUB ELEMENTS:	CATEGORY	COST TO REPAIR £	REPAIR DUE IN YEAR	COST TO UPGRADE £
<b>1 STRUCTURE</b>	1.1 STRUCTURAL FRAME	N/A			
	1.2 FOUNDATIONS	B			
	1.3 WALLS	D	65000	1	
	1.4 CHIMNEY	N/A			
	1.5 FLOORS(excl. finishes)	C			
	1.6 ROOFS inc SCAFFOLDING	D	85000	1	
<b>2 EXTERNAL FABRIC</b>	2.1 FACADE(Stone, Brick,etc.)	D	24000	1	
	2.2 WINDOWS	D	135000	1	
	2.3 DOORS	D	6500	1	
	2.4 FIRE ESCAPES	D		1	
	2.5 ABOVE GROUND DRAINAGE	B			
<b>3 ROOF COVERINGS</b>	3.1 FLAT ROOF	N/A			
	3.2 PITCHED ROOF	D	79000	1	
	3.3 RAINWATER GOODS	D	2200	1	
<b>4 INTERNAL FABRIC</b>	4.1 FINISHES - WALLS	D	48000		
	4.2 FINISHES - FLOORS	D	72000	1	
	4.3 FINISHES - CEILINGS	D	81000	1	
	4.4 PARTITIONS	D	25000	1	
	4.5 DOORS	D	22500	1	
	4.6 STAIRCASES	D	42000	1	
<b>5 FIXTURES AND FITTINGS</b>	5.1 FITTINGS/WASTES	D	18000	1	
	5.2 BUILT IN FITMENTS	D	14000	1	
<b>6 PAINTWORK / DECOR</b>	6.1 EXTERNAL PAINTWORK	D	3500	1	
	6.2 INTERNAL DECORATION	D	16500	1	
<b>7 ELECTRICAL INSTALLATION</b>	7.1 POWER	D	45000	1	
	7.2 LIGHTING	D	36000	1	
<b>8 HEATING SYSTEM</b>	8.1 EMITTERS	D	35000	1	
	8.2 PIPES	D			
	8.3 CONTROLS	D			
<b>9 STEAM SYSTEM</b>	9.1 GENERALLY	B			
<b>10 VENTILATION SYSTEM / AIR COND.</b>	10.1 GENERALLY	N/A			
<b>11 COMMUNICATIONS</b>	11.1 PHONES	N/A			
	11.2 PAGING & CALL SYSTEMS	N/A			
<b>12 ALARMS &amp; SYSTEMS</b>	12.1 GENERALLY	D	28500	1	
<b>13 DRAINAGE (Up to 1st manhole)</b>	13.1 GENERALLY	N/A			
<b>14 PIPED GASES / VACUUM</b>	14.1 DISTRIBUTION	N/A			
	14.2 ALARMS	N/A			
<b>15 HOT AND COLD WATER SYSTEMS</b>	15.1 GENERALLY	D	14000	1	
<b>16 LIFTS &amp; HOISTS</b>	16.1 GENERALLY	D	65000	1	
<b>17 HEATING PLANT</b>	17.1 BOILER	N/A			
	17.2 CALORIFIER	N/A			
<b>18 FIXED PLANT</b>	18.1 GENERALLY	N/A			
<b>19 FUELSTORAGE &amp; DISTRIBUTION</b>	19.1 GENERALLY	N/A			
<b>20 EXTERNAL WORKS AND GROUNDS</b>	20.1 ROADS	N/A			
	20.2 CAR PARKS	N/A			
	20.3 WALLS	N/A			
	20.4 FENCES	N/A			
	20.5 PATHS / PAVED AREAS	N/A			
	20.6 GARDENS	N/A			
	20.7 MAIN DRAINAGE	N/A			
<b>21 OUTBUILDINGS</b>	21.1 GENERALLY	N/A			
<b>TOTALS</b>			<b>£962,700</b>		<b>£0</b>

# Condition Assessment Summary

ELEMENTS	COST TO REPAIR £	COST TO UPGRADE £
<b>1 STRUCTURE</b>	150000	0
<b>2 EXTERNAL FABRIC</b>	165500	0
<b>3 ROOF COVERINGS</b>	81200	0
<b>4 INTERNAL FABRIC</b>	290500	0
<b>5 FIXTURES AND FITTINGS</b>	32000	0
<b>6 PAINTWORK / DECOR</b>	20000	0
<b>7 ELECTRICAL INSTALLATION</b>	81000	0
<b>8 HEATING SYSTEM</b>	35000	0
<b>9 STEAM SYSTEM</b>	0	0
<b>10 VENTILATION SYSTEM / AIR COND.</b>	0	0
<b>11 COMMUNICATIONS</b>	0	0
<b>12 ALARMS &amp; SYSTEMS</b>	28500	0
<b>13 DRAINAGE (Up to 1st manhole)</b>	0	0
<b>14 PIPED GASES / VACUUM</b>	0	0
<b>15 HOT AND COLD WATER SYSTEMS</b>	14000	0
<b>16 LIFTS &amp; HOISTS</b>	65000	0
<b>17 HEATING PLANT</b>	0	0
<b>18 FIXED PLANT</b>	0	0
<b>19 FUELSTORAGE &amp; DISTRIBUTION</b>	0	0
<b>20 EXTERNAL WORKS AND GROUNDS</b>	0	0
<b>21 OUTBUILDINGS</b>	0	0
	<b>£962,700</b>	<b>£0</b>

**Excludes Demolition, Professional Fees, Contractors Preliminaries and OHP.**

# Condition Assessment Five Year Programme

ELEMENTS	SUB ELEMENTS:	REPAIR LIABILITY					
		URGENT	£-YEAR 1	£-YEAR 2	£-YEAR 3	£-YEAR 4	£-YEAR 5
<b>1 STRUCTURE</b>	1.1 STRUCTURAL FRAME	0	0	0	0	0	0
	1.2 FOUNDATIONS	0	0	0	0	0	0
	1.3 WALLS	0	65,000	0	0	0	0
	1.4 CHIMNEY	0	0	0	0	0	0
	1.5 FLOORS(excl. finishes)	0	0	0	0	0	0
	1.6 ROOFS inc SCAFFOLDING	0	85,000	0	0	0	0
<b>2 EXTERNAL FABRIC</b>	2.1 FACADE(Stone, Brick,etc.)	0	24,000	0	0	0	0
	2.2 WINDOWS	0	135,000	0	0	0	0
	2.3 DOORS	0	6,500	0	0	0	0
	2.4 FIRE ESCAPES	0	0	0	0	0	0
	2.5 ABOVE GROUND DRAINAGE	0	0	0	0	0	0
<b>3 ROOF COVERINGS</b>	3.1 FLAT ROOF	0	0	0	0	0	0
	3.2 PITCHED ROOF	0	79,000	0	0	0	0
	3.3 RAINWATER GOODS	0	2,200	0	0	0	0
<b>4 INTERNAL FABRIC</b>	4.1 FINISHES - WALLS	0	0	0	0	0	0
	4.2 FINISHES - FLOORS	0	72,000	0	0	0	0
	4.3 FINISHES - CEILINGS	0	81,000	0	0	0	0
	4.4 PARTITIONS	0	25,000	0	0	0	0
	4.5 DOORS	0	22,500	0	0	0	0
	4.6 STAIRCASES	0	42,000	0	0	0	0
<b>5 FIXTURES AND FITTINGS</b>	5.1 FITTINGS/WASTES	0	18,000	0	0	0	0
	5.2 BUILT IN FITMENTS	0	14,000	0	0	0	0
<b>6 PAINTWORK / DECOR</b>	6.1 EXTERNAL PAINTWORK	0	3,500	0	0	0	0
	6.2 INTERNAL DECORATION	0	16,500	0	0	0	0
<b>7 ELECTRICAL INSTALLATION</b>	7.1 POWER	0	45,000	0	0	0	0
	7.2 LIGHTING	0	36,000	0	0	0	0
<b>8 HEATING SYSTEM</b>	8.1 EMITTERS	0	35,000	0	0	0	0
	8.2 PIPES	0	0	0	0	0	0
	8.3 CONTROLS	0	0	0	0	0	0
<b>9 STEAM SYSTEM</b>	9.1 GENERALLY	0	0	0	0	0	0
<b>10 VENTILATION SYSTEM / AIR COND.</b>	10.1 GENERALLY	0	0	0	0	0	0
<b>11 COMMUNICATIONS</b>	11.1 PHONES	0	0	0	0	0	0
	11.2 PAGING & CALL SYSTEMS	0	0	0	0	0	0
<b>12 ALARMS &amp; SYSTEMS</b>	12.1 GENERALLY	0	28,500	0	0	0	0
<b>13 DRAINAGE (Up to 1st manhole)</b>	13.1 GENERALLY	0	0	0	0	0	0
<b>14 PIPED GASES / VACUUM</b>	14.1 DISTRIBUTION	0	0	0	0	0	0
	14.2 ALARMS	0	0	0	0	0	0
<b>15 HOT AND COLD WATER SYSTEMS</b>	15.1 GENERALLY	0	14,000	0	0	0	0
<b>16 LIFTS &amp; HOISTS</b>	16.1 GENERALLY	0	65,000	0	0	0	0
<b>17 HEATING PLANT</b>	17.1 BOILER	0	0	0	0	0	0
	17.2 CALORIFIER	0	0	0	0	0	0
<b>18 FIXED PLANT</b>	18.1 GENERALLY	0	0	0	0	0	0
<b>19 FUEL STORAGE &amp; DISTRIBUTION</b>	19.1 GENERALLY	0	0	0	0	0	0
<b>20 EXTERNAL WORKS AND GROUNDS</b>	20.1 ROADS	0	0	0	0	0	0
	20.2 CAR PARKS	0	0	0	0	0	0
	20.3 WALLS	0	0	0	0	0	0
	20.4 FENCES	0	0	0	0	0	0
	20.5 PATHS / PAVED AREAS	0	0	0	0	0	0
	20.6 GARDENS	0	0	0	0	0	0
	20.7 MAIN DRAINAGE	0	0	0	0	0	0
<b>21 OUTBUILDINGS</b>	21.1 GENERALLY	0	0	0	0	0	0
<b>TOTALS</b>		0	914700	0	0	0	0

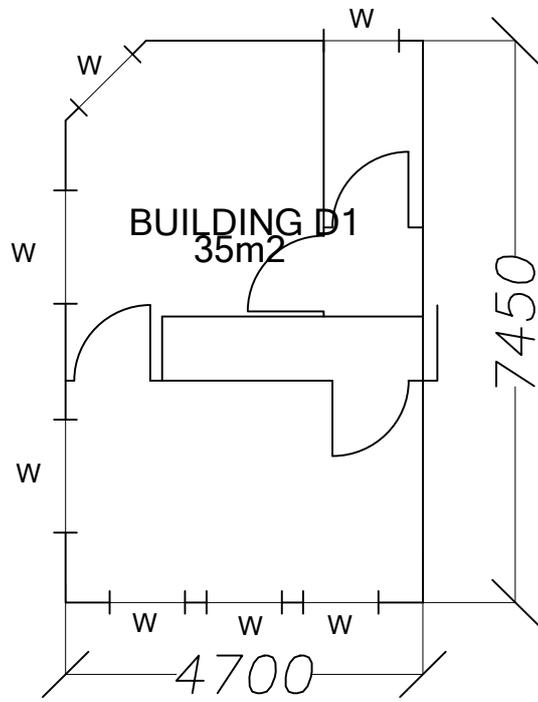
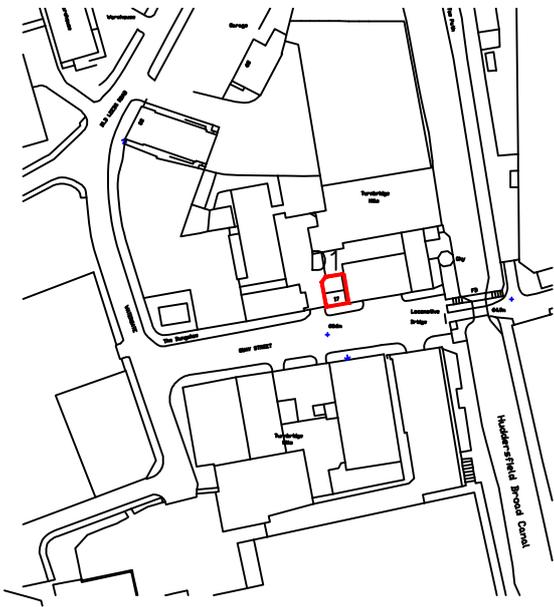


## **Condition Appraisal**

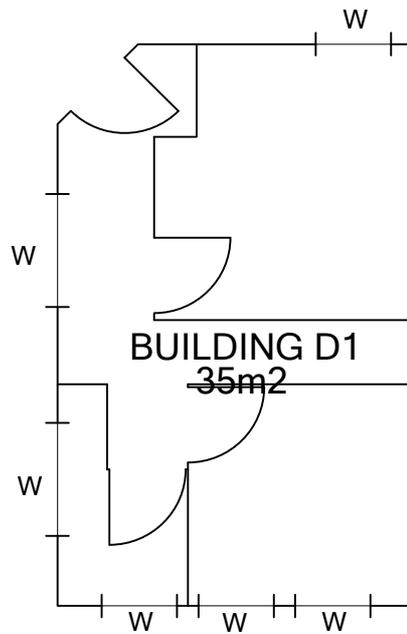
**Report**

**Block D1**

**JLB Group Site  
Turnbridge Mills  
Quay Street  
Huddersfield  
HD1 6QT**



FIRST FLOOR LEVEL



GROUND FLOOR LEVEL

# T D JAGGER LTD

CHARTERED BUILDING SURVEYORS  
PROJECT MANAGEMENT : DESIGN : DEVELOPMENT ADVICE



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Client JLB Group

Condition Appraisal  
Turnbridge Mills

Project Quay Street, Huddersfield

Drawing Building D1  
Existing Plans

Date June2014 Drawn RL Checked Scale 1:100@A4

Drawing No. 1908-14-05

Revision -

Rev	Note	Initial	Date

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# Condition Assessment Notes

**Block**

**Building D1**

**SUB ELEMENTS:**

**NOTES:**

<b>1</b>	
<b>STRUCTRE</b>	
1.1 STRUCTURAL FRAME	N/A
1.2 FOUNDATIONS	Satisfactory
1.3 WALLS	Solid masonry walls to main building generally in satisfactory structural condition .
1.4 CHIMNEY	N/A
1.5 FLOORS(excl. finishes)	Ground floor has a part filler joist suspended concrete floor with significant corrosion to steel infill joints. Remaining floors are traditional timber structural floors comprising main beams spanning between loadbearing internal walls with T&G floor boards over.
1.6 ROOFS	Double span traditional timber pitched roof structure of timber trusses, purlins and rafters. Roof coverings are in poor condition and should be stripped and relaid over the next few years. Some structural repairs expected due to the age of the premises.
<b>2</b>	
<b>EXTERNAL FABRIC</b>	
2.1 FACADE(Stone, Brick,etc.)	Extensive weathering of external face to exposed elevations and full external repointing required.
2.2 WINDOWS	Generally original single glazed timber windows with varying opening sashes. Existing windows beyond economical repair and should be replaced.
2.3 DOORS	External timber doors in poor condition.
2.4 FIRE ESCAPES	None
2.5 ABOVE GROUND DRAINAGE	None
<b>3</b>	
<b>ROOF COVERINGS</b>	
3.1 FLAT ROOF	N/A
3.2 PITCHED ROOF	Stone slate roof coverings with hip end Stone ridge tiles. If the building is to be renovated a complete roof refurbishment is required including removal and recovering.
3.3 RAINWATER GOODS	Cast iron ogee section gutters with replacement PVC rainwater pipes, gutters require cleaning out and joints sealing.

# Condition Assessment Notes

**Block**

**Building D1**

**SUB ELEMENTS:**

**NOTES:**

<b>4</b>	<b>INTERNAL FABRIC</b>	
4.1	FINISHES - WALLS	Internal walls are plastered and generally serviceable.
4.2	FINISHES - FLOORS	Basement floor concrete ground bearing slab in serviceable condition. Suspended ground and upper floors are mainly T&G timber or plywood sheeting laid on timber joints. The floor finishes are generally acceptable for the current office uses.
4.3	FINISHES - CEILINGS	Ceiling finishes are generally painted plastered finish. These are probably lath and plaster and are generally in poor condition and should be replaced as part of a refurbishment.
4.4	PARTITIONS	There are some demountable partitions forming the staircase enclosure and some small offices, all are in poor condition and have no fire separation.
4.5	DOORS	Internal doors have no fire rating and should be replaced.
4.6	STAIRCASES	The staircase is serviceable but does not conform to modern standards and should be replaced with a new staircase in a fire rated enclosure as part of any refurbishment.
<b>5</b>	<b>FIXTURES AND FITTINGS</b>	
5.1	SANITARY FITTINGS/WASTES	None, toilets to be provide as part of a refurbishment to comply with welfare standards.
5.2	BUILT IN FITMENTS	None. Welfare facilities required to premises.
<b>6</b>	<b>PAINTWORK / DECOR</b>	
6.1	EXTERNAL PAINTWORK	External paintwork is defective
6.2	INTERNAL DECORATION	Internal decorations are poor throughout.
<b>7</b>	<b>ELECTRICAL INSTALLTION</b>	
7.1	POWER	The electrical installation is over 40 years old and is obsolete. New sub main distribution and power is required for any future use.
7.2	LIGHTING	Lighting is generally twin florescent tube metal fittings. The wiring and fittings are obsolete and require complete replacement.
<b>8</b>	<b>HEATING SYTEM</b>	
8.1	EMITTERS	N/A
8.2	PIPES	N/A
8.3	CONTROLS	N/A
<b>9</b>	<b>STEAM SYSTEM</b>	
9.1	GENERALLY	N/A

# Condition Assessment Notes

**Block**

**Building D1**

**SUB ELEMENTS:**

**NOTES:**

---

**10 VENTILATION SYSTEM / AIR COND.**

10.1 GENERALLY N/A

---

**11 COMMUNICATONS**

11.1 PHONES N/A

11.2 PAGING & CALL SYSTEMS N/A

---

**12 ALARMS AND SYSTEMS**

12.1 GENERALLY No fire alarm system and emergency lighting was observed throughout the building.

---

**13 DRIANAGE (TO 1ST MANHOLE)**

13.1 GENERALLY None

---

**14 PIPED GASSES / VACUM**

14.1 DISTRIBUTION N/A

14.2 ALARMS N/A

---

**15 HOT AND COLD WATER SYSTEMS**

15.1 GENERALLY None

---

**16 LIFTS AND HOISTS**

16.1 GENERALLY N/A

---

**17 HEATING PLANT**

17.1 BOILER N/A

17.2 CALORIFIER N/A

---

**18 FIXED PLANT**

18.1 GENERALLY The building is fully sprinklered.

---

**19 FUEL STORAGE AND DISTRIBUTION**

19.1 GENERALLY

---

# Condition Assessment Schedule

**Block**

<b>Building D1</b>
--------------------

ELEMENTS	SUB ELEMENTS:	CATEGORY	COST TO REPAIR £	REPAIR DUE IN YEAR	COST TO UPGRADE £	
<b>1 STRUCTURE</b>	1.1	STRUCTURAL FRAME	N/A			
	1.2	FOUNDATIONS	B			
	1.3	WALLS	B			
	1.4	CHIMNEY	N/A			
	1.5	FLOORS(excl. finishes)	B			
	1.6	ROOFS	C	1000	1	
<b>2 EXTERNAL FABRIC</b>	2.1	FACADE(Stone, Brick,etc.)	D	12400	1	
	2.2	WINDOWS	D	10500	1	
	2.3	DOORS	D	1500	1	
	2.4	FIRE ESCAPES	N/A			
	2.5	ABOVE GROUND DRAINAGE	B			
<b>3 ROOF COVERINGS</b>	3.1	FLAT ROOF	N/A			
	3.2	PITCHED ROOF	D	32000	1	
	3.3	RAINWATER GOODS	D	3500	1	
<b>4 INTERNAL FABRIC</b>	4.1	FINISHES - WALLS	D	10500	1	
	4.2	FINISHES - FLOORS	D	16000	1	
	4.3	FINISHES - CEILINGS	D	18000	1	
	4.4	PARTITIONS	D	6500	1	
	4.5	DOORS	D	9000	1	
	4.6	STAIRCASES	N/A			
<b>5 FIXTURES AND FITTINGS</b>	5.1	FITTINGS/WASTES	D	3500	1	
	5.2	BUILT IN FITMENTS	D	2500	1	
<b>6 PAINTWORK / DECOR</b>	6.1	EXTERNAL PAINTWORK	D	1400	1	
	6.2	INTERNAL DECORATION	D	3700	1	
<b>7 ELECTRICAL INSTALLATION</b>	7.1	POWER	D	10500	1	
	7.2	LIGHTING	D	9000	1	
<b>8 HEATING SYSTEM</b>	8.1	EMITTERS	N/A			
	8.2	PIPES	N/A			
	8.3	CONTROLS	N/A			
<b>9 STEAM SYSTEM</b>	9.1	GENERALLY	N/A			
<b>10 VENTILATION SYSTEM / AIR COND.</b>	10.1	GENERALLY	N/A			
<b>11 COMMUNICATIONS</b>	11.1	PHONES	N/A			
	11.2	PAGING & CALL SYSTEMS	N/A			
<b>12 ALARMS &amp; SYSTEMS</b>	12.1	GENERALLY	D	2450	1	
<b>13 DRAINAGE (Up to 1st manhole)</b>	13.1	GENERALLY	N/A			
<b>14 PIPED GASES / VACUUM</b>	14.1	DISTRIBUTION	N/A			
	14.2	ALARMS	N/A			
<b>15 HOT AND COLD WATER SYSTEMS</b>	15.1	GENERALLY	D			
<b>16 LIFTS &amp; HOISTS</b>	16.1	GENERALLY	D			
<b>17 HEATING PLANT</b>	17.1	BOILER	N/A			
	17.2	CALORIFIER	N/A			
<b>18 FIXED PLANT</b>	18.1	GENERALLY	N/A			
<b>19 FUELSTORAGE &amp; DISTRIBUTION</b>	19.1	GENERALLY	N/A			
<b>20 EXTERNAL WORKS AND GROUNDS</b>	20.1	ROADS	N/A			
	20.2	CAR PARKS	N/A			
	20.3	WALLS	N/A			
	20.4	FENCES	N/A			
	20.5	PATHS / PAVED AREAS	N/A			
	20.6	GARDENS	N/A			
	20.7	MAIN DRAINAGE	N/A			
<b>21 OUTBUILDINGS</b>	21.1	GENERALLY	N/A			
<b>TOTALS</b>			<b>£153,950</b>		<b>£0</b>	

# Condition Assessment Summary

ELEMENTS	COST TO REPAIR £	COST TO UPGRADE £
1 STRUCTURE	1000	0
2 EXTERNAL FABRIC	24400	0
3 ROOF COVERINGS	35500	0
4 INTERNAL FABRIC	60000	0
5 FIXTURES AND FITTINGS	6000	0
6 PAINTWORK / DECOR	5100	0
7 ELECTRICAL INSTALLATION	19500	0
8 HEATING SYSTEM	0	0
9 STEAM SYSTEM	0	0
10 VENTILATION SYSTEM / AIR COND.	0	0
11 COMMUNICATIONS	0	0
12 ALARMS & SYSTEMS	2450	0
13 DRAINAGE (Up to 1st manhole)	0	0
14 PIPED GASES / VACUUM	0	0
15 HOT AND COLD WATER SYSTEMS	0	0
16 LIFTS & HOISTS	0	0
17 HEATING PLANT	0	0
18 FIXED PLANT	0	0
19 FUELSTORAGE & DISTRIBUTION	0	0
20 EXTERNAL WORKS AND GROUNDS	0	0
21 OUTBUILDINGS	0	0
	<b>£153,950</b>	<b>£0</b>

**Excludes Demolition, Professional Fees, Contractors Preliminaries and OHP.**

# Condition Assessment Five Year Programme

ELEMENTS	SUB ELEMENTS:	REPAIR LIABILITY					
		URGENT	£-YEAR 1	£-YEAR 2	£-YEAR 3	£-YEAR 4	£-YEAR 5
1 STRUCTURE	1.1 STRUCTURAL FRAME	0	0	0	0	0	0
	1.2 FOUNDATIONS	0	0	0	0	0	0
	1.3 WALLS	0	0	0	0	0	0
	1.4 CHIMNEY	0	0	0	0	0	0
	1.5 FLOORS(excl. finishes)	0	0	0	0	0	0
	1.6 ROOFS	0	0	0	0	0	0
2 EXTERNAL FABRIC	2.1 FACADE(Stone, Brick,etc.)	0	0	0	0	0	0
	2.2 WINDOWS	0	0	0	0	0	0
	2.3 DOORS	0	0	0	0	0	0
	2.4 FIRE ESCAPES	0	13,000	0	0	0	0
	2.5 ABOVE GROUND DRAINAGE	0	0	0	0	0	0
3 ROOF COVERINGS	3.1 FLAT ROOF	0	0	0	0	0	0
	3.2 PITCHED ROOF	0	0	0	0	0	0
	3.3 RAINWATER GOODS	0	0	1,500	0	0	0
4 INTERNAL FABRIC	4.1 FINISHES - WALLS	0	0	0	0	0	0
	4.2 FINISHES - FLOORS	0	0	21,450	0	0	0
	4.3 FINISHES - CEILINGS	0	0	28,050	0	0	0
	4.4 PARTITIONS	0	0	6,500	0	0	0
	4.5 DOORS	0	0	6,750	0	0	0
	4.6 STAIRCASES	0	0	0	0	0	0
5 FIXTURES AND FITTINGS	5.1 FITTINGS/WASTES	0	0	7,500	0	0	0
	5.2 BUILT IN FITMENTS	0	0	0	0	0	0
6 PAINTWORK / DECOR	6.1 EXTERNAL PAINTWORK	0	0	750	0	0	0
	6.2 INTERNAL DECORATION	0	0	8,900	0	0	0
7 ELECTRICAL INSTALLATION	7.1 POWER	0	16,000	0	0	0	0
	7.2 LIGHTING	0	23,500	0	0	0	0
8 HEATING SYSTEM	8.1 EMITTERS	0	0	0	0	0	0
	8.2 PIPES	0	0	0	0	0	0
	8.3 CONTROLS	0	0	0	0	0	0
9 STEAM SYSTEM	9.1 GENERALLY	0	0	0	0	0	0
10 VENTILATION SYSTEM / AIR COND.	10.1 GENERALLY	0	1,750	0	0	0	0
11 COMMUNICATIONS	11.1 PHONES	0	0	0	0	0	0
	11.2 PAGING & CALL SYSTEMS	0	0	0	0	0	0
12 ALARMS & SYSTEMS	12.1 GENERALLY	0	12,500	0	0	0	0
13 DRAINAGE (Up to 1st manhole)	13.1 GENERALLY	0	0	0	0	0	0
14 PIPED GASES / VACUUM	14.1 DISTRIBUTION	0	0	0	0	0	0
	14.2 ALARMS	0	0	0	0	0	0
15 HOT AND COLD WATER SYSTEMS	15.1 GENERALLY	0	1,500	0	0	0	0
16 LIFTS & HOISTS	16.1 GENERALLY	0	0	0	0	0	0
17 HEATING PLANT	17.1 BOILER	0	6,500	0	0	0	0
	17.2 CALORIFIER	0	0	0	0	0	0
18 FIXED PLANT	18.1 GENERALLY	0	0	0	0	0	0
19 FUEL STORAGE & DISTRIBUTION	19.1 GENERALLY	0	0	0	0	0	0
<b>TOTALS</b>		0	74750	81400	0	0	0

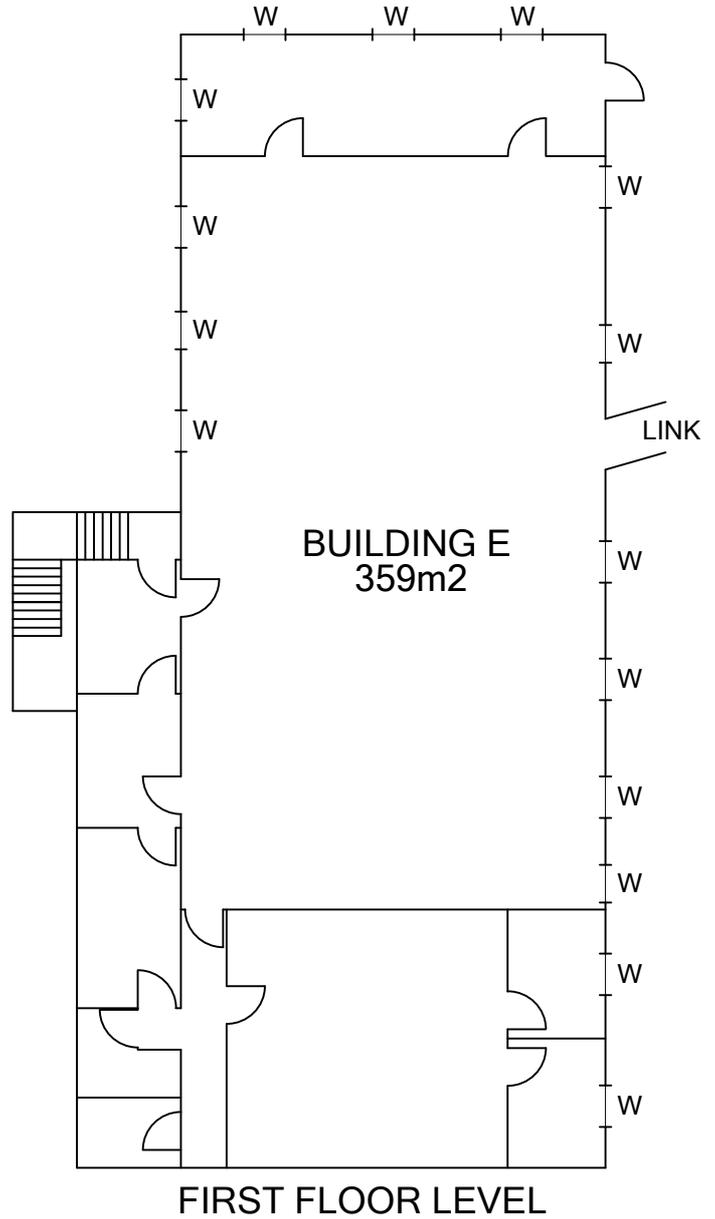
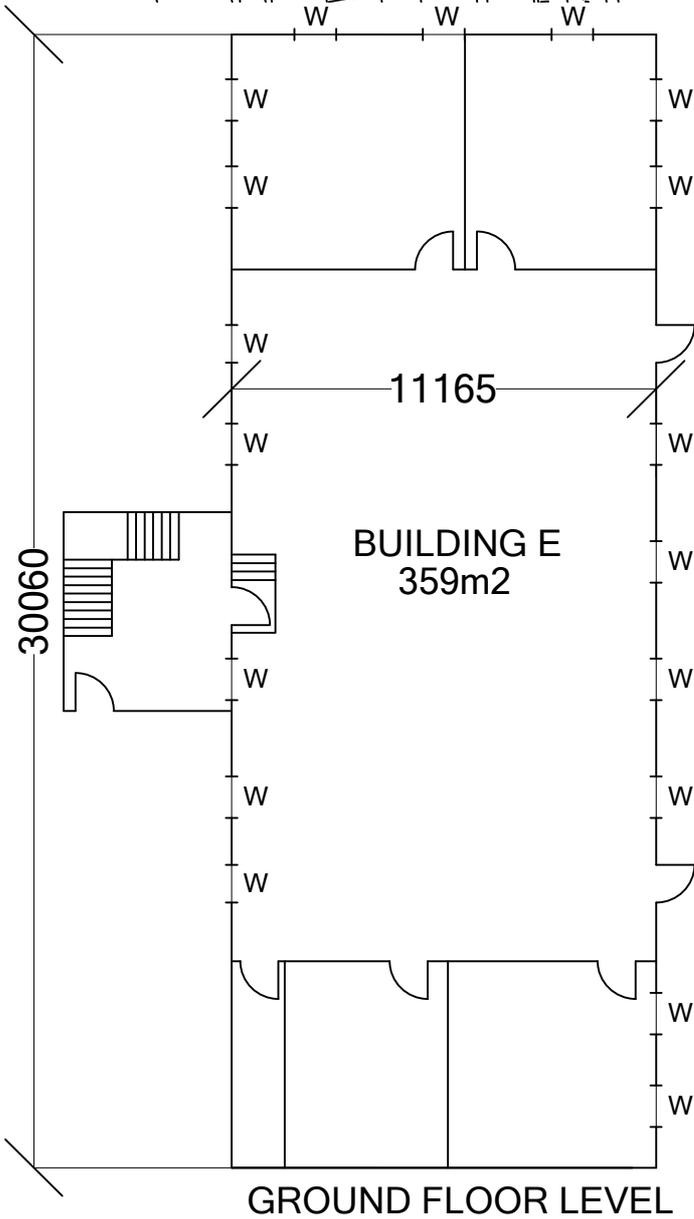
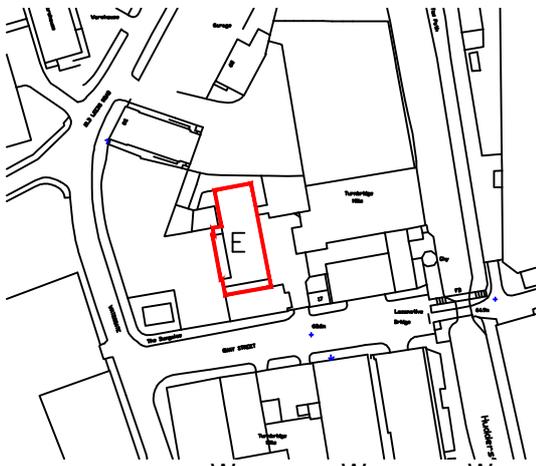


## **Condition Appraisal**

**Report**

**Block E**

**JLB Group Site  
Turnbridge Mills  
Quay Street  
Huddersfield  
HD1 6QT**



# T D JAGGER LTD

CHARTERED BUILDING SURVEYORS  
PROJECT MANAGEMENT : DESIGN : DEVELOPMENT ADVICE



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Client	JLB Group		
Project	Condition Appraisal Turnbridge Mills Quay Street, Huddersfield		
Drawing	Building E Existing Plans		
Date	June2014	Drawn	RL
		Checked	Scale
			1:200@A4
Drawing No.	1908-14-06		Revision
			-

Rev	Note	Initial	Date

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# Condition Assessment Notes

**Block**

**Building E**

<b>SUB ELEMENTS:</b>	<b>NOTES:</b>
<b>1</b>	<b>STRUCTRE</b>
1.1	STRUCTURAL FRAME N/A
1.2	FOUNDATIONS N/A
1.3	WALLS External masonry walls generally in satisfactory condition although there has been some movement to the North East corner where restraint straps have been installed
1.4	CHIMNEY N/A
1.5	FLOORS(excl. finishes) Solid ground floor is generally in an acceptable condition with a timber suspended floor structure to the first floor again in an acceptable condition.
1.6	ROOFS Steel purlins spanning between steel trusses are in an acceptable condition with the original trusses still in place but are no longer functional
<b>2</b>	<b>EXTERNAL FABRIC</b>
2.1	FACADE(Stone, Brick,etc.) Generally in an acceptable condition but some areas require patch pointing to the East elevation. Areas of stonework are badly weathered and require attention
2.2	WINDOWS New uPVC windows have been installed to ground floor West elevation which are in an acceptable condition, the remaining windows are timber which require replacement
2.3	DOORS All doors are in an acceptable condition
2.4	FIRE ESCAPES The fire escape fixing detail is inadequate and needs to be removed or modified before first floor is occupied
2.5	ABOVE GROUND DRAINAGE All drainage visible is in an acceptable condition
<b>3</b>	<b>ROOF COVERINGS</b>
3.1	FLAT ROOF N/A
3.2	PITCHED ROOF Metal deck roof system with built up layered roofing sheets are in an acceptable condition.
3.3	RAINWATER GOODS Fibre cement or asbestos gutters requires removal and replacement.
<b>4</b>	<b>INTERNAL FABRIC</b>
4.1	FINISHES - WALLS Painted stonework to ground floor in an acceptable condition and the first floor is unoccupied and requires full refurbishment
4.2	FINISHES - FLOORS Painted floor finish to the ground floor in an acceptable condition and the first floor is unoccupied and requires full refurbishment

# Condition Assessment Notes

**Block**

**Building E**

**SUB ELEMENTS:**

**NOTES:**

4.3	FINISHES - CEILINGS	Painted ceiling finish to the ground floor in an acceptable condition and the first floor is unoccupied and requires full refurbishment
4.4	PARTITIONS	Associated partitions to ground floor are in an acceptable condition with first floor in a poor condition and requires full refurbishment
4.5	DOORS	All doors to ground floor are in an acceptable condition with first floor in a poor condition and requires full refurbishment.
4.6	STAIRCASES	Steel staircase located in external stairway in an acceptable condition
<b>5</b>	<b>FIXTURES AND FITTINGS</b>	
5.1	SANITARY FITTINGS/WASTES	Associated sanitary fittings are in a reasonable condition
5.2	BUILT IN FITMENTS	N/A
<b>6</b>	<b>PAINTWORK / DECOR</b>	
6.1	EXTERNAL PAINTWORK	External paintwork is defective
6.2	INTERNAL DECORATION	Internal decoration to ground floor is in a satisfactory condition, to the remainder of the building requires complete redecoration
<b>7</b>	<b>ELECTRICAL INSTALLTION</b>	
7.1	POWER	The electrical installation to ground floor is in an operational condition, to the remainder of the building requires complete replacement for any future use.
7.2	LIGHTING	The lighting installation to building is in poor condition and requires complete replacement with LED fittings.
<b>8</b>	<b>HEATING SYTEM</b>	
8.1	EMITTERS	N/A
8.2	PIPES	N/A
8.3	CONTROLS	N/A
<b>9</b>	<b>STEAM SYSTEM</b>	
9.1	GENERALLY	N/A
<b>10</b>	<b>VENTILATION SYSTEM / AIR COND.</b>	
10.1	GENERALLY	N/A

# Condition Assessment Notes

**Block**

**Building E**

<b>SUB ELEMENTS:</b>	<b>NOTES:</b>
<b>11</b>	<b>COMMUNICATONS</b>
11.1 PHONES	N/A
11.2 PAGING & CALL SYSTEMS	N/A
<b>12</b>	<b>ALARMS AND SYSTEMS</b>
12.1 GENERALLY	There is a basic fire alarm system to the building which is operational but is obsolete and requires replacement.
<b>13</b>	<b>DRIANAGE (TO 1ST MANHOLE)</b>
13.1 GENERALLY	There is a foul waste system serving the building which is serviceable
<b>14</b>	<b>PIPED GASSES / VACUM</b>
14.1 DISTRIBUTION	N/A
14.2 ALARMS	N/A
<b>15</b>	<b>HOT AND COLD WATER SYSTEMS</b>
15.1 GENERALLY	There is cold water to existing appliances, hot water to the wash basins is provided by traditional system
<b>16</b>	<b>LIFTS AND HOISTS</b>
16.1 GENERALLY	N/A
<b>17</b>	<b>HEATING PLANT</b>
17.1 BOILER	N/A
17.2 CALORIFIER	N/A
<b>18</b>	<b>FIXED PLANT</b>
18.1 GENERALLY	The building is fully sprinklered, upper floors where unoccupied appear to need sprinkler heads cleaning.
<b>19</b>	<b>FUEL STORAGE AND DISTRIBUTION</b>
19.1 GENERALLY	N/A

# Condition Assessment Schedule

**Block**

<b>Building E</b>
-------------------

ELEMENTS	SUB ELEMENTS:	CATEGORY	COST TO REPAIR £	REPAIR DUE IN YEAR	COST TO UPGRADE £
<b>1 STRUCTURE</b>	1.1	STRUCTURAL FRAME	N/A		
	1.2	FOUNDATIONS	N/A		
	1.3	WALLS	B		
	1.4	CHIMNEY	N/A		
	1.5	FLOORS(excl. finishes)	B		
	1.6	ROOFS	B		
<b>2 EXTERNAL FABRIC</b>	2.1	FACADE(Stone, Brick,etc.)	B		
	2.2	WINDOWS	C		
	2.3	DOORS	B		
	2.4	FIRE ESCAPES	D	13000	1
	2.5	ABOVE GROUND DRAINAGE	B		
<b>3 ROOF COVERINGS</b>	3.1	FLAT ROOF	B		
	3.2	PITCHED ROOF	B		
	3.3	RAINWATER GOODS	C	1500	2
<b>4 INTERNAL FABRIC</b>	4.1	FINISHES - WALLS	B		
	4.2	FINISHES - FLOORS	C	21450	2
	4.3	FINISHES - CEILINGS	C	28050	2
	4.4	PARTITIONS	C	6500	2
	4.5	DOORS	C	6750	2
	4.6	STAIRCASES	B		
<b>5 FIXTURES AND FITTINGS</b>	5.1	FITTINGS/WASTES	C	7500	2
	5.2	BUILT IN FITMENTS	N/A		
<b>6 PAINTWORK / DECOR</b>	6.1	EXTERNAL PAINTWORK	C	750	2
	6.2	INTERNAL DECORATION	C	8900	2
<b>7 ELECTRICAL INSTALLATION</b>	7.1	POWER	D	16000	1
	7.2	LIGHTING	D	23500	1
<b>8 HEATING SYSTEM</b>	8.1	EMITTERS	N/A		
	8.2	PIPES	N/A		
	8.3	CONTROLS	N/A		
<b>9 STEAM SYSTEM</b>	9.1	GENERALLY	N/A		
<b>10 VENTILATION SYSTEM / AIR COND.</b>	10.1	GENERALLY	D	1750	1
<b>11 COMMUNICATIONS</b>	11.1	PHONES	N/A		
	11.2	PAGING & CALL SYSTEMS	N/A		
<b>12 ALARMS &amp; SYSTEMS</b>	12.1	GENERALLY	D	12500	1
<b>13 DRAINAGE (Up to 1st manhole)</b>	13.1	GENERALLY	B		
<b>14 PIPED GASES / VACUUM</b>	14.1	DISTRIBUTION	N/A		
	14.2	ALARMS	N/A		
<b>15 HOT AND COLD WATER SYSTEMS</b>	15.1	GENERALLY	D	1500	1
<b>16 LIFTS &amp; HOISTS</b>	16.1	GENERALLY	N/A		
<b>17 HEATING PLANT</b>	17.1	BOILER	D	6500	1
	17.2	CALORIFIER	N/A		
<b>18 FIXED PLANT</b>	18.1	GENERALLY	N/A		
<b>19 FUELSTORAGE &amp; DISTRIBUTION</b>	19.1	GENERALLY	N/A		
<b>TOTALS</b>			<b>£156,150</b>		<b>£0</b>

# Condition Assessment Summary

ELEMENTS	COST TO REPAIR £	COST TO UPGRADE £
<b>1 STRUCTURE</b>	0	0
<b>2 EXTERNAL FABRIC</b>	13000	0
<b>3 ROOF COVERINGS</b>	1500	0
<b>4 INTERNAL FABRIC</b>	62750	0
<b>5 FIXTURES AND FITTINGS</b>	7500	0
<b>6 PAINTWORK / DECOR</b>	9650	0
<b>7 ELECTRICAL INSTALLATION</b>	39500	0
<b>8 HEATING SYSTEM</b>	0	0
<b>9 STEAM SYSTEM</b>	0	0
<b>10 VENTILATION SYSTEM / AIR COND.</b>	1750	0
<b>11 COMMUNICATIONS</b>	0	0
<b>12 ALARMS &amp; SYSTEMS</b>	12500	0
<b>13 DRAINAGE (Up to 1st manhole)</b>	0	0
<b>14 PIPED GASES / VACUUM</b>	0	0
<b>15 HOT AND COLD WATER SYSTEMS</b>	1500	0
<b>16 LIFTS &amp; HOISTS</b>	0	0
<b>17 HEATING PLANT</b>	6500	0
<b>18 FIXED PLANT</b>	0	0
<b>19 FUELSTORAGE &amp; DISTRIBUTION</b>	0	0
	<b>£156,150</b>	<b>£0</b>

**Excludes Demolition, Professional Fees, Contractors Preliminaries and OHP.**

# Condition Assessment Five Year Programme

ELEMENTS	SUB ELEMENTS:	REPAIR LIABILITY					
		URGENT	£-YEAR 1	£-YEAR 2	£-YEAR 3	£-YEAR 4	£-YEAR 5
1 STRUCTURE	1.1 STRUCTURAL FRAME	0	0	0	0	0	0
	1.2 FOUNDATIONS	0	0	0	0	0	0
	1.3 WALLS	0	0	0	0	0	0
	1.4 CHIMNEY	0	0	0	0	0	0
	1.5 FLOORS(excl. finishes)	0	0	0	0	0	0
	1.6 ROOFS	0	0	0	0	0	0
2 EXTERNAL FABRIC	2.1 FACADE(Stone, Brick,etc.)	0	0	0	0	0	0
	2.2 WINDOWS	0	0	0	0	0	0
	2.3 DOORS	0	0	0	0	0	0
	2.4 FIRE ESCAPES	0	13,000	0	0	0	0
	2.5 ABOVE GROUND DRAINAGE	0	0	0	0	0	0
3 ROOF COVERINGS	3.1 FLAT ROOF	0	0	0	0	0	0
	3.2 PITCHED ROOF	0	0	0	0	0	0
	3.3 RAINWATER GOODS	0	0	1,500	0	0	0
4 INTERNAL FABRIC	4.1 FINISHES - WALLS	0	0	0	0	0	0
	4.2 FINISHES - FLOORS	0	0	21,450	0	0	0
	4.3 FINISHES - CEILINGS	0	0	28,050	0	0	0
	4.4 PARTITIONS	0	0	6,500	0	0	0
	4.5 DOORS	0	0	6,750	0	0	0
	4.6 STAIRCASES	0	0	0	0	0	0
5 FIXTURES AND FITTINGS	5.1 FITTINGS/WASTES	0	0	7,500	0	0	0
	5.2 BUILT IN FITMENTS	0	0	0	0	0	0
6 PAINTWORK / DECOR	6.1 EXTERNAL PAINTWORK	0	0	750	0	0	0
	6.2 INTERNAL DECORATION	0	0	8,900	0	0	0
7 ELECTRICAL INSTALLATION	7.1 POWER	0	8,000	0	0	0	0
	7.2 LIGHTING	0	16,500	0	0	0	0
8 HEATING SYSTEM	8.1 EMITTERS	0	0	0	0	0	0
	8.2 PIPES	0	0	0	0	0	0
	8.3 CONTROLS	0	0	0	0	0	0
9 STEAM SYSTEM	9.1 GENERALLY	0	0	0	0	0	0
10 VENTILATION SYSTEM / AIR COND.	10.1 GENERALLY	0	1,750	0	0	0	0
11 COMMUNICATIONS	11.1 PHONES	0	0	0	0	0	0
	11.2 PAGING & CALL SYSTEMS	0	0	0	0	0	0
12 ALARMS & SYSTEMS	12.1 GENERALLY	0	12,500	0	0	0	0
13 DRAINAGE (Up to 1st manhole)	13.1 GENERALLY	0	0	0	0	0	0
14 PIPED GASES / VACUUM	14.1 DISTRIBUTION	0	0	0	0	0	0
	14.2 ALARMS	0	0	0	0	0	0
15 HOT AND COLD WATER SYSTEMS	15.1 GENERALLY	0	0	0	0	0	0
16 LIFTS & HOISTS	16.1 GENERALLY	0	0	0	0	0	0
17 HEATING PLANT	17.1 BOILER	0	0	0	0	0	0
	17.2 CALORIFIER	0	0	0	0	0	0
18 FIXED PLANT	18.1 GENERALLY	0	0	0	0	0	0
19 FUEL STORAGE & DISTRIBUTION	19.1 GENERALLY	0	0	0	0	0	0
<b>TOTALS</b>		0	51750	81400	0	0	0

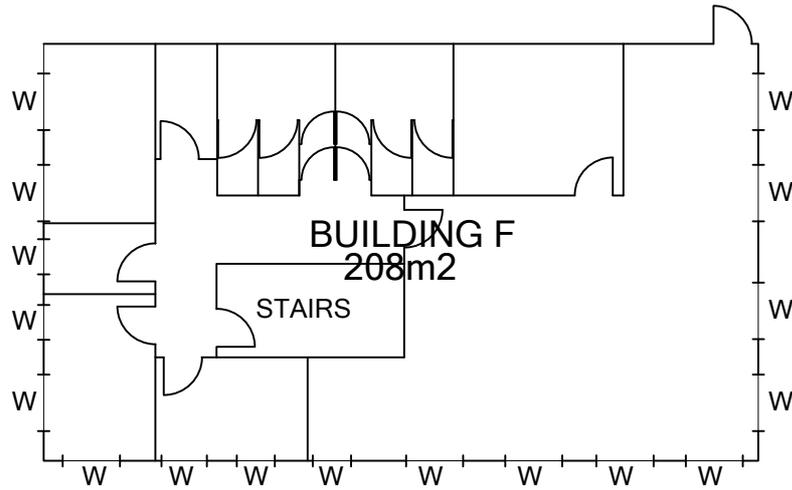
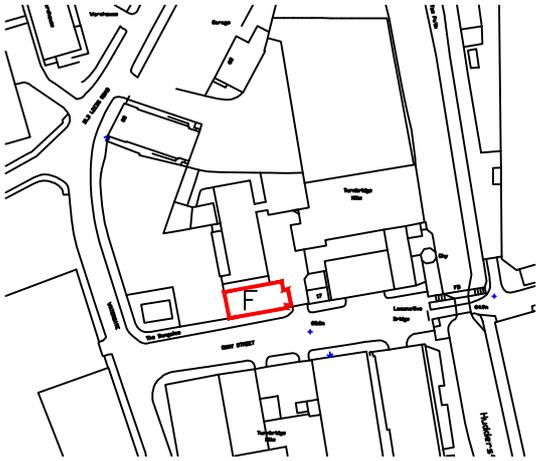


## **Condition Appraisal**

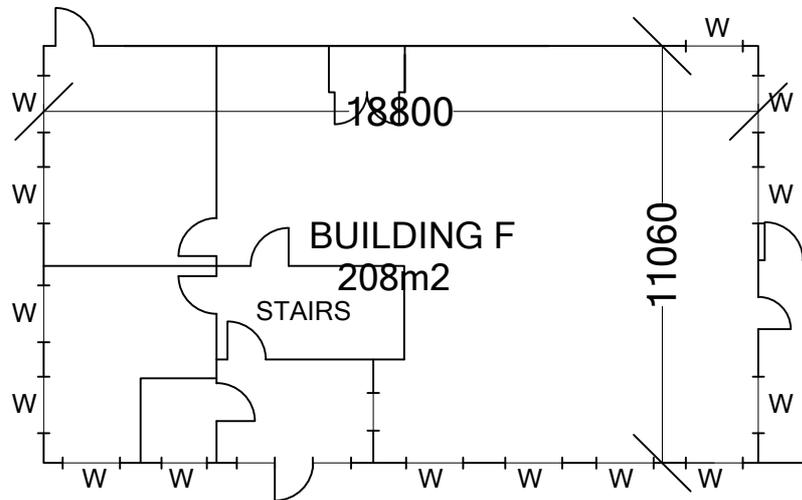
**Report**

**Block F**

**JLB Group Site  
Turnbridge Mills  
Quay Street  
Huddersfield  
HD1 6QT**



**FIRST FLOOR LEVEL**



**GROUND FLOOR LEVEL**

## T D JAGGER LTD

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Client JLB Group

Condition Appraisal  
Turnbridge Mills

Project Quay Street, Huddersfield

Drawing Building F  
Existing Plans

Date June2014 Drawn RL Checked Scale 1:200@A4

Drawing No. 1908-14-07

Revision -

Rev	Note	Initial	Date

Don't Ignore  
Health & Safety



It Might Just Save  
Your Life

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# Condition Assessment Notes

**Block**

**Building F**

<b>SUB ELEMENTS:</b>	<b>NOTES:</b>
<b>1</b>	<b>STRUCTRE</b>
1.1	STRUCTURAL FRAME N/A
1.2	FOUNDATIONS N/A
1.3	WALLS External masonry walls generally in a satisfactory condition - small masonry crack to the first floor south east corner
1.4	CHIMNEY N/A
1.5	FLOORS(excl. finishes) Solid concrete floors in an acceptable condition
1.6	ROOFS A traditional roof construction in an acceptable condition from external visual inspection
<b>2</b>	<b>EXTERNAL FABRIC</b>
2.1	FACADE(Stone, Brick,etc.) Generally in an acceptable condition
2.2	WINDOWS All windows are in an acceptable condition
2.3	DOORS All doors are in an acceptable condition.
2.4	FIRE ESCAPES All steel fire escapes are in an acceptable condition.
2.5	ABOVE GROUND DRAINAGE All drainage visible is in an acceptable condition
<b>3</b>	<b>ROOF COVERINGS</b>
3.1	FLAT ROOF N/A
3.2	PITCHED ROOF A traditional blue slate roof construction is poor condition with many slates having delaminated and failed. The roof requires stripping back and recovering with new replacement blue slates.
3.3	RAINWATER GOODS All rainwater goods visible are in an acceptable condition.
<b>4</b>	<b>INTERNAL FABRIC</b>
4.1	FINISHES - WALLS All internal plastered walls are in an acceptable condition.
4.2	FINISHES - FLOORS All internal floor finishes are in an acceptable condition.

# Condition Assessment Notes

**Block**

**Building F**

**SUB ELEMENTS:**

**NOTES:**

4.3	FINISHES - CEILINGS	All internal ceiling finishes are in an acceptable condition.
4.4	PARTITIONS	All internal partition finishes are in an acceptable condition.
4.5	DOORS	All doors are in an acceptable condition.
4.6	STAIRCASES	The staircase is located in the centre of the building and in an acceptable condition.
<b>5</b>	<b>FIXTURES AND FITTINGS</b>	
5.1	SANITARY FITTINGS/WASTES	Associated sanitary fittings are in an acceptable condition.
5.2	BUILT IN FITMENTS	Associated kitchen fittings are in an acceptable condition.
<b>6</b>	<b>PAINTWORK / DECOR</b>	
6.1	EXTERNAL PAINTWORK	External paintwork requires redecoration.
6.2	INTERNAL DECORATION	Internal paintwork requires redecoration.
<b>7</b>	<b>ELECTRICAL INSTALLTION</b>	
7.1	POWER	Electrical installation is over 30 years old and is partially obsolete.
7.2	LIGHTING	Light fittings are operational but are obsolete and require replacement with LED fittings.
<b>8</b>	<b>HEATING SYTEM</b>	
8.1	EMITTERS	Traditional 2 pipe central heating system with wall mounted radiators are in an acceptable condition
8.2	PIPES	Pipework is in an acceptable condition
8.3	CONTROLS	Control is in an acceptable condition
<b>9</b>	<b>STEAM SYSTEM</b>	
9.1	GENERALLY	N/A
<b>10</b>	<b>VENTILATION SYSTEM / AIR COND.</b>	
10.1	GENERALLY	N/A

# Condition Assessment Notes

**Block**

**Building F**

<b>SUB ELEMENTS:</b>	<b>NOTES:</b>
<b>11</b>	<b>COMMUNICATONS</b>
11.1 PHONES	N/A
11.2 PAGING & CALL SYSTEMS	N/A
<b>12</b>	<b>ALARMS AND SYSTEMS</b>
12.1 GENERALLY	There is a basic fire alarm system which is operational but obsolete. System requires complete replacement
<b>13</b>	<b>DRIANAGE (TO 1ST MANHOLE)</b>
13.1 GENERALLY	All seen drainage is in an acceptable condition.
<b>14</b>	<b>PIPED GASSES / VACUM</b>
14.1 DISTRIBUTION	N/A
14.2 ALARMS	N/A
<b>15</b>	<b>HOT AND COLD WATER SYSTEMS</b>
15.1 GENERALLY	Hot water is provided to the toilets/Kitchen by the central heating boiler and is in an reasonable condition. Generally the cold water system where seen is in an acceptable condition.
<b>16</b>	<b>LIFTS AND HOISTS</b>
16.1 GENERALLY	N/A
<b>17</b>	<b>HEATING PLANT</b>
17.1 BOILER	Central heating boiler at ground floor serves the building and is in a reasonable condition - test certificate required to confirm this
17.2 CALORIFIER	N/A
<b>18</b>	<b>FIXED PLANT</b>
18.1 GENERALLY	N/A
<b>19</b>	<b>FUEL STORAGE AND DISTRIBUTION</b>
19.1 GENERALLY	N/A

# Condition Assessment Schedule

**Block** **Building F**

ELEMENTS	SUB ELEMENTS:	CATEGORY	COST TO REPAIR £	REPAIR DUE IN YEAR	COST TO UPGRADE £
<b>1 STRUCTURE</b>	1.1 STRUCTURAL FRAME	N/A			
	1.2 FOUNDATIONS	N/A			
	1.3 WALLS	B			
	1.4 CHIMNEY	N/A			
	1.5 FLOORS(excl. finishes)	B			
	1.6 ROOFS	B			
<b>2 EXTERNAL FABRIC</b>	2.1 FACADE(Stone, Brick,etc.)	B			
	2.2 WINDOWS	C			
	2.3 DOORS	B			
	2.4 FIRE ESCAPES	B			
	2.5 ABOVE GROUND DRAINAGE	B			
<b>3 ROOF COVERINGS</b>	3.1 FLAT ROOF	B			
	3.2 PITCHED ROOF	C	56690	2	
	3.3 RAINWATER GOODS	C	2500	1	
<b>4 INTERNAL FABRIC</b>	4.1 FINISHES - WALLS	B			
	4.2 FINISHES - FLOORS	B			
	4.3 FINISHES - CEILINGS	B			
	4.4 PARTITIONS	B			
	4.5 DOORS	C	6750	2	
	4.6 STAIRCASES	B			
<b>5 FIXTURES AND FITTINGS</b>	5.1 FITTINGS/WASTES	C	2500	2	
	5.2 BUILT IN FITMENTS	N/A			
<b>6 PAINTWORK / DECOR</b>	6.1 EXTERNAL PAINTWORK	C	750	2	
	6.2 INTERNAL DECORATION	C	8500	2	
<b>7 ELECTRICAL INSTALLATION</b>	7.1 POWER	D	11500	1	
	7.2 LIGHTING	D	18000	1	
<b>8 HEATING SYSTEM</b>	8.1 EMITTERS	N/A			
	8.2 PIPES	N/A			
	8.3 CONTROLS	N/A			
<b>9 STEAM SYSTEM</b>	9.1 GENERALLY	N/A			
<b>10 VENTILATION SYSTEM / AIR COND.</b>	10.1 GENERALLY	D	4500	1	
<b>11 COMMUNICATIONS</b>	11.1 PHONES	N/A			
	11.2 PAGING & CALL SYSTEMS	N/A			
<b>12 ALARMS &amp; SYSTEMS</b>	12.1 GENERALLY	D	13000	1	
<b>13 DRAINAGE (Up to 1st manhole)</b>	13.1 GENERALLY	B			
<b>14 PIPED GASES / VACUUM</b>	14.1 DISTRIBUTION	N/A			
	14.2 ALARMS	N/A			
<b>15 HOT AND COLD WATER SYSTEMS</b>	15.1 GENERALLY	D	1000	1	
<b>16 LIFTS &amp; HOISTS</b>	16.1 GENERALLY	N/A			
<b>17 HEATING PLANT</b>	17.1 BOILER	D	6500	1	
	17.2 CALORIFIER	N/A			
<b>18 FIXED PLANT</b>	18.1 GENERALLY	N/A			
<b>19 FUELSTORAGE &amp; DISTRIBUTION</b>	19.1 GENERALLY	N/A			
<b>TOTALS</b>			<b>£132,190</b>		<b>£0</b>

# Condition Assessment Summary

ELEMENTS	COST TO REPAIR £	COST TO UPGRADE £
<b>1 STRUCTURE</b>	0	0
<b>2 EXTERNAL FABRIC</b>	0	0
<b>3 ROOF COVERINGS</b>	59190	0
<b>4 INTERNAL FABRIC</b>	6750	0
<b>5 FIXTURES AND FITTINGS</b>	2500	0
<b>6 PAINTWORK / DECOR</b>	9250	0
<b>7 ELECTRICAL INSTALLATION</b>	29500	0
<b>8 HEATING SYSTEM</b>	0	0
<b>9 STEAM SYSTEM</b>	0	0
<b>10 VENTILATION SYSTEM / AIR COND.</b>	4500	0
<b>11 COMMUNICATIONS</b>	0	0
<b>12 ALARMS &amp; SYSTEMS</b>	13000	0
<b>13 DRAINAGE (Up to 1st manhole)</b>	0	0
<b>14 PIPED GASES / VACUUM</b>	0	0
<b>15 HOT AND COLD WATER SYSTEMS</b>	1000	0
<b>16 LIFTS &amp; HOISTS</b>	0	0
<b>17 HEATING PLANT</b>	6500	0
<b>18 FIXED PLANT</b>	0	0
<b>19 FUELSTORAGE &amp; DISTRIBUTION</b>	0	0
	<b>£132,190</b>	<b>£0</b>

**Excludes Demolition, Professional Fees, Contractors Preliminaries and OHP.**

# Condition Assessment Five Year Programme

ELEMENTS	SUB ELEMENTS:	REPAIR LIABILITY					
		URGENT	£-YEAR 1	£-YEAR 2	£-YEAR 3	£-YEAR 4	£-YEAR 5
1 STRUCTURE	1.1 STRUCTURAL FRAME	0	0	0	0	0	0
	1.2 FOUNDATIONS	0	0	0	0	0	0
	1.3 WALLS	0	0	0	0	0	0
	1.4 CHIMNEY	0	0	0	0	0	0
	1.5 FLOORS(excl. finishes)	0	0	0	0	0	0
	1.6 ROOFS	0	0	0	0	0	0
2 EXTERNAL FABRIC	2.1 FACADE(Stone, Brick,etc.)	0	0	0	0	0	0
	2.2 WINDOWS	0	0	0	0	0	0
	2.3 DOORS	0	0	0	0	0	0
	2.4 FIRE ESCAPES	0	0	0	0	0	0
	2.5 ABOVE GROUND DRAINAGE	0	0	0	0	0	0
3 ROOF COVERINGS	3.1 FLAT ROOF	0	0	0	0	0	0
	3.2 PITCHED ROOF	0	0	56,690	0	0	0
	3.3 RAINWATER GOODS	0	2,500	0	0	0	0
4 INTERNAL FABRIC	4.1 FINISHES - WALLS	0	0	0	0	0	0
	4.2 FINISHES - FLOORS	0	0	0	0	0	0
	4.3 FINISHES - CEILINGS	0	0	0	0	0	0
	4.4 PARTITIONS	0	0	0	0	0	0
	4.5 DOORS	0	0	6,750	0	0	0
	4.6 STAIRCASES	0	0	0	0	0	0
5 FIXTURES AND FITTINGS	5.1 FITTINGS/WASTES	0	0	2,500	0	0	0
	5.2 BUILT IN FITMENTS	0	0	0	0	0	0
6 PAINTWORK / DECOR	6.1 EXTERNAL PAINTWORK	0	0	750	0	0	0
	6.2 INTERNAL DECORATION	0	0	8,500	0	0	0
7 ELECTRICAL INSTALLATION	7.1 POWER	0	11,500	0	0	0	0
	7.2 LIGHTING	0	18,000	0	0	0	0
8 HEATING SYSTEM	8.1 EMITTERS	0	0	0	0	0	0
	8.2 PIPES	0	0	0	0	0	0
	8.3 CONTROLS	0	0	0	0	0	0
9 STEAM SYSTEM	9.1 GENERALLY	0	0	0	0	0	0
10 VENTILATION SYSTEM / AIR COND.	10.1 GENERALLY	0	4,500	0	0	0	0
11 COMMUNICATIONS	11.1 PHONES	0	0	0	0	0	0
	11.2 PAGING & CALL SYSTEMS	0	0	0	0	0	0
12 ALARMS & SYSTEMS	12.1 GENERALLY	0	13,000	0	0	0	0
13 DRAINAGE (Up to 1st manhole)	13.1 GENERALLY	0	0	0	0	0	0
14 PIPED GASES / VACUUM	14.1 DISTRIBUTION	0	0	0	0	0	0
	14.2 ALARMS	0	0	0	0	0	0
15 HOT AND COLD WATER SYSTEMS	15.1 GENERALLY	0	1,000	0	0	0	0
16 LIFTS & HOISTS	16.1 GENERALLY	0	0	0	0	0	0
17 HEATING PLANT	17.1 BOILER	0	6,500	0	0	0	0
	17.2 CALORIFIER	0	0	0	0	0	0
18 FIXED PLANT	18.1 GENERALLY	0	0	0	0	0	0
19 FUEL STORAGE & DISTRIBUTION	19.1 GENERALLY	0	0	0	0	0	0
<b>TOTALS</b>		0	57000	75190	0	0	0

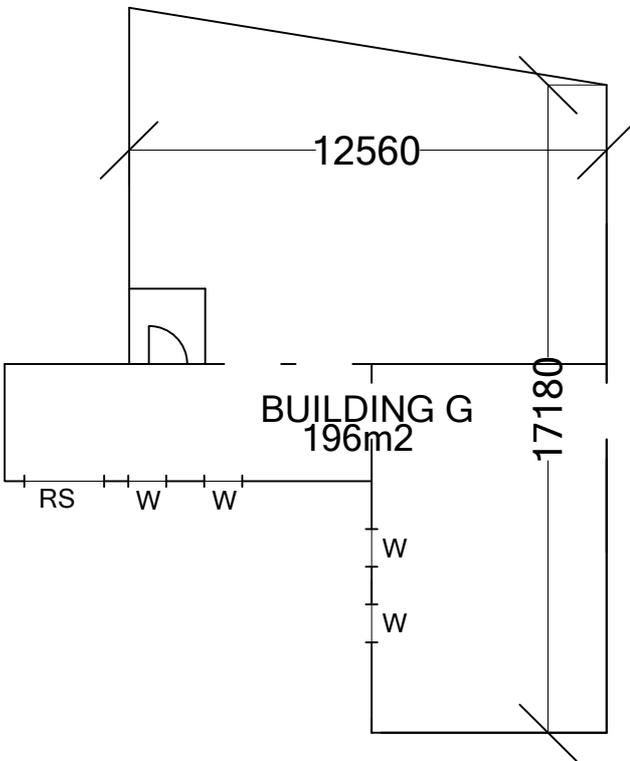
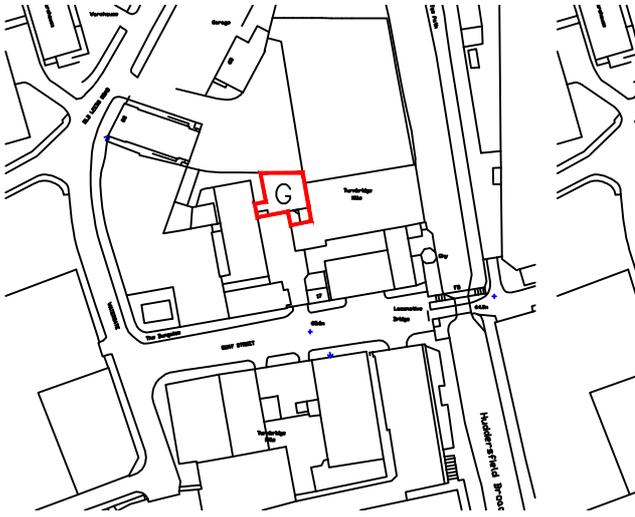


## **Condition Appraisal**

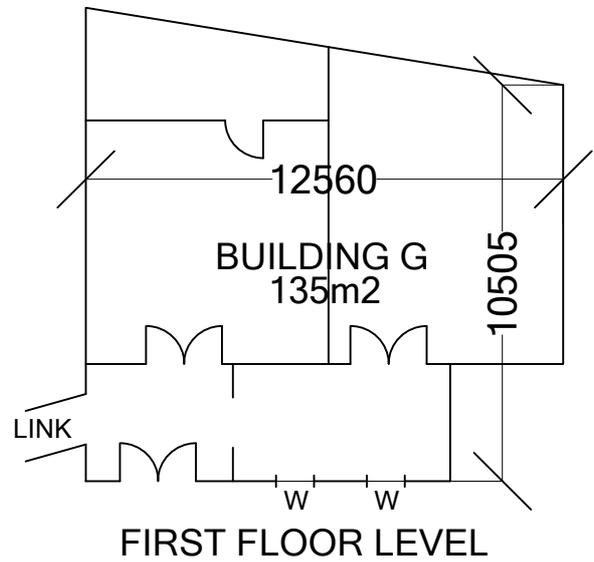
**Report**

**Block G**

**JLB Group Site  
Turnbridge Mills  
Quay Street  
Huddersfield  
HD1 6QT**



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

# T D JAGGER LTD

CHARTERED BUILDING SURVEYORS  
PROJECT MANAGEMENT : DESIGN : DEVELOPMENT ADVICE



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Tel: 01422 883317  
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Client	JLB Group		
Project	Condition Appraisal Turnbridge Mills Quay Street, Huddersfield		
Drawing	Building G Existing Plans		
Date	June2014	Drawn	RL
		Checked	Scale
			1:200@A4
Drawing No.	1908-14-08		Revision
			-

Rev	Note	Initial	Date
	<p>Dont Ignore Health &amp; Safety</p> <p>Drawings are to scale indicated for planning purposes. No scaling permitted for construction purposes. Information on this drawing is copyright. All rights reserved. No part of this work may be reproduced or transmitted in any form by any means, either electronically, mechanically, by photocopying, recording or otherwise stored in any retrieval system of any nature, without the express consent of T D Jagger Ltd.</p>		

# Condition Assessment Notes

**Block**

**Building G**

<b>SUB ELEMENTS:</b>	<b>NOTES:</b>
<b>1</b>	<b>STRUCTRE</b>
1.1 STRUCTURAL FRAME	N/A
1.2 FOUNDATIONS	RCE comments
1.3 WALLS	The building external masonry walls are generally in a poor structural condition.
1.4 CHIMNEY	N/A
1.5 FLOORS(excl. finishes)	Concrete floors supported on steel columns and primary and secondary steel beams which generally in a satisfactory structural condition.
1.6 ROOFS	Traditional timber rafters, purlins and trusses are in a poor structural condition. The trusses bottom ties have been wrapped in metal sheet,
<b>2</b>	<b>EXTERNAL FABRIC</b>
2.1 FACADE(Stone, Brick,etc.)	Significant weathering of external face to exposed elevations although in a satisfactory condition.
2.2 WINDOWS	Generally original single glazed timber windows and in a poor condition and beyond economical repair and should be replaced.
2.3 DOORS	External plank doors acceptable for currant use.
2.4 FIRE ESCAPES	External fire escape is supported off gallows brackets which only have one level of bolts. Fire escape should be replaced or suitable fixing detail installed.
2.5 ABOVE GROUND DRAINAGE	N/A
<b>3</b>	<b>ROOF COVERINGS</b>
3.1 FLAT ROOF	Felted flat roof covering to dormer roof section with internal signs of water penetration, if the building is to be renovated a complete refurbishment is required to roof, dormer sides and flashing details.
3.2 PITCHED ROOF	Traditional blue slate pitched roof covering with lead valley and clay ridge tiles in poor condition and requires removal and reslating.
3.3 RAINWATER GOODS	Gutters to the elevations have defective joints and full of vegetation, all require replacement
<b>4</b>	<b>INTERNAL FABRIC</b>
4.1 FINISHES - WALLS	Internal and external masonry walls fairfaced painted and generally in poor condition.
4.2 FINISHES - FLOORS	Painted or exposed concrete floor with various patch repairs due to wear. The upper floors are painted concrete with one area having vinyl tiles which are in a poor condition and may contain asbestos

# Condition Assessment Notes

**Block**

**Building G**

**SUB ELEMENTS:**

**NOTES:**

4.3	FINISHES - CEILINGS	To the top floor the ceilings are underdrawn on the sloping rafters with the main roof structure exposed. The underdrawing is a fibre board which is generally defective and should be removed and replaced. This would also allow for insulation to be installed to improve the thermal performance of the building.
4.4	PARTITIONS	There are some internal partitions which are in poor condition
4.5	DOORS	Timber doors are in poor condition
4.6	STAIRCASES	N/A
<b>5</b>	<b>FIXTURES AND FITTINGS</b>	
5.1	SANITARY FITTINGS/WASTES	N/A
5.2	BUILT IN FITMENTS	N/A
<b>6</b>	<b>PAINTWORK / DECOR</b>	
6.1	EXTERNAL PAINTWORK	External decorations are defective
6.2	INTERNAL DECORATION	External decorations are defective
<b>7</b>	<b>ELECTRICAL INSTALLTION</b>	
7.1	POWER	The electrical installation is over 40 years old and is obsolete. New sub main distribution and power is required for any future use.
7.2	LIGHTING	Lighting is generally twin florescent tube metal fittings. The wiring and fittings are obsolete and required complete replacement.
<b>8</b>	<b>HEATING SYTEM</b>	
8.1	EMITTERS	N/A
8.2	PIPES	N/A
8.3	CONTROLS	N/A
<b>9</b>	<b>STEAM SYSTEM</b>	
9.1	GENERALLY	N/A
<b>10</b>	<b>VENTILATION SYSTEM / AIR COND.</b>	
10.1	GENERALLY	N/A

# Condition Assessment Notes

**Block**

**Building G**

<b>SUB ELEMENTS:</b>	<b>NOTES:</b>
<b>11</b>	<b>COMMUNICATONS</b>
11.1 PHONES	N/A
11.2 PAGING & CALL SYSTEMS	N/A
<b>12</b>	<b>ALARMS AND SYSTEMS</b>
12.1 GENERALLY	There is a basic manual fire alarm system but this in a poor condition. No emergency lighting was observed throughout the building. Complete replacement is required.
<b>13</b>	<b>DRIANAGE (TO 1ST MANHOLE)</b>
13.1 GENERALLY	N/A
<b>14</b>	<b>PIPED GASSES / VACUM</b>
14.1 DISTRIBUTION	N/A
14.2 ALARMS	N/A
<b>15</b>	<b>HOT AND COLD WATER SYSTEMS</b>
15.1 GENERALLY	N/A
<b>16</b>	<b>LIFTS AND HOISTS</b>
16.1 GENERALLY	N/A
<b>17</b>	<b>HEATING PLANT</b>
17.1 BOILER	N/A
17.2 CALORIFIER	N/A
<b>18</b>	<b>FIXED PLANT</b>
18.1 GENERALLY	The building is fully sprinklered, upper floors where unoccupied appear to need sprinkler heads cleaning.
<b>19</b>	<b>FUEL STORAGE AND DISTRIBUTION</b>
19.1 GENERALLY	N/A

# Condition Assessment Schedule

**Block**

<b>Building G</b>
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ELEMENTS	SUB ELEMENTS:	CATEGORY	COST TO REPAIR £	REPAIR DUE IN YEAR	COST TO UPGRADE £
<b>1 STRUCTURE</b>	1.1 STRUCTURAL FRAME	N/A			
	1.2 FOUNDATIONS	N/A			
	1.3 WALLS	B			
	1.4 CHIMNEY	N/A			
	1.5 FLOORS(excl. finishes)	B			
	1.6 ROOFS	B			
<b>2 EXTERNAL FABRIC</b>	2.1 FACADE(Stone, Brick,etc.)	B			
	2.2 WINDOWS	C	16290	1	
	2.3 DOORS	D			
	2.4 FIRE ESCAPES	D	15000	1	
	2.5 ABOVE GROUND DRAINAGE	B			
<b>3 ROOF COVERINGS</b>	3.1 FLAT ROOF	D	6200	1	
	3.2 PITCHED ROOF inc SCAFF	D	28000	1	
	3.3 RAINWATER GOODS	D	2600	1	
<b>4 INTERNAL FABRIC</b>	4.1 FINISHES - WALLS	D	9800	1	
	4.2 FINISHES - FLOORS	D	29000	1	
	4.3 FINISHES - CEILINGS	D	38500	1	
	4.4 PARTITIONS	B			
	4.5 DOORS	B			
	4.6 STAIRCASES	N/A			
<b>5 FIXTURES AND FITTINGS</b>	5.1 FITTINGS/WASTES	N/A			
	5.2 BUILT IN FITMENTS	N/A			
<b>6 PAINTWORK / DECOR</b>	6.1 EXTERNAL PAINTWORK	D	1750	1	
	6.2 INTERNAL DECORATION	D	8400	1	
<b>7 ELECTRICAL INSTALLATION</b>	7.1 POWER	D	12000	1	
	7.2 LIGHTING	D	18000	1	
<b>8 HEATING SYSTEM</b>	8.1 EMITTERS	N/A			
	8.2 PIPES	N/A			
	8.3 CONTROLS	N/A			
<b>9 STEAM SYSTEM</b>	9.1 GENERALLY	N/A			
<b>10 VENTILATION SYSTEM / AIR COND.</b>	10.1 GENERALLY	N/A			
<b>11 COMMUNICATIONS</b>	11.1 PHONES	N/A			
	11.2 PAGING & CALL SYSTEMS	N/A			
<b>12 ALARMS &amp; SYSTEMS</b>	12.1 GENERALLY	D	4635	1	
<b>13 DRAINAGE (Up to 1st manhole)</b>	13.1 GENERALLY	N/A			
<b>14 PIPED GASES / VACUUM</b>	14.1 DISTRIBUTION	N/A			
	14.2 ALARMS	N/A			
<b>15 HOT AND COLD WATER SYSTEMS</b>	15.1 GENERALLY	N/A			
<b>16 LIFTS &amp; HOISTS</b>	16.1 GENERALLY	N/A			
<b>17 HEATING PLANT</b>	17.1 BOILER	N/A			
	17.2 CALORIFIER	N/A			
<b>18 FIXED PLANT</b>	18.1 GENERALLY	D	1500	1	
<b>19 FUELSTORAGE &amp; DISTRIBUTION</b>	19.1 GENERALLY	N/A			
<b>TOTALS</b>			<b>£191,675</b>		<b>£0</b>

# Condition Assessment Summary

ELEMENTS	COST TO REPAIR £	COST TO UPGRADE £
<b>1 STRUCTURE</b>	0	0
<b>2 EXTERNAL FABRIC</b>	31290	0
<b>3 ROOF COVERINGS</b>	36800	0
<b>4 INTERNAL FABRIC</b>	77300	0
<b>5 FIXTURES AND FITTINGS</b>	0	0
<b>6 PAINTWORK / DECOR</b>	10150	0
<b>7 ELECTRICAL INSTALLATION</b>	30000	0
<b>8 HEATING SYSTEM</b>	0	0
<b>9 STEAM SYSTEM</b>	0	0
<b>10 VENTILATION SYSTEM / AIR COND.</b>	0	0
<b>11 COMMUNICATIONS</b>	0	0
<b>12 ALARMS &amp; SYSTEMS</b>	4635	0
<b>13 DRAINAGE (Up to 1st manhole)</b>	0	0
<b>14 PIPED GASES / VACUUM</b>	0	0
<b>15 HOT AND COLD WATER SYSTEMS</b>	0	0
<b>16 LIFTS &amp; HOISTS</b>	0	0
<b>17 HEATING PLANT</b>	0	0
<b>18 FIXED PLANT</b>	1500	0
<b>19 FUELSTORAGE &amp; DISTRIBUTION</b>	0	0
	<b>£191,675</b>	<b>£0</b>

**Excludes Demolition, Professional Fees, Contractors Preliminaries and OHP.**

# Condition Assessment Five Year Programme

ELEMENTS	SUB ELEMENTS:	REPAIR LIABILITY					
		URGENT	£-YEAR 1	£-YEAR 2	£-YEAR 3	£-YEAR 4	£-YEAR 5
<b>1 STRUCTURE</b>	1.1 STRUCTURAL FRAME	0	0	0	0	0	0
	1.2 FOUNDATIONS	0	0	0	0	0	0
	1.3 WALLS	0	0	0	0	0	0
	1.4 CHIMNEY	0	0	0	0	0	0
	1.5 FLOORS(excl. finishes)	0	0	0	0	0	0
	1.6 ROOFS	0	0	0	0	0	0
<b>2 EXTERNAL FABRIC</b>	2.1 FACADE(Stone, Brick,etc.)	0	0	0	0	0	0
	2.2 WINDOWS	0	16,290	0	0	0	0
	2.3 DOORS	0	0	0	0	0	0
	2.4 FIRE ESCAPES	0	15,000	0	0	0	0
	2.5 ABOVE GROUND DRAINAGE	0	0	0	0	0	0
<b>3 ROOF COVERINGS</b>	3.1 FLAT ROOF	0	6,200	0	0	0	0
	3.2 PITCHED ROOF	0	28,000	0	0	0	0
	3.3 RAINWATER GOODS	0	2,600	0	0	0	0
<b>4 INTERNAL FABRIC</b>	4.1 FINISHES - WALLS	0	9,800	0	0	0	0
	4.2 FINISHES - FLOORS	0	29,000	0	0	0	0
	4.3 FINISHES - CEILINGS	0	38,500	0	0	0	0
	4.4 PARTITIONS	0	0	0	0	0	0
	4.5 DOORS	0	0	0	0	0	0
	4.6 STAIRCASES	0	0	0	0	0	0
<b>5 FIXTURES AND FITTINGS</b>	5.1 FITTINGS/WASTES	0	0	0	0	0	0
	5.2 BUILT IN FITMENTS	0	0	0	0	0	0
<b>6 PAINTWORK / DECOR</b>	6.1 EXTERNAL PAINTWORK	0	1,750	0	0	0	0
	6.2 INTERNAL DECORATION	0	8,400	0	0	0	0
<b>7 ELECTRICAL INSTALLATION</b>	7.1 POWER	0	12,000	0	0	0	0
	7.2 LIGHTING	0	18,000	0	0	0	0
<b>8 HEATING SYSTEM</b>	8.1 EMITTERS	0	0	0	0	0	0
	8.2 PIPES	0	0	0	0	0	0
	8.3 CONTROLS	0	0	0	0	0	0
<b>9 STEAM SYSTEM</b>	9.1 GENERALLY	0	0	0	0	0	0
<b>10 VENTILATION SYSTEM / AIR COND.</b>	10.1 GENERALLY	0	0	0	0	0	0
<b>11 COMMUNICATIONS</b>	11.1 PHONES	0	0	0	0	0	0
	11.2 PAGING & CALL SYSTEMS	0	0	0	0	0	0
<b>12 ALARMS &amp; SYSTEMS</b>	12.1 GENERALLY	0	4,635	0	0	0	0
<b>13 DRAINAGE (Up to 1st manhole)</b>	13.1 GENERALLY	0	0	0	0	0	0
<b>14 PIPED GASES / VACUUM</b>	14.1 DISTRIBUTION	0	0	0	0	0	0
	14.2 ALARMS	0	0	0	0	0	0
<b>15 HOT AND COLD WATER SYSTEMS</b>	15.1 GENERALLY	0	0	0	0	0	0
<b>16 LIFTS &amp; HOISTS</b>	16.1 GENERALLY	0	0	0	0	0	0
<b>17 HEATING PLANT</b>	17.1 BOILER	0	0	0	0	0	0
	17.2 CALORIFIER	0	0	0	0	0	0
<b>18 FIXED PLANT</b>	18.1 GENERALLY	0	1,500	0	0	0	0
<b>19 FUEL STORAGE &amp; DISTRIBUTION</b>	19.1 GENERALLY	0	0	0	0	0	0
<b>TOTALS</b>		0	191,675	0	0	0	0