

# PRELIMINARY REPORT AND AUCTION ADVICE

XXXX  
XXX  
Croydon  
London  
SE25 XXX



FOR  
Mr X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS



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## **INTRODUCTION**

Firstly, may we thank you for your instructions of XXXX; we have now undertaken an independent preliminary report of the church, church hall and two bedroom flat. This Survey was carried out on XXXX.

### **Our Instruction**

We wish to clarify our instruction. We understand it to be to provide a report on the property condition, offering valuation advice with regard to the auction to enable you to make an appropriate bid.

We have had very limited time to prepare this information and no time to carry out our usual investigations or to deal with this process in our usual manner.

From having various discussions with you we have utilised our time to provide the information we feel will best help you to make a decision with regard to the auction and potential purchase of this property.

### **Caveat**

We feel given the restraints of the inspection and the time restraints we have to caveat this report. You need to understand that by its very nature it is high risk as there are many unknowns with regard to this property, which we have identified in the report.

### **Options**

There are many options of how to deal with situations such as this and we have outlined a number of these within the report.

For sake of clarity we would advise that we have assumed that you wish to use the property as a church, church hall and as accommodation, as there are of course other options of how you could utilise this property and space, which in an open market situation could mean the property is far more valuable.

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## **REPORT FORMAT**

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

### ***GENERAL/HISTORICAL INFORMATION***

*This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.*

### **TECHNICAL TERMS DEFINED**

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

### **A PICTURE IS WORTH A THOUSAND WORDS**



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. The sketches are not 100% technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.

### **ORIENTATION**

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

### **ACTION REQUIRED AND RECOMMENDATIONS**

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

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## **SYNOPSIS**

### **SITUATION AND DESCRIPTION**

This is a preliminary report consisting of a church, hall and accommodation.

The property is set in a predominantly residential area.

#### **Church**

The church has fundamental brick and tile pitched roof construction with tower and basement - 407sq m (4381 sq ft) (taken from sales details).

#### **Hall**

The church hall is rendered with a barrel roof – 318 sq m (3423 sq ft) (taken from sales details).

#### **Accommodation**

The two bedroom flat is accessed via its own staircase at first floor level, which consists of:

Render finish with a flat roof covered with felt.

Total site area: 0.15 hectares (0.38 acres) (taken from sales area).

#### **Shelter**

Not inspected.

#### **Surrounding Grounds**

Overgrown with trees.

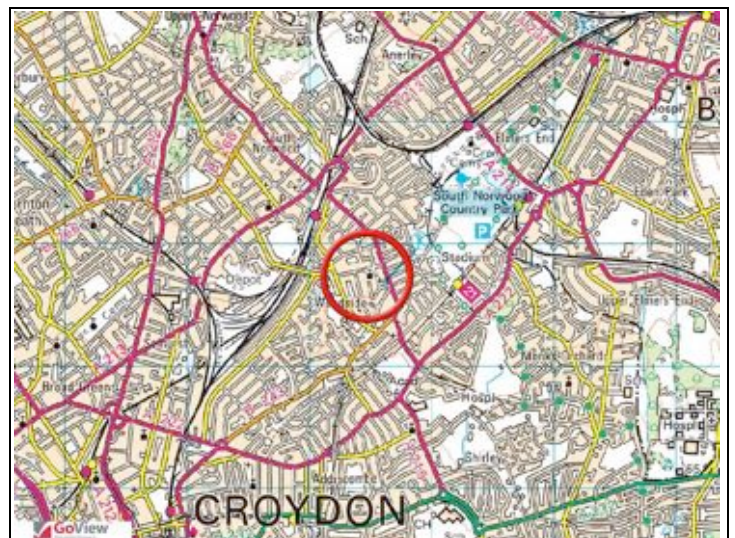
**ACTION REQUIRED:** Your legal advisor needs to check and confirm all of the above.

We would reiterate we have not measured the property and not had time to assess the measurements given.

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## LOCATION PLANS



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## EXTERNAL PHOTOGRAPHS



Front view



Front entrance  
Aerial view – 360 photo



Rear view  
Aerial view – 360 photo



Rear view  
Aerial view – 360 photo



Right view



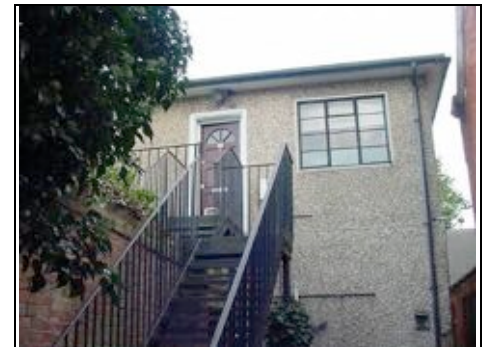
Right side and tower



Passageway leading to church hall



Church hall roof



Accommodation

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## **ACCOMMODATION AND FACILITIES**

(All directions given as you face the property)

We have included a list of the accommodation and facilities that we have viewed and there may be other areas. The following gives a general overview and is taken from the sales details. These need to be checked and confirmed by your Legal Advisor.

The square meterage data has been taken from the XXX Chartered Surveyors literature.

### **Church**

- 1 Sanctuary – 306 sq m (3293 sq ft)
- 2 Tower room – 8.6 sq m (93 sq ft)
- 3 Ante-rooms – 6.8 sq m (73 sq ft)
- 4 Two additional rooms – 13.8 (148 sq ft) and 10.9 (117 sq ft)

### **Church Hall**

- 5 Main hall – 169 sq m (1819 sq ft)
- 6 Small hall – 40 sq m (430 sq ft)
- 7 Two rooms – 26 sq m (279 sq ft) 6.9 sq m (74 sq ft)
- 8 Kitchen – 12.3 sq m (132 sq ft)

### **Flat Above Church Hall**

- 9 Two Bedrooms
- 10 Reception room
- 11 Kitchen
- 12 Bathroom
- 13 WC

### **Outside Areas**

Overgrown, with trees. No parking.

**ACTION REQUIRED:** Your Legal Advisor needs to check and confirm what your legal rights are with regard to access and parking in surrounding areas and permitted hours of use.

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## **INTERNAL PHOTOGRAPHS**

(All directions given as you face the property)

This is a photographic record of the property on the day we viewed the property. We have not necessarily taken photographs of each and every room.

### **Church**



General view looking to front  
Aerial view – 360 photo



General view looking to rear  
Aerial view – 360 photo



Room to rear right



WC to rear right

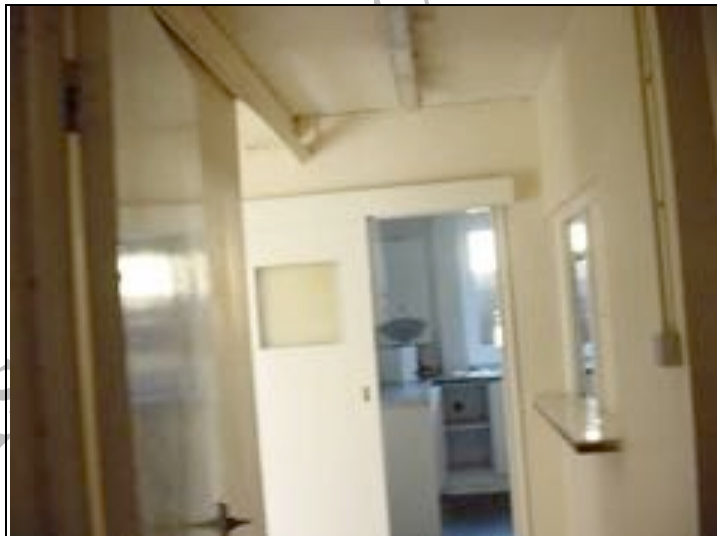
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**Church Hall**



Main hall



Looking towards kitchen

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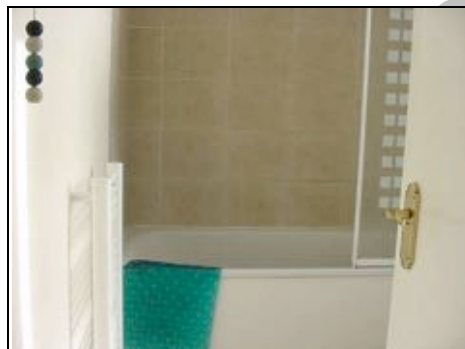
**Accommodation**



Kitchen



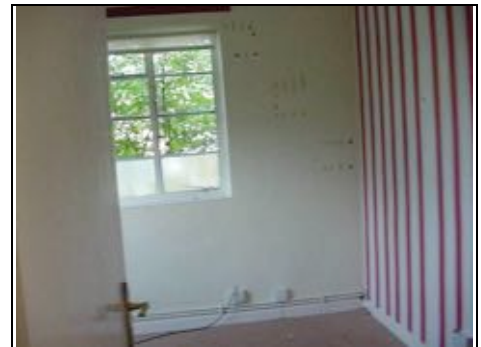
Reception room



Bathroom



Bedroom



Bedroom

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## **SUMMARY OF CONSTRUCTION**

### **Church External**

Chimneys:	Brick chimneys
Main Roof:	Pitched, clad with tiles Valley gutters and box gutters
Roof Structure:	Hammerbeam exposed structure with metal restraints
Gutters and Downpipes:	Cast iron and plastic including sit on gutters
Walls:	Brickwork with decorative stonework
Windows and Doors:	Leaded lights, some with plastic protection

### **Internal**

Ceilings:	High level boarded
Walls:	Plastered
Floors:	Suspended and solid (assumed)

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## **Church Hall**

Roof:	Barrel roof – high and low level boarding, possibly proprietary boarding, possibly asbestos (all assumed)
Walls:	Render
Windows and Doors:	Metal single glazed windows

## **Internal**

Ceilings:	Boarded, possibly proprietary boarding, possibly asbestos (all assumed)
Walls:	Plastered
Floors:	Solid under foot, assumed concrete

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## **First Floor Accommodation**

Flat Roof:	Covered with felt
Walls:	Render
Windows and Doors:	Metal single glazed windows

## **Internal**

Ceilings:	Plasterboard (assumed)
Walls:	Plastered
Floors:	Solid under foot, assumed concrete

## **Services to all properties**

We have not inspected the services.

**ACTION REQUIRED:** We would recommend allowing for complete renewal.

We have used the term 'assumed' as we have not opened up the structure.

**ACTION REQUIRED:** Your Legal Advisor needs to check and confirm the above and advise us of anything they require further clarification on before legal commitment to purchase the property.

Time was very limited for the overall inspection and this needs to be reviewed.

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## **EXECUTIVE SUMMARY**

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 200 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

We would refer you to our Instruction and Caveat and Options at the start of this section and ask that you re-read them to ensure that you are happy we are meeting the criteria of your requirements.

Read on: we have divided the Executive Summary into:

1. 'Plus Points'
2. 'High Priority'
3. 'Medium Priority'

to help you to clarify and focus on the issues that we believe need addressing.

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## **Plus Points**

*Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!*

- 1) The property has vacant possession and indeed we believe it has been unoccupied for several years.
- 2) An auction gives the most transparent way of buying a property. Please see XXXX notes (the Auctioneers) with regard to this Lot, about bidding at auctions. Do be careful that auctions can lead to you underbidding on the price.
- 3) You need to know that when your bid is accepted and agreed you own the property and property purchases in England are under Caveat Emptor, which means Buyer Beware, so all problems become your problems.
- 4) From what we can see a reasonable amount of information is available and has been provided via the Auctioneer's pack. Unfortunately due to limited time we have not been able to properly review this and analyse it.

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## **High Priority – Major Concerns**

*We normally put here things that we feel will be difficult to resolve and will need serious consideration.*

### **1.0) Subsidence/Movement Investigation**

Our major concerns are the subsidence/movement, which are known about within the property and have been investigated in the past by XXXX Engineers.

From our understanding of this the concerns with regard to movement in the property relate to:

#### **Cracking**

There is evidence of substantial cracking and movement in the property which have been investigated by way of XXX Engineers, carrying out analysis on the XXXX to the north end of the church.

This was a non-intrusive visual inspection, which recommended further investigation was required, such as trial pits, and that temporary measures should be taken, assumed for safety reasons.

*For example moving pews away from walls and cracks and recommending the supporting of the arch to the north window and upgrading of the staging levels and access ladders and the supporting cross steels.*

#### **Clay**

The church sits on a known clay area, which means it sits on unstable ground.

#### **Trees**

In addition to this there are a large number of trees and vegetation, which can considerably affect the clay and how it expands and contracts.

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### **Additional Investigation – trial holes**

Trial holes were carried out on XXXX under requests from XXX of XXXX Engineers by XXXX, who confirmed that the soil conditions were poor.

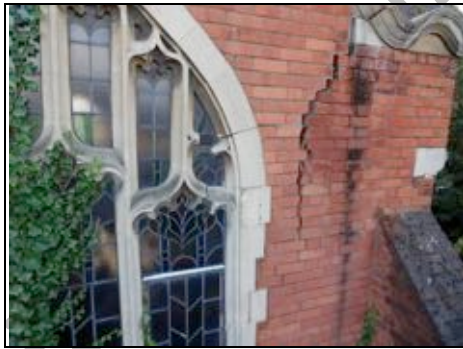
### **Our investigations**

We duly rang the consultant engineers, as part of our brief investigations, at 9am on XXX to speak to XXX or XXX and were advised that XXX has now left the company and XXX was on holiday. They advised they would endeavour to find someone who knew/had experience about the project. We spoke to them about 3pm when they advised that no-one else had been involved with the project as far as they were aware and it would be best to wait for XXXX return from holiday.

### **Left side cracks and movement**



Crack to left side



Close up of crack to left side at top of buttress wall



Buttress

### **Right side cracks**



Crack on right side runs down to the ground



Bottom of crack to right side left

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### **Internal cracks**



Internal crack on right side



Cracking to front left

### **Recommendations from Consulting Engineers after the Trial Pits had been carried out**

These further investigations by trial pits established that a mixture of clay sub-soil and trees have caused problems and that under pinning would be required to stabilise the building. However, a traditional mass concrete under pinning was not recommended and use of a pile solution was anticipated.

The brief report then goes on to point out that this would lock the single storey structure in its deformed shape and also recommends the option of demolition and reconstruction with a ground beam and pile foundations on a suspended floor.

It also recommends further investigation and advises they were obstructed by a gas pipe during the course of their investigations.

They also advised that they were restricted to the north end of the church and noted there may be problems elsewhere.

They also discussed briefly the use of pressure injected grout to stabilise the ground.

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**Is there any further information with regard to the structural problems?**

As far as we can see, there is no further information with regard to the structural problems. We would have expected specifications to be written, budget costings and tenders and possibly pricing. We assume this may have been carried out and it deemed that the cost of the works prohibited them going ahead and that these problems still remain.

We would add that we have had a very limited view of the property in a limited time frame and our viewing did not allow access into,

*For example, the roof spaces, under the floor, the basement area nor the tower area and, as mentioned, we were time restricted.*

**ACTION REQUIRED:** Further discussions need to take place with XXXX Engineers to establish if budget estimates and costings have been carried out in relation to resolving the movement/subsidence.

In addition to this, further discussions need to take place with any consultants that have dealt with this building in the past.

**ANTICIPATED COST:** Unfortunately having movement and subsidence in a property is very much like having a blank cheque book at this stage of investigations. Other than establishing that it is likely that underpinning and ground beams are required on the property we have little else to go on.

We are also aware that the inspection carried out by XXX Engineers was some time ago and was only to part of the property.

We would expect costs to be in the hundreds of thousands of pounds and feel a budget cost of £X to £X would be reasonable at this stage of the procedure but more investigation needs to take place. Ideally budget estimates should be gathered from specialist contractors.

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## 2.0) Asbestos

A Type Two Asbestos Report has been provided, dated XXX, carried out by XXX of XXX Limited relating to the church hall only. We are not aware whether one has been carried out for the church and the accommodation.

Type Two Asbestos Survey Defined  
(Taken from the Asbestos Survey itself)

The purpose and process used in this survey are identical to a Type One Survey except that representative samples are collected and analysed for the presence of asbestos.

Type One Asbestos Survey Defined  
(Referred to in the above definition)

The purpose of this survey is to locate, as far as reasonably practicable, the presence and extent of expected ACM's in the property and assess their condition. The survey essentially defines the need to sample and analyse asbestos. There is a reasonable and practical limit to what is accessed.

Full details of the definitions of asbestos methodology are found on Page 8 of the Asbestos Survey.

### Asbestos Report

Firstly it should be understood that this asbestos survey has been carried out for another party and they have no liability for using it and you should obtain your own asbestos survey. We would also recommend investigations with the person commissioned the original asbestos survey if they are available (XXX).

The asbestos report identifies areas, which have been excluded, such as the main hall high level ceiling, the void under the stage, corridor area and the loft space. There are also other exclusions from the survey such as sampling bitumen roofs and other difficult to sample areas.



Main hall where asbestos was noted

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The asbestos report uses a scoring chart described in the report defined as:

Total risk  
Very high above 15  
High 11 – 15  
Medium 9 – 10  
Low 6

Pages 21-26 and 29-40 then identify areas of medium to high risk. Our brief inspection comments (please note our time limitation comments with regard to this report) relate to the church hall.

The analysis of the samples was carried out by XXX Asbestos Analysis Services Ltd.

There is also a licence to undertake work with asbestos from XXX Asbestos Removals Services from XXX to XXX. Unfortunately the documentation relating to what work was carried out, other than noting the work area within an area known, as the day room was difficult/impossible to read.

**ACTION REQUIRED:** We recommend that discussions and negotiations are carried out with everyone that has been involved with regard to the asbestos in this property to understand the extent of the investigations that were carried out and the subsequent work that has been carried out.

Our insurance company require us to advise we are not asbestos specialists and recommend you have an asbestos survey carried out by a specialist asbestos company.

You need to have your own asbestos report carried out and also have investigations with the previous people who have been involved with the asbestos work (see contacts list in the Appendices), possibly even use the same companies.

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We think the main priority would be to establish if an asbestos report has been carried out on the church and whether these investigations form part of the original survey and the church was asbestos free meaning it did not feature within the asbestos report. This needs to be clarified.

**ANTICIPATED COST:** Again, another blank cheque book scenario. Have asbestos surveys been carried out on the church or not? Have they been carried out to an acceptable standard on the church hall and accommodation? Further investigations are required and ideally budget estimates from specialist contractors.

Depending on what has or has not been done and whether testing has or has not taken place this could range from a few thousand pounds for testing to £X plus for removal of asbestos; please obtain quote from specialist contractors.

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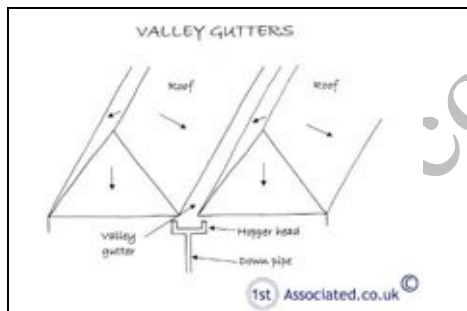
## **Medium Priority**

*Problems / issues raised in the medium priority section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.*

### **1.0) Church Roof, valley gutters, box gutters and associated guttering**

Internally dampness can be seen in the property that we believe is coming from the valley gutters, box gutters and guttering.

The roof that we have been able to the church to see using high level photography are clay tile roofs and look, all things considered (i.e. the property has been effectively abandoned for a year or so), in reasonable condition, with vegetation growth, etc on the roof as one would expect, which has blocked gutters and made valley gutters and box gutters back up and leak into the building.



Valley gutters



Valley gutter full of vegetation  
Aerial view – 360 photo



Clay tile roof with valley gutter  
Aerial view – 360 photo



Dampness coming through to front  
believed to be from valley gutter.  
The roof has a hammerbeam style  
which has metal restraints

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Acro props in church

**ACTION REQUIRED:** A full roof survey.

**ANTICIPATED COST:** We would set aside the sum of £30,000 to £40,000 to carry out repairs, plus associated scaffolding. Please obtain quotations.

### 1.1) Roof Structure

You have a hammerbeam style roof structure within the church. This has in addition metal bracing and straps. This may be an original design feature or it may have been added to stabilise the roof structure; we simply do not know.

**ACTION REQUIRED:** Further investigation needs to be carried out with regard to the roof to see if there is roof spread occurring.



Hammerbeam roof structure  
Aerial view – 360 photo

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## 2.0) Church Hall Roof

The hall roof is barrelled. We have not had enough time to establish the construction. From what we understand this could be a concrete/ asbestos content, both of which can be problematic if built in the 1950's-1970's period.

**ACTION REQUIRED:** Further investigation is required.  
Please see our earlier comments.

## 3.0) Flat Roof over Accommodation

This has a felted flat roof. We believe it to be a concrete structure and believe the accommodation to be concrete. Wherever there is concrete there is also a risk that additives could have been used:

*For example, high alumina cement which will be inherently defective in the building.*

**ACTION REQUIRED:** Inherent defect, and will usually need major work, often demolition is an option.

## 4.0) Walls Repairs to brickwork and stonework

The walls consist of a mass brickwork construction with decorative stonework and buttresses to the side of the property.

### 4.1) Spalling and deteriorating brickwork

The leaking roofs and associated gutters have caused damage to the brickwork and stonework. We can see that in some areas spalling has occurred to the brickwork.

Spalling Defined

The face of the brickwork deteriorating.



Leaking downpipe causing deterioration to walls

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Vegetation growth on brickwork



Spalling and damp brickwork



Spalling brickwork to the tower –  
we had no access to the tower  
Aerial view – 360 photo



Dampness to stonework in church



Dampness to corridor  
in front of church

**ACTION REQUIRED:** A repair programme will be necessary and we would anticipate will lead to full scaffolding of the property which would also enable the work to the walls and the roof to be carried out at the same time.

Please note we would also recommend that you carry out emergency work to the property before the autumn and winter of XXX to limit future deterioration.

**ANTICIPATED COST:** In the region of £10,000 to £20,000; please obtain quotations.

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#### 4.2) Buttresses

The walls have buttresses. It is difficult to establish if the buttresses are an original design feature or have been added as a mechanism to help stabilise the property.

**ACTION REQUIRED:** Further investigation required to establish whether the buttresses are original design features or additions to the property which are adding to the problems.



Buttress

#### 5.0) Dampness

There was dampness throughout the property. Where there is woodwork in a building it can be susceptible to wet rot, dry rot and woodworm. We can see particularly to the rear of the property a lot of dampness has come through which can also affect the timber in this area.

**ACTION REQUIRED:** Further investigation needed – open up the structure in this area.

#### 6.0) Structural Movement

There is structural movement visible in the property, as visible by cracking throughout the property. This has been part of an inspection carried out by consulting engineers.

**ACTION REQUIRED:** Further investigations and discussions with the structural engineers. It may mean the appointment of further structural engineers and monitoring of the property. We feel the monitoring will need to take place before the building is used to ensure it is safe.

Please see our earlier comments.

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## 7.0) Safety of building to use

**ACTION REQUIRED:** In its current state we would reiterate that further checks are need to ensure the building is safe to use and indeed safe for contractors to enter with regard to both movement and the asbestos.

## 8.0) Stained Glass Windows and Windows

The stained glass windows and windows are in average to poor condition considering the property has been abandoned. The windows to the church hall and accommodation are metal glazed windows.

**ACTION REQUIRED:** You will need to decide on a programme of works. There will also be repairs needed to many of the windows.

You need to speak to the window company.

**ANTICIPATED COST:** As stained glass is relatively specialist work costs can be expensive. Costs in the region of £25,000 to £50,000; please obtain quotations.



Stained glass window to front of church



Stained glass window

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## **9.0)Environmental Report**

The Auctioneer's pack comes with an environmental report. This was carried out by Site Check, part of Landmark Trust. This is a desktop/computer based assessment.

While it says it has passed on the front page of the environmental report we would suggest you read more deeply into the report.

*For example, it identifies the soil as 'no hazard to moderate' (if we are reading the report correctly with regard to the clay ground which does highlight the limitations of these type of desktop reports).*

The trial holes that have been identified that were carried out earlier from the recommendations of the structural engineers are the best way forward with this type of work, where you have specific evidence rather than general data evidence.

**ACTION REQUIRED:** We feel this report is a very broad brush environmental report and there may be issues in this area.

## **10.0)Energy Performance Certificates (EPC's)**

Carried out by XXX, dated XXX and predictably had a poor rating, as is often the case with older properties.

There has been much said, particularly by Society for the Protection of Ancient Buildings (SPAB), with regard to the use of EPC reports on older properties. Interestingly the only good ratings related to the boiler, radiators and lighting, with poor and very poor relating to the roofs, walls, windows, etc. It is now likely that you would not get good ratings on the services of this building due to it being not used/abandoned.

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**ACTION REQUIRED:** You need specific advice from an independent source in relation to what improvements you can make with regard to the energy efficiency of the property.

As we understand it, energy efficiency requirements will come in in XXX, which will very much limit what you can and cannot do with a building. We believe that they have to have a rating of at least 'E'.

*For example, if you wish to let any part of the property.*

We would also add that it will also have implications on how work is carried out, i.e. roofs are now required to have insulation if you are re-roofing a large percentage of the roof; we believe it is 25% but you do need to check this.

Building Regulation requirements with regard to energy efficiency are forever increasing.

**ANTICIPATED COST:** In the region of £500 to £1,000; please obtain quotes.

### **11.0) Planning Permission**

Within the Auctioneer's pack there are documents on Planning Permissions, which relate to the use of the property as a church as far as we can see.

### **11.1) User Class**

The property has a User Class of D1. Briefly this means places of worship, day nurseries, consulting rooms, exhibition halls and non-residential education and training centres (see Appendices).

### **11.2) Planning Permission Investigations**

We have not had the time to investigate Planning Permission on the property. The possibility is that the area has been looked at for redevelopment for dwellings. This will considerably affect the price that the property is worth at auction.

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### **11.3)Internet Postcode Search**

We have carried out a postcode search on the [croydon.gov.uk](http://croydon.gov.uk) website and have found no planning applications or appeals as far as we could see for XXX. An astute developer would have carried out discussions with the planning department but not about anything registered, as this of course would affect the value of the property.

**ACTION REQUIRED:** Your legal adviser needs to carry out checks with regard to Planning Permissions and restrictions.

### **12.0) Listed Buildings and Local List of Buildings of Architectural or Historic Interest**

We believe the building is not Listed and we have checked within the British Listed Buildings website. There can of course be errors with this type of database checking. We have also spoken briefly to the Conservation Officer.

We do believe the property is within XXX Council's local list of buildings of architectural or historic interest, which is a detailed document, that we have not had time to read and digest, stating XXX Council's criteria and that it may be taken into account if an application is made.

We have not had experience of this type of listing and how it can affect planning permissions so it is difficult to comment further.

We have briefly spoken to XXX who is a Conservation Officer (see contacts list) who referred us to a document, an extract of which we quote as follows:

"The local list is a list of buildings that are constructed within XXX considered by the public and the Council as having special local architectural or historic interest. They are considered to be of significance to the local community and to contribute to the environment and cultural heritage of the Borough. Although not of national importance required to merit statutory listing their local value deserves preservation."

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It then goes on to say

“In order to offer some degree of protection to these buildings and the features which are only of local interest the government’s advice to local planning authorities is stated in Planning Policy Guidance 15 which goes on to state that the local list is designed to identify these buildings and features and offer them a level of protection against demolition or undesired alterations.”

**ACTION REQUIRED:** Further investigation is required as to what you can and cannot do with the property. We would need to have a full brief as to your requirements on the property. We have looked at this building as being used as it is, i.e. a church, a hall and accommodation.

We recommend you appoint a planning specialist with regard to this matter.

### 13.0) Services

It should be noted we have not made any inspection of the services and we would expect a full electrical re-wire to be required, new boiler system, etc.

From what we understand there have been squatters in the building/has been accessed/has been ransacked.

### 13.1) Electrics

There is no electrical information as far as we can see other than the XXX report where information was gathered by XXX Ltd.

**ACTION REQUIRED:** Allow for full electrical testing and we anticipate a re-wire will be required.

**ANTICIPATED COST:** We would set aside the sum of £10,000 to £20,000. Please obtain quotations.

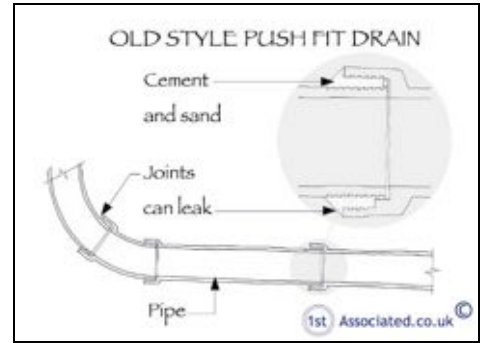
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### 13.2) Drainage

A drainage report has been carried out by XXX, part of XXX Water Property Services. This relates to the main drains around the property, not from what we understand within the property.

In older properties, such as this, drainage was often push fitted together rather than bonded together.



Push fit drains

**ACTION REQUIRED:** We would recommend your own closed circuit TV camera report of the drainage system.

**ANTICIPATED COST:** In the region of £500 to £1,000 plus cost of any repairs/replacement. We would set aside the budget sum of £10,000.

### 13.3) Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement, as you will be re-piping much of the water used in the building it gives an ideal opportunity to also check for any remaining lead pipes.

**ACTION REQUIRED:** We would reiterate that we recommend with regard to all services that you have an independent check by a specialist contractor.

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#### 14.0) Building Insurance

In its present form the building may not be insurable and it would be very vulnerable to deterioration and vandalism etc if left empty. We do not know whether you have to insure your building provisionally to be made for insurance as the building will be very vulnerable when it is empty and this type of building is very difficult to secure.

There is a check report by Chancel Check Repair Liability of XXX identifies that there is a risk that you can insure against.

##### Chancel Check Defined

A legal obligation on some property owners in England and Wales to pay certain repairs to the local parish church.

**ACTION REQUIRED:** You need to make provision to insure the building once you purchase it and/or make security arrangements to ensure it cannot be damaged further.

#### 15.0) Wind and Watertight

**ACTION REQUIRED:** We would also carry out wind and watertight work before the autumn/winter of XXX. We would recommend carrying out a minimum of two weeks of work to clear roofs, valleys, box gutters, gutters, downpipes and make as watertight as possible to ensure minimum damage during the autumn/winter of XXX and spring of XXX.

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## **Valuation**

### **What should you bid on this property at auction?**

Buildings have many values. As you may or may not be aware, buildings have many values, particularly at auction depending upon what the bidder wishes to use them for. Often with auctions there can also be bidders that have different ideas of what to do with the property and land,

*For example, the other bidders may have spoken to the planners and understand the full planning potential of the land and may be looking to maximise the value of the land on the open market for use, i.e. for housing, which is likely to have a far higher value than as a church/DI User Class.*

### **What is the building worth in the open market?**

The building has already been marketed in the open market by XXX Chartered Surveyors in XXX at a value of £XXX for unconditional offers and the building did not sell. It could be argued that this is therefore the top price and you should not bid above this, and in fact you should take the costs of the repairs off the value.

Equally, and ultimately, if the building is well marketed, and planning permissions permit, it may attract bidders who will be looking to convert the building to another use, as its highest value may not be as a church. This can lead to a church property being converted to offices, school, dwellings or being demolished. You need to decide whether you wish to bid against people who are looking to achieve the maximum economic value from the site.

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## **What is the church worth to you?**

We feel that a good way of establishing what the church is worth to you is to decide what type of buyer you are. We believe generally that buyers fall into three categories:

### **Category One**

The church is located in an area that is good for you. The capacity of the church is appropriate. Other features, such as size of classrooms, welfare facilities: toilets, etc, parking and grounds are all what you are looking for, then this will make the church extremely functional to you and you should be looking to place your highest bid.

### **Category Two**

If you consider the location to be okay but not ideal and maybe feel that the capacity is too small or too large and that the balance of classrooms, welfare facilities, parking and grounds make this ideal.

### **Category Three**

This is very much a purchaser who will buy the property if the price is right. The church does not meet the criteria that you had set out an ideal world but it is good enough and can be adapted and at the right price could work acceptably.

When you are looking at categories you will also need to also need to anticipate how you wish to grow and develop the church.

### **Balance**

We also feel that a factor with regard to buying a church is what we would term as balance, i.e. is the seating capacity appropriate with welfare, classrooms, parking and grounds, possibly on-site accommodation/security?

We feel that all buyers and purchasers of property make some compromises but we do feel you need to start off by deciding what category of buyer you are: Category One, Category Two or Category Three?

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### **Auction Environment**

You need to be aware that in an auction environment often bidders bid above what they originally intended to bid at as part of the auction, or the skill of the Auctioneer can ensure that bids are made over and above what the true value of the property is worth.

### **Repair costs and other costs to consider**

You need to be aware that it is not just the cost of buying the property that you need to consider there are also the costs of the repairs. The repairs really need further investigation and we have had very limited time to view the building and some areas we simply have not been able to access, such as the basement and tower area and around the full curtilage of the site. We feel this needs more research,

*For example, movement in the property and the asbestos, and also the planning restrictions and planning possibilities.*

### **Unknown costs**

To a large extent there are unknown costs when taking on a building like this and the best advice is to reduce the number of these unknown costs as much as possible by carrying out research which takes time and is exactly what has not been available in this particular instance.

We suggest that you employ us or another consultant to continue investigations for you up until the auction to identify any other issues, concerns or opportunities.

### **Things that add value to you – special purchasers**

From what we understand, you are actively trying to purchase in the D1 User Class market and have been outbid on occasions and you will understand the value of D1 User Class and what it is worth to you more than anyone. This can mean you are what is known as a special purchaser, who can add additional value to the property, this can range from 10% to 25%, possibly more depending upon how suitable this property is to you.

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### **What is the reserve?**

At an auction it is usual to have a reserve on the property. This reserve is not necessarily the Auctioneer's public estimated value of £XXXX (XXX hundred thousand pounds) in this case. This figure is often used to entice buyers into the auction room where a bidding war is hoped for, or push values higher. It is arguable that this property is not worth more than £XXX (XXX hundred thousand pounds), as this is what it has been on the open market for previously and not sold. Indeed it could be argued it could be worth a fair bit less than this, say £XXXX (XXXX hundred thousand pounds), once you take the costs of the repair works and movement/subsidence and asbestos work for example.

However, it could equally be argued that as this has now moved into the Auctioneer environment and has possibly been better marketed than previously it may well now achieve £XXXX (XXXX hundred thousand pounds), £XXXX (XXX hundred thousand pounds), or even £XXX (XXX million pounds).

It really does depend upon what value others see in the property and land and what negotiations they have had with the planners, indicating the potential that is available.

### **Hope Value**

There is also what is often known as hope value in the property world where bids at an auction may go over and above the market value with the purchaser hoping they can get planning permission and hoping they will benefit from an uplift in the property market, but all of this we feel moves into a gambling arena rather than an investment.

### **Conclusion**

This would lead us to conclude that bids on the information that you have, which is very limited, should be ranging from £XXXX (XXX hundred thousand pounds) to £XXX (XXX hundred thousand pounds) from the limited information available.

Depending upon what Category of buyer you are it may mean that you could bid higher than this.

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## **Summary of Our Costs**

We have included a summary of our costs mentioned within this report.

### **ACTION REQUIRED**

### **ANTICIPATED COSTS:**

Movement/subsidence

£X to £X

Asbestos

£X to £X

Roof

£X to £X

Walls

£X to £X

Windows

£X to £X

Energy Efficiency

£X to £X

Electrics

£X to £X

Drainage

£X to £X

### **TOTAL COSTS:**

### **APPROXIMATE**

**Between £X to £X**

**Plus costs for scaffolding etc  
where necessary**

All costs are budget costings and we recommend that quotations be obtained as soon as possible.

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## **Not a Royal Institution of Chartered Surveyors (RICS) Valuation**

There simply has not been the time available to produce an RICS valuation in this instance.

This is not an RICS Valuation and we have given guidance only. Further time and investigation is needed.

## **What would an RICS Valuation typically involve?**

There are various methods of valuing property.

### **Comparative Method**

This type of property is always particularly difficult unless you have very specialist knowledge of the market, the transactions that have taken place and the details relating to them. We have not had the opportunity to research this market and look at other comparable sales. We understand that you have contacts with people active in the market and we will be happy to discuss the valuation further with them and indeed would have if time had been available.

### **Re-build Value**

Where there is a limited market transaction or reliable information on the market transaction it may also be worth valuing the property on its re-build value, which is where you value it on the amount it would cost to build a similar building and also purchase the land and professional costs etc.

## **Alternative view of the value of the property**

You need to be aware that other parties may view this property completely differently and may consider it not as a church, a church hall and a two bedroom flat, but as a church that can be rented out, a church hall that can be demolished and built on and a two bedroom flat that can be converted and developed, possibly even being able to get a three storey building in the area. This is all of course subject to planning permission.

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We would at the moment, looking at the sales values in the area, expect to find:

A two bedroom property in the region of £X to £X

A three bedroom terrace in the region of £X to £X

This would give potential for, say two or three, three bedroomed terraced properties at £XXX and a two bedroom flat at £XXX, giving a total value of £XXX less building costs of approximately one third of the value, rounding up to £XXX for easier maths would give a value in the region of £XXX. It is very difficult to say whether this is or is not possible without meeting up with the planner but it certainly is a possibility and needs to be considered.

### **Bidding Before the Property Goes to Auction**

An alternative would also be to bid before the property goes to auction. We are aware that XXX Chartered Surveyors have had the property on the market for £XXX (XXX thousand pounds) since XXX and you may wish to consider having a before market bid. We are however concerned that due to the timescale there has been so little time to research the true market value of the property.

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## SUMMARY UPON REFLECTION



The Summary Upon Reflection is a second summary so to speak, which is carried out when we are writing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

We feel that given the limited time available for investigation the problems that are visible at this property, such as the structural problems and the asbestos problems, makes this a relatively high risk purchase. Having said this you may well consider you are a special purchaser and set yourself a higher value on the property.

To simplify the decision in the time we had available we would draw these points to your attention:

1. You need to ensure you are happy to take on the risk of the structural problems that are known about on this property.
2. There is a risk of asbestos.
3. The property as a whole needs repair and maintenance to resolve everything from dampness.
4. Inherent defects. There may be some inherently defective materials used in the construction of the property.

From a valuation point of view you need to decide what Category of purchaser you are; One, Two or Three, as described earlier within this report.

### Tactics

It may be tactically to you advantage to make an offer or bid either pre or post auction (that it assuming it does not sell).

Having said all of this you may consider yourself to be a Special Purchaser and set yourself a higher value than the open market value on the property.

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We refer you to our comments in the Plus Points, Medium Priority and High Priority Sections and ask that you re-read these.

As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion.

We would ask that you re-read the Report and contact us on any issues that you require further clarification on.

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## **MORE ABOUT THE REPORT FORMAT**

Just a few more comments about the Report format before you read the actual main body of the Report.

### **TENURE – FREEHOLD (OR AS GOOD AS)**

We have assumed that the property is to be sold Freehold or Long leasehold, with no unusual or onerous clauses and that vacant possession will be available on completion. Your Legal Advisor should confirm that this is the case.

### **AUCTIONEER – FRIEND OR FOE?**

It is important to remember that the Auctioneer is acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property. We as your employed Independent Chartered Surveyor represent your interests only.

### **SOLICITOR/LEGAL ADVISOR**

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

### **TERMS OF ENGAGEMENT/LIMITATIONS**

This report is being carried out under our terms of engagement for Residential Building Surveys, as agreed to and signed by yourselves. If you have not seen and signed a copy of our terms of engagement please phone immediately.

### **OUR AIM IS ONE HUNDRED PERCENT SATISFACTION**

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible with your property purchase - just phone us.

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It is our policy not to offer a conclusion to ensure that the Building Survey is read in full and the comments are taken in context.

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424**.

For and on behalf of  
XXXX Limited  
Independent Chartered Surveyors  
XXXX

**This Report is dated: XXX**

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# APPENDICES

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## **Timeline from instruction**

The Surveyor was first aware of the need for a survey on this property at 3.30pm on XXX. The meeting was confirmed at approximately 3pm the same day, with this then being communicated to the Surveyor at 3.30pm who then went to the property for 4.30pm.

Approximately two hours were spent viewing the property and this viewing was limited (please see our limitations section).

The evening of XXX was spent reviewing notes and documentation on the property and making a voice file first draft, which was completed on the morning of XXX when the first draft of the report was prepared.

We worked on XXX to complete the draft report.

The Surveyor offered to come to the meeting with XXX, but he advised this was not necessary.

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### **Estimates of Building Costs**

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

Our estimates have also been gauged on our general knowledge of building prices. However in this particular instance we have had very little time to view and review the property and our estimates as such are very broad.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would usually be best to have work supervised if it is complex, both of which we can do if so required.

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## **List of Contacts for Further Investigation**

We believe there will be some additional, useful information available from the contacts below that were mentioned in the Auctioneer's Pack and would recommend they are all contacted for further discussions.

### **Structural Engineers**

XXX

Tel: XXX

### **Asbestos Report**

XXX

Tel: XXX

### **Chancel Check**

XXX

Tel: XXX

### **Drainage report**

XXX

Tel: XXX

### **Electrics**

XXX

Tel: XXX

### **Energy Performance Certificate**

XXX

Tel: XXX

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**Planning Permission - London Borough of XXXX**

XXX

Tel: XXX

**Local Listed Buildings and Architectural or Historic Interest**

XXX

Tel: XXX

**Conservation Officer**

XXX

Tel: XXX

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Town and Country Planning Act (TCPA) Classes Order	Use/Description of development	Permitted Change to another use class
<b>A1:</b> Shops	The retail sale of goods to the public: Shops, Post Offices, Travel Agencies & Ticket Agencies, Hairdressers, Funeral Directors & Undertakers, Domestic Hire Shops, Dry Cleaners, Internet Cafés, Sandwich Bars (where sandwiches or other cold food are to be consumed off the premises).	No Permitted Change
<b>A2:</b> Financial & Professional Services	Financial Services: Banks, Building Societies & Bureau de Change. Professional Services (other than Health or Medical Services): Estate Agents & Employment Agencies. Other services which it is appropriate to provide in a shopping area: Betting Shops. (Where the services are provided principally to visiting members of the public).	A1 (where there is a ground floor display window)
<b>A3:</b> Restaurants & Cafés	Restaurants & Cafés (i.e. places where the primary purpose is the sale and consumption of food and light refreshment on the premises). This excludes Internet Cafés which are now A1.	A1 or A2
<b>A4:</b> Drinking Establishments	Public House, Wine Bar or other Drinking Establishments (i.e. premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises).	A1, A2 or A3
<b>A5:</b> Hot Food Take-away	Take-aways (i.e. premises where the primary purpose is the sale of hot food to take-away).	A1, A2 or A3
<b>B1:</b> Business	a) Offices, other than a use within Class A2 (Financial Services) b) Research and development of products or processes c) Light industry	B8 (where no more than 235 sq.m.)
<b>B2:</b> General Industrial	General Industry: use for the carrying out of an industrial process other than one falling in class B1.	B1 or B8 (B8 limited to 235 sq.m.)
<b>B8:</b> Storage & Distribution	Use for storage or distribution centre.	B1 (where no more than 235 sq.m.)
<b>C1:</b> Hotels	Use as a Hotel, Boarding House or Guesthouse, where no significant element of care is provided.	No Permitted Change
<b>C2:</b> Residential Institutions	Hospital, Nursing Home or Residential School, College or Training Centre where they provide residential accommodation and care to people in need of care (other than those within C3 Dwelling Houses).	No Permitted Change
<b>C2A:</b> Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.	No Permitted Change
<b>C3:</b> Dwelling Houses	Use as a Dwelling House (whether or not as a sole or a main residence), a) by a single person or people living together as a family, or b) by not more than six residents living together as a single household (including a household where care is provided for residents).	No Permitted Change
<b>D1:</b> Non-Residential Institutions	Clinics & Health Centres, Crèches, Day Nurseries & Day Centres, Museums, Public Libraries, Art Galleries & Exhibition Halls, Law Court, Non-Residential Education & Training Centres. Places of Worship, Religious Instruction & Church Halls.	No Permitted Change
<b>D2:</b> Assembly & Leisure	Cinema, Concert Hall, Bingo Hall, Dance Hall, Swimming Bath, Skating Rink, Gymnasium, or area for indoor or outdoor sports or recreations, not involving motor vehicles or firearms.	No Permitted Change
Not in any use class (Sui – Generis*)	A use on its own, for which any change of use will require planning permission. Includes, Theatres, Nightclubs, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations and Motor Car Showrooms.	No Permitted Change
	Casinos - following declassification planning permission is needed for any premises, including D2 premises, to undergo a material change of use to a casino.	D2
* Where uses do not fall within the four main use classes they are classified as sui-generis. We have provided examples of some sui-generis uses but this list is not exhaustive. (Correct April 2006)		

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## EXTERNAL PHOTOGRAPHS



Close up of barrel roof over hall  
Aerial view – 360 photo



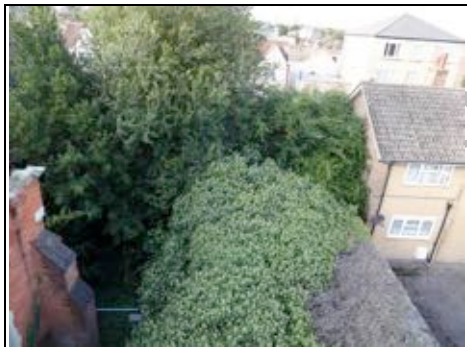
Small roof over entrance of church  
Aerial view – 360 photo



Flat roof over accommodation  
Aerial view – 360 photo



Render on accommodation



Trees surrounding property  
Aerial view – 360 photo



Trees to left side  
Aerial view – 360 photo



The building on left side has grown  
on the flat – who owns this  
property?

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## **LIMITATIONS**

Our limitations are as the agreed Terms and Conditions of Engagement.

## **CONDITIONS OF ENGAGEMENT**

The report has been prepared in accordance with our Conditions of Engagement dated XXXX and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

## **ENGLISH LAW**

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

## **SOLE USE**

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

## **ONLY HUMAN!**

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

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## **WEATHER**

It was an overcast autumn day at the time of the inspection.

Our weather seems to be moving towards the extremities from relatively mid-range.

## **NOT LOCAL**

It should be noted that we are not local surveyors to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

## **EMPTY PROPERTY**

The property was empty at the time of our survey, we were therefore not able to carry out our usual question and answer session or have our questionnaire filled out.

## **INSPECTION LIMITED**

Unfortunately in this instance our inspection has been limited as:

- 1) We did not have full access to the roof, the roof covering or roof structure.
- 2) We have not been able to see the sizeable building and we have not opened up the walls.
- 4) We did not open up the floors as we could not see a way to do it without causing damage.
- 5) We have been able to access the tower or the basement.
- 6) We have not had the benefit of carrying out full investigations, for example with the consulting engineers, planners and other professionals that have worked on this property before and have knowledge.

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- 7) We have not had time to fully scrutinise the Auctioneer's pack.

## **BUILDING INSURANCE**

We do not advise with regard to building insurance other than to say that you should have some. You need to make your own enquiries as to how best to secure the property and insure it. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquiries prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect value. It is therefore essential to make your own enquiries with regard to insurance before committing to purchase the property and incurring fees.

**ACTION REQUIRED:** You need to contact an insurance company today to make enquiries with regard to insurance on this property.

## **SHORTENED VERSION OF A FULL REPORT**

This is a shortened version of our usual full report due to the urgent timescale.

## **CHECKING AND QUALITY CONTRTOL**

We have not carried out our usual checking and quality control processes in this instance due to the urgent timescale.

## **TERMS AND CONDITIONS**

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

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