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# RES PROPERTY SURVEYORS

TEN-YEAR MAINTENANCE PLAN FOR PUBLIC HALL HIGH  
STREET WILLINGHAM CAMBRIDGESHIRE CB24 5ES.

NOVEMBER 2024

Mandy Powell  
Willingham Parish Council  
Ploughman Hall  
West Fen Road  
Willingham  
Cambridgeshire CB24 5LP

Darren Fosdike BSc (Hons) MRICS C. Build E FCABE. MPTS

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Dear Mrs Powell

**RE: Public Hall , High Street, Willingham , Cambridgeshire CB24 5ES**

We have been instructed to inspect the above property and provide a maintenance plan, highlighting items of repair over a ten-year period, together with items which require attention sooner, rather than later.

The plan that follows may not be regarded as a full building survey and, to obtain price certainty, competitively priced tenders would need to be obtained. This would mean producing a full specification of works for the tender process. As a result, therefore, the budget costs are a guide only.

The property is a purpose-built public hall, having two floors. To the ground floor, there is the main entrance and the main hall area. To the rear of the hall, there is an accessible WC, a unisex toilet and a staircase leading up to the first floor. To the far-right hand corner of the hall, there is a storage room, which was locked at the time of inspection.

There is a second staircase, stone staircase leading up to the first floor. The staircase is adjacent to the main entrance. To the first floor, there is an open plan hall area, incorporating a kitchenette and storage units.

The property is of traditional construction, having a pitched and tile covered roof on a timber frame, with solid brick walls and timber suspended floors. There is no form of central heating to the property. Heating is provided by infrared electric heaters. Natural daylight is provided by metal framed single glazed windows.

There is a date stamp on the front of the building, indicating that the property was constructed in 1892.

Yours sincerely,



**Darren Fosdike BSc (Hons) MRICS C. Build E FCABE. MPTS**  
Director  
**RES Property Surveyors** (RICS Regulated Company)



# TEN YEAR MAINTENANCE PLAN

# RES PROPERTY SURVEYORS

**Property Name and Address:** Public Hall High Street Willingham Cambridgeshire CB24 5ES

**Date:** 28 October 2024

**Property Use:** Public Hall

**Surveyor :** Darren Fosdike

**Telephone No:** 0207 9711240

**PHYSICAL CONDITION**

| 1.1 External   |                          |                          |                          |                                     |                          |                                     |                                     | Budget Costs |     |     |        |     |     |        |     |     |        | £ |  |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------|-----|-----|--------|-----|-----|--------|-----|-----|--------|---|--|
|  |                          |                          |                          |                                     |                          |                                     |                                     | Yr1          | Yr2 | Yr3 | Yr4    | Yr5 | Yr6 | Yr7    | Yr8 | Yr9 | Yr10   |   |  |
| <b>Roof , parapits and chimneys</b>  |                          |                          |                          |                                     |                          |                                     |                                     |              |     |     |        |     |     |        |     |     |        |   |  |
| Flat   | Felt                     | Asphalt                  | Lead                     | Pitched                             | Slate                    | Conc Tiles                          | Clay Tiles                          |              |     |     |        |     |     |        |     |     |        |   |  |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |              |     |     |        |     |     |        |     |     |        |   |  |
| <b>Condition</b>   |                          |                          |                          |                                     |                          |                                     |                                     |              |     |     |        |     |     |        |     |     |        |   |  |
| Good   | <input type="checkbox"/> |                          | Serviceable              | <input checked="" type="checkbox"/> |                          | Poor                                | <input checked="" type="checkbox"/> |              |     |     |        |     |     |        |     |     |        |   |  |
| <b>Comments</b>  |                          |                          |                          |                                     |                          |                                     |                                     |              |     |     |        |     |     |        |     |     |        |   |  |
| <b>Parapets : Brick. Chimneys : Brick with clay pots.</b>  |                          |                          |                          |                                     |                          |                                     |                                     |              |     |     |        |     |     |        |     |     |        |   |  |
| <b>Roofs : concrete interlock roof coverings.</b>  |                          |                          |                          |                                     |                          |                                     |                                     |              |     |     |        |     |     |        |     |     |        |   |  |
| <b>parapets</b>  |                          |                          |                          |                                     |                          |                                     |                                     |              |     |     |        |     |     |        |     |     |        |   |  |
| The parapet wall to the front of the property encloses the gable end and there is a needles stone to the centre and concrete spears to the left and right hand side. The needle stone and concrete spears need to be checked, to ensure that they are secured and repairs to the needle stone will inevitably be required. |                          |                          |                          |                                     |                          |                                     |                                     | 1,000.00     |     |     |        |     |     |        |     |     |        |   |  |
| There is a smaller parapet wall above the main entrance door. As with the main parapet, this has a stone coping. General repairs to the stone copings and spear will be required.  |                          |                          |                          |                                     |                          |                                     |                                     | 600.00       |     |     |        |     |     |        |     |     |        |   |  |
| The roof covering consist of concrete interlocking tiles, which are beginning to be covered with moss and lichen. The moss needs to be cleaned off, so as to prevent it falling into the gutters, which could ultimately cause blockage.   |                          |                          |                          |                                     |                          |                                     |                                     | 600.00       |     |     | 600.00 |     |     | 600.00 |     |     | 600.00 |   |  |





|  |                          |                          |                                     |                          |                                     |                                     |      |      |      |      |  |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|------|------|------|------|--|
| <p>To the front façade, there is face brickwork laid with soft red bricks, laid to a solid bond construction, with limestone mullions and sills. There are areas of weathered bricks and the stonework is beginning to deteriorate.</p> <p>To the left, right hand side and rear elevation, the face brickwork is laid in a buff coloured brick, also laid to a solid bond construction. Both to the left and right hand side, there is fracturing above and below the windows. These cracks start above the airbricks, continue to the underside of the stone window sills and continue above the arched window heads to the underside of the sills at first floor level.</p> <p>This is an indication that there is flexing of the foundations to the front part of the property and there is slight rotation, indicative of foundation movement. The only way to confirm this would be to carry out excavations and trial pits, to see the condition of the underlying soil and whether the soil is either over wet or desiccated. This movement may be as a result of failure of the drainage system and a full inspection will be required.</p> <p>In any event, following a period of monitoring to confirm stability and assuming the drains are the cause of the problem, once the drains have been fixed then helical bars would need to be installed across the cracked brickwork, both to the left and right hand side, followed by repointing.</p> <p>In addition, there are areas internally where there is penetrating dampness and externally there is loose pointing. There are also areas of missing bricks where alterations have been carried out previously.</p> <p>To the rear of the property, where the property has been extended, the bricks are laid to a cavity bond construction. To the rear elevation, there is storage of materials, ivy growth and brambles. This needs to be cleared and cut back and repairs to the external brickwork in this area will be required.</p> <p>At higher level to the first floor rear elevation, there are gallows effect steel straps. It is unclear why these have been installed, but they are beginning to rust and need to be removed.</p> |                          |                          |                                     |                          |                                     |                                     |      |      |      |      |  |
| <p>A complete overhaul of the external walls will be required, by way of repointing and the installation of helical bars, following confirmation that the movement has been eradicated and the property has found a new state of equilibrium.</p>  | 20,000.00                |                          |                                     |                          |                                     |                                     |      |      |      |      |  |
| <input type="checkbox"/>   | 20,000.00                | 0.00                     | 0.00                                | 0.00                     | 0.00                                | 0.00                                | 0.00 | 0.00 | 0.00 | 0.00 |  |
| <b>Windows External</b>  |                          |                          |                                     |                          |                                     |                                     |      |      |      |      |  |
| Timber   | uPVC                     | Aluminium                | Crittles                            | SG                       | DG                                  | Safety                              |      |      |      |      |  |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |      |      |      |      |  |
| <b>Condition</b>   |                          |                          |                                     |                          |                                     |                                     |      |      |      |      |  |
| Good   | <input type="checkbox"/> | Serviceable              | <input type="checkbox"/>            | Poor                     | <input checked="" type="checkbox"/> |                                     |      |      |      |      |  |









|  |           |           |  |  |  |  |  |  |  |  |
|--|-----------|-----------|--|--|--|--|--|--|--|--|
| <p>The internal floors are higher than the external ground level to the front of the property. We would recommend that an ACO drain be placed across the threshold of the door externally as noted previously in this report.</p> <p>Within the meter cupboard, a Visqueen or polythene membrane has been placed, prior to the laying of a concrete base, presumably to stop moisture rising up through the concrete.</p> <p>The timber floorboards look as though they could be the original floorboards and, as a result, there is general wear and tear and distortion within the floors.</p> <p>In a property of this age and character, it was not a requirement to insulate the floors, as would be recommended today. In order to increase thermal efficiency and to achieve the required energy performance rating, we would recommend that the floors be insulated and new floor coverings to both the ground floor and first floor would be required.</p> <p>However, prior to insulating the floors and providing a new floor covering, the dampness within the floor needs to be eradicated. There are excessive high levels of dampness and the timber floorboards are beginning to soften, most notably adjacent to the doors leading into the hall on the ground floor. There is water staining and water rising up through the concrete steps and there are high moisture meter readings in the quarry tiled surface.</p> <p>As a result therefore, prior to renewal of the floors, the dampness needs to be eradicated. You should instruct a timber and damp proof treatment specialist to carry out an intrusive inspection of the floors and provide you with a quotation for any remedial works, which may be required and defects seen following the intrusive inspection. We would suspect that the sleeper walls and damp proof course has failed. In addition, we suspect that the drains are leaking, causing dampness to rise up.</p> <p>Budget cost for inspection of the subfloor timbers and carrying out remedial works with regards to rebuilding of sleeper walls and the insertion of a damp proof course:</p> | 10,000.00 |           |  |  |  |  |  |  |  |  |
| <p>Following the eradication of dampness through the floors, allow a budget cost for renewal of floor coverings:</p>   |           | 25,000.00 |  |  |  |  |  |  |  |  |
| <p>Prior to the renewal of floor coverings, allow a budget cost to provide additional insulation to the floor voids at ground floor level.</p>   | 10,000.00 |           |  |  |  |  |  |  |  |  |
| <p><b>STAIRCASE</b></p>  |           |           |  |  |  |  |  |  |  |  |

























**2. SUMMARY OF BUDGET COSTS****BUDGET COSTS SUMMARY £**

|   | Year 1            | Year 2            | Year 3           | Year 4          | Year 5          | Year 6          | Year 7          | Year 8          | Year 9          | Year 10         |
|---|-------------------|-------------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Net Construction/Repair from Condition Survey | 115,360.00        | 111,860.00        | 11,760.00        | 1,360.00        | 4,810.00        | 4,260.00        | 860.00          | 2,860.00        | 2,260.00        | 860.00          |
| Professional Fees Budget cost @ 10%           | 11536.00          | 11186.00          | 1176.00          | 136.00          | 481.00          | 426.00          | 86.00           | 286.00          | 226.00          | 86.00           |
| <b><u>SUB TOTAL</u></b>                       | <b>126,896.00</b> | <b>123,046.00</b> | <b>12,936.00</b> | <b>1,496.00</b> | <b>5,291.00</b> | <b>4,686.00</b> | <b>946.00</b>   | <b>3,146.00</b> | <b>2,486.00</b> | <b>946.00</b>   |
| Plus VAT @ 20 %                               | 25379.20          | 24609.20          | 2587.20          | 299.20          | 1058.20         | 937.20          | 189.20          | 629.20          | 497.20          | 189.20          |
| <b><u>SUB TOTAL</u></b>                       | <b>152,275.20</b> | <b>147,655.20</b> | <b>15,523.20</b> | <b>1,795.20</b> | <b>6,349.20</b> | <b>5,623.20</b> | <b>1,135.20</b> | <b>3,775.20</b> | <b>2,983.20</b> | <b>1,135.20</b> |
| Contingency                                   | 15227.52          | 14765.52          | 1552.32          | 179.52          | 634.92          | 562.32          | 113.52          | 377.52          | 298.32          | 113.52          |
| <b>Total Budget Cost</b>                      | <b>167,502.72</b> | <b>162,420.72</b> | <b>17,075.52</b> | <b>1974.7</b>   | <b>6,984.12</b> | <b>6,185.52</b> | <b>1,248.72</b> | <b>4,152.72</b> | <b>3,281.52</b> | <b>1,248.72</b> |

### 3. CONCLUSION

#### SUMMARY & ADDITIONAL COMMENTS

The property is of traditional construction and was constructed in 1896. As a result, it is inevitable that it is showing signs of wear and tear, however there are defects that are beginning to manifest themselves.

As a result of these defects, there is a risk to the health of the building users, most notably dampness within the building, which could have affected the electrical installations. In addition, the energy performance of this property is likely to be lacking and improvements are required.

This may not be regarded as an audit in compliance with the Disability Discrimination Act, but there are items where upgrades are required, most notably the rear exit door, the installation of an accessible parking bay and increasing widths to the internal door, as was noted previously in this report.

We have not allowed for the installation of an accessible lift, as this would mean significant structural alterations. The decision to install a lift would need further consideration with regards to the use of the building, but most notably to ensure that whatever services or activities are provided to the first floor, they should also be provided to the ground floor, so as not to discriminate those who are restricted to wheelchair use or have ambulant disabilities.

The installation of a lift would entail additional expense and a budget cost for the installation of a lift, including structural alterations to floors/ceiling joists would be:

Budget Cost £35,000 This is not included to the 10 year plan

# APPENDIX 1

## Photographs

*We provide a limited selection of photographs for reference purposes. This is not intended to be a full photographic schedule and the photographs should be viewed in context of the main body report which should be read in its entirety and the recommendations enacted. The photographs do not represent the full itemisation of defects.*



# PUBLIC HALL HIGH STREET CB24 5ES

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Monday, 28 October 2024

37 Photos



**PHOTO 5**



**PHOTO 6**



**PHOTO 7**



**PHOTO 8**



**PHOTO 9**



**PHOTO 10**



**PHOTO 11**



**PHOTO 12**



**PHOTO 13**



**PHOTO 14**



**PHOTO 15**



**PHOTO 16**



**PHOTO 17**



**PHOTO 18**



**PHOTO 19**



**PHOTO 20**



**PHOTO 21**



**PHOTO 22**



**PHOTO 23**



**PHOTO 24**



**PHOTO 25**



**PHOTO 26**



**PHOTO 27**



**PHOTO 28**



**PHOTO 29**



**PHOTO 30**



**PHOTO 31**



**PHOTO 32**



**PHOTO 33**



**PHOTO 34**



**PHOTO 35**



**PHOTO 36**



**PHOTO 37**



**PHOTO 38**



**PHOTO 39**



**PHOTO 40**



**PHOTO 41**

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