

## Hudawi Centre - Asset Information Pack



## **Building Information**

### **Background**

The Hudawi Centre is located on Great Northern Street, Huddersfield, HD1 6BG and opened in 1997 on a site formerly occupied by Beaumont Street School. The building is a two storey, steel framed building with masonry and rendered walls covered by pitched tiled roofs.

Internally, the property is comprised of a large hall, a kitchen/café/bar area, and a variety of training and meeting rooms to the ground and first floor. A passenger lift provides access to the first floor. The current main use of the Centre is as office accommodation and as a training and meeting venue for the Council. It is also available for private hire bookings.

Externally there are 2 car parks to either side of the building, a small grassed area and an enclosed former nursery play area. All adjacent on road car parking is subject to permits and charges.

The adjacent former Beaumont Street Studios building that shares the site was disposed of by the Council in 2020.

### **Address:**

Hudawi Centre  
Great Northern Street  
Huddersfield  
HD1 6BJ

## **Condition**

A full condition survey was undertaken in November 2023. Key issues identified are as follows:

### Internal areas

- Staining noted to internal areas surrounding roof lights, this appears to have been caused by failed seals and flashings around the perimeter of the roof lights.
- Stained ceiling tiles are evident throughout the property.
- Entrance mat well is loose and defective.
- Areas of cracking noted to the walls located in 50 OFF, further investigations recommended.
- Sections of blockwork in 39 OTH have areas of fracturing.
- Numerous shortfalls were noted to the integrity of internal doors throughout the property. We would therefore advise that a fire risk assessment (FRA) is undertaken. Further details are provided within the main body of the Condition Report.

### External elevations

- Windows throughout the property are dated and in poor condition.
- Numerous cracked/defective concrete roof tiles evident across the property.
- Vegetation and moss growth noted across the roof.
- Roof ridge line has numerous areas where beading is defective/loose.
- Timber soffits to all elevations are dated and weathered.
- Numerous areas of eroded/missing mortar joints and some fracturing noted across all elevations.
- Timber fascias to elevations 02, 05, 06 and 07 have areas along their length which are decayed and heavily stained.

### External areas

- External planting and vegetation is overgrown in areas.
- External rubber crumb flooring is degrading and causing a potential trip hazard.
- Numerous areas of concrete flags across the site are uneven and/or defective and causing a potential trip hazard.
- Brick and stone boundary retaining walls have areas of eroded and/or missing mortar, fracturing and blown brickwork.

### Mechanical & Electrical Services

- Fire alarm panel is nearing end of serviceable life.
- External luminaires and external column mounted luminaries are nearing end of serviceable life.

## Costs

### Condition Cost Summary

The indicative inclusive cost of works over a ten year period needed to address the condition issues identified within the condition report is £700,332 (excl. VAT). For budgeting purposes, the inclusive cost figures include an additional sum of between 10-15% to cover contingency, contractor's preliminaries and professional fees.

Indicative inclusive costs by element, by year:

Element	Year 1 (H&S)	Year 1	Years 2-5	Years 6-10	Total
Roofs	£0	£7,050	£956	£0	<b>£8,005</b>
Structural frame & foundations	£0	£0	£0	£0	<b>£0</b>
Floors & Stairs	£0	£0	£0	£0	<b>£0</b>
External walls, windows & doors	£0	£12,076	£67,831	£0	<b>£79,907</b>
Internal walls, windows & doors	£3,675	£147	£9,170	£67,702	<b>£80,694</b>
Internal finishes	£257	£17,205	£140,681	£230,216	<b>£388,439</b>
Fittings, furnishings & Equipment	£0	£0	£0	£4,116	<b>£4,116</b>
Sanitary installations	£0	£0	£0	£31,053	<b>£31,053</b>
Electrical Services	£0	£0	£101,651	£0	<b>£101,651</b>
Mechanical Services	£0	£0	£0	£0	<b>£0</b>
External areas	£1,470	£4,385	£601	£0	<b>£6,457</b>
<b>Total</b>	<b>£5,402</b>	<b>£40,943</b>	<b>£320,889</b>	<b>£333,088</b>	<b>£700,322</b>

The indicative costs:

- Are based on repairing or replacing the element/sub element and uplifting to a condition grade A
- Are calculated using Building Cost Information Service (BCIS) cost and lifecycle data.
- All costs related to routine maintenance and servicing have been excluded.
- Do not include for any further investigation or specialist tests.
- Are exclusive of VAT.

Please note, the actual costs may be higher or lower depending on several factors as listed above. The figures calculated are indicative.

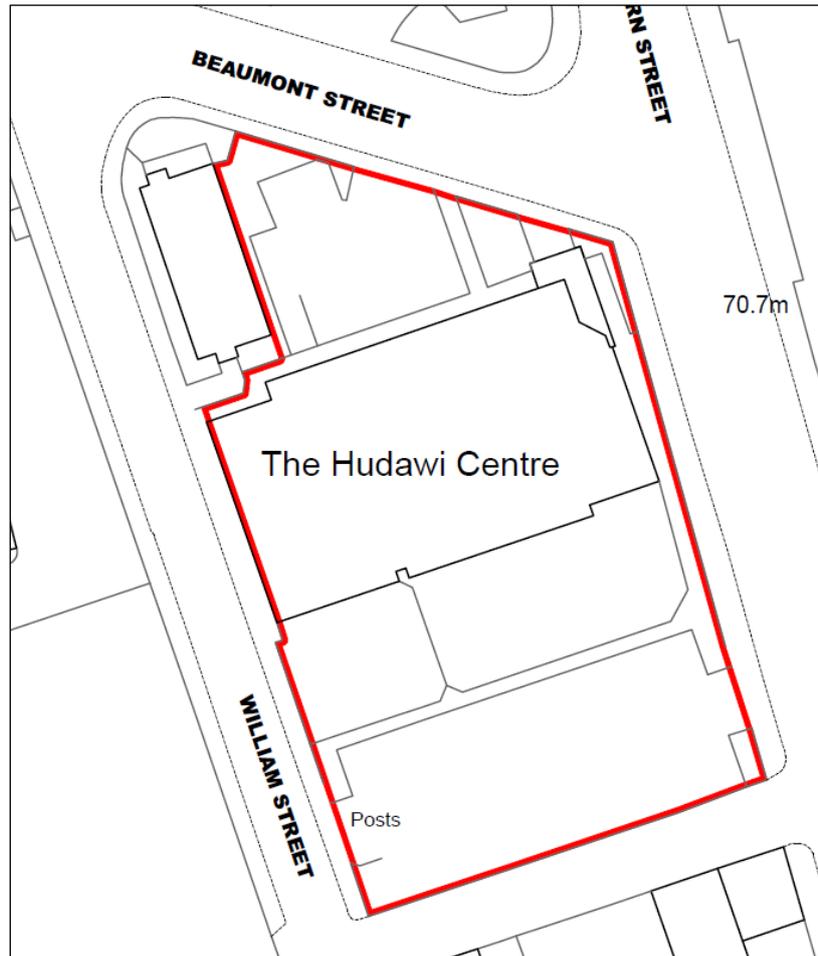
## Running Costs

Premises Expenses	2021/22	2022/23	2023/24 to date
Business Rates	£29,111.33	£18,757.08	£17,329.94
Cleaning & Grounds Maintenance	£17,370.63	£19,085.14	£18,540.09
Compliance	£2,973.96	£14,583.15	£854.95
Electricity	£3,335.41	£14,773.85	£8,434.97
Gas	£797.47	£23,589.46	£8,543.54
Office overheads, Equipment & Misc	£489.59	£2,723.53	£680.84
Repairs	£16,345.01	£24,520.30	£10,459.43
Toilets & Hygiene	£1,443.35	£1,131.81	£892.84
Trade Waste & Pest Control	£2,624.00	£2,965.20	£1,222.90
Water	£3,986.35	-£607.14	£3,743.46
<b>Total</b>	<b>£78,477.10</b>	<b>£121,522.38</b>	<b>£70,702.96</b>

NB: The negative figure for water in 2022/23 was due to a large credit note totalling £4,722.36 covering the period 30/02/2020 to 25/11/2022.

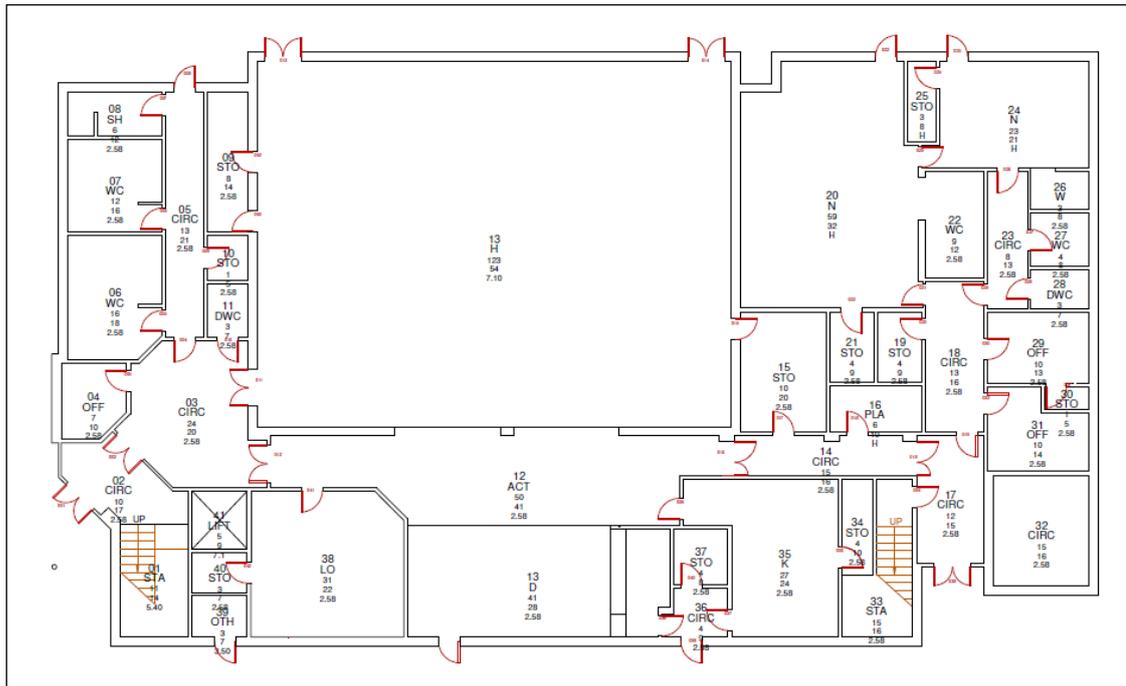
## Site Plans

**Red Line Boundary** - indicates the extent of the building and land.



## Floor Plans

### Floor Plan: Ground Floor Layout



### Floor Plan: First Floor Layout

