



Condition Report North Wales Hospital, Denbigh

**Prepared for Denbighshire County Council
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Inspection Date: 28th September 2018

Contents

Report

North Wales Hospital

1.	Introduction	3
2.	Observations	3
3.	Overview	4

1. Introduction

1.1 Scope

Instruction was given to Strutt & Parker by Denbighshire County Council to undertake a condition survey of the external fabric of a series of buildings on the site of the former North Wales Hospital, Denbigh. The Council require a photographic and referenced schedule showing the current condition of the buildings following the issue of a Compulsory Purchase Order.

The survey was undertaken using a combination of ground level photography and a drone to provide aerial stills and video footage of the roofs and surrounding areas of the site.

1.2 General

A site visit was undertaken on the 28th September 2018. The weather was dry and sunny.

The accompanying photographic schedules are based on the elements that were visible externally only, due to health and safety risks.

Our Standard Survey Limitations are attached to this report. It must be noted that for safety reasons the survey was limited to an external inspection and footage via drone. The survey did not include the gardens, yards or surrounding land and boundaries.

1.3 Drawings

The applicable elevation drawings and layout plans are for the Main Range, Aled Ward, Nurses Home, Isolation, Mortuary, Chapel, Garage and Principal Buildings 1, 2, 3 and 4 and are attached to this report. **Please note the drawings are for reference only and remain indicative of the buildings.**

1.4 Photographic Schedules

Photographic schedules are provided for the Main Range, Aled Ward, Chapel, Isolation, Mortuary, Nurses Home, Garage and Principal Buildings 1, 2, 3 and 4.

2. Observations

2.1 Roof & Rainwater Goods

Comments relate to all elevations except where specifically stated.

All roofs have fallen into disrepair through lack of maintenance, vandalism, fire and theft. All of the lead work associated with the roofs has been removed and extensive damage was caused.

Water ingress is causing roof timbers to deteriorate, principally due to rot and the roofs are showing signs of structural collapse.

The rainwater goods are either broken or missing and this is affecting the external walls, causing them to further deteriorate.

2.2 External Walls

Comments relate to all elevations except where specifically stated.

The water ingress caused by the lack of rainwater goods has severely impacted the structural integrity of the external walls. Some of the walls have collapsed and others are showing signs of structural movement.

2.3 Doors and Windows

Comments relate to all elevations except where specifically stated.

All doors and windows have either been vandalised, destroyed by fire or are missing. In most cases the opening frames remain in place but the openings have been boarded up whereas most window casements are missing.

2.4 Grounds

The site is generally overgrown and unmaintained. Vegetation growing up walls and tree roots are causing further impact to the integrity of the buildings. The presence of any noxious weeds has not been assessed.

2.5 Services

2.5.1 Drainage

Although not fully inspected it was noted that a number of drainage inspection chambers had missing covers revealing roots and, in some cases, trees growing within the system suggesting the drainage would be in a poor condition.

2.5.2 Electricity

We understand there is no electrical mains network connection to the site and most of the electrical installations have been removed. This also appeared to be the case from the inspection.

3. Overview

All of the buildings have fallen into a state of disrepair and those parts affected by fire and vandalism will undoubtedly require demolition. A number of buildings have already been demolished for safety reasons.

The combination of vandalism, fire and general dilapidation has resulted in many of the structural elements being left exposed to the weather and therefore causing further instability.

Standard Survey Limitations

Scope of Inspection

General

The surveyor will report upon:

- The main aspects of the property including assessing the site/location, the design, structural framework, fabric and services.
- The grounds, boundaries and environmental aspects considered to affect the property.
- Any requirements for further investigation arising from the inspection.

The surveyor will use all the care and skill to be reasonably expected of an appropriately experienced and competent Chartered Surveyor.

Save as hereinafter provided, the surveyor will carry out such work as is reasonable in his/her professional judgement, bearing in mind the limitations of the inspection and stated purpose of the report.

The report will not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representations or statements about such parts.

The surveyor will consider his or her advice carefully but is not required to advise on any matter the significance of which in relation to the property is not apparent at the time of inspection from the inspection itself.

The surveyor will inspect diligently but is not required to undertake any action which would risk damage to the property or injury to him/herself.

The surveyor will not undertake any structural or other calculations.

Except where the contrary is stated in the report, parts of the structure and of the woodwork, which are covered, unexposed or inaccessible, will not be inspected.

Certain faults or defects may only be apparent intermittently. For example, leaking chimney stacks or overflowing gutters may only be apparent in heavy or driving rain. The report can only identify those defects that are apparent in the conditions prevailing at the time of inspection.

The surveyor will inspect as much of the surface area as is practicable and will lift loose floorboards and trap doors where reasonably accessible, but will be under no obligation to raise fixed floorboards or to inspect those areas of the property that are covered, unexposed or are not readily accessible.

The surveyor is not required to move any obstruction to inspection including, but not limited to, furniture and floor coverings.

The surveyor will not inspect those areas which are not reasonably accessible or visible from the property, its site, or adjacent public areas.

Roof

Inspection will exclude any roof space where there is no reasonably accessible roof hatch, and the outer surfaces of any roof that cannot be readily seen. Flat roofs over 3m (10ft) above ground level will not be inspected unless there is reasonable access from other parts of the building.

Standard Survey Limitations

Services

A brief inspection and general comment will be made of exposed cables, plumbing and the inside of drainage inspection chambers where the covers are readily visible and accessible and can be lifted intact without undue difficulty. Modern drainage access points are often fitted with covers fixed down with screws; screw fixed covers will not be raised.

Burglar alarm and fire alarm systems, water softeners, bottled gas installations etc. are specialist fields and are outside the scope of the report.

Services which have been disconnected or turned off will not be reconnected or turned on without the prior consent of the owner and the attendance at the property of a plumber, electrician, central heating engineer etc. as appropriate.

No inspection or assessment will be made of telecom, internet, satellite, television, radio, mobile phone etc. installations or reception.

Subsidence

We will not form any trial holes to inspect foundations or below ground structures and, therefore, will not comment as to their adequacy other than where defects in such elements have caused visible and obvious defects in the building superstructure.

We recommend that you make sure that the buildings insurance policy includes adequate provision against, inter alia, subsidence, landslip and heave.

Outbuildings

Temporary outbuildings will not be inspected.

Permanent outbuildings will be inspected less critically than the main building and will be reported on in more general terms; only major defects will be identified.

Leisure installations such as tennis courts, swimming pools etc. will not be inspected.

Grounds and Boundaries

No attempt will be made to identify the extent of ownership or liability for maintenance of party walls and boundary features.

The grounds and boundaries in the immediate vicinity of the main building will be inspected and reported upon in general terms. No inspection will be made of grounds and boundaries remote from the main building.

Building and Other Regulations

The inspection will not include checks to establish whether the construction meets the criteria of The Building Regulations, the NHBC or other statutes and standards. Such checks can be undertaken by prior arrangement for an additional fee.

New Build, Alterations and Extensions

Drawings and specifications for the construction of a building or extension or for the execution of any alterations/repairs will not be examined unless by prior specific arrangement.

Standard Survey Limitations

Hazardous Materials and Health

We will note and advise on lead water supply pipes where this material is visible and identifiable but you should understand that such material is often only visible after excavation or opening up and this type of exploratory work does not form part of the inspection.

We will advise in the report if the property is in an area where, according to the National Radiological Protection Board, there is a risk of Radon. Where a risk exists we will advise further enquiry and/or testing.

We will advise if there are transformer stations or overhead power lines which might give rise to an electromagnetic field either over the subject property or immediately adjacent. We will not be able to report on the proximity or existence of any underground cables.

As assessment of any possible health risk as a result of electromagnetic fields, Radon, lead or other harmful material is outside our expertise but we may recommend that you obtain further advice.

Flats

If the survey is of a flat (or maisonette) the limitations will be generally in accordance with this document and specifically in accordance with this paragraph.

We will inspect the interior and exterior of the subject flat and any outbuildings exclusively with the subject flat in detail. Our inspection of other areas will comprise the common parts and entrances leading to the subject flat, the exterior of the block or part in which the flat is situated and the grounds immediately surrounding the block or part. These areas will be inspected less critically than the flat itself and comment will be restricted to obvious serious defects/shortcomings and the apparent quality of general maintenance only. No other common parts, outbuildings, blocks, gardens etc. will be inspected.

Lift, entry-phone etc. provision will be noted but no critical inspection will be made of advice given. Services within the subject flat will be inspected but no inspection will be made of services outside the flat, particularly but not exclusively drainage. Where there is reasonable access into the roof or into the roof void directly from the subject flat then inspection will be made of that part of the roof/void directly above the subject flat only.

Unless agreed otherwise at the time of instruction we will not review or comment on the Lease or obligations of the Landlord/Tenant. Nevertheless, you may well need to consult with your legal advisor on receipt of our report to determine whether matters raised and criticisms made are the responsibility of the Landlord or Tenant.

Preliminary Advice

We will, if specifically requested, give preliminary verbal or written advice after inspection but prior to receipt of the written report. However, any such advice should not be construed as a representation or warranty and should not be acted upon. Sufficient time should be allowed to read, understand and consider the written report and any recommended supplementary reports prior to committing himself to purchase and exchange contracts.

Budget Costs

Any budget costs given for works will be provided as a guideline only and will not comprise an offer to have works carried out for that sum. If you wish to know the cost of undertaking any work recommended in the survey report you must obtain contractors' quotations.

Standard Survey Limitations

Latent Defects

We will not inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible and we will therefore be unable to report that any such part of the property is free from defect.

We will not carry out any investigation to determine whether high alumina cement was used during the construction of the building inspected and we will therefore be unable to report that the property is free from risk in this respect. Neither will we make any investigations concerning the presence of Radon gas in the area nor whether or not the land has been affected by landfill operations or contamination of land.

Specialist Appointments

Where we instruct others to undertake specialist duties on behalf of the Client, e.g. services testing, we will do so as Agent for the Client and thus do not accept responsibility for the specialists work.

Contamination Including Asbestos

No enquiry or investigation will be undertaken into the possible existence of contamination of the site or adjoining property. Should you require advice as to the likely existence of contamination, a specialist consultant must be engaged.

This property and its value may be affected by contamination, including by the presence of asbestos. Identification of contamination is highly specialist work, for which Strutt & Parker are not qualified or accredited.

Our report is therefore based on the assumption that no contamination exists and that, before you place any reliance upon it for any purpose, you will:

Commission an expert or experts to determine whether any contamination is present on the property or may be threatened from an adjoining property

Seek advice on the cost of any remedial action to overcome any contamination.

Advise us of that cost in order that we may revise our advice/valuation to take account of that contamination.

Assumptions

Unless otherwise expressly agreed the surveyor while preparing the report will assume that:

- The property (if for sale) is offered with vacant possession.
- The property is connected to main services with appropriate rights on a basis that is known and acceptable to the client.
- Access to the property is of right upon terms known and acceptable to the client.
- That no high alumina cement concrete or calcium chloride additive or other deleterious material was used in the construction of the property or has since been incorporated.
- That the property is not subject to any unusual or especially onerous restrictions encumbrances or outgoings and that good title can be shown.

Standard Survey Limitations

- That the property and its value are unaffected by any matters which would be revealed by a Local Search and replies to the Usual Enquiries, or by any Statutory Notice, and that neither the property nor its intended use is or will be unlawful.
- That inspection of those parts that have not been inspected would neither reveal material defects, nor cause the surveyor to alter the report materially.

Disclosure

The report will be prepared for the private and confidential use of the named client only and the client's professional advisors. Responsibility is not extended to any third party. The client agrees to keep the report confidential disclosing its contents only to the client's professional advisors. In particular (but without limit) the client must not disclose the whole or any part of the report to any person (other than a professional advisor) who may intend to rely upon it for the purpose of any transaction.