BUILDING SURVEY REPORT

In Respect Of

Indoor Market at xxxx

and

Indoor Market at xxxx

On Behalf Of

xxxx

ADM
2019

Barn 1 The Chequers The Green Gazeley Newmarket Suffolk CB8 8RF
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Company No.6633912

Directors
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1.00 INSTRUCTIONS.

In response to your written instructions received by email dated xxxx we can confirm we have inspected the indoor markets and sites at xxxx and xxxx. In this report on the structural and general condition of the property, prepared in the context on the type and age of the premises, we have endeavoured to identify the defects found during our inspection and draw your attention to those items which, in our opinion, are likely to give rise to exceptional expenditure in the future.

This report, which may not be copied without our authority, is presented strictly for your own use in conjunction with the proposed freehold purchase of the premises and for no other purpose.

2.00 INSPECTION.

Our inspection of xxxx indoor market was carried out on a single visit on the xxxx with the inspection at xxxx undertaken the follow day. The weather on both occasions was dry and sunny. In order to discover evidence of present or potential defects to enable us to report as outlined above, our inspection extended to all areas accessible, to both the interior and the exterior of the premises, without carrying out damaging exposure work or the use of long ladders. We did however arrange cherry picker access to view the main roof areas from all possible vantage points.

There are, of course, in any building many elements which remain concealed or inaccessible after initial construction and cannot therefore be effectively inspected subsequently. We are bound to point out therefore, that we have not inspected woodwork, steelwork, concrete or other parts of the structure and fabric of the premises which were covered, unexposed or inaccessible and we cannot therefore report that such parts of the property were free from rot, corrosion or other defects etc. Access was obtained to most areas at xxxx although no safe access could be obtained onto the roofs and as such these were just seen from within the cherry picker. At xxxx the market was closed and no access to individual stores was possible and equally only very limited access to adjacent buildings was available. We are unable therefore to report on areas that could not be inspected.

Where water ingress has occurred the risk of the development of rot is much increased. If it develops, dry rot can spread quickly through timber sections of a property and infect brickwork thus resulting in significant damage and extensive and costly repair works. Dry rot can also spread from an initial source of water ingress and affect other timber structures in close proximity. Given the extent of water ingress to the roofs at xxxx in particular and also at xxxx the risk of wet and dry rot to timber structures is high and probably inevitable.

We can also confirm that we have not carried out any intrusive investigation or exposure of concealed elements which would have required the approval of the vendor and the assistance of tradesmen. We cannot therefore report on such parts of the building such as foundations and cannot confirm our opinions regarding the condition of such structures. We have however endeavoured to report our opinion on the adequacy and form of these elements of construction although we have not undertaken testing of the concrete components to establish the nature of their formation. Similarly no detailed assessment and analysis of metal framed structures has been undertaken to assess their condition and strength although these were assessed visually.

In accordance with your instructions, we have not tested any of the service installations, incoming mains, waste, drains or other such elements of the property and accordingly therefore we cannot report on their safety, adequacy and standard of installation. We have however highlighted our findings in outline later in this report to assist your instructions to specialist contractors if you require testing or if further information is necessary regarding the adequacy of the existing installations.

Numerous alterations and additions have been undertaken to the electrical installations in particular and it appears, that the quality of works is possibly sub-standard. Only limited mechanical installations exist however testing of these and all electrical installations is imperative to establish their condition and possible breaches of regulations and standards that may have health and safety risks attached.

3.00 ENQUIRIES.

We would confirm that have not checked the details contained in any agents' particulars nor made inquiries at the local or other authorities which are normally dealt with by your solicitor.

We would also recommend that your solicitor ascertain the potential land contamination risk relating to the sites given their location and use.

The precise boundaries relating to each site were complex and far from obvious. Your solicitor should therefore clarify the extent of the land included in the purchase and also determine easements and other obligations and covenants that may exist.

We anticipate, particularly at xxxx that occupation by the xxxx and additionally by a number of shops and other occupiers may be on the basis of leases which may impart some repairing and decorating obligation on the occupants. Your solicitor should establish what leases exist and where appropriate schedules of dilapidations should be considered for service upon the tenants to make good defects and wants of repair that were identified at the time of our inspection.

Details of the market stall holders' leases or licences should also be established. At xxxx the xxxx unit occupies a section of the property and again lease details and repairing obligations should be established.

Your solicitor should also establish if the various market buildings are listed or located within a conservation area.

4.00 TENURE.

We understand that you are purchasing the freehold interest in the property.

5.00 PREMISES.

We assume that you are familiar with the site at xxxx, which consists of a large indoor market, a semi covered area and an open market area as well as an adjacent café building. Additionally fronting the xxxx Street a separate section of brick built buildings was recorded and includes the xxxx and a number of other retailers. The buildings interlink in a complex arrangement.

The main brick buildings to the xxxx Street and the majority of the indoor market are believed to have been constructed possibly as early as 1866 although much altered since with later additions to create the café building and the rear covered area.

At xxxx a similar arrangement of various buildings was identified although it is more difficult to determine the age of individual units. The market opened in 1880 but not much if any of the original structure is thought to be retained. Clearly much evolution and development of the site has been undertaken with an amalgam of different dates and types of construction being incorporated to the area of the indoor market.

6.00 SECURITY.

The security provisions appear acceptable to the current owners however in our opinion improvements are warranted. All matters of security should therefore be discussed with your insurers to ascertain that their precise requirements are complied with on purchase of the premises.

At both sites entrances to the internal market areas are secured by metal gates and or steel roller shutters. The roller shutters are generally aged, and replacement would be beneficial.

Unauthorised access to open areas and roofs has clearly been an issue historically and razor and barbed wire has been installed. These installations are in poor condition and potentially dangerous and accordingly improved security systems are recommended.

CCTV and burglar alarm systems may exist however these are aged, particularly at xxxx and in our view replacement systems are strongly recommended.

7.00 MEANS OF ESCAPE/FIRE PRECAUTIONS.

The means of escape and fire precautions appertaining to sites and premises of this age and nature are regulated by various statutes and the Building Regulations. The markets have developed over time without a coordinated strategy for fire escape. Provisions do exist to each site with various levels of smoke detection, fire alarms and emergency lighting. At xxxx a sprinkler system exists however it is likely, in our opinion that this is not in sound operational condition.

Direction signage to and location of fire escape doors is of concern and significant improvements are recommended. Additionally, many of the individual market stalls are constructed of flammable materials with no adequate fire separation and in our opinion a fire could quickly spread through each indoor market area.

A new fire risk assessment is essential and must be commissioned as a matter of urgency. In our opinion significant upgrading is required and to both indoor market areas we would recommend that a fully operational sprinkler system is present to both sites in addition to modern emergency lighting, smoke detection and fire alarm systems.

8.00 THERMAL EFFICIENCY.

The premises by their nature are very inefficient in terms of internal heat retention due to the absence of thermal insulation to roofs, walls and windows and as well as open vents at roof level. Both indoor markets have a basic form of space heating however this is generally considered to be inefficient, aged and of limited benefit.

Careful consideration of insulation levels and heating of the indoor markets is required and a strategy to improve the overall efficiency of the indoor market areas and the sites generally is recommended. Compliance with building regulations during roof recovery works is likely to require the installation of new thermal insulation.

Upgrading of lighting to LED systems is strongly recommended and improvements to sundry heating systems and water heating would also improve the energy efficiency of both indoor markets.

9.00 LAND CONTAMINATION.

We have not made an assessment of land contamination risks appertaining to either site however given the existence of the markets during the industrial revolution the likelihood of contamination is high in our view. We would recommend that a desk top assessment is carried out by a qualified specialist so that this risk can be fully determined.

10.00 DISABLED FACILITIES.

At present neither building compliant with current Building Regulations appertaining to disabled facilities. Obviously it is imperative that your specific requirements and use of the building in relation to compliance with the Discrimination and Equality Act 2010 are considered. Physical alterations to the buildings may not be required at present but only if discrimination results from not instigating these works.

Neither site have level access thresholds or suitable and compliant disabled access toilets and in this regarding improvements are recommended. In our opinion a full disabled access audit should be commissioned by a specialist engineer to establish necessary physical alterations and also to determine management policies that will undoubtedly be required and should be implemented as soon as possible.

11.00 ASBESTOS.

Asbestos is often contained in many components of construction but is often concealed in the structure and fabric of the building. Where material is evident and could possibly contain asbestos we have highlighted recommended remedial works. Most asbestos cement and boarded surfaces do not pose any prejudicial risk to health unless disturbed, but where material is potentially dangerous this has been detailed. We have not however carried out testing of any material to confirm if asbestos exists within its construction however many components such as roof coverings and claddings appear to be likely to contain asbestos.

The Control of Asbestos Regulations requires employers and building owners to prevent exposure of employees and others to asbestos. If this is not reasonably practicable the law says their exposure should be controlled to the lowest possible level. Not only have the safety requirements been tightened further by this legislation, but also there is a fundamental duty to manage asbestos.

In basic terms, the duty to manage asbestos in relation to workplace premises comprises the following elements:

- A duty to make an assessment as to whether or not asbestos is present, or liable to be present. Unless there is good reason to believe that no asbestos is present, it will be necessary to undertake an asbestos survey.

- A duty to keep written records of the assessment and any subsequent reviews, showing location of all asbestos or presumed asbestos in the premises.

- Where asbestos is present or liable to be present, a duty to prepare and implement a written management plan to identify and control the risks it poses.

- The “duty to manage asbestos” does not fall on the “employer”. Instead the “duty holder” is defined as any person who has, by virtue of a contract or tenancy, an obligation of any extent in relation to the maintenance or repair of non-domestic premises or any means of access or egress.

- In summary, the duty to manage asbestos means the “duty holder” of a non-domestic property will have to have a suitable Asbestos Assessment carried out.

We have not undertaken an Asbestos Assessment to establish asbestos containing materials (ACM’s) within the building. We recommend that the vendor be asked to provide details of any known asbestos and a copy of any Asbestos Assessment or Management Plan. If such documentation cannot be provided a specialist contractor should carry out an intrusive asbestos survey and provide a detailed report of how asbestos should be managed and where its removal is essential.

12.00 EXECUTIVE SUMMARY.

The indoor markets at xxxx and xxxx have clearly been neglected in recent years and little or no adequate planned and co-ordinated maintenance has been carried out. As a consequence, urgent remedial works are required and it is our recommendation that an immediate programme of repair, maintenance and thereafter capital expenditure is implemented so that the overall condition of the buildings can firstly be maintained adequately and thereafter improved. The preparation of detailed Planned Maintenance Programmes for each property could be useful to detail required remedial works, budgets and timescales.

The roofs to the main indoor area and indeed the secondary areas of the market at xxxx are serviceable, but again neglected and historically the choice of materials and the competency of the workmanship undertaken is not of the highest order and as a consequence some roof leaks do occur during periods of wet weather. The drainage from the main valley gutters may not function adequately and is likely to result in flooding and overspilling during periods of heavy torrential down pours. Subsequent overflow pipes have been introduced, however the successfulness of these is questionable, in our view. The site has many different roof areas and types which vary in condition and as such a coordinated programme of repair is essential.

Recovering of roofs is to be anticipated at xxxx, particularly to the main market together with associated detailing to the glazed sections, flashings and other flat roofs. Recovering of the roofs at xxxx could be phased in respect of the individual buildings and undertaken over a period of perhaps 5 or maybe 10 years, provided that regular maintenance and improvement is undertaken, particularly to the slated pitches and where details are currently poor. In overall terms a budget for these works would be in excess of £1,500,000 plus fees and VAT.

At xxxx the property also has numerous roofs in various sections which are either shallow pitched or flat in nature. The overall condition of the roof area is very poor and clearly the implementation of proper repairs and maintenance has been badly neglected. Significant water ingress will occur during periods of rain fall. Whilst further temporary ad hoc repairs may alleviate water ingress in some areas, it is our view that complete recovering and in some area's reconfiguration of the roofs and the waterproof coverings is required and clearly during periods of heavy rainfall significant flooding is to be anticipated internally. We recorded many sections of asbestos cement roof sheeting to the roofs of xxxx, as well as some replacement plastisol coated metal troughed sheets. The metal sheet roofs are perhaps serviceable, but the detailing and intersections of these roofs and adjacent asbestos cement sheet roofs is poor and flooding and water ingress clearly emanates from parapet gutters and valley gutters between the various roofs, as well as through defects in the roofs themselves. Given that there are perhaps twenty different sections of roof a co-ordinated programme of recovering and perhaps restructuring of some sections should be undertaken and perhaps phased over a period of five years or ideally implemented as a single contract, however until such time as these works are completed in entirety water ingress is, in our opinion, inevitable.

Given the extent of area and the complexities of some sections the cost of carrying out the roof recovering works at xxxx is significant and in our view a headline outline budget of £1,000,000 plus fees and VAT perhaps ought to be contemplated, although clearly expenditure will be dependent on the nature and extent of the works undertaken and the specification of materials.

Given the evident water penetration into both buildings the risk of rot to timber roof structures and associated components in particular is much increased. Given the overall poor condition of the roofs at xxxx and the existence of timber sections it is likely, in our opinion, that rot exists within sections of the roof. We recorded depressions in the flat roof coverings which are indicative of wet and possibly likely existence of dry rot in the flat roof deck, which may well have spread throughout many of the timber components within the roof in particular.

In all instances we were unable to gain sight of the majority of the timber roof structures to both properties and therefore we cannot confirm our suspicions that the risk of wet and dry rot existing in the structures is very high. In our opinion in conjunction with the works to recover the roofs extensive replacement of rotten timber is to be anticipated and where dry rot has taken hold, as we anticipate is likely particularly at xxxx, remedial works could be extensive and costly.

The rainwater disposal from roofs at xxxx is poor and to the main front elevation leaks to gutters have caused significant saturation and consequent buddleia growth to brickwork and stone cornicing. Continued saturation and growth of buddleias will result in structural damage, deterioration and potentially dangerous conditions existing, which could result in masonry falling from the building. In the first instance intrusive investigation and repairs to improve the structural stability of the stonework and prevent further saturation are essential and works of this nature should be carried out as soon as possible. Thereafter the introduction of lead capping's to masonry cornices and parapets is strongly recommended.

Asbestos cement roof coverings were recorded, particularly to the side additions to the market hall within the main courtyard area at xxxx. The roofs are at the end of their useful life and replacement is warranted. Clearly the retention of asbestos cement roof sheets at both xxxx and xxxx increases the cost of works as compliance with Health and Safety Regulations and thereafter disposal of asbestos based materials to licenced tips.

Asbestos is believed to exist in various locations in buildings and areas to both sites and in our opinion, it is imperative in the first instance that a full asbestos survey is carried out by a specialist contractor, to provide advice on the condition, risk and necessary maintenance and monitoring of all asbestos based components. The provision of an Asbestos Register is a legal requirement for a freehold owner and works of this nature must be carried out as soon as possible to both sites.

The mechanical and electrical installations to both sites are haphazard and have clearly been extended and altered over time. Installations were generally serviceable at the time of our inspection, however it is imperative, in our opinion, that a full electrical test and inspection of installations is carried out by an NICEIC registered contractor. This should extend to smoke detection systems and fire alarms. In our opinion such inspections are likely to identify significant deficiencies in the existing system necessitating immediate repairs for safety reasons.

It is also imperative that a full Gas Safe inspection is carried out of all gas supplies and safe fired appliances by a Gas Safe registered engineer. The space heaters in both units are antiquated and a number are believed not to be in operational condition. We recorded no evident failure and health hazards pertaining to deficiencies in gas units, however these are to be anticipated and improvements following the Gas Safe inspections are to be anticipated in the near term.

The fire precautions and means of escape facilities within both buildings are not of the highest order, in our view, although clearly haphazard smoke detection fire alarm systems and basic emergency lighting do exist. The fire alarm system at xxxx is tested regularly, however we cannot confirm whether this regime is instigated at xxxx.

In our opinion significant improvements and perhaps complete replacement of fire alarm systems, smoke detection and the introduction of modern emergency lighting systems compliant with current Regulations are strongly required.

The fire precautions and means of escape within both units is poor and many of the individual stores within the building are constructed of combustible material, which would significantly enhance the fire load within the building. Sprinklers were recorded at xxxx, although not in xxxx, however the age and nature of these systems are such that it is questionable whether these operate adequately. In our opinion, the retention and maintenance of adequate sprinkler systems in both buildings is essential and improvements in this regard should be considered.

In order to assess fully the potential risks and the requirements of the fire precautions and means of escape in each building specialist fire safety engineers should carry out a full fire safety audit of each property and make recommendations as to improvements, which should be implemented thereafter as a matter of urgency. Improvements to the overall management regime in respect of the buildings are essential and similarly tests on stored water should be carried out to ensure that risks of legionella and other public health hazards are adequately contained.

The structures of both properties vary, and, in each site, there are an amalgam of buildings and structures forming the overall freehold site. In general, the buildings held fair alignment with little evidence of any undue movement or defection and we are satisfied generally that they remain structurally stable. We recorded no particular evidence of subsidence affecting the buildings, although clearly some minor movement has occurred and there is much evidence of thermal expansion and differential movement, particularly in the external walls at xxxx.

Metal framed structures and columns in particular provide elements of support at both xxxx and xxxx. The buildings at xxxx appear predominantly to be of older formation and there is some potential risk for corrosion of the metal columns, particularly at junctions with floors and subterranean areas where dampness may well hasten corrosion. A number of columns have been built around at low level within the main indoor market at xxxx, possibly suggesting some corrosion to the columns and the necessity for structural repairs. We cannot confirm our suspicions in this regard and some further investigation of the metal framed structures and columns in particular is recommended in this regard.

The floors to both buildings vary, dependent on the nature and location, particularly at xxxx. To the indoor markets the floors are uneven and there is much evidence of cracked, loose and deteriorated sections which potentially represent an increased health and safety hazard for occupants. The floors have been coated with a relatively shiny material, which is possibly bitumastic based to reduce rising and penetrating dampness. Where however floods occur during periods of rainwater and as a result of leaks the surface is likely to become slippery, which exacerbates the likelihood of deterioration and potentially hazardous conditions internally within the markets.

It is apparent also that disabled access and compliance with the Disability Discrimination Act legislation of recent years is poor. Level thresholds do not exist to many of the units which would preclude access by wheelchair users. Similarly there are no Disability Discrimination Act compliant toilets on either site and in this regard the provisions are unacceptably poor. Significant repair works to the floor structures and the formation of new coverings to the floors within the markets is strongly recommended so that level slip resistant floor coverings and finishes are achieved. In conjunction with this a full disabled access audit of each property must be commissioned as a matter of urgency.

This will undoubtedly highlight many deficiencies and recommended improvements to comply with current legislation. Again rectification works may be costly and require some physical alterations, although it may be possible to implement management policy to limit the physical extent of remedial works required.

During the course of our survey of each property we were unable to inspect underground drainage chambers and drain runs, as these were concealed by heavy duty covers, many of which appear not to have been lifted for a number of years. Some damaged covers were also recorded. We cannot therefore confirm the nature, extent and condition of the underground drainage installations. Many of the underground drainage runs exist within the floor slabs and structure of the building. Failure of Victorian drains, particularly were pertinent in respect of the indoor market at xxxx, could result in the development of subsidence although we recorded no evidence of it. It is imperative, in our opinion, as a matter of urgency therefore that all underground drainage installations are jet washed cleaned by specialist contractors and thereafter CCTV surveys should be carried out establish the condition and location of underground drainage runs and thereafter the remedial works necessary to return these into sound serviceable condition.

Access into many of the areas of the buildings at xxxx was not available at the time of our inspection and we could not gain sight of many upper areas, particularly to the xxxx building and also in many of the individual stores or indeed the café building to the right hand side of the courtyard. We cannot report on the nature and condition of these sections of the property. We anticipate that some defects are likely to exist within these areas, however, in overall terms, whilst we cannot confirm our suspicions we anticipate that our findings elsewhere within the site, where areas were generally accessible and could be inspected in full, are likely to be replicated in areas where access was not available at the time of our survey.

The site boundaries of both properties are difficult to establish and your solicitor therefore should ensure that precise details of the various freehold titles together with associated boundaries, easements and rights of access are fully established prior to completion.

Your solicitor should also check that appropriate Planning Consents exist for the use of the properties and the more recent additions to the site, particularly at xxxx.

Our comments in detail pertaining to each individual sections of the properties are detailed in our full building survey report for your further information.

BUILDING SURVEY REPORT

In Respect Of

Indoor Market
xxxx

13.00 ELEMENTS OF CONSTRUCTION.

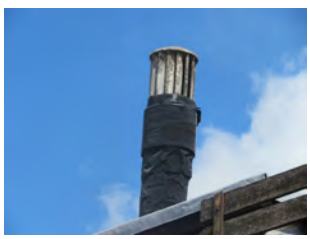
13.01 Chimney Stacks.

The property has one chimney stack visible above roof level which is constructed in a traditional fashion with brickwork apparent, as illustrated below. Sight of the stack was limited to distant vantage points; however we are satisfied that it holds good alignment. On this basis therefore we are satisfied that it remains structurally stable, however it is clearly a little neglected and repointing as a minimum is required. If the stack is not used, which appears to be the case, subject to the listing of the building and approval from the Local Authority demolition and making good of the roof may well be considered prudent. Beyond this repair are necessary in the near term. If works are not undertaken in the near term the condition of the stack will deteriorate and most likely result in the need for demolition and reconstruction.

The chimney breasts appear largely to be retained internally within the building, although we did not have access to the upper parts of the xxxx section of the property where the chimney stack was recorded. We cannot confirm therefore that the flue is redundant, as we believe to be the case.

Sight of the lead flashings which weather the junction of the chimney stack and the roof was difficult to obtain but it appears that these are aged. In general limited repair or maintenance has been carried out to the building historically. Replacement of the flashings are to be anticipated within the relatively near term. At present we cannot advise if the flashings are sound and prevent water ingress into the building, as we were unable to gain access to the first floor of the property in this location. We anticipate, however, that replacement of the flashings is now required.

Within the front section of the roof to the xxxx an old asbestos cement flue is retained, and it is clear that water ingress has occurred. Various waterproof coatings and sheets have been utilised to weather the junction between the slate and the asbestos cement cowl, as illustrated below.



It is likely that the asbestos cement cowl is no longer in use and this should be removed, although clearly removal of the material must be undertaken in conjunction with suitable health and safety provisions.

13.02 Parapet Walls.

To the front of the xxxx building and the front section of the main market area a solid brick parapet is raised above roof level and is utilised to counter balance and retain in position the masonry cornice to the front of the building, as illustrated by reference to the following photograph.

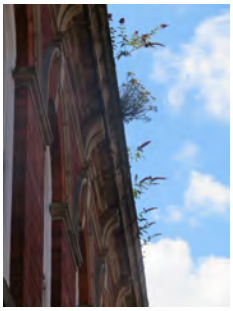
During the course of our survey we were unable to gain sight of the inner section of the parapet wall and thus our report and assessment is based only on limited vantage points at ground level to the front of the building.

The parapet generally appears to hold good alignment with little evidence of any undue movement or deflection and we are satisfied therefore that it remains structurally stable. The weight of the parapet is proving adequate to retain the masonry cornice in position.

The pointing to the parapet is weathered and the original coping stones appear to have been dressed in lead, as illustrated by reference to the following photographs. The leadwork does not adequate discharge rainwater clear of the brickwork and more importantly the parapet beneath resulting in saturation. In our opinion replacement of the lead capping's and the coping stones and the introduction of new stone copings with appropriate drips, throatings and falls is recommended to prevent continued saturation of the cornice. Repointing to the brickwork to the parapet is necessary to prevent plant and buddleia growth in particular from developing, which is evident.


Buddleia growth is particularly apparent within the cornice masonry, as illustrated by reference to the following photographs. In view of saturation of the cornice, due to defects in the parapet above, the stonework is becoming extremely weathered and much plant growth is apparent as illustrated below. Additionally, and perhaps of more concern is the evidence of spalling and crumbling stone beneath the cornice which could readily fall from position.



Continued deterioration to the stonework is inevitable and growth of plants, particularly buddleia, is likely to result in the destabilising of the structural integrity of the parapet coping stones and the masonry cornice. The risk of spalling stonework from the cornice is significant and immediate repairs are warranted. Removal of the plant growth is essential and thereafter repairs to spalled stonework and repointing of the joints to the coping stones must be anticipated.

The stonework to the front of the building on xxxx Street close to the main entrance to the indoor market is also badly deteriorated with buddleia growth and spalling stonework apparent by reference to the following photographs.

It appears that rainwater from the gutters is not adequately collected and results in saturation of the stonework, which is resulting in the deterioration and spalling and also allows the buddleia growth to develop.

We were unable to inspect the cornice and the pediment details closely in this area, however in our opinion immediate works are necessary. The stonework is spalling and showing significant evidence of deterioration due to its saturation and the buddleia growth will result in destabilisation of the structural integrity. At present if the conditions are not improved the risk of falling masonry is significant, which could cause injury or be fatal to pedestrians or passers-by and as such therefore repairs must be considered essential.

In our opinion, once repairs have been carried out it would be prudent to introduce a standard lead capping detail to weather the top surface of the masonry cornices. Such protection would weather the stonework and prevent further saturation and water damage and therefore much extend its useful life. Works of this nature are not unusual in buildings of this type, age and nature.

To the front of the hairdressing unit to the corner of the site there is a retained brick parapet, which is largely square in nature and circa 21 inches in thickness, as illustrated by reference to the following photographs. It is clear that the parapet is misaligned and potentially unstable and cracking is evident in the brickwork to the parapet wall to the rear of it, as illustrated above.

In the short term it appears unlikely that the masonry will become live and fall from position, however this potentially could occur and in this regard therefore restraint strapping, or demolition and reconstruction of the section of masonry to the main parapet corner is strongly recommended. Works of this nature should be undertaken in the near term.

To the left hand side of the main roof to the market gable end parapets are retained, which appear predominantly to be of 9 inch brick construction with capping's above. Externally it would appear that the parapets are somewhat misaligned and lean outwardly, as illustrated by reference to the following photograph. This is most probably as a result of a lack of restraint tie to the large masonry structures, which as they become weathered are prone to deflection and misalignment as illustrated. At present the parapets do not appear in danger of imminent collapse, however we cannot rule out this possibility.

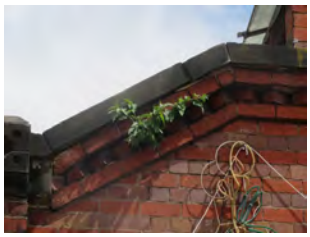
Further intrusive investigation is therefore recommended and the immediate introduction of restraint strapping to prevent further movement of the parapet is strongly recommended. Demolition and reconstruction of the parapet walls to the main gable ends may well be required as part of ongoing maintenance and improvements, given the overall condition of the building.

The parapet walls to the main indoor market section are of similar substance and thickness and again are weathered by aged stone copings, as illustrated by reference to the following photographs. The parapet walls are of relatively limited height and generally hold good alignment with little evidence of any undue movement or deflection and therefore we are satisfied that these remain structurally stable.




The coping stones are weathered and poorly pointed, which is allowing saturation of the masonry beneath to occur, and in this regard repointing is strongly recommended.

Further deterioration will inevitably result in the need to demolish certain sections and where saturation has occurred plant growth is beginning to occur in joints to mortar pointing within the corbel brick sections, as illustrated by reference to the following photograph. Repointing is therefore strongly recommended. The nature of the coping stones is such that these do not adequately discharge rainwater clear, although the corbel upper section of the capping to the parapet assists in this regard.



In some sections, particularly close to the gable end abutments of the north lights to the building, lead flashings have been incorporated as illustrated by reference to the following photographs. The flashing details are generally aged and have been poorly formed and do not readily protect the brickwork beneath.



The leadwork also discharges rainwater which runs from the weathered sections onto the adjacent masonry sections, increasing the risk of saturation of these components. In our opinion, whilst it is not essential, the introduction of appropriate lead cappings with suitable welted drips to protect the parapet walls and the weatherings, in particular, is strongly recommended and works of this nature should be undertaken in the near term.

Where brickwork is becoming saturated beneath it is beginning to spall or crumble. Sections of the brickwork, as illustrated below, are clearly not frost resistant. When wet weather occurs moisture within the brickwork becomes saturated and does not readily dry out. When wet weather is followed by cold conditions moisture within the brickwork can freeze and subsequently expand resulting in the spalling which is evident. Effectively the surface of the brickwork is forced from the background. Further deterioration of this nature is to be anticipated until such time as suitable repairs are undertaken.

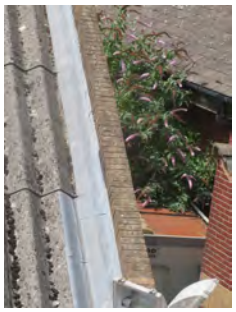
The abutments internally between the parapets and the weatherings to the main roofs of the hall are poorly formed with pre-stress powder coated aluminium capping details. The quality of the details as illustrated is poor and flat sections are corroded, as these do not adequately discharge rainwater clear of the capping's, as illustrated below. In the short term significant remedial works are not anticipated, but in due course replacement is required. The design is also poor as it could channel water behind the flashing detail as indicated by the latter photograph.



To the rear of the main xxxx building a modern extension has been formed and is weathered with solid 9 inch brick parapet walls, which in turn are lead clad and dressed over the felt upstands to the roof covering as illustrated below.

Parapet walls generally held good alignment with little evidence of any undue movement or deflection and on this basis therefore we are satisfied that these remain structurally stable. The lead capping's are in good order however deterioration to the inner felt linings are to be anticipated, as these are aged and were not originally of the highest quality.

There are no parapet details to the open market where it is weathered by a curved vinyl type roof covering, however to the outer partially covered market section brick parapet walls are raised above roof level, as illustrated by reference to the following photograph. The parapet walls generally hold good alignment with little evidence of any undue movement or deflection and therefore we are satisfied that they remain structurally stable.



The design of the parapets is however poor and the brick on edge detail is not adequately weathered and is allowing saturation to occur during periods of heavy rainfall. To the external face it is clear that saturation of the brickwork to the flank wall occurs, due to the poor capping detail as illustrated by reference to the following photographs.

This is allowing buddleia growth to occur in some areas and the mortar pointing is becoming loose and recessed as a consequence. Further deterioration is inevitable if appropriate capping's and repairs to the parapet walls are not required. In due course such deterioration could result in the instability and undermining of the parapet.

During the course of our survey we recorded sections where at least two bricks to the parapet capping have become loose and either been removed or fallen from position, as illustrated by reference to the following photograph. Further deterioration of this form must be anticipated if suitable repair works are not undertaken.

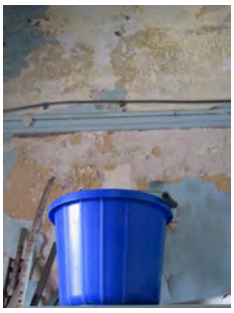
To the rear corner it appears a section of the parapet has partially been taken down and is of a single half brick thick formation, as illustrated below. The felt weathering's have been applied, which are generally of poor formation, and improvements in this regard are strongly recommended.

Lead flashing details have been installed; however the quality of workmanship is poor and the pointing at the junction of the flashings and the capping is deteriorated as illustrated below.

In our opinion the introduction of lead cappings dressed over the brickwork and finished with a welted drip down onto the lead flashings or clear of the building to its extremities is strongly recommended. Works of this nature should be undertaken in relatively near term.

13.03 Roofs.

In various areas during the course of our survey we recorded the use of buckets to collect ongoing water penetration through leaks to roofs, as illustrated below. Clearly this is unacceptable on any long term basis and significant works to improve the condition of roofs and prevent water penetration is essential, in our view.

To the right hand side of the main indoor market mono-pitched roofs have been formed and retained, as illustrated below.



The roofs are structured, it would appear, by precast reinforced concrete portal type sections as illustrated by reference to the following photograph. The rafters and presumably intermediate purlins, which were concealed from view at the time of our inspection, are likely to be of similar formation, generally held good alignment with little evidence of any undue movement or deflection and we are satisfied that they remain structurally stable.

We have not carried out any chemical testing of the concrete and cannot confirm that it is free from high alumina cement (HAC) in its construction, as we anticipate being the case. The use of HAC was not uncommon in precast concrete structures as it allowed rapid curing. This material is now considered deleterious as it weakens if it becomes damp. We recorded no evidence of deterioration or loss of strength, although this may not be apparent without chemical analysis of the concrete. Our overall inclination is that the concrete remains serviceable.

We did however record some evidence of spalling reinforcement within the exposed sections of the portal framework, as illustrated below. This is entirely in keeping with structures of this type, age and nature and suggests that the original precast construction progress was not of the highest order. Steelwork which is located close to the surface of the concrete is not adequately protected

against oxygen and water exposure, which when these both occur allows carbonation to develop. Carbonation is effectively the production of rust scale due to a chemical reaction and over time the scale, which increases in size and forces the face of the concrete from the background. The extent of the spalled concrete visible at the time of our survey is relatively minimal, however it must be considered that the visual extent of this is only the tip of the iceberg. Far greater deterioration to the steel reinforcement is to be anticipated. Further repairs in this regard are therefore necessary, although not extensively so.

The roofs to the mono-pitched section are weathered by asbestos cement sheeting. It is clear that the asbestos cement is in poor condition and numerous patch repairs have been carried out historically, as illustrated by reference to the following photographs. Broken cement sheeting was recorded, and it is clear that failure is evident around junctions and also to the bolted fixings of this roof. Given that the material is likely to contain asbestos it must be considered as being prejudicial to health, although in its current form it is unlikely that this is of significant concern.

Deterioration to the extremity of the asbestos sheets however was evident below. In our opinion removal of the asbestos cement weathering's are recommended. The works should be undertaken in a controlled manner by licenced contractors and the asbestos material disposed of to a licenced tip. Works of this nature are not of the most urgent form but, in our opinion, it would be good management and appropriate to remove all asbestos components and asbestos cement sheeting from the site.


The flashing details at the junction of the main walls of the indoor covered market and the mono-pitched asbestos cement roof have been formed by pre formed power coated, or Plastisol covered aluminium sections, as illustrated by reference to the following photograph. The details are not ideal in that they are inflexible in comparison with the use of leadwork; however the flashings do remain serviceable at this time and whilst replacement is recommended, in conjunction with recovering of the roof, it is not essential. Removal of old Christmas lights may also be carried out in conjunction with this work.

Holes have been drilled in the flashings to allow cables and wiring to serve the Christmas decorations to be introduced. Clearly this is not ideal and increases the risk of water penetration in this location.

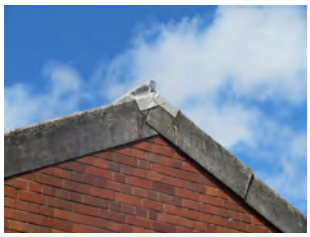
In isolated areas lead flashings have been introduced, as opposed to the pressed Plastisol coated details. These flashings remain in fair condition, although some sections have been laid in excessive lengths resulting in splits and a much increased risk of water penetration occurring, although we recorded no significant evidence of this at the time of our inspection.

Similar but larger profiled Big 6 sheet asbestos cement weathering's have been utilised on the open covered market area to the rear right hand corner of the site, as illustrated overleaf.


The roof generally remains in fair condition, however again the asbestos cement sheeting is aged and beginning to deteriorate. Moss growth and other debris is building up on the surface, as illustrated by reference to the following photograph.

We have advised of the overall poor condition of the lead flashings and the lead cappings also appear to be aged and have not been installed in accordance with good codes of practice, which is resulting in expansion fractures developing, as illustrated below. We recorded no particular evidence of water penetration as a consequence of these defects; however this is to be anticipated within the relatively near term.

To the verge of the roof flashband repairs have been carried out to broken sections of asbestos cement sheet capping's, as illustrated below. This further illustrates that the capping's are approaching the end of their useful life and additionally that the asbestos cement sheeting should be replaced in due course. In a similar manner to the mono-pitched roof compliance with current Regulations, in terms of working with asbestos and disposal of this material, will be required. This will increase the cost of stripping out and removal of the capping's.



The roof structure to this building is supported by means of a timber trussed system, which in turn transposes loads down onto metal columns as illustrated below.

Timber purlins allow the sheets to be bolted to the main timber trusses in a fairly standard manner, as illustrated by reference to the following photographs.

The roof generally remained in good condition but there is evidence of water penetration and staining to the underside of the sheets, as illustrated particularly by reference to the following photograph.

In our opinion the structure holds good alignment with little evidence of any undue movement or deflection and is considered stable and suitable for an outdoor covered market. Significant upgrading is not required, although in our opinion replacement of the asbestos cement sheeting is recommended. This may necessitate alterations to the purlins and the structure of the roof to support a new roof covering, dependent on the choice of material utilised. Replacement of lead flashings and parapet details in conjunction with this work are strongly recommended.

To the rear of the roof various raised roof lights exist within the asbestos cement, as illustrated below. The roof lights remain in fair order however the metal framework is corroding and the weathering details at the junction of these and the asbestos cement sheet is poor, which can result in water penetration internally. Complete renewal of the rooflights and weathering's will be required in the near term.


The main roof to the xxxx building is of pitched construction and is believed to be formed by substantial timber rafters with intermediate support provided by purlins and other trussed installations. During the course of our survey we were unable to gain access into the roof void or sight of any timbers or the roof structure and therefore cannot confirm our suspicions in this regard.

Externally the roof holds fair alignment and the hips and ridge are generally adequately aligned, as illustrated below.


Some slight curvature to the hips to the rear of the building in particular where evident, as illustrated by reference to the following photographs.


Large roofs of this type are prone to spreading of the rafters due to a lack of tie within the roof. We were unable to gain sight of the roof structure and therefore cannot confirm our suspicions in this regard. The extent of deflection to the hip is not overly significant and does not, in our opinion, undermine the overall structural integrity of the roof timbers. Further investigation and assessment of the timber roof structure is imperative and should be implemented immediately.

The overall condition of the slate roof covering is such that patches have been repaired and it is clear that water ingress has occurred historically. This, in our opinion, much increases the risk of the development of wet and dry rot within the roof structure, although we were unable to inspect this and therefore we cannot confirm our suspicions in this regard.

As part of a planned maintenance and further full assessment of the required works to the building upon purchase access should be provided to the roof voids, so that the roof structure can be inspected, and appropriate repairs carried out. Remedial works to prevent further spreading of the rafters and to replace rotten sections are to be anticipated.

The roof appears to be covered by slates and it is clear that these have been patched on many occasions as illustrated below. Concrete type ridge and hip tiles appear to have been utilised to weather these sections of the building and again these are a little aged. Repointing of the ridge tiles is necessary.

We were unable to gain access into the upper parts of the building and cannot confirm therefore that the roof is currently watertight. Our inclination is that the roof covering is probably not entirely watertight at this time, which further exacerbates the potential for the development of rot to the timber roof structure. In the short term repairs and maintenance are required to extend the life expectancy of the slate roof covering, however in our view it is approaching the end of its useful life and complete stripping and recovering with new slates is strongly recommended. Repairs will extend the life expectancy of the slate roof, but within ten years replacement will be inevitable in our view.

There are a number of slipped slates which suggests that the nails which retain the slates in position are beginning to fail and the roof is nail sick as a consequence. We recorded no particular evidence to indicate significant overhauling of the roof coverings within the recent past, which exacerbates deterioration which was evident at the time of our inspection.

To the rear of the main xxxx building a sloping pitch roof is evident and has been weathered by a high performance felt application, as illustrated below.

We were unable to gain sight of the structure but have no reason to believe that this remains in anything other than a stable condition. It is clear, however, that water penetration has occurred previously, and crude liquid applied coatings, such as Acrypol, have been utilised in an attempt to prevent water ingress. We were unable to gain access to the accommodation beneath this area and cannot confirm if such works have been successful. In our opinion this is considered unlikely. Stripping and recovering of the roof are therefore to be anticipated and works of this nature should be undertaken in the near term. As part of this work it is likely that replacement of the roof deck will be required, given water penetration. In our opinion rot is anticipated to have developed within the timber roof structure requiring repairs.

Immediately adjacent to this roof is a further flat roof, which appears to be lead weathered, and is illustrated at a distance by reference to the following photograph. We were unable to gain any closer inspection of this roof and cannot confirm that it remains watertight, as we anticipate being the case. The use of leadwork is such that extensive recovering is not anticipated in the near term, although clearly the quality of workmanship is poor, and some remedial works must be anticipated.

A further low level flat roof was also recorded to the rear of the main xxxx building and clearly this is in poor condition, as illustrated below. Again, our inspection was limited to distant vantage points. The flashing details particularly to the extremities appear very poor and it is likely that water ingress is occurring. Stripping and recovering of the flat roof are therefore to be anticipated and works of this nature should be undertaken in the relatively near term.

To the rear upper area of the main internal market a further timber structured pitched roof was recorded and is illustrated by reference to the following photograph. The roof generally holds good alignment with little evidence of any undue movement or deflection and on this basis therefore we are satisfied that it remains structurally stable.

In this instance the roof covering is weathered by means of what appears to be manmade slates which exhibit a number of broken sections, as illustrated below.

In overall terms these slates remain in fair condition and replacement is not warranted, although they are approaching the end of their useful life.

The appearance of the slates is such that these may well contain asbestos, although we cannot confirm our suspicions in this regard, and testing of the material is therefore required so that its composition and in particular the incorporation of asbestos within the manmade slates can be determined. Replacement of the slated roof covering is therefore to be anticipated.

A similar lower mono-pitched slate roof has been formed, which appears to utilise more modern manmade slates. The roof is generally in poor condition however with patched and broken sections evident by reference to the following photographs. Again the slates may well contain asbestos and testing is recommended. In the near term repairs will extend the life expectancy of this roof section, however the detailing of the slating is such that this is approaching the end of its useful life.


It is apparent that a BS747 sarking felt exists beneath the roof covering. This is also a little aged and replacement of this membrane will be required in conjunction with recovering of the roof.

Lead flashings which have been incorporated at the junction of adjacent brick walls are of poor formation and have clearly been a source of water ingress previously. Crude liquid waterproof applications have been utilised to prevent water ingress, as illustrated below. Water penetration clearly increases the risk of rot and deterioration internally.

Flashband weatherings have also been utilised in some areas at the extremities of the roof to again alleviate water penetration, as illustrated by reference to the following photograph.

The flashband is in poor condition with split sections evident by reference to the following photograph. No appropriate consideration to the intersection of various roof coverings has been given and reliance on waterproof adhesive tape is extensive, but in our opinion unacceptable in terms of providing a long term suitable waterproof detail. Further water penetration is to be anticipated in these locations until such time as suitable lead flashings are incorporated.

Older lead flashings weather junctions with the vents to the main north lights and these are split, crystalline and in very poor condition as illustrated below. Replacement of these lead details is also necessary and should be undertaken in the near term.

The majority of the timber structure to the roofs in this area and above the main indoor market were concealed from view and could not be inspected in detail. We cannot confirm that it remains in fair condition and is structurally stable, as we anticipate being the case. It is likely that some rot and deterioration is recorded once the roof is stripped, given the various sources of water ingress which have occurred, although we recorded no evidence of rot at the time of our inspection.

To the right hand side of the courtyard the roof over the cafeteria and adjacent shop unit is also of mono-pitched formation, as illustrated by reference to the following photograph.

The roof generally holds good alignment with little evidence of any undue movement or deflection and on this basis therefore we are satisfied that it remains structurally stable.

We were unable to gain sight of the structure of the roof at the time of our survey and therefore cannot confirm our suspicions in this regard, however we recorded no evidence of deterioration. It is possible, given the mono-pitched construction that steelwork is incorporated within the roof structure to prevent spreading of the rafters. We recorded no evidence of spreading or movement of the roof at the time of our survey and we are satisfied that it remains structurally stable.

Once again the roof is weathered by means of manmade slates which exhibit evidence of deterioration, discolouration and moss growth as shown by reference to the following photographs. In our opinion the deterioration in the colouration of the slates is the first indication that these are perhaps approaching the end of their useful life. It is possible that a further ten years exists with the life expectancy of these components, but replacement must be anticipated within this time frame. It is possible also that the slates contain asbestos and testing of these so that this can be determined is recommended.



Ventilation is provided to the roof void by a number of vents located close to the ridge line and illustrated by reference to the following photograph. This will assist in the prevention of condensation and suggests that design of the roof covering was compliant with good codes of practice.

To the far end of the café a pitched and flat combined roof detail is weathered in leadwork, as illustrated below. The roof generally appears to remain stable and in good order and the leadwork remains in apparently good condition and it is unlikely, in our opinion, therefore that significant replacement of the roof covering is to be anticipated within the near term.


To the main building various flat roof sections are incorporated to the roof structure and the covering as a whole, particularly where alterations have been undertaken previously.

To the front of the building a timber structured flat roof was recovered and is weathered with a single ply type membrane, as illustrated below.


The roof deck, we believe, is of timber construction and generally holds good alignment with little evidence of any undue movement or deflection and we are satisfied that it remains structurally stable. The detailing of the roof covering is however poor, albeit we are satisfied that the material remains watertight at this time.

Vertical tile hanging is utilised to weather vertical sections of this small raised enclosure, as illustrated by reference to the following photograph.

The single ply membrane is lapped crudely over the tiles, a number of which are also broken, as illustrated by reference to the following photographs. Repairs to the tile hanging are necessary in the near term and replacement of the single ply membrane is to be anticipated and ideally works of this nature should be carried out within the next five years or so.

A similar single ply membrane has been utilised to weather a section of the roof towards the front of the main indoor market building, as illustrated by reference to the following photographs.

The quality of workmanship is generally poor in our view with detailing at abutments of brickwork and timber clad sections poorly applied and liquid coating sections added, as illustrated below.

Internally within the property we recorded evidence of water penetration causing staining to ceilings and areas beneath this roof, suggesting that water penetration does occur as illustrated below. In our opinion the detailing is poorly formed, and recovering is strongly recommended.

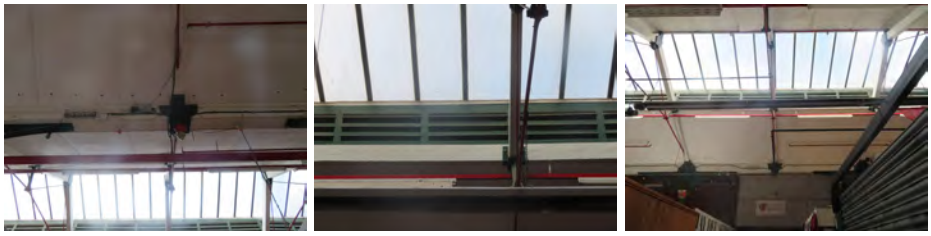
The structure to the roof appears to be formed by means of a timber frame with steel trusses providing lateral restraint, as illustrated by reference to the following photograph. The roof in this area is therefore an extension of the main indoor area, which is formed in a similar manner. Clearly the roof has been weathered in a different form, albeit the design and workmanship are poor which is allowing water ingress to occur.

Water ingress much increases the risk of rot and deterioration to the timber roof structure, albeit we recorded no evidence of it. Much of the roof structure was concealed from view and could not be inspected in detail. We cannot therefore confirm our suspicions that the roof timbers remain in fair order, albeit some water damaged sections are to be anticipated and some wet and possibly dry rot may well be identified once full exposure of all timbers is undertaken.

The roof light within this area is aged, although we are satisfied that it remains serviceable at this time as illustrated below. Replacement of this main roof light and other roof lights within the roof must be anticipated within the foreseeable future.

The main areas of the covered market are structured in a similar manner with timber purlins and trusses braced with a lattice of metal ties, which transpose load onto supporting columns as illustrated below.

Within the building ventilation and north lights have been incorporated as part of the original design to provide natural light into the unit, as illustrated by reference to the following photographs.



In general the roof structure appeared to hold good alignment with little evidence of any undue movement or deflection and we are satisfied that it remains structurally stable. Clearly the roof is of an aged design and constructed predominantly during the Victorian period.

It is possible that some deterioration and fatigue in the steel ties and mechanisms is developing, albeit we recorded no evidence of it. Similarly the spiked jointing of timbers utilising metal plates, as illustrated below, could also be at a stage whereby they are in need of repair and upgrading, although again we recorded no evidence of it.

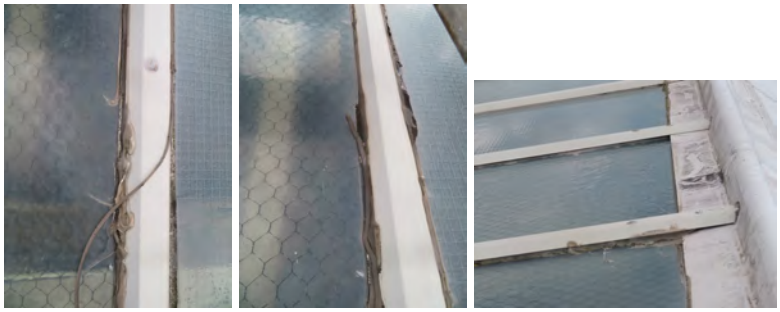
Our inclination is that the main roof structure remains in good order and certainly without evidence to the contrary we cannot recommend significant replacement. It is likely also that the structure and design may well be listed. Further intrusive investigation, testing of the component strength of the metal framework and ties is recommended to ensure that these remain in serviceable order, as we believe to be the case.

Over time sections of the glazed north lights have been infilled and others have been crudely repaired with perspex sections, a number of which are broken and in poor condition as illustrated below.

The main north lights are evident across various roofs, as illustrated by reference to the following photographs.

The north lights are timber framed and generally remain in fair condition, however more recently plastisol coated cappings have been introduced to weather timber sections of the roof lights, which may well be rotten beneath the cappings, although these could not be inspected and therefore we cannot confirm our suspicions in this regard.

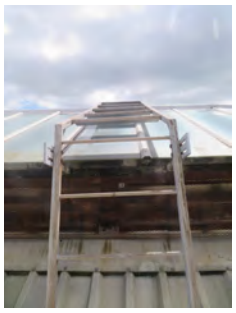
The capping's also rely on mastic which are beginning to fail, as illustrated by reference to the following photographs. We anticipate that lead weathering's may well have been utilised when the roof was first constructed, but clearly these have perished.



The glazing incorporates many sections of different wired glass, as well as the perspex components. In our opinion replacement of all perspex with new Georgian wired sections is strongly recommended. A number of cracked and broken panes were also identified and these should also be replaced.

In our opinion whilst it is not necessary in the near term the weathering, capping's and glass north lights should also be replaced in due course and certainly repairs are to be anticipated within the foreseeable future.

Some basic access or maintenance ladders exist at roof level, however they do not provide a suitable link over the north light areas, as illustrated below. The ladders, in our opinion, are not compliant with current Health and Safety Regulations and are potentially dangerous without any handrails. In our opinion removal of the existing ladder arrangement should be contemplated.



At present there is no suitable access mechanisms to clean the glass roofs and the provision of a moveable ladder access system should be contemplated to allow cleaning of north light roofs in the future.

The timber framework to the north lights appears to remain in fair condition and we are satisfied that it remains structurally stable. It is apparent however that the timber vents, which run to the extremities of the raised north light sections and the associated rear area of the roof, are badly weathered and aged and have not been decorated for many years as illustrated below.



Extensive repairs to the rotten and deteriorated timbers are to be anticipated, although the level of degradation is limited, it would appear, based on the lack of maintenance historically. Extensive overhauling of the timber structures and the framework to the north lights must therefore be anticipated over time and if decorations are not applied in the near term further deterioration is such that extensive replacement of rotten timbered sections may well be anticipated. Failure may also lead to spread of dry rot to the main North light structure although we recorded no evidence of it at the time of our inspection. Such development is inevitable in our view if water ingress is not alleviated.

To the hipped ends and the southern faces of the north lights timber linings have been introduced and weathered with a single ply membrane, such as Sarnafill, as illustrated by reference to the following photographs.



The Sarnafil, or similar single ply membranes, appear to remain in fair condition considering their age and nature and we are satisfied that these are currently watertight. Recovery of these roof sections is not anticipated in the near term.

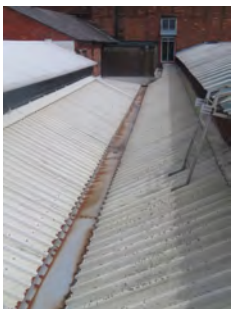
Sight of the roof structure internally beneath these areas was obtained in isolated areas where the fireboard linings had failed, presumably due to historic water penetration prior to recovering, as illustrated by reference to the following photographs.


It is likely, based on the previous photographs, that the roofs were slated prior to the application of the Sarnafil. The original battens are retained, and the deck is now provided by means of chipboard. In our opinion this is unacceptably poor, although the chipboard decking remains in fair condition. General good codes of practice would suggest the use of weather bonded ply to form a deck rather than chipboard, which can degrade if it becomes damp. We recorded no evidence of dampness and deterioration and we are satisfied that the deck remains serviceable, albeit much of this was concealed from view and could not be inspected in detail.

In our view the single ply membranes to the southern elevations of the north lights remain watertight and life expectancy of a reasonable amount is retained, albeit that in due course recovering is to be anticipated. In conjunction with recovering the incorporation of a modern weather bonded ply deck to replace the existing chipboard is strongly recommended.

The timbers, where visible, generally remained in fair condition and we recorded no evidence of rot, worm and beetle infestation, although much of this was concealed from view.

Between the various north lights of the main roofs further timber sections exist which span in towards a central valley gutter, as illustrated by reference to the following photographs. There are several pitches and valley gutter details of this form over the main covered market area. The roof structure appears to be well aligned, although the timberwork was concealed from view and could not be inspected in detail.

The slopes are weathered by means of pressed aluminium sheeting, which is not, in our opinion, suitable for small pitched sections of this nature with various intersections to adjacent components.

The formation of flashings and upstand details to various abutments is poor and corroded sections and many flashband weatherings have been introduced, as a consequence, to alleviate water penetration at junctions and abutments as illustrated below. Continued leaks of this form are to be anticipated.

Other crudely formed details are corroding and likely also to result in water penetration due to the limitations in the flexibility of this material, as illustrated below.

Flashings and crude fixing details at junctions of the vents were also recorded and again these could potentially result in water penetration. Some impact damaged and dented sheets were recorded, as illustrated below but in general the main covered areas of these sections of the roof remain watertight.

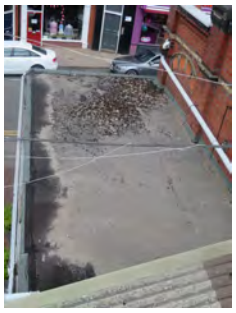
The sheeting, however, is becoming deteriorated and extensive cut edge corrosion was apparent. When the sheets are manufactured and cut the Plastisol coating can fail if water gets beneath it, as clearly has occurred in this instance as illustrated by reference to the following photographs.

Continued deterioration is likely to result in extensive corrosion, perforation and ultimately water penetration internally into the building. Plastisol repairs can be carried out to the edge of the sheeting and works of this nature are recommended in the near term to extend the life expectancy of these components.

The coatings in other areas are beginning to deteriorate with surface failure evident, by reference to the following photograph. A number of fixing caps have also failed resulting in corrosion of the fixings, as illustrated below. Repairs in the short term will extend the life expectancy of the sheeting, but in due course replacement is strongly recommended.

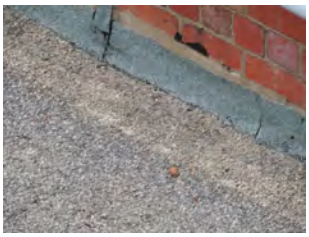
In our opinion the roof was designed to be weathered in a traditional fashion using traditional components, such as slate and leadwork, which provides flexibility to weather unusual details. The use of more modern components, whilst not unreasonable, is such that these do not provide the flexibility of lead and slate and difficulties at details and abutments has occurred inevitably and water penetration, in our view, continues and will occur during periods of heavy rainfall, particularly when it is wind driven.

To the hairdressers to the front right hand corner of xxxx Street a timber structured flat roof has been formed, which is of more modern origin than much of the building. The flat roof, as illustrated by reference to the following photograph, generally held good alignment with little evidence of any undue movement or deflection and on this basis therefore we are satisfied that it remains structurally stable. Flexural movement or bounce was recorded on application of load to the flat roof, which possible indicates that it was of poor original quality, or additionally rot may well be developing due to deterioration in the roof membranes.



At present the felt covering is largely serviceable and watertight, we believe, although it is approaching the end of its useful life and stripping and recovering is to be anticipated in the near term.

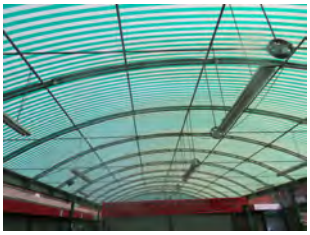
The detailing at the junction of the roof and adjacent walls are of poor formation, as illustrated below, which much increases the risk of water penetration and consequential rot to timbers within the foreseeable future. Stripping and recovering of the roof must be anticipated and in conjunction with this work it is likely that replacement of the deck is necessary.

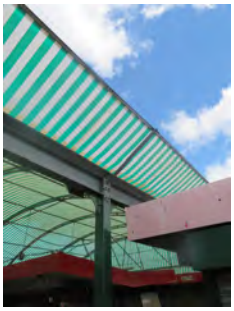



Water penetration has caused damage to the timber soffit to the roof, as illustrated by reference to the following photograph. Replacement of the fascia and soffit details are also to be anticipated in conjunction with this work.

To the rear most section of the property a canopy type roof has been constructed over a section of the open market area, as illustrated below.

The canopy weathering is supported by means of a modern metal space frame type structure, which consists of lightweight columns and roof frame sections as illustrated below. The structure and framework of the building is designed simply to support the roof and generally appears adequate and capable of doing so. Some deterioration to the coated finishes of the framed sections of the building were evident, however the roof covering and its structure generally appears to remain in serviceable condition at this time.



We cannot comment on the remaining life expectancy of this material, nor can be advise of its age, however it appears to be of reasonable original installation and remains serviceable at this time.

During the course of our survey we recorded no evidence of thermal insulation within any roof structures. Within the covered market ventilation is provided beneath the north light roofs, which in many ways if retained would obviate the benefit of any thermal insulation within the roof void. At present the market is heated by gas heaters, however clearly this must be extremely inefficient in terms of maintenance and energy efficiency, as heat generated from the heaters will rise and simply escape through the vents. Sealing of the vents may well be beneficial, although clearly this will be dependent on the use of the market.

In conjunction with recovering of the various roofs the incorporation of modern levels of thermal insulation, compliant with current Rules, is strongly recommended. Such works will, in reality, be required to comply with current Building Regulations.

Appropriate thermal insulation within roofs, particularly in areas of offices and shops where people work on a regular basis is essential and upgrading in this regard is strongly recommended.

13.04 Rainwater Goods.

Rainwater from the main north lights and lower sloping sections discharges to central valley gutter details, which are illustrated by reference to the following photograph.

The valley gutters appear to have been formed in conjunction with the Plastisol coated pitch roofs and consist of galvanised metal box sections bolted together and sealed with mastic joints, as illustrated by reference to the following photograph.

Staining to the galvanised sections is occurring following corrosion to the sheeting adjacent to it, as illustrated by reference to the following photographs. This clearly can foreshorten the life expectancy of the galvanised sections, however in general these appear to remain serviceable and in watertight order at present.

The falls or slope to the gutters appear adequate and no significant ponding, standing water or build-up of debris was recorded, other than in one section to the rear left hand corner of the main hall whereby ponding water clearly occurs which is resulting in corrosion to the roof section in a greater amount than identified in other areas, as illustrated below. It is likely, in our opinion, that deterioration of this section occurs, and some lining may well be considered prudent.

Failure of the mastic joints and the bolted sections can also result in leaks internally.

Box gutters of this nature are prone to overflowing, particularly during periods of significant rainfall. The outlets from the gutters are relatively small, as illustrated by reference to the following photograph. It is possible that this forms a type of siphonage drainage system however we cannot confirm our suspicions in this regard and further investigation is therefore recommended.

Numerous mastic applications appear to have been undertaken to outlets previously, presumably to render these watertight, as illustrated below. Such works are unlikely to be of benefit.




Overflows have been incorporated in isolated areas with pipework pushed through the parapet walls in case of blockage and flooding during periods of heavy rainfall, as illustrated below.

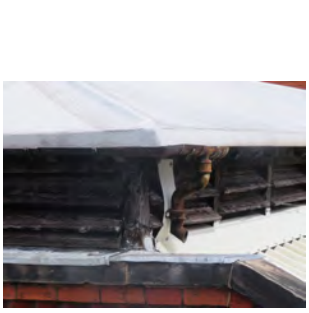
Such works indicate, in our opinion, that the design of the box gutters and drainage was inadequate, and the gutters do not lap under the profiled roof sheets sufficiently to prevent flooding during periods of heavy rainfall or if the outlets become blocked. In our opinion during periods of heavy rainfall flooding is to be anticipated as water overspills from the box gutters. The incorporation of additional overflows may be considered prudent. In the short term significant remedial works are not anticipated, however beyond this we must recommend that suitable box gutters are incorporated in conjunction with the recovering of the Plastisol coated pitch sections.

To the front section of the building a further box gutter is evident, although it could not be inspected. We anticipate that this is weathered by means of a single ply membrane forming part of the overall roof covering in this area. Rainwater is discharged via an outlet into a hopper, which is crudely run onto the roof of the hairdresser, as illustrated below.

This much increases the rainwater flow onto the flat roof of the hairdressers which is discharged to perimeter guttering, which has generally failed with leaking sections evident, which is likely to have caused deterioration to the fascia and soffit details above as illustrated below. Replacement of the rainwater goods to the hairdresser is recommended and similarly works to the outlet from the front roof and the replacement of the pipework should also be considered.

Similar crude pipework also runs from other box gutters close to the hairdressers, as illustrated below. Rainwater in this regard discharges in some instances directly onto the hardstanding and is not adequately collected and disposed of.

Rainwater from the north lights is collected to its hipped ends by means of cast iron gutters and downpipes, which are extremely aged and generally in poor condition as illustrated below. Cleaning, overhauling and redecoration in the near term together with realignment and sealing of leaking joints will extend the life expectancy of these sections, however in reality they must be considered as approaching the end of their useful life and replacement is warranted near term.

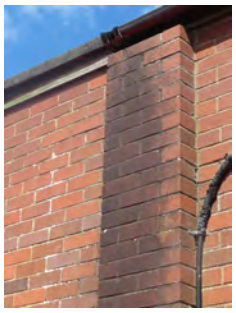


To the majority of other roofs rainwater is collected in basic uPVC gutters and certainly these sections were evident to the low level asbestos cement mono-pitch roof areas. In all instances the gutters were choked with debris and will be prone to overspilling and flooding during periods of rainfall, as illustrated below.

To the main xxxx building and entrance to the section of the market the gutter is not adequately aligned and located to collect rainwater from the slated roof pitch above, as illustrated below.

As a consequence rainwater floods and saturates the stone pediment and masonry work beneath causing dampness and deterioration which we have recorded and reported, as well as growth of buddleias within the brickwork. Suitable realignment and redressing of the underfelt beneath the tiles and slates into the gutter is therefore essential to prevent further deterioration occurring.

The uPVC guttering to all buildings is generally of fairly poor form and generally aged in nature and broken and damaged sections are clearly resulting in saturation of brickwork walls, particularly to the rear of the open market to the right hand rear corner of the site, as illustrated below.



Leaks to joints to gutters in other areas to this building were also evident and this is a common defect throughout the freehold estate, as illustrated by reference to the following photograph.

Where rainwater discharges from broken and damage sections it can cause significant saturation of brickwork and there is evidence of leaks from failed guttering components causing damage as a result, as illustrated by reference to the following photograph.

The guttering and plastic downpipes to the rear and left hand flank elevation of the main xxxx building are particularly poor, with broken sections evident and unconnected spigots and outlets to downpipes evident by reference to the following photographs.

In our opinion replacement of all plastic rainwater gutters and downpipes is recommended. Ideally suitably sized powder coated aluminium box gutters should be reinstated with similar downpipes. Alternatively, Heritage style uPVC components could be utilised if approval is granted for the use of this material.

Until such time as the gutters and downpipes are returned to a sound serviceable condition continued water penetration and leaks are to be anticipated, which will cause damage to other buildings and other sections of the property. Leaks from gutters and downpipes are a common cause of the development of wet and dry rot within timber components of the building and it is essential therefore that these defects are rectified as a matter of urgency and the building is returned to a sound watertight condition.

Rainwater from the downpipe's discharges into some instances onto hardstandings and it is clear that the downpipes have become damaged, as illustrated below. A number of rainwater downpipes discharge, it would appear, directly into the underground drainage installation both externally and within the main covered market area.

During the course of our survey we were unable to lift any inspection chambers, as these were generally heavy duty covers and therefore we cannot confirm the nature, condition and extent of the underground drainage where it serves rainwater. Accordingly, it is essential that specialist contractors lift all inspection chambers and clean out all underground drainage systems. We recorded no evidence of maintenance being undertaken in the relatively near term and it is likely therefore that a build-up of deposits exists within the drains, which could cause blockage and flooding.

Rainwater discharge from the main roof runs via a small outlet and this is prone to backing up and flooding and replacement of this is therefore strongly recommended. This may involve alterations to the underground drainage installation.

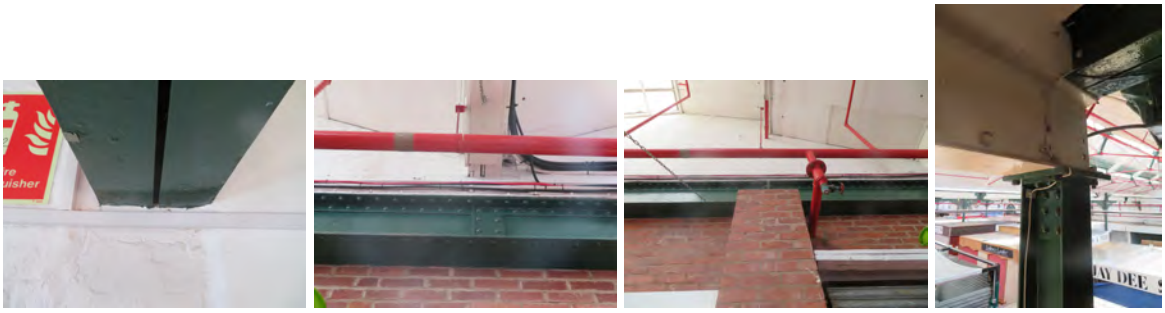
Once the underground drainage has been jet washed cleaned a full CCTV survey of the underground drainage installation should be undertaken so that the nature, condition and extent of the underground drainage installation can be established. Repairs to the underground drainage installation are in many instances to be anticipated, in our view, particularly given the absence of apparent maintenance and the fairly haphazard means of discharging rainwater into outlets, which were recorded as illustrated below.

13.05 Walls & Structure.

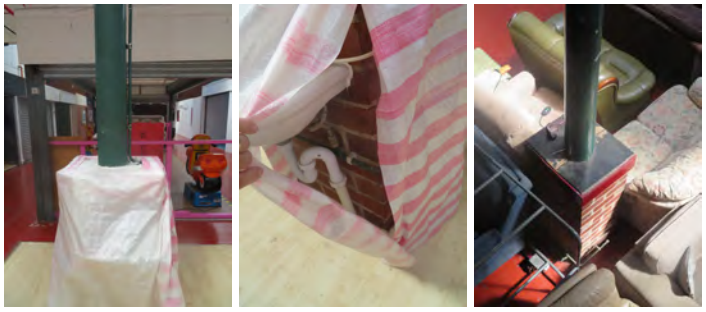
The main structure to the covered market is provided by means of an arrangement of columns and beams which support roof loads and also mezzanine floors. These also transpose loads to the main external walls.

The columns are generally illustrated by reference to the following photographs and these appear to hold good alignment with little evidence of any undue movement or deflection and on this basis therefore we are satisfied that the main structural columns are stable.

Loads are transposed by means of steel beams, which also exist within wall structures as illustrated below, which also held good alignment reaffirming our assessment of structural stability as illustrated below. The latter photographs illustrate that many alterations have been undertaken to the property over time and where possible copies of Building Regulations Approval for structural alterations should be obtained.



In some areas circular columns are bricked in at low level, as illustrated below. It is possible that corrosion of the lower steel sections has occurred, although we cannot confirm our suspicions in this regard. The latter photograph certainly suggests that the column base has been removed previously.



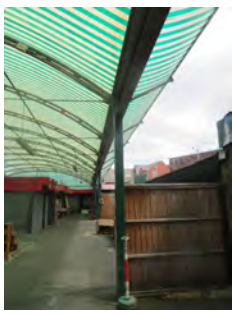
Similar columns exist within the partially covered market area to the far right hand section of the site and in these areas' superficial corrosion of columns at the base at the junction of the floor was also recorded, as illustrated below. We cannot confirm our suspicions therefore that alterations have been carried out to the columns given the possible corrosion at their base, particularly within the main hall. It is possible that the bricking around the columns could have been undertaken for other reasons rather than structural deficiencies.

We remain of the view that the steel framework is generally structurally stable and in good order. We cannot confirm if metal fatigue is developing or if corrosion of fixings and column bases exists below the ground floor slab level as we anticipate. Excavation of trial pits to establish fixing methods and the condition of the steel column bases is however strongly recommended.

Similarly the metal columns which support the main structure within the partially covered warehouse, as illustrated below, also remain stable and in good condition, although corrosion at lower levels was evident and in this regard some decoration of exposed metal surfaces should be carried out.

We have not carried out any testing to ascertain if corrosion or deterioration in the steelwork to the columns to the main market areas exists, however we recorded no evidence of it, and we are generally satisfied that these remain stable. We cannot confirm if metal fatigue is developing or if corrosion of fixings and column bases exists below the ground floor slab level as we anticipate. Excavation of trial pits to establish fixing methods and the condition of the steel column bases is however strongly recommended.

We have reported previously that the canopy covered area of the market is supported on a lightweight steel box frame, which again is illustrated below.

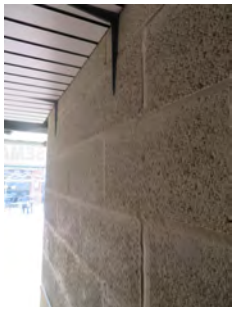


We are satisfied that the lightweight structure remains in good condition and remains structurally stable. Excessive wind loading could cause damage to the canopy and the structural frame in the future although we recorded no evidence of this occurring previously.

During the course of our survey we were unable to identify any foundations upon which the various columns have been raised to any section of the building. We recorded no evidence to indicate failure of these foundations or the development of subsidence and we are generally of the opinion therefore that the structurally columns remain stable. Below ground level metal structures are however at a much increased risk of corrosion and deterioration of this form is inevitable in our view. We are unable to advise of the extent of corrosion and other defects that might exist, and excavation of trial pits are therefore essential and should be undertaken in the near term.

The lean-to sections to the right hand side of the main covered market are formed by means of precast concrete columns and portal frames, as illustrated below. In general these reinforced concrete structures held good alignment with little evidence of any undue movement or deflection and we are satisfied that they remain structurally stable. We reported previously some evidence of minor spalling concrete which is indicative of corrosion of the steel reinforcement, however the extent of this is minimal and in our opinion following minor remedial works significant further works are unlikely.


To the enclosures of the lean-to, various shutters and timber structures, we believe, sub-divide various units. Blockwork has also been incorporated in the formation of these areas, as illustrated by reference to the following photograph.



Sub-division and fire protection in other areas is provided by means of asbestos board, we anticipate, and some asbestos marking warning notices were recorded as illustrated by reference to the following photograph. We would refer you to our earlier comments with respect to asbestos within the building and the necessary management and removal of it, where appropriate.

The single storey building to the front right hand corner of the site is constructed predominantly of load bearing brickwork and presumably a steel beam concealed by the fascia which spans the various openings to the hairdressing unit, as illustrated below.

The openings above the shop front generally held good alignment with little evidence of any undue movement or deflection and we are satisfied that these remain structurally stable.
The building is of basic structure and the brick columns and sections of masonry at lower level remain in fair condition and are considered to be structurally stable. Basic damp proof courses exist at low level, as illustrated by reference to the following photograph.

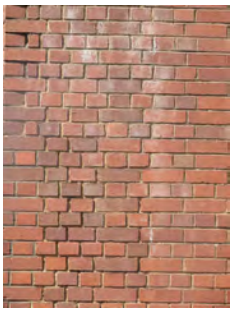
No access was available internally within this unit at the time of our survey and we cannot confirm therefore that the damp proof course provides a functional serviceable entity, as we believe to be the case.

The walls to the semi-covered market to the rear right hand side section of the property generally appear to consist of solid brickwork, particularly to the flank and rear sections as illustrated below.

Sight of much of the rear elevation was precluded due to overgrowth and stored debris to the rear area and rendered and painted sections of masonry as illustrated below.

The brickwork generally holds good alignment with little evidence of any undue movement or deflection and we are satisfied that it remains structurally stable. Large expanses of masonry where recorded and some expansion fractures may well develop, although we recorded no particular evidence of this.

We have advised previously of saturation and damage to the brickwork caused by leaking gutters and also poor parapet capping details and further deterioration in this respect is to be anticipated. Sections of loose and recessed mortar pointing were also recorded in various areas, as illustrated below. Repointing of sections of the brickwork in this area are to be anticipated, although in general we are satisfied that the brickwork walls remain structurally stable and in good order.



Sight of the walls internally within the unit to the extremities of the building were concealed by various individual stores, which were locked shut at the time of our inspection and therefore we had no access to view the walls internally, although we have no significant concerns with regards to the overall structural integrity of this section of the property. The walls provide the main enclosure and presumably some tie or link between the structural framework which supports the roof and the walls is provided, although we recorded no evidence of it and therefore cannot confirm our suspicions in this regard. There is no evident significant structural defect to the brickwork, which remains in fair condition.

It is possible that sections have been altered and cavity brickwork may also exist, particularly to the right hand side, possibly constructed as part of the development of the café.

The café building certainly uses cavity brickwork with the brick bond evident by reference to the following photograph.

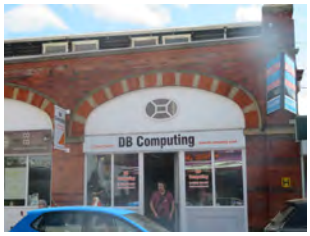
The design and construction of the building appears appropriate and expansion joints have been formed in the masonry to accommodate thermal expansion in the brickwork, as illustrated below. It is apparent that the mastic seal has failed and replacement of this is recommended, however in general the brickwork appears to be well designed.

The brickwork to the café building, as illustrated below, has large openings and it is possible that a steel frame exists within it, although we cannot confirm our suspicions in this respect. The openings in all locations were well aligned and we are generally satisfied that the building remains structurally stable. We must advise that we had no access internally to the building and therefore cannot confirm matters in this regard, other than it appears to be appropriately formed and was generally adequately constructed.

Within the toilet areas blockwork was identified which forms the inner skin of the cavity walls and Catnic lintels were also noted, as illustrated below, suggesting that the building is of relatively modern form and adequately constructed. A damp proof course exists but again we were unable to gain access internally and cannot confirm that this remains functional, as we believe to be the case.

We are satisfied that the building remains structurally stable and is in good order, although clearly maintenance has been limited in recent years and some repointing and improvements, together with replacement of defective mastic seals must be anticipated over time.

To the main façade on xxxx Street dense ornate brickwork forms part of the main structure with large arches over openings to the shop fronts, as illustrated below.



Similar arch openings span windows at first floor level to the xxxx building, as illustrated by reference to the following photographs.

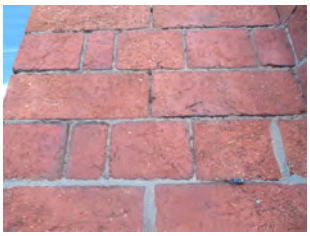
In general all openings within the brickwork to the front façade held good alignment with little evidence of any undue movement or deflection and we are satisfied on this basis therefore that they remain structurally stable. Some slight movement and minor deflection to the central keystone was identified to an occasional brick arch, as illustrated below. This is perhaps indicative of minor movement and failure of the arch, but in general the brickwork walls to the front elevation held good alignment with little evidence of any undue movement or deflection.

We were unable to gain sight of the foundations upon which the walls have been raised, however there appears no significant issues in terms of instability of the ground. Reference to Geological maps indicate that the sub strata is likely to be of Till, Devensian and Diamicton which are effectively superficial deposits laid down up to 2 million years ago. Subsidence is unlikely on this basis unless superficial fills are wash away by leaking drainage systems or similar causes.

We are satisfied therefore that the building remains free from subsidence. We were unable to determine if any basement or lower ground floor areas exist and certainly no access was provided to these at the time of our survey. We cannot rule out the development of subsidence affecting the buildings and the site generally in the future, although based on the absence of any recent movement it is considered unlikely. It is imperative, however, that buildings insurance with appropriate levels of subsidence cover is provided immediately on your purchase of the property in the unlikely event of the development of this defect.

We reported issues to the front elevation in terms of deterioration to the stonework and brickwork as a consequence of leaks, which has allowed spalling stonework and growth of buddleias to occur. The stonework is deteriorated with spalled and damaged sections evident in other areas also and repairs in this respect are recommended.

The solid brickwork utilises oversized imperial bricks which are a little unusual in size and bond with the brick bond recorded by reference to the following photographs. The walls in many instances are at least 13½ inches and more likely 18 inches in thickness and clearly the building was of substantial construction when first built.

Loose and recessed mortar pointing was evident and weathered stone infill sections were also identified, as illustrated by reference to the following photograph.

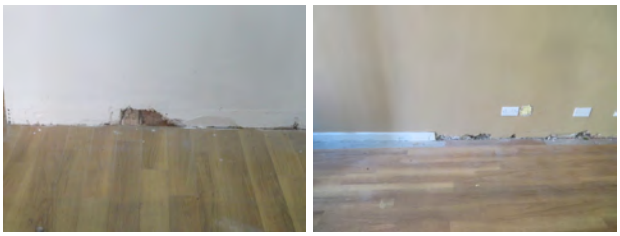
Dampness has caused deterioration and spalling of brickwork at lower levels, as illustrated by reference to the following photographs, although it is of relatively limited extent.


We recorded no evidence of a damp proof course to the external walls of the building; however it is possible that a slate damp proof course may have existed originally. Internally within the main covered market area we recorded evidence of rising dampness causing spalling of brickwork at low levels, suggesting that the damp proof course has failed if it existed.

The extent of rising dampness was difficult to determine internally as many of the external walls were concealed by individual units internally, however where the brickwork could be assessed it is clearly spalling and damp, as illustrated below.

The injection of a new chemical damp proof course is strongly recommended to supplement any existing slate DPC. Rising dampness much increases the risk of rot and other deterioration to timber structures which become saturated as a consequence. Given that the main ground floor slab is of solid formation the risk of the development of rot is much reduced, although it cannot be ruled out given some staircases and other components are close to saturated masonry at ground floor level.

It is likely that similar rising dampness affects much of the xxxx building, however we had no access to much of this section of the property and therefore cannot confirm our suspicions in this regard. Where access was obtained internally to the xxxx dry lined walls prevented random moisture meter readings being taken. Such linings may well have been introduced to conceal dampness, which in our view is likely to exist. Damage to the plasterboard linings to the walls was recorded around the extremities, which is possible indicative of dampness, as illustrated below.



At upper levels of the main xxxx building solid brick walls transpose loads from the roof down to the building. Again, corbel brick sections support guttering at upper levels. We have advised also of leaks which have caused damage to various sections of the brickwork due to defects in gutters, downpipes and poor detailing and maintenance generally. Saturation will much increase the risk of deterioration to brickwork and as a consequence increase the cost of carrying out repairs and maintenance.

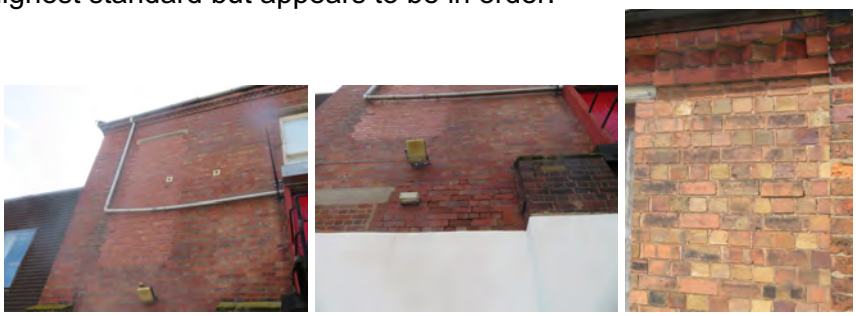
The brickwork has been poorly maintained and there is evidence of loose and recessed mortar pointing and spalling or crumbling brick surfaces evident in many areas, as illustrated below.

Extensive repointing and repairs to spalled brickwork are therefore necessary and strongly recommended.

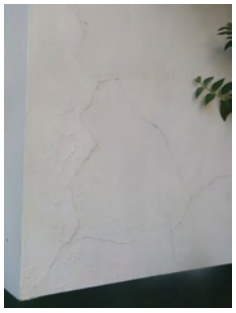
The openings to the windows are spanned by means of masonry lintels which are generally well aligned, as illustrated below.

The bearing of the stone on the external brick skin is limited, which can cause some fractures to develop and some minor vertical cracking was evident around window openings which, in our opinion, is indicative of this movement.

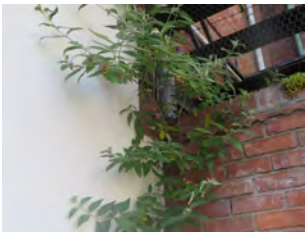
Clearly many alterations have been undertaken to the property over time and a number of window openings have been crudely infilled and new masonry constructed as illustrated below. The works are not of the highest standard but appears to be in order.



A section of render to the left hand side of the rear xxxx area exhibits much cracking, as illustrated by reference to the following photograph.



Buddleia growth in adjacent walls is also occurring due to a lack of maintenance, as illustrated by reference to the following photograph. Hacking off and reformation of the render and repairs where buddleia growth has occurred is to be anticipated.



At upper levels timberwork is retained within brickwork as a binder. The timber however has not been protected or decorated and is now rotten and replacement and bricking in is strongly recommended.

The right hand flank and rear walls of the market and similar sections to the rear were evident, albeit much of the market building is concealed by the adjacent dwellings. The brickwork is again of dense masonry construction and generally holds good alignment with little evidence of any undue movement or deflection and we are satisfied that it remains structurally stable. We have advised of the misalignment of the gable to the rear, which should be further investigated and repaired. The brickwork however, whilst dirty and aged, remains generally in good order although evidence of a number of alterations and rebuilt sections were recorded as illustrated below.

The stonework which forms part of the architectural embellishment to the buildings is serviceable but dirty in many areas and we have advised that the stonework and the parapet details are not ideal.

In our opinion it would be possible and perhaps appropriate to jet wash clean the main exposed brickwork elevations to enhance and restore the original colour. If works were undertaken as part of a general renovation of the elevations of the building it would much enhance the overall appearance, albeit in our view complete repointing of the external elevations of the building and restoration of stone sections would be necessary as a consequence.

Various more modern alterations and additions have been raised to the rear of the main xxxx building, which have utilised cavity brick and block walls and also tile hung sections on exposed blockwork walls, as illustrated generally by reference to the following photographs. The buildings and extensions generally hold good alignment with little evidence of any undue movement or deflection and we are satisfied that they remain structurally stable.

The quality of the build was not of the highest order and subsequent maintenance is poor, with much damage evident to vertically hung tile sections, as illustrated by reference to the following photograph. A systematic and focused renovation and refurbishment of these external areas will improve their overall condition.

Party and divisional walls link various sections of the building, although many of these have been bricked in or sealed internally and could not be accessed. The openings have incorporated steel beams and generally are well aligned. On this basis therefore we are satisfied that they remain structurally stable.

Brickwork internally was evident in a number of areas and generally this has been painted and remains in fair condition, although some spalled sections were clearly apparent where dampness has caused damage as a consequence of leaking roofs, gutters and flashings as illustrated below. Repairs and redecorations of the brickwork walls internally may well be warranted and indeed is recommended as part of a further renovation and refurbishment of the property.

At first floor level over the main market area a timber section has been formed, possibly as an extension to the original build.

It was not possible to inspect this area of the property closely, however it is clear externally that the timber cladding is in poor rotten condition and expanding foam has been utilised around window openings to repair these components, as illustrated below.

The rainwater goods and gutters above the timberwork are choked with debris which is causing these to overspill, which further compounds the risk of rot and deterioration to these sections. Dampness and deterioration was evident internally and replacement of the timber cladding externally must be anticipated as part of further renovation and refurbishment works.

Arches are created internally in these areas and in some locations these could be inspected. Cracking and movement were evident internally which indicates, in our opinion, water penetration and some minor movement as illustrated below. The movement appears to be of recent origin and further investigation of the arch should be carried out immediately and perhaps temporary support introduced. Repairs are to be anticipated.

Water ingress has caused damage to these areas of the building and much restoration and reformation of plasterwork is necessary to return the building to a good sound condition.

The fire precautions and means of escape facilities within the premises are somewhat limited and we have advised that the construction of the various individual stalls are often created by flammable material. The various partitions internally do not always provide requisite fire resistance and some improvement and the introduction of new modern ½ hour fire resistant linings is strongly recommended in this regard.

We are generally satisfied that the building remains structurally stable and the main load bearing components adequately transpose loads from roofs through the building to floors and then the foundations. We were unable to gain sight of the foundations at the time of our inspection and therefore cannot comment on their nature and extent.

We recorded no particular evidence of subsidence or other significant structural failure of the building and we are satisfied that it remains stable, although it is imperative that buildings insurance is placed, with full subsidence cover, in the unlikely event of the development of this defect.

It is clear that little or no maintenance has been adequately applied to the building in recent years and as a consequence significant deterioration is occurring to stone and masonry structures in particular. This is exacerbated where these masonry structures become saturated during periods of rainfall as a consequence of leaking roofs, gutters and downpipes. Failure to address defects and prevent saturation must increases the risk of masonry becoming unstable and in such poor condition that demolition and reconstruction is inevitable. It is imperative, therefore, that the external elevations of the building in particular are maintained. Alleviation of water ingress where it affects other structures of the building is also recommended.

The external walls in all instances are uninsulated, however this is unlikely to be of concern given the open nature of much of the market. Upgrading of the levels of thermal insulation to sections utilised for offices and other such occupations should be contemplated as part of further renovation and refurbishment of the building.

13.06 Ceilings.

We were unable to gain sight of the ceilings within the main xxxx building, beyond the ground floor public areas, which were finished by means of suspended ceilings which are generally aged and of fairly basic quality and formation, as illustrated below. Evidence of water damaged sections was recorded.


We cannot confirm therefore that suitable fire separation is provided above the ceilings between the upper parts of the building. We had no access to the upper parts and therefore cannot confirm our suspicions in this regard. It is likely that the fire separation between the ground and first floors of the main xxxx building is inadequate and upgrading, given an opportunity or as part of the further works to renovate the building, should be contemplated and undertaken to ensure a minimum ½ hour fire resistance by recognised 15mm fireline board linings is provided.

The ceiling within the main covered warehouse is provided by means of a fibreboard, possibly as a basic and limited form of thermal insulation. Ventilation holes have also been provided in the fibreboard lining, which detracts from any insulation value, although this may also allow leaks from the valley gutters to escape before causing significant damage as illustrated below.

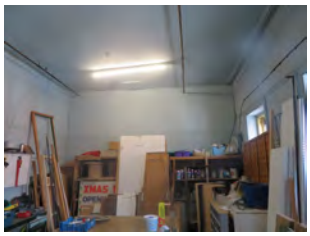
The linings remain in fair condition considering their age and nature but sections have either fallen or been removed from position previously, as illustrated by reference to the following photographs.




It is likely that significant leaks from the roof has caused damage in this regard. Staining and other deterioration indicative of water penetration has caused further damage to these fibreboard linings, which do not survive well following water penetration.

Clearly ongoing water penetration from roof leaks will cause further damage and deterioration to these fibreboard linings and there is evidence of this occurring as illustrated below. In due course replacement of these linings may well be required to upgrade the overall condition of the market area.

To the office accommodation, to the front of the main covered market at first floor level, aged lath and plaster ceilings are retained in some sections as illustrated below.



These are generally in poor condition with cracked, blown, water damaged and repaired sections evident by reference to the following photographs. Replacement of all lath and plastered ceilings is to be anticipated as part of the further renovation and refurbishment work.

There are no ceilings within the semi covered open market area and similarly within the lean-tos and canvas structure the roof linings and structure were exposed.

We had no access into many of the other areas and therefore cannot comment on the condition of the ceilings within the café and upper areas above the xxxx, as these were concealed at the time of our inspection.

Given the overall maintenance and nature of the site it is thought likely that the ceilings are in poor condition with evidence of water damaged sections to be anticipated. Renovation and refurbishment of these areas of the building will be required in due course.

We are unaware if any repairing obligations exist to the occupants of the building or whether the Landlord is responsible in all respects. Your solicitor should clarify matters so that your potential obligations are fully understood and also so that any Tenant liabilities can be explored with a view to carrying out remedial work.

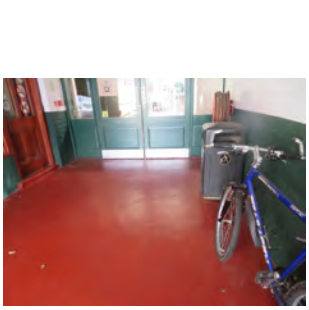
13.07 Floors.

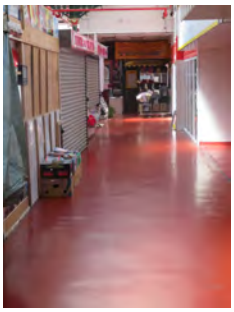
The floor to the xxxx at ground floor level appears to be of solid construction, however this was concealed by vinyl floor coverings, as illustrated by reference to the following photograph. The floor generally held good alignment with little evidence of any undue movement or deflection and we are satisfied that it remains structurally stable.

Tiling provides access to the shop front, as illustrated below. It is clear that some missing tiles are evident and replacement in this respect is strongly recommended. The floors to the various shops fronting xxxx are also believed to be of solid construction and appear to have been raised above pavement level, as illustrated below.

It is possible that new concrete slabs have been constructed on the existing concrete of the market hall. The raised access thresholds do not comply with Disability Discrimination Act legislation in terms of providing wheelchair and disabled access to individual units. Management proceedings may assist, but alterations in this regard are recommended.

Entrance to the market is obtained in a number of areas with a concrete slab evident with a coated finish applied, it would appear, on a bitumastic membrane. The floor to the main covered market is uneven as a consequence.





There are extensive areas of cracked and deteriorated floor slabs apparent by reference to the following photographs.

The coating in some instances is also beginning to deteriorate and in other areas it has been removed, as illustrated below.

There appears to be a thin bitumastic covering on top of the concrete, as illustrated by reference to the following photographs. Further investigation as to the nature of the floor construction in this regard is required. It is possible that the floor paint which has been applied over the bitumastic coating is beginning to degrade. This treatment is not suitable for a bitumastic sub-base.

At present the floor remains serviceable, however the coating is likely to become slippery when it is wet, and the overall condition of the floor is deteriorated. Excavation of the bitumastic base may well be required and the use perhaps of a non-slip resin finish would be of significant benefit.

Many inspection chambers are located within the floor slabs which provide difficult detailing, however unsuitable chambers and lids have been utilised as illustrated below. This hinders the maintenance and lifting of these chambers and the incorporation of double sealed units internally is strongly recommended.

Dampness was recorded within the floors and it is possible that the bitumastic coating was applied originally to limit penetration. It is unlikely that any significant damp proof course was incorporated as part of the original construction of the market, however we cannot confirm our suspicions in this regard.

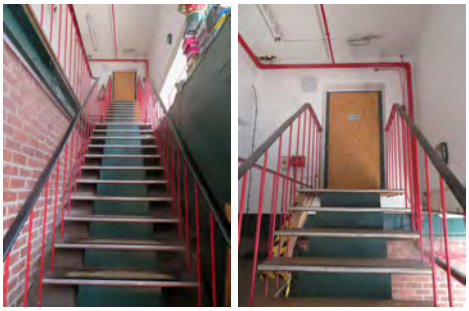
Treatment of the floor may well be considered prudent, however further investigation will be required to establish the build-up and construction of the floor prior to works being implemented.

Many of the small stalls within the market have introduced new raised sections, possibly on top of the concrete slab. Again, this results in issues of disabled access and also can leave steps if units are removed or the configuration of the unit is amended. Alterations in the centre of the area appear to have been undertaken in this respect.

At first floor level a mezzanine floor appears to have been formed and is generally of timber construction. Flexural movement or bounce was recorded on the application of load, however this is well within normally anticipated parameters and is of no significant concern in our view. We were unable to gain sight of the timber floor construction at the time of our survey, as this was concealed by ceilings and floor coverings. The floor coverings are generally in very poor dirty condition and replacement of these is recommended as illustrated below.

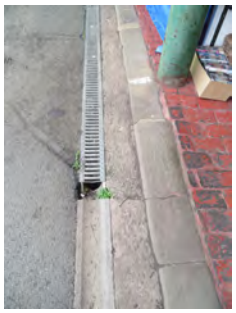
The floors may well exhibit rot, worm and beetle infestation although we recorded no significant evidence of it. Clearly continued leaks and saturation of timber sections forming part of the floors much increases the risk of the development of rot and some repairs are to be anticipated, although we recorded no evidence of significant rot and deterioration at the time of our survey.

Access to the mezzanine is provided by a modern timber staircase with metal handrails, as illustrated below. The staircase appears to hold good alignment with little evidence of any undue movement or deflection and we are satisfied therefore that it remains structurally stable.



To the semi covered market area the floor appears to consist of a brick base which has subsequently been decorated to approve its appearance, as illustrated by reference to the following photograph.

The floor generally holds fair alignment, however some uneven sections were recorded close to drainage gullies linking this and the canvass covered open market area, as illustrated by reference to the following photograph. Given the semi open nature of the market area the floor is not anticipated to have any damp proof membrane and is effectively an external paved area.



Pointing of the brick joints is a little deteriorated and repointing would be beneficial. Deterioration to the surface is also likely and the painted application may become slippery when wet.

Consideration should be given to introducing a new floor covering as part of the refurbishment of the property. The application of painted floor finishes is not recommended given dampness which is likely to occur, which will cause these surfaces to fail more readily particularly as is evidenced by reference to the previous photographs. The application of such floor paints on bitumastic sub-bases can also result in failure, which we believe occurs at this time.

In a similar manner to the main covered market raised floor slabs have been formed within a number of the perimeter units, as illustrated below. Again this can hinder alterations to the unit in due course. It may be considered prudent as part of renovation and refurbishment of the market to introduce a new concrete slab and excavate the existing pavings, although in our view whilst this would be beneficial there is no immediate need to carry out these works.


Within the canvass covered area of the open market the floor is provided by means of predominantly tarmac finished sections, as illustrated below.

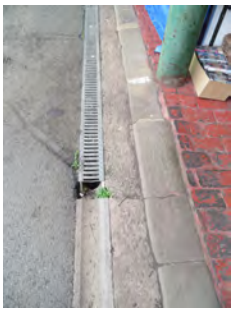



The tarmac is beginning to deteriorate with cracked, blown and uneven sections evident by reference to the following photographs.




Misaligned and uneven surfaces also exist around drainage gullies and inspection chambers, as illustrated below.


Again the inspection chambers are not ideal for the open market area sand should be replaced with a more appropriate form. Drainage gullies set within the area close to the semi covered market are in poor condition and slot drains would benefit from reformation and repair, as illustrated below.



Uneven surfaces to the walkways potentially risk fall and some markings have been introduced to indicate potential hazards, although in our view this is unacceptable. As a minimum extensive overhauling and relaying of the flooring sections will be required to return these to a safe condition. A full co-ordinated programme of improvements to floors, junctions and intersections with drainage and the like is strongly recommended in the main market areas.

We were unable to gain sight of floors to upper levels within the main xxxx building and other first floor areas and therefore cannot comment on these. We anticipate that they are predominantly of medium strength timber floor structures, however we cannot confirm our suspicions in this regard. Further investigation and assessment of the nature and condition of these floors is strongly recommended.

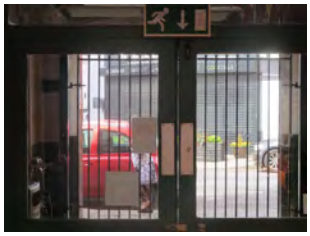
13.08 Joinery.

Access to the main entrances of the indoor covered market are secured by means of roller shutters which are of metal formation and are generally fairly aged in nature, as illustrated below, although they remain serviceable.

Many other roller shutter doors exist and provide security to various units and other areas of the site, as illustrated by reference to the following photographs.

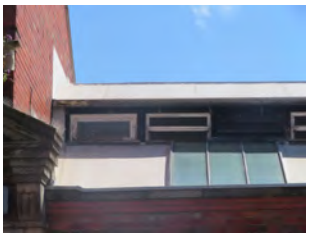
Many of the shutters are in poor condition and replacement of these is to be anticipated within the foreseeable future. We are unaware if the responsibility for replacement of the shutters to individual stores rests with the store holder, or whether the freeholder has responsibility in this regard.

Internally doors are provided by various timber and glazed units, illustrated by reference to the following photograph. Similar timber doors provide access to outdoor toilet areas, particularly within the courtyard and additionally internal doors to upper areas are also of timber formation.

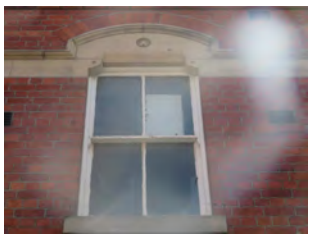


The doors are generally aged but serviceable. The security provided by the doors is limited and the fire resistance of the doors is questionable. Replacement of the main doors within the market area must be anticipated as part of further renovation and upgrading of the fire precautions and means of escape facilities within the property.

The windows to the main market building are limited given its nature, however to the front office areas upper sections of timber windows were identified and illustrated below. The windows are aged and generally in poor condition and replacement of these is recommended as part of the refurbishment of this section of the property.

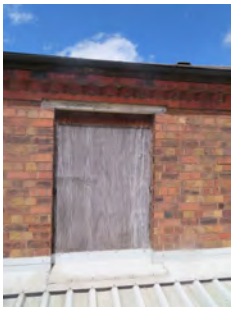



To the main xxxx building double hung timber sash units have been formed to this and the adjacent section, as illustrated below.


The windows remain in fair condition but are generally aged and single glazed and as such prone to condensation. A lack of decoration is resulting in decoration to the timber framework. Larger windows of this type exist to the rear of the building, as illustrated below.

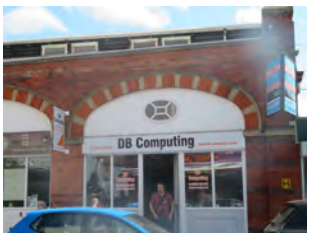
To the flank elevation where it overlooks the main warehouse building the windows are generally in aged poor condition and windows have been partially boarded over, as illustrated by reference to the following photographs. Replacement of a number of windows is therefore to be anticipated as part of the further renovation and refurbishment of the property.

The base of the door leading into the xxxx building to the left hand side is extensively rotten due to leaking gutters and down pipes and neglect previously and replacement is therefore warranted, as illustrated below.

The windows to the café building to the right hand side are of more modern origin and consist of timber double glazed components, which whilst not being of the highest insulation value are an improvement to many of the single glazed windows in the rest of the building. These windows remain in serviceable condition. Again details of the repairing obligations of the occupants should be established so that their liability towards the repair and maintenance of the windows can be finalised. In the immediate term no significant improvements are warranted.

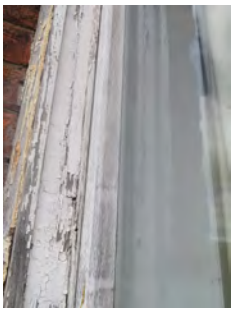
There are a number of shop fronts in various locations, as illustrated by reference to the following photographs. The responsibility for repair, maintenance and decoration of this is likely to vary between occupants and the freeholder and as such your solicitor should clarify matters so that your potential future obligations are fully understood. At present the shop fronts and windows remain in fair condition.



Security on the site has clearly been an issue previously and many roller shutters have been introduced and indeed some located in front of windows, where access to roofs has clearly been obtained previously. Consideration to all aspects of security should therefore be given and improvements made as required.

13.10 Decorations.

Externally it is clear that little or no decoration has been carried out to the property for a number of years and as such many timber and ferrous components are deteriorated due to a lack of decoration. Painting of external masonry has also been limited. Exposed timber surfaces and deteriorated paint finishes are evident in many areas and illustrated by reference to the following photographs.




In our opinion complete redecoration of all normally and previously painted surfaces must be contemplated and undertaken within the next 12 months. Failure to apply decoration to timber and ferrous components in particular much increases the risk of rot and corrosion and foreshortens the life expectancy of individual components. Deterioration has occurred due to a lack of regular redecoration and is now necessitating repair and maintenance to many of these such structures.

External redecoration must be considered as cyclical in nature and should be carried out every three to five years or so to conserve the integrity of timber and ferrous components.

Internally the décor to the property is in fair order, particularly within the main market area, however deterioration to many previously painted finished to masonry and floors is evident as outlined previously. Office areas at upper levels and the various toilets etc are generally in poor decorative condition, as are many of the unused individual market suites as illustrated below.

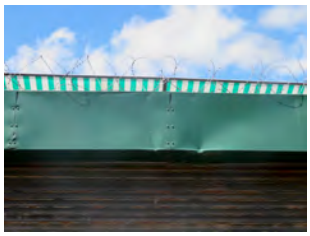
Decorations have clearly been damaged as a consequence of various sources of water ingress and in this regard improvements are strongly recommended.

13.11 Boundaries and Hard Standings.

Access to the main open area of the market is gained from xxxx Street via metal railed gates, which remain in good and serviceable condition.

To the rear of the market access to the partially covered area is gained and secured by metal roller shutters, as illustrated by reference to the following photograph.

The canopy is badly damaged and of the two roller shutters only one was noted as being in operational condition. Replacement of the main access trader shutters to the rear may well be anticipated as part of the further renovation and refurbishment of the property.



To the rear of the open market area high brick boundary walls have been formed, as illustrated below. The walls generally remain in fair condition considering their age and nature and they are of more modern origin that the original construction date of the property. Impact damage and loose and recessed mortar pointing was evident and improvements as part of normal maintenance will be required.



The upper sections of the wall are not properly weathered which is resulting in staining and failure of the mortar pointing to the brick joints and thus improved maintenance is recommended. The incorporation of new appropriate cappings or weatherings to the top sections of the wall is strongly recommended to prevent deterioration occurring over time.

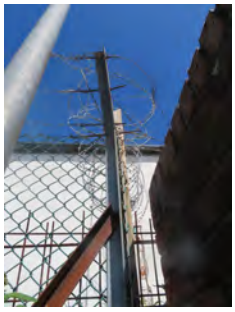
There appears to be no damp proof course within the wall and the brickwork at lower levels is damp at times resulting in deterioration to the mortar pointing, as illustrated by reference to the following photograph.

Security has clearly been an issue to the rear of the site and much barbed wire and razor wire has been attached to the top of the walls, as illustrated below. The mountings for the wire are generally in poor condition and it is questionable if the wire complies with current Health and Safety Regulations. Replacement of the wire with modern security installations is strongly recommended.



To the rear of the older partially covered market a metal and chain link fence is retained, as illustrated below. We are unaware if this forms part of the site boundary and the demise of the property, although convention would perhaps indicate that this is in the ownership of the adjacent car park, which we believe is operated by the xxxx.





We have reported on the condition of the tarmac surfaces and the pavings within the partially covered market areas. The main open market area is finished by means of brick paving which is of relatively modern origin and remains generally in fair condition, as illustrated below.



There are some areas where the surfaces are beginning to deteriorate and uneven paving sections were recorded, as illustrated below. Overhauling and re-sanding of the joints to the brick paviours is recommended and would enhance its overall condition.

Various drainage gullies and channels are set within the paved area, as illustrated by reference to the following photograph.

Some deterioration to gullies was recorded and unevenness, particularly around these and inspection chambers, was identified as illustrated below. Replacement of the chamber covers with recessed lids which would accommodate the incorporation of new brick paviours is strongly recommended, to enhance the overall appearance of the property and also to replace aged damaged covers, which are generally corroded and difficult to lift.

Various rodent bait traps were recorded around the site suggesting that issues of vermin infestation do exist as you would anticipate in an external market area. A number of open gullies to drainage units, as illustrated below, clearly encourage the development and vermin infestations on and around the site.

Specialist advice should be obtained and the traps require cleaning, upgrading and maintenance if they are to prove effective. Clearly and maintenance of all underground drainage installations is required and should be undertaken as a matter of urgency.

Steps exist between various changes of levels on the site and, as illustrated by reference to the following photographs, it is unlikely that these comply with current Disability Discrimination Act legislation. There are no handrails to assist ascending and descending the steps and also the nosings should be of different colour to help partially sighted individuals. Improvements in this regard should therefore be contemplated.

A number of walls exist within the open area, particularly where level changes occur, as illustrated below. The walls are deteriorated, and the brick capping does not adequately protect the brickwork beneath from dampness, causing staining and discolouration as well as loose and recessed pointing to develop as illustrated in the photograph above. Improvements in this regard are also necessary as part of normal maintenance of an open area of this nature.

The precise extent of the demise to the site towards the rear of the property was difficult to determine but some paved hardstanding areas are thought to be included within the title. Walls and sections of this area are generally in a neglected condition, as illustrated below. Once the extent of the demise has been determined remedial works are to be anticipated.

Brick pavings within much of the area leading to the left hand side entrance to the market area and adjacent buildings remain generally in serviceable order, as illustrated below.

14.00 SERVICES

As stated in the preambles to this report, we have not tested any of the service installations, incoming mains, wastes or, drainage facilities. We have, however, reported our findings following our visual inspection of the property under the various headings below; so that you may gain an understanding of the nature, extent, condition, and adequacy of the installations to which the premises benefits.

Much sub-division and alteration of the mechanical and electrical installations within the building has been carried out and it is likely that there are more than one point of intake for much of the electrical and water installations. Your solicitor should advise of the responsibility for repairing and upgrading electrical supplies to individual units and in our view significant improvements in this regard are to be anticipated.

We have carried out a basic visual inspection of the mechanical and electrical installations where available, although access to much of the buildings within the site was precluded and therefore we cannot confirm our suspicions in this regard. In our opinion it is imperative that all mechanical and electrical installations are tested and inspected by suitably qualified specialist contractors and advice taken on the deficiencies which are likely to be identified. Significant improvements in this regard are therefore to be expected.

14.01 Electrics.

During the course of our survey we were unable to gain access to the main electrical intake area within the covered market and cannot report on the nature and extent of the electrical supplies to the unit, which are likely to be significant. Extensive sub-metering and distribution cables are required to provide lighting and power to the various units. Individual units should be separately metered and this is believed to be the case, however we cannot confirm our suspicions in this regard.

A separate 3 phase electrical mains head appears to have been introduced to the new café building to the right hand side of the main courtyard and this is housed in an electrical box externally and is evident by reference to the following photographs.

Various sub-mains are thought to provide lighting and power to other partially covered areas and some electrical equipment was identified, as illustrated by reference to the following photographs.


In some areas isolated fuseboards were identified serving individual units, as illustrated by reference to the following photographs. In overall terms the electrical infrastructure is believed to be serviceable but far from being compliant with current standards and significant upgrading and improvement is to be expected.


It is clear that many installations are aged, as illustrated below.


Some upgrading of older wired fuse ways with the introduction of modern trip fuses has been carried out, as illustrated below, however again this illustrates that no coordinated upgrading of the electrical systems has been carried out.

Electrical alterations, which have been undertaken, and the wiring generally is of poor formation and is unlikely to be compliant with current Regulations as illustrated below.


The lighting which is provided within the partially covered market areas is basic and consists of fluorescent striplight fittings, evident beneath the main canopy and within the older partially covered market area by reference to the following photographs.


No adequate lighting is anticipated to exist within the main open paved market area and improvements in this regard should also be considered as part of the upgrading of the facilities to the market generally.

Lighting within the main covered market is again provided by relatively basic fluorescent lighting systems as illustrated below.


In all instances the lighting is fairly antiquated in nature and many sections are believed to be inoperative. The energy efficiency of fluorescent lighting system is poor, in our opinion, and a concerted upgrade of the lighting provisions within all market areas is strongly recommended and the introduction of LED fittings would improve the overall energy efficiency of the use of the building.

Lighting within toilets is also of similarly basic format as illustrated below.

Within the market areas the amount of emergency lighting provided is questionable and it is our view that this is far from compliant with current standards. Significant upgrading and the introduction of modern levels of emergency lighting within the unit are essential, in our opinion.

Access into other occupied areas of the building was limited at the time of our survey but lighting is generally thought to be of fairly basic form and internally within the main xxxx area standard fluorescent lighting systems sit within suspended ceilings, as illustrated below. We presume the responsibility for repair and maintenance of lighting in main occupied areas rests with the Tenants, however your solicitor should clarify matters in this regard.

Lighting within the xxxx ceiling is defective with broken fittings evident by reference to the following photograph.

A basic fire alarm system is thought to exist within the covered market area; however its overall condition is antiquated, it would appear, with aged wiring and break glass units recorded close to door entrance points as illustrated below.

The main fire panel could not be found during the course of our survey and it is likely that this is within locked cupboards and rooms. Some newer sections are incorporated suggesting some works have been undertaken recently however further works are still to be anticipated.

In our opinion significant improvements to the fire alarm systems, emergency lighting and provisions within the building is necessary and specialist advice on requirements in this regard is necessary and should be undertaken as soon as possible. Linking of the alarm system of the main covered area to other areas of the site is also strongly recommended.

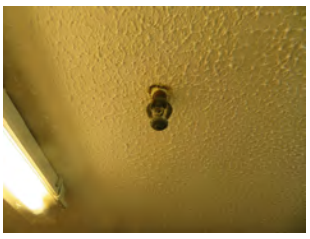
In our opinion significant upgrading of the fire precautions and the electrical provisions within the building in entirety are to be anticipated. It is possible that complete rewiring of the infrastructure and supplies serving individual units throughout much of the estate will be required. As a matter of urgency appropriate tests and inspection certificates in regard to the electrical installations should be provided and deficiencies, which are potentially dangerous, rectified to return the electrical infrastructure into a good serviceable condition.

14.02 Sprinkler System.

The property has a sprinkler system, although the main import and control sections could not be determined. Main pipe runs were evident and recorded by reference to the following photograph.

Individual sprinkler heads were located throughout the main covered market area; however the sprinkler system does not extend to other partially covered or external areas. Much pipework to the sprinkler system is run at high level within the open areas, as illustrated below. Individual sprinkler heads appear to remain serviceable, although we cannot confirm our suspicions in this regard.



The nature of the covered market is, in our opinion, such that a fully operational sprinkler system is likely to be required to provide suitable fire precautions and means of escape within the building. Testing, maintenance and perhaps renewal of the sprinkler system in entirety may well be required and specialist advice with regards to the condition and operational ability of the existing system should be sought.

14.03 Gas.

The property appears to have a relatively large gas supply with a meter located at high level within the entrance from xxxx Street. The meter is illustrated by reference to the following photograph.

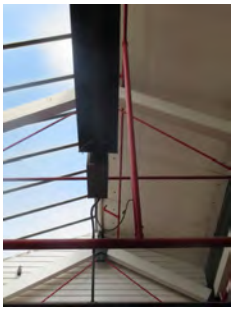
Some gas supply pipework was recorded running within the market area at high level and is marked, we believe, with yellow tape rather than standard convention yellow painted pipework, as illustrated by reference to the following photograph.

We recorded no gas smells or partial defects to the gas supplies and pipework, however many of these were concealed from view and certainly we could not inspect these in detail. It is imperative, in our opinion, as part of the overall assessment of the property that all gas supplies and gas fired appliances are tested by a Gas Safe registered contractor immediately on purchase of the site so that any deficiencies, or potentially dangerous equipment, can be identified and repairs undertaken.

The use of gas within the building is relatively limited but some gas supplies may run to individual units, although we cannot confirm our suspicions in this regard.

14.04 Space Heating.

Space heating to the unit appears to be provided by means of ceiling mounted gas type space heaters as illustrated below. The space heaters are generally aged, inefficient and it is our opinion that many are likely to be inoperable. The condition of the remaining serviceable units is of concern and these could potentially be dangerous. Replacement of the space heating is to be anticipated, as in our view it is approaching the end of its useful life.



The energy efficiency of the space heating is generally poor given the limited levels of thermal insulation within the building, particularly with the ventilation of upper roof areas. Careful consideration with regards to whether heating is provided within the covered market area is recommended and it may be more cost effective to remove heating from the building, although this would be subject to the demands of the occupants and customers visiting the market. The existing systems are however at a stage where renewal is to be anticipated.

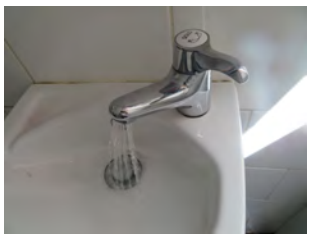
14.05 Cold Water.

The precise point of entry of the cold water main to the building could not be determined, however it is likely that there is more than one incoming mains supply to the site generally. A water stop tap was evident within the pavement close to the front entrance gates, which may well be an incoming main point serving at least sections of the market. The buildings which front onto xxxx Street are also likely to have an individual supply. Water supplies appear not to serve each and every section of the open partially covered market areas.

We were unable to test any of the incoming water supplies to individual units and much sub-main pipework is likely to exist. We recorded no particular evidence of leaks or defects to the pipework, although clearly it is a haphazard arrangement which has been altered, extended and re-routed over many years. It is likely that hot water is available to be used by various Tenants as required, although again obligations to provide water to individual units to serve individual Tenants should be assessed, in accordance with the terms of individual Leases.

It is likely that replacement of the incoming water main supplies to the building are necessary for future use and development of the building and allowances in this regard should be made for expenditure over time.

Cold water was provided to the main toilets to the indoor market and also to the open market areas, with the supplies functioning adequately with suitable pressure as illustrated below. The pipework is generally run by means of copper, however clearly some plastic sections are likely to exist where new supplies have been provided to sub-stores within the market areas.



14.06 Hot Water.

There appears to be no functioning hot water in the outdoor market toilets and any provision for this which may have existed has apparently been removed. Improvements for the provision of new hot water supplies to these toilet areas will be required to comply with current Health and Safety legislation. One of the two toilets to the open market area was locked shut at the time of our inspection suggesting that this is not in functional condition.

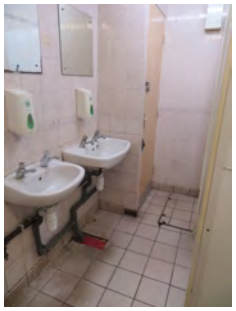
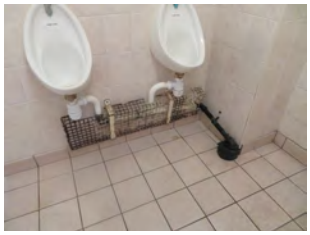
Hot water to the main indoor market is provided by an aged copper cylinder located on a roof section formed above the main public toilet areas, as illustrated by reference to the following photograph.

Copper pipework then distributes hot water to the various sanitary facilities within the vicinity, particularly the toilets below. The system generally appears antiquated and replacement of all hot water provisions and the distribution pipework may well be anticipated within the near term.

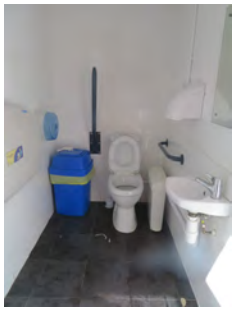
We are unaware if the system provides hot water to various individual stores and in this regard if this is the case the capacity is considered to be inadequate. Significant improvements to the hot water facilities serving the premises must therefore be anticipated within the near term.

14.07 Toilets.

The toilets within the indoor market area are basic at best and generally a little antiquated and in need of significant modernisation, as illustrated below.

The toilets to the outdoor market area are of similar fairly basic formation, as illustrated by reference to the following photograph. In neither circumstance, in our opinion, do they provide fully compliant suitable disabled facilities and careful reconfiguration and consideration of the requirements to provide disabled access toilets should be carefully considered. Significant upgrading of the toilet accommodation is therefore strongly recommended and to be anticipated in due course.

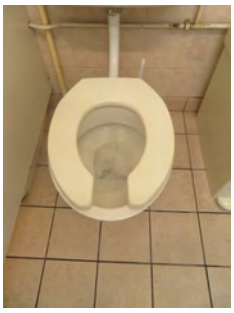


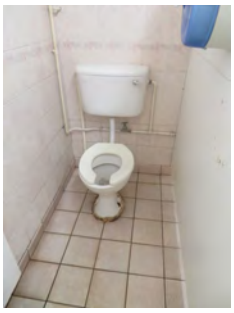
14.08 Drainage.

Drainage from the individual facilities is generally run via uPVC pipework, much of which has been repaired, altered and adapted. The overall condition of the drainage pipework, particularly within the main covered market area is poor and inappropriately run into an open floor gulley, as illustrated below.

The inspection chamber located close to the urinals and within the gents' toilet has many broken tiles, suggesting that it is lifted on a regular basis for the clearance of blockages.

The toilets within the covered market area were however free flowing at the time of our survey, as illustrated below.





In our opinion replacement of all above ground drainage pipework to the plumbing and sanitary facilities will be required in conjunction with the refurbishment of it.

It is likely also that the underground drainage runs serving the toilet facilities are in poor condition, although we could not inspect these at the time of our survey and therefore we cannot report on matters in this regard.

We have recommended that a CCTV survey of the drainage system is carried out for both rainwater and foul drainage and works of this nature should be carried out at an early stage so the extent of works necessary to repair the drainage systems, to return them to a good order, can be fully established.

Soil stacks are likely to exist in other areas of the building, however in general these could not be inspected due to limitations of access. In our view complete overhauling of the drainage systems to the building are to be anticipated.

14.09 Air Conditioning.

Basic air conditioning systems may well exist within sections of the building and a condenser was recorded externally to the left hand side rear elevation of the main xxxx building, as illustrated below.

We cannot confirm if the facility is in operation or not, although it appears to be of relatively modern origin. Presumably the responsibility for repair and maintenance of air conditioning systems will be vested in the individual Tenants, although your solicitor should clarify matters in this regard.

BUILDING SURVEY REPORT

In Respect Of

Indoor Market
xxxx

15.00 ELEMENTS OF CONSTRUCTION.

15.01 Chimney Stacks.

The property has no traditionally constructed chimney stacks. There are however a number of vents which penetrate through roof coverings of various forms, as illustrated generally by reference to the following photographs.


A number of the vents appear to be redundant and were obviously disconnected internally as illustrated below.

Removal of redundant vents should be carried out and thereafter appropriate waterproofing collars around the vents should be undertaken where these are required to be retained in position, as at present the overall weathering of the vents is generally poor.

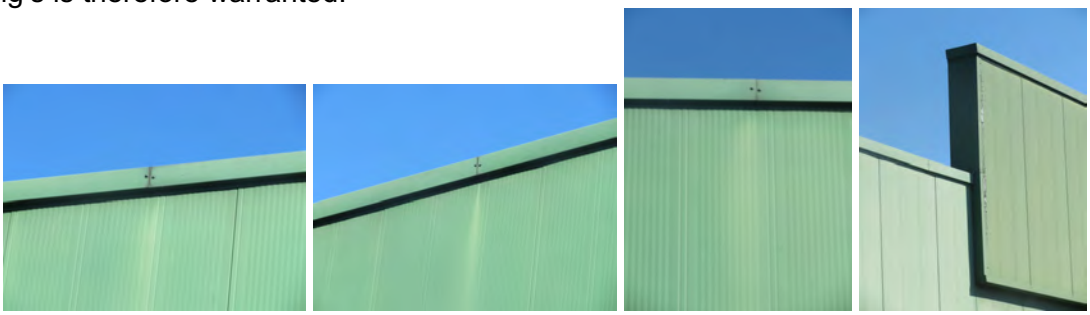
15.02 Parapet Walls.

To the xxxx Street elevation parapet walls have been raised above roof level, as illustrated below, as part of the cladding of the flank elevation.

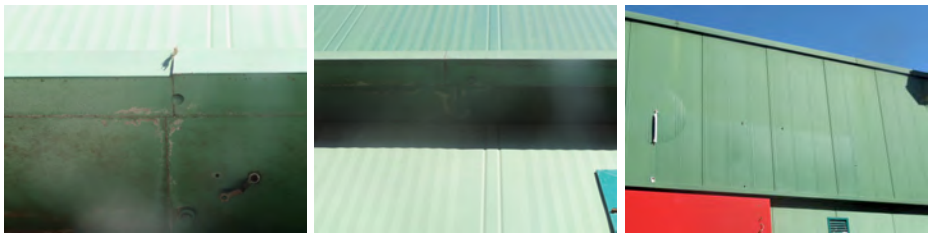
The parapet walls are believed to be formed by means of a steel framed structure and additional bracing has been provided to the higher sections as illustrated previously. We cannot confirm our suspicions in view of the cladding, and it is possible that slender masonry structured walls exist. In general the parapet walls of this formation hold good alignment with little evidence of any undue movement or deflection and are considered structurally stable. Significant remedial works in terms of maintenance of the structure is considered unlikely and the bracing which is evident will clearly assist in this regard. If masonry is found to exist behind the cladding demolition and restructuring may well be required.

The capping's to the parapets is beginning to deteriorate and liquid applied waterproof coatings have been introduced, as illustrated below. This suggests that water penetration has occurred at these joints, which is often a fault in capping's of this type.

Externally to the elevations there is clear evidence of staining to the cladding panels, as a consequence of water penetration through these joints as illustrated below. Replacement of the capping's is therefore warranted.



The claddings externally to the elevations and the parapets are clearly aged and the colour is deteriorating, and water penetration has occurred to the soffits as a consequence of leaks to the roof and parapet capping's, as illustrated below. Replacement of the external claddings, whilst not essential, is strongly recommended.



The internal claddings forming sections of these parapets generally appear to be of reasonable condition and given that these are visible immediate replacement is not essential, although as part of the overall renovation and refurbishment of the site amendments to the detailing and replacement of the internal cladding panels may well be considered prudent.

It is clear that the market has been developed, extended and various buildings amalgamated into the structure of the property. To older sections, particularly to the extremities and as part of the sub-division, a number of masonry parapet walls are retained as illustrated by reference to the following photograph.

The solid 9 inch brick walls appear to have been rendered and it is clear that the render and the concrete copings which weather the top sections of the parapets are in poor order, as illustrated below.

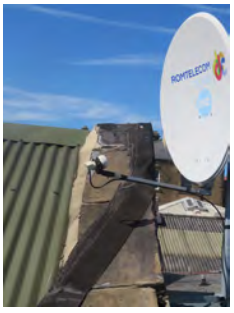
Failure of the cappings to adequate weather the parapets is resulting in much staining and also the development of cracked and blown render which is evident above. Replacement of the coping stones is required and in conjunction with this re-rendering of the parapets may well be required and indeed is recommended as part of the overall renovation and refurbishment of the property. If repairs are not undertaken in the near term continued deterioration to the masonry may undermine their structural integrity.

Based on fairly distant vantage points that were available to us to inspect the parapets they appear to hold good alignment with little evidence of any undue movement or deflection at this time and we are satisfied therefore that they remain structurally stable. Continued saturation, however, is such that demolition may well be required if repairs are not undertaken as the masonry will deteriorate and the overall structural integrity of the parapets will be compromised accordingly.

The flashing details at the junctions of parapet walls and roofs are generally of poor quality and many have been overcoated with liquid waterproof applications such as Acrypol, as illustrated by reference to the following photograph. In conjunction with the works to repair the parapets and also the renovate the roof coverings replacement of all flashing details must be anticipated.

To the gable end sections of the pitched roofs, in some instances, external walls are retained which create effectively a parapet detail as illustrated by reference to the following photograph.

The weathering of the parapets and the junction of the roofs and the parapet sections has been inappropriately formed and is clearly in poor condition, as illustrated below.



The parapet is misaligned and leans inwardly and the stone copings are clearly facilitating water ingress and some crude repairs have been carried out previously, although in our view these are unlikely to be effective.

Open joints to the parapets will also allow water penetration to occur, as illustrated by reference to the following photograph.

We anticipate that demolition and reconstruction of misaligned sections of parapets of this nature will be required as part of the gradual renovation and refurbishment of the roof areas of the building. Short term repairs may prevent water ingress occurring in this location, although we cannot confirm our suspicions in this regard.

To the rear elevation of the market stone faced buildings provide the main entrance point, as illustrated by reference to the following photograph.

Various parapet walls intersect at roof level in this location and a vertical joint exists between them, as illustrated below.

Sections of the walls appear to have been jointed with a furfix type profile, as illustrated by reference to the following photograph.

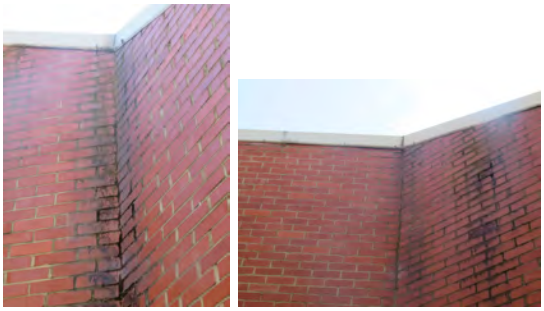
The outer skin of the parapet, however, leans outwardly slightly and it is possible that the restraint provided by the furfix profile is inadequate to restrain the loads and weight of the parapet. The vertical joint is beginning to fail with mortar pointing missing, as illustrated by reference to the following photograph. Restraint strapping may well be required to prevent further outward movement of the parapet to the outer face and it is possible also that demolition and reconstruction will be required.

The coping stones which weather the parapets in this area are poorly formed with no adequate drip or weathering and as such saturation is occurring to the stonework, as illustrated below. This appears not to be causing any significant deterioration at this time, however spalling of the stonework and failure of the pointing is likely to result as a consequence. Repairs are therefore warranted and should be undertaken in the relatively near term to prevent further deterioration.

To the roof above xxxx Nail Bar, close to the main entrance to the market, a masonry parapet appears to have been weathered with Plastisol coated cappings, as illustrated below.

The parapet wall appears to hold good alignment with little evidence of any undue movement or deflection and we are satisfied therefore that it remains structurally stable. Capping and cladding of masonry parapets of this type is not ideal, but it appears to have been successful and of adequate functionality at this time and significant remedial works are not required, although replacement of the cappings in conjunction with works to the roofs and parapets generally will be required.

Similar capping details to parapets appear to have been poorly formed and in conjunction with defects to the rainwater goods saturation and rainwater run-off is causing damage to the brickwork, which is water stained and exhibiting loose and recessed mortar pointing, as illustrated by reference to the following photographs. Improvements to the capping detail are essential. Saturation of the brickwork results in water penetration and failure of the pointing and much increased maintenance costs.



15.03 Roofs.

The main covered market area has numerous intersecting roof pitches to various sections, as illustrated generally by reference to the following photographs. The slopes, pitches and structural formation of the roofs vary dependent on location.




Sections of the xxxx Street elevation appear to be formed by means of timber rafters, perhaps with intermediate support provided by a steel frame. Sight of the rafters was generally difficult to obtain, as ceilings and internal claddings prevented a detailed sight of these. The height of access panels was in excess of our surveyor's ladders and these areas could not be safely accessed at the time of our survey, however timber purlins and framework beneath the cladding panels are evident by reference to the following photographs.

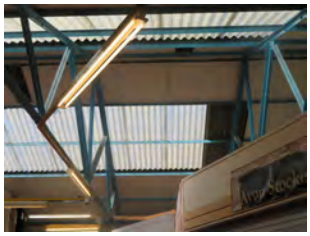

The timber structure where visible generally held good alignment with little evidence of any undue movement or deflection and we are satisfied therefore that it remains structurally stable. Externally the pitched sections, as illustrated by reference to the following photograph, generally held good alignment with little evidence of any undue movement or deflection and we are satisfied therefore that they remain structurally stable.

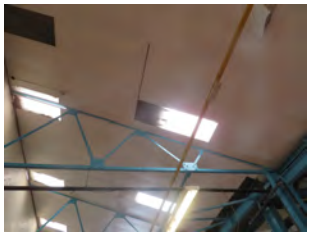
Water ingress has clearly occurred in various locations and staining to the timbers was evident, even from our limited inspection. We recorded no evidence of rot to the timbers, however the risk of the development of both wet and dry rot as a consequence of the water penetration, which has occurred historically and in our opinion is ongoing, much increases the risk of rot to the timbers and some rotten sections are, in our opinion, inevitable and to be expected. Replacement of rotten sections of timber within the pitched roofs will be required as part of further renovation of the roofs and the building generally.

Towards the main xxxx Street a large flat roof section has been formed, which is also believed to be of timber construction, although much of the structure in this area was concealed from view. The flat roof, as illustrated below, in general held fair alignment and we believe it remains structurally stable, although we cannot confirm our suspicions in this regard.

We recorded distinct depressions within the waterproof coverings, as illustrated by reference to the following photographs. Such depressions often illustrate the development of rot within the roof deck and structure beneath and in our view this is occurring. Given the overall condition of the roofs and in view of obvious water penetration, the development of wet and dry rot is inevitable in our view and is occurring. Significant restructuring of timber sections and the roof deck perhaps in entirety to the flat roof area is inevitable, in our opinion. If works are not undertaken, the extent of the wet and dry rot infestations are likely to increase in extent, thereby much increasing the cost of remedial works.

The majority of the indoor market roof is weathered by means of pitched roof structures of varying forms consisting of lattice trussed metal framework, as illustrated by reference to the following photographs.

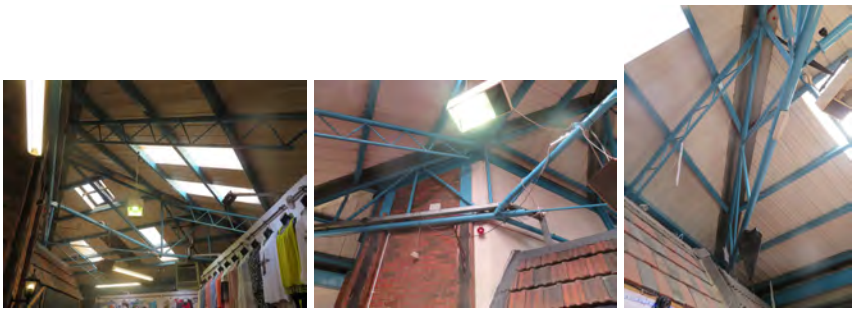




Shallower roof pitches are created by similar lattice beams, which in turn transpose loads onto a metal framework as illustrated by reference to the following photograph.

Where visible the framed rafters and roof structure appears to remain in good condition, and we recorded little evidence of any structural failure. The bolted connections generally appear to be in good order, given their age and nature, as illustrated below.

More modern space frame type roof structures exist where a section of open area has presumably been in-filled historically, as illustrated by reference to the following photographs.



The lattice beams have limited connections and ties but generally held good alignment with little evidence of any undue movement or deflection, as illustrated below.

Significant restructuring of these metal framed roofs is considered unlikely, however it may be considered prudent, in conjunction with renovation and refurbishment of the main indoor market, to appoint specialist engineers to further assess the steel framework to the roof area.

The roof coverings to these various sections consist of many different materials, however the roofs are generally weathered by means of asbestos cement sheeting, as illustrated by reference to the following photographs. The use of this material is not ideal for shallow roof pitches and can result in water penetration at junctions and laps of individual sheets.

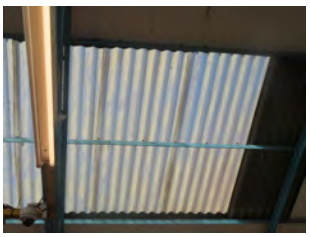
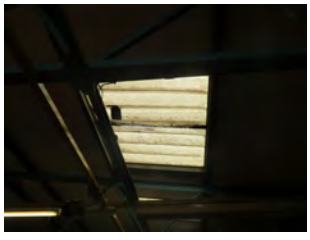
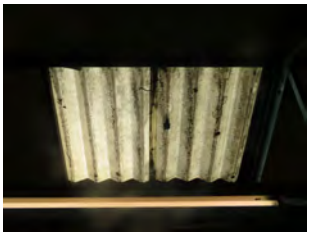
The asbestos cement sheeting is, in our opinion, approaching the end of its useful life and the detail and formation of the sheeting is poor although some sections are of more recent origin and remain in better condition as a consequence as illustrated below.

Numerous patch repairs have been undertaken in a crude manner and rooflights have been infilled utilising metal sheets, as illustrated by reference to the following photograph.

Leaks have clearly occurred around junctions of burn through fibreglass based roof lights and crude bitumastic applications have been introduced to alleviate water penetration, as illustrated by reference to the following photograph.

The roof lights themselves of this form are approaching the end of their useful life and the opacity is compromised as a result of their deterioration, as illustrated by reference to the following photographs. Replacement of all roof lights should be undertaken as part of the renovation and refurbishment of the unit.

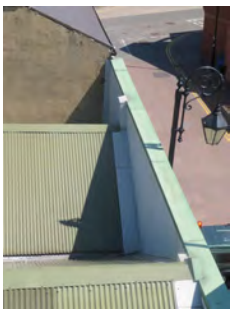


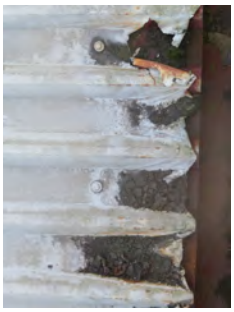
The bolt fixings which secure the sheets to the metal frame are generally aged and corroded and missing caps were recorded, which will hasten deterioration and also facilitate water penetration.

The retention of asbestos cement sheets is not ideal and clearly removal and disposal of such materials will require compliance with current Regulations, which inevitably increases cost. The asbestos cement sheeting is brittle and cannot readily by accessed to carry out basic maintenance or cleaning of gutters, although many attempts to introduce crawl boards and access mechanisms have been undertaken, albeit not recently.

Plastisol coated roof sheeting has been introduced, possibly replacing sections of asbestos cement historically. Cladding of these roofs perhaps was undertaken in conjunction with the works to the xxxx Street elevations, as the green coloured sheeting appears to be of similar age and form as illustrated below. Other roof sections have also been weathered with plastisol coated sheeting.



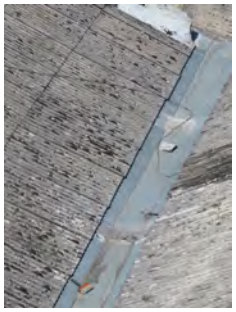

The sheeting remains in fair condition, however we recorded evidence of cut edge corrosion and failure of the Plastisol coating to the edges of many of the sheets, as illustrated by reference to the following photographs.




At present the Plastisol coated detailing remains serviceable, however its overall condition is deteriorated and cut edge corrosion, if allowed to persist and develop further which will be the case, will result in corrosion and perforations within the sheets which will clearly allow water penetration to occur.

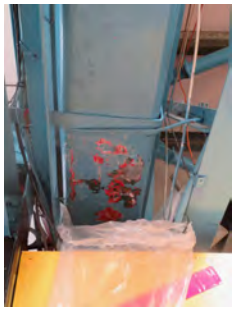
The design and detailing of many of the intersecting roofs is poor and the use of ridged sheeting is a little inflexible in this regard and can result in water penetration, particularly at junctions of parapets and intersecting roof pitches where valley gutters have been formed, as illustrated below.


Valley gutters exist also at junctions of asbestos cement sheeting in a fairly standard form, as illustrated by reference to the following photograph.



It is clear that the overall condition of the valley gutters and indeed their design is poor and Acrypol coatings have been applied in many locations as illustrated previously and by reference to the following photographs. Corrosion to the metal lined valley gutters is also becoming apparent externally in particular.


Internally sections of the box gutters were evident and also exhibit corrosion suggesting that the box gutters are approaching the end of their useful life, as illustrated below.



Complete replacement of the box gutters which form an integral part of much of the roof structure must be anticipated.

It is clear that the main roof areas have been neglected and gable ends are inappropriately weathered, as illustrated by reference to the following photograph.

Extremities and detailing at intersections of roofs are also poorly formed and many temporary repairs have been carried out, as illustrated by reference to the following photographs.

Remnants of many temporary repairs are also left on the flat roof areas with sheeting and waterproof coating material cans simply discarded, rather than being removed from the roof, as illustrated by reference to the following photograph.

Many of the flashing details at junctions of abutments and intersecting roof pitches are poorly formed and we have highlighted water ingress and repairs which have been undertaken in these areas. Replacement of all flashing details is necessary, in our opinion, and works of this nature should be undertaken in the relatively near term.

In many areas flashband has been utilised to create new flashing details at the junctions of asbestos cement sheeting and brickwork, as illustrated by reference to the following photographs. The flashband material is not adequately pointed and water ingress could occur in these locations. Replacement of all flashing details in conjunction with recovering of the roofs is strongly recommended.


In some areas slated roof pitches are retained to the main roof area, as illustrated by reference to the following photograph. The slates remain in fair condition, however clearly the leadwork details to the extremities are aged. The slates also appear to be aged and in our view are approaching the end of their useful life. The timber roof structures beneath these slated pitches could not be inspected but given their overall condition water penetration appears likely to occur.

Deterioration to these slates to the eaves is also evident where they have been inappropriately formed initially, as illustrated by reference to the following photograph.

Undercloak was not introduced in many areas and this is also evident to the main entrance to the market where a further slate roof is recorded above xxxx Nail Bar and the adjacent barbers. The extremity and the lack of eaves detail is recorded below.

The absence of under cloaking and the poor detailing is such that rainwater run-off causes saturation to the stonework, which is recessed and spalling at upper levels, as illustrated by reference to the following photograph.

The use of hard struck mortar pointing also exacerbates deterioration in this regard and does not allow for moisture within the stonework to evaporate. The stonework is clearly not frost resistant and when wet weather is followed by cold conditions moisture within the stonework freezes and subsequently expands. Over time this repeated freeze thaw action forces the face of the stonework from the background and results in surface deterioration which is evident above.

The slated roof pitch to the main entrance generally remains in fair condition, however broken and disturbed slates were recorded, as illustrated below. Overhauling of the roof in this area is required and should be undertaken in the near term.

The lead flashing details at the abutments of the stonework and the clad rear parapet are poorly formed and could result in water penetration, as illustrated by reference to the following photographs.

Within the central section of this slated roof a glazed gable ended lantern has been formed, as illustrated below.

The detailing and weathering of the abutments is extremely poor and the powder coated aluminium sections are weathered, as illustrated by reference to the following photographs.


Internally there is evidence of water penetration causing damage to decorative and plaster finishes as a consequence of the defects in the roof light, as illustrated below.

The glazed lantern light is clearly aged and has been sprayed on more than one occasion to change its colour and appearance as illustrated below.

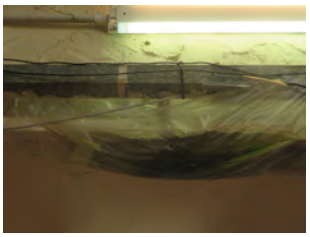
We are of the opinion that the lantern remains serviceable and structurally stable, however it is at the end of its useful life, in our view, and replacement is recommended and should be undertaken in the near term. Continued water penetration will occur whilst it is retained in position.

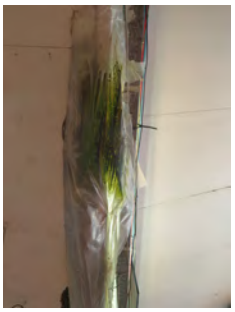
Within other roof pitches various raised lantern lights and vents have been formed, as illustrated by reference to the following photograph.

Raised vents also exist in certain sections and provide natural ventilation within the indoor market area, as illustrated below.

The detailing of the roof lights and vents is generally aged and poor and is a potential source of water ingress. Replacement of the roof lights and vents as part of works to restructure the roof areas are strongly recommended and until such time water penetration will continue, in our view.

Internally within the main market area we recorded significant evidence of water penetration and the use of buckets and plastic sheeting in many locations to collect or discharge leaks, as illustrated below.

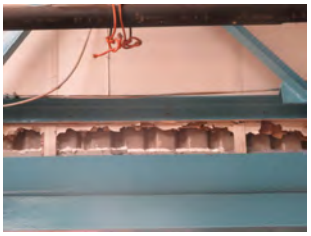



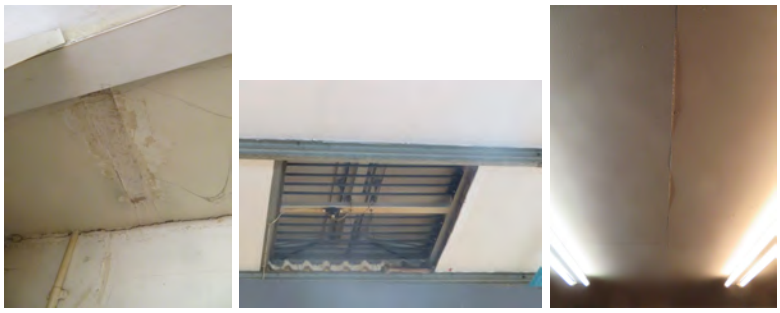




Clearly this suggests that water penetration has been ongoing for a significant period. The collection of water penetration in this manner does not constitute a satisfactory solution, in our view, and clearly continued water ingress must increases the risk of damage internally.

Sections of saturated ceiling linings and walls were identified which provide further evidence of ongoing water penetration, as illustrated below.





Continued water ingress is inevitable until such time as extensive, if not complete, replacement of the roofs over the main market area are undertaken.

Within the staff car park area two small outbuildings have been constructed as additions to the market, as illustrated below.

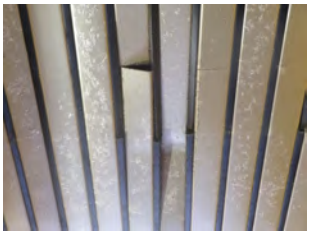
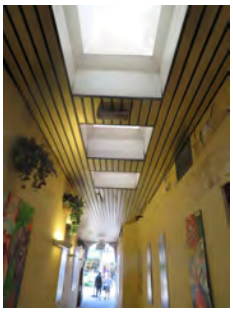
In both instances the roofs appear to be formed by means of timber and are weathered with bitumastic based materials, such as asphalt and high performance felt. The roofs held good alignment with little evidence of any undue movement or deflection and we are satisfied therefore that they remain structurally stable. The weathering materials remain broadly serviceable and watertight at this time, however little or no maintenance has been carried out to the roof coverings in recent times and as such they are deteriorating and replacement of the coverings must be anticipated in the relatively near term.

Weathering details at junctions of claddings are poorly formed with bitumastic flashings dressed beneath the cladding pieces, as illustrated below. Water penetration is likely to occur in these locations during periods of heavy rainfall.

To the tunnel walkway of the building a timber structured flat roof appears to weather the upper sections. Roof lights are set within the walkway which are clearly aged, and the lights are dirty and damaged by sunlight, as illustrated below.

We recorded evidence of water penetration causing damage to plastered surfaces beneath the roof area, as illustrated below.



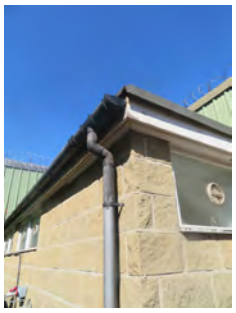



It is likely therefore that the roof is approaching the end of its useful life and recovering is required. Given the water penetration the likelihood of rot to the deck and structure is high and replacement of much of the structure should therefore be anticipated.

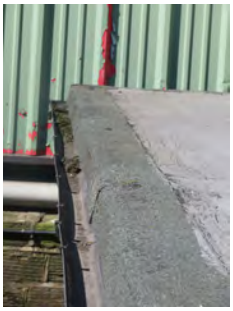
In our opinion, carefully consideration the way in which the roofs are formed and structured should be given. In their current format weathering details at intersections and junctions of roof pitches is awkward and significant restructuring and carefully consideration of the waterproof membrane will be required as part of recovery of the entire roof area to ensure that a successful new roofing covering can be successfully incorporated. A simple like for like replacement of materials is unlikely to be successful in our opinion.

15.04 Rainwater.

Rainwater from the flat roofs to the service yard is collected in uPVC gutters, which in turn serve downpipes. The gutters are as illustrated below.

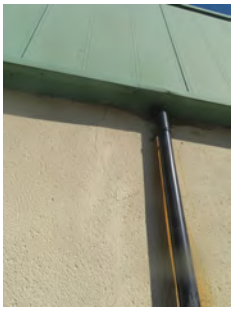


The gutters are aged and a little choked with debris, as illustrated by reference to the following photographs, however in general they remain serviceable at this time. Replacement of the uPVC guttering must be anticipated within the relatively near term.



To the xxxx Street elevation rainwater from the box gutters close to the parapet is discharged via uPVC downpipes, which are of relatively small form, and are attached to the rendered blockwork sections as illustrated below.

There is clear evidence of leaks and deterioration from a number of these downpipes, as illustrated below.



The downpipes discharge directly into open gullies located within the pavement area, as illustrated by reference to the following photographs. This is not ideal in our view and the downpipes could potentially be damaged and also these could represent trip hazards for pedestrians.



Reconfiguration of the rainwater downpipes and discharge in this area is recommended. The downpipes remain serviceable, although clearly leaks have occurred and some replacement and remedial works are recommended.

Similar gutters collect rainwater from the main slated roof to the entrance section. The stop end in one location is missing, which will clearly allow rainwater to overspill during periods of heavy rain, as illustrated below.

Leaks to joints in various gutters were also recorded and again downpipes discharge directly into gullies or onto the pavement, as illustrated by reference to the following photograph.

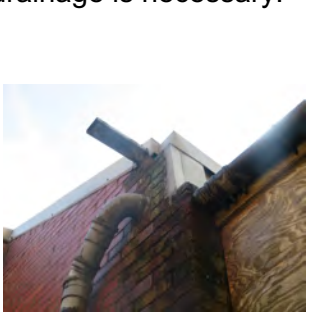
The rainwater downpipes in many areas are possibly undersized, particularly where it serves the main roof, which could result in rainwater not being discharged quickly enough and back falls and flooding occurring as a consequence.

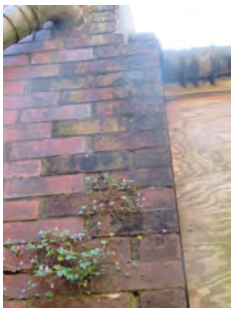
Rainwater downpipes from roofs of neighbouring buildings discharge also onto the roofs of the main building, thus further increasing the rainwater loading on the property as illustrated below.

This much increases water loading on the main roof area during periods of heavy rainfall.

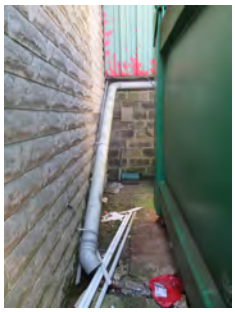
We have advised of our concerns with regards to the valley gutter and parapet gutter details of the main roof. Sections of the box gutters were recorded internally, as illustrated below. The size of the box gutters is relatively shallow, and it is likely that the flashing detail at the junction of the pitch roof slopes is not high, which can allow rainwater to back up and flood into the building which in our opinion is likely.

The rainwater goods to the rear and close to the tunnel entrance are clearly defective and blocked and result in overspilling and saturation of the brickwork during periods of rainfall, as illustrated below. Replacement of these sections of guttering and downpipe are required, and much reconfiguration of the roof drainage is necessary.





Alterations have been undertaken to the main drainage from the roof and pipework has been run from existing sections to discharge crudely onto hardstandings to the rear of the building, as illustrated below.



This suggests that either additional drainage has been provided or that the underground drainage system which originally would have collected rainwater from these pipes has failed, or is blocked, and cannot be repaired.

Overflow pipes have been incorporated in some sections, as illustrated below, which illustrates that overflowing and flooding of box gutters does occur reaffirming our assessment that the overall design of the box gutters and their size is inadequate to accommodate heavy rainfall.

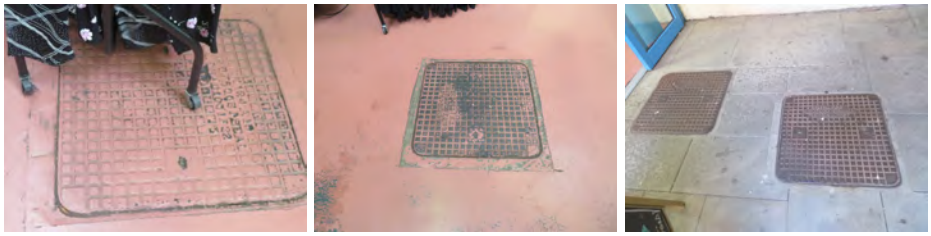
Internally a number of plastic downpipes exist within the building, however the numbers and sizes of the downpipes appear inadequate, even though they are of relatively large formation as illustrated below.

Some cast iron downpipes were also retained and run internally within the building discharging directly into a back inlet gulley as illustrated below.

In our opinion extensive overhauling of the gutters and downpipes are necessary. Careful assessment of anticipated loads during periods of heavy rainfall should be made and improvement in the volume that can be handled by the rainwater goods must be considered to prevent flooding. Given the extent of flash floods, and the likelihood of an increasing frequency of such heavy rainfall events, regular flooding of the building may well occur during severe rainfall events. This clearly hinders the operation and trading from within the unit and creates potentially dangerous conditions internally if floods become slippery when wet.

During the course of our survey we were unable to gain sight of the underground drainage installations, although we have reported some evidence which indicates issues with the underground drainage run.

Inspection chambers are located within the floor areas of the market in many locations, as illustrated below.



We were unable to lift the inspection chambers during the course of our survey and therefore cannot confirm the nature and condition of the underground drainage installation. We anticipate, however, that some defects are likely to exist. Overhauling and cleaning of the underground drainage installation is therefore recommended and works of this nature should be undertaken in the near term.

A specialist contractor should also carry out a full CCTV survey of the underground drainage installation in conjunction with cleaning so its condition, nature and extent can be established. Improvements and repairs to the underground drainage installation must be anticipated.

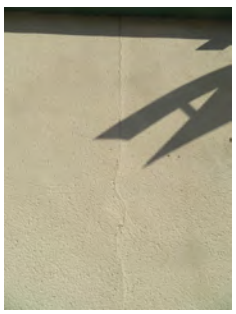
15.05 Walls and Structure.

To xxxx Street and the market entrance fronting the xxxx Street above xxxx the external walls are believed to be of concrete block construction, which has subsequently been rendered. We were unable to gain sight of the blockwork in most instances and therefore cannot confirm our suspicions in this regard.

In general the walls and the cladded upper sections of the elevations, which we believe to be of steel frame construction, hold good alignment with little evidence of any undue movement or deflection and we are satisfied that they remain structurally stable, as illustrated below.

The blockwork was recorded internally within the fire alarm control panel, as illustrated by reference to the following photograph.

Vertical fractures were identified in many locations to the rendered block sections to the flank elevation, as illustrated below.



These photographs are in keeping with a lightweight concrete block structure which has subsequently been rendered and are indicative of thermal expansion. If the render is repaired and made good further cracking is inevitable. It appears therefore that no expansion joints have been constructed in the blockwork, which is not ideal given its expanse and length. The wall will be prone therefore to movement of this nature. In conjunction with re-rendering the incorporation of render expansion joints utilising stop beads may be considered prudent and would be a manner in which the movement could be adequately controlled. Horizontal cracking and defects to the render was also recorded, as illustrated by reference to the following photographs.

The latter photograph illustrates saturation and dampness due to leaks, which is causing a deterioration to the render surface. Repairs and perhaps complete re-rendering of the flank elevation must be anticipated within the foreseeable future. Clearly continued saturation due to defects in the roof will exacerbate matters in this regard.

The cladding at upper sections is Plastisol coated and aged and we have reported previously of water ingress. We also recorded impact damaged sections to the corner and must also advise that the cladding is faded and deteriorating generally, as illustrated below.

The cladding to the rear area close to the car park or external stores area is badly impact damaged and the decorative coating has failed, as illustrated below. Replacement of this cladding is strongly recommended.

Replacement of the cladding systems may well be required in due course, although despite their age and minor damage it is our view that these remain serviceable at this time.

The columns were generally concealed from view by cladding and internal linings but remain well aligned, reaffirming our overall assessment with regards to the structural stability of the elevation.

The main load bearing structure of the building is presumed to be provided by the columns, although these were generally concealed from view by internal fittings and linings and as such could not be inspected in detail. Loadbearing masonry walls also transpose roof loads to the foundations of the site. Internally within the open areas of the main market further columns form part of the structure of the building and transpose load from the roof trusses down to the foundations, as illustrated below.

Many of the columns were concealed from view and enclosed within linings and forming sections of the shops and could not be inspected in detail. Where visible they generally remained in fair condition, however we did record some slight evidence of corrosion close to the junction with the ground floor slab, as illustrated by reference to the following photograph.

Circular sections also transpose load from the space frame section of the building down to ground level and in these instances the structure is of more modern origin and remains generally in good condition.

In our view significant remedial works to the structural frame of the building is considered unlikely, however it may be necessary to carry out isolated repairs and replace corroded sections of columns particularly where these are concealed below ground level.

Between various sections of buildings solid brickwork walls were recorded and openings have been formed between units, presumably with steel beams above the openings as illustrated below.

The brickwork sections internally generally held good alignment with little evidence of any undue movement or deflection. The quality of workmanship in the formation of openings in some instances is poor, however we are satisfied that the structural stability is maintained.

In general therefore we are satisfied that the main structure of the building and the internal areas of the market are stable.

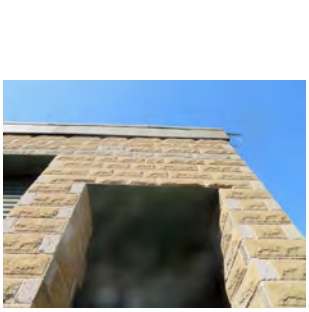
During the course of our survey we were unable to gain sight of any foundations serving the building and supporting the main structural frame. We cannot rule out therefore the development of subsidence in the future, although it is considered unlikely in our view.

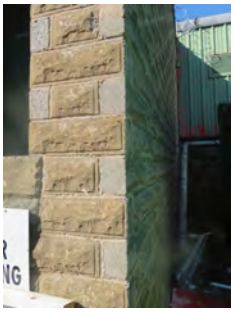
It is imperative therefore that buildings insurance is placed immediately on your purchase of the property, which should incorporate appropriate levels of subsidence cover in the unlikely event of the development of this defect.

To the front section of the market in and around the main entrance stone facings have been utilised, presumably to form a cavity wall, although we cannot confirm our suspicions in this regard. We anticipate a block inner skin exists, although we were unable to confirm matters in this regard. The main entrance elevation incorporates openings above shop fronts and presumably steel downstand beams exist in this regard. In general the stonework remains in fair condition and is considered structurally stable. We have advised, however, of some spalling and crumbling sections of brickwork and additionally the proud struck pointing, which exacerbates the risk of this development in the future as illustrated below.

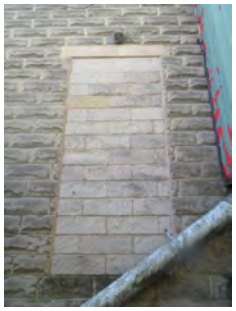
A separate stores building is provided within the courtyard car park area and is constructed predominantly of stone facings, as illustrated below.

We had no access to this area at the time of our survey. A similar toilet block has also been formed and both are constructed by means of stone, possibly with block linings internally. The stonework, as illustrated below, generally held good alignment with little evidence of any undue movement or deflection and we are satisfied that it remains structurally stable.





A number of window openings have been blocked up, which is of relatively crude formation, as illustrated by reference to the following photograph. Repairs in this regard are strongly recommended.

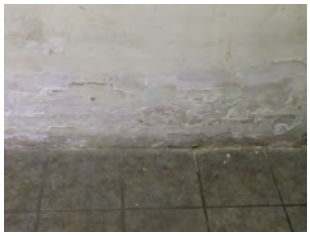


Within the manager's car park area sections of brickwork are exposed where a small building has been demolished previously. The works have not been carried out to a good standard and saturation and plant growth is occurring within the brickwork as a consequence, as illustrated below. Improvements to the condition of the brickwork in this area are necessary to prevent further deterioration.

To the main entrance we presume a steel frame exists, however we recorded cracking within the concrete cladding of this, as illustrated below. In our opinion this indicates possible corrosion of the steel framework, which is expanding as a consequence. Exposure of the steel structure to ascertain its condition is strongly recommended and works of this nature should be undertaken in the near term. It is possible that replacement of the steel beam and framework may well be required, and it is clear by reference to the previous photograph that saturation has occurred, which much increases the risk of corrosion to the steelwork.

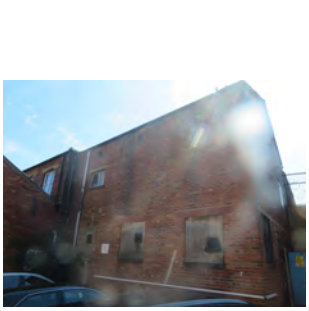
At low level to the block sections a damp proof course was recorded, which is of relatively modern bitumen based component, as illustrated by reference to the following photograph. It is clear by reference to this that the damp proof course remains serviceable. The brickwork below damp proof course is badly weathered and would benefit from repointing or the introduction of a sand cement rendered plinth. The blockwork is clearly not frost resistant and the freeze thaw action detailed earlier is resulting in the deterioration which is apparent.

Rising dampness was evident within some sections of the building to the walls with deterioration evident to the painted brick structures, as illustrated by reference to the following photograph.



We were unable to confirm if any damp proof courses exist in other locations throughout the building and in older masonry sections this is considered unlikely. Some rising dampness is inevitable in sections of the main hall area, although it was difficult to confirm matters as much of these walls were concealed by the construction of market trading stalls internally.

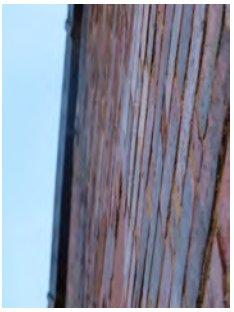
To the right hand side of the unit an older brick building appears to form part of the internal market area, as illustrated by reference to the following photographs.




The overall condition of the brickwork is poor, although in general we are happy that the building holds good alignment with little evidence of any undue movement or deflection and we are satisfied therefore that it remains structurally stable.

Minor cracking was evident within concrete lintels and at bearings of walls, as illustrated below, however this is of relatively limited extent and is of no significant concern in our opinion.


The brickwork is a little misaligned and undulating in its form, as illustrated by reference to the following photograph. This may be due to limited tie of the frame and upper sections and possible also spreading of the roof, although there is no evidence of this.

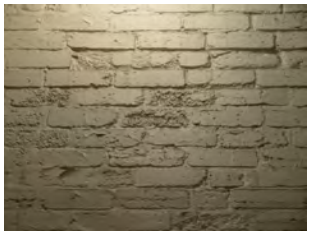


Complete repointing of the brickwork to the elevation is strongly recommended and it is essential that gutters and downpipes are cleaned, repaired and returned to a serviceable condition as saturation is causing the condition of the pointing to deteriorate, as illustrated below.

Adjacent to this section is an old unit which we believe also forms part of the overall title which consists of brickwork, cladding and large openings as illustrated below. The building generally appears to hold good alignment on the basis of the limited extent which could be inspected, and we are satisfied that it remains structurally stable. Significant upgrading and improvement to the overall nature, extent and condition of the building is required although only the elevation of the building illustrated below could be inspected during our survey.

Access to this section of the property is gained via a drive which appears to be shared with neighbouring solicitors, as illustrated by reference to the following photograph. Your solicitor should clarify precise ownership of the hardstanding and determine responsibility for repairs and maintenance, as well as comprehending easements and access rights.

Internally brickwork was evident within the main market areas in some sections. This is generally painted and remains in fair condition, however some spalling and crumbling brickwork was evident where water penetration has caused saturation of the masonry, as illustrated below. In overall terms the external walls, where visible, and main structure of the building is serviceable, but it is clear that in overall terms maintenance has been neglected.



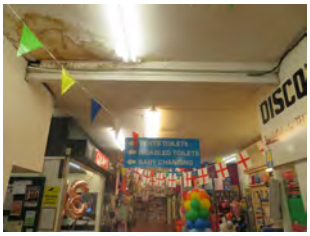
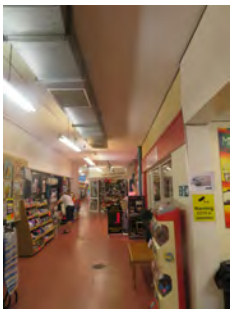
To the new sections of the property we have reported previously evidence of dampness and saturation of cavity brick walls where gutters and downpipes are overflowing, which are illustrated again by reference to the following photograph. Repointing of many of the external wall's surfaces are necessary to conserve their integrity and additionally replacement of rendered sections may also be considered prudent.

The solid external walls and indeed the cavity walls generally are anticipated to be uninsulated. Heat loss therefore will be significantly in excess of that currently considered appropriate, or compliant with current Regulations. It is unlikely that any particular requirement for heating of the market exists, although space heaters were recorded close to the entrance together with additional other heating units in isolated areas. Upgrading to the levels of thermal insulation may well be considered prudent.

At present ventilation is provided in sections of the building. Heating would allow warm air to readily to escape through such vents and replacement or closure of these is recommended if any particular heating requirements are provided.

The indoor market units are constructed in a haphazard fashion of various materials, many of which are combustible in our view as illustrated by reference to the following photographs.

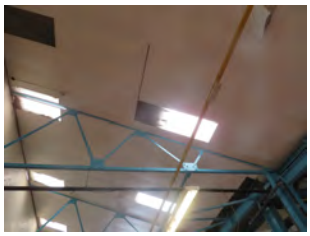


In our opinion as part of an upgrade and refurbishment of the trading areas it may be considered prudent to demolish the existing structures and build modern concrete block units of a regular form for occupation by individual retailers. Clearly the position with regards the existing units has evolved over a long period. A number of the units appear to be in largely redundant unused condition, which are generally neglected as illustrated below. Again, improvements in this regard are strongly recommended.


15.06 Ceilings.

The ceilings in the building vary dependent on its location and the nature of the roof structure above. Where the pitched roofs are evident and no ceiling has been constructed linings are provided generally by what appears to be a fibreboard material to the underside of the roof pitches, as illustrated below.

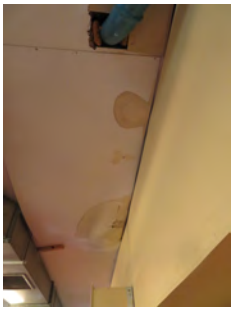


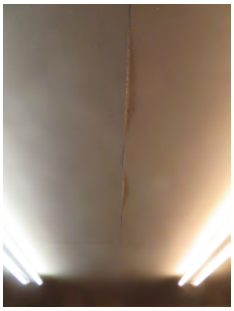
Damage has occurred to the ceiling linings where water ingress has occurred, as illustrated by reference to the following photograph. The linings provided in these areas offer only very limited thermal insulation and heat loss from the building will be significant as a consequence. Improvements in this regard may therefore be considered prudent. Replacement of the ceiling linings are to be anticipated in conjunction with the overall renovation of the unit.

Beneath the main flat roof areas of the building lowered ceilings have been formed and it appears that plasterboard and other timber boarded materials have been utilised to form ceilings. The quality of workmanship is generally poor and these ceilings exhibit evidence of dampness and cracking at board joints, indicative of the poor quality of the ceiling construction as illustrated below. Water damage is also very evident in the latter photographs. Replacement of these ceilings is strongly recommended and works of this nature should be undertaken in conjunction with the overall renovation of the property and following recovering of the roofs.







Similar basic ceilings exist within the toilet areas. It is possible that some ceilings consist of asbestos cement board and there is some evidence that this may be the case, as illustrated by reference to the following photograph.

Other ceilings perhaps consist of fibreboard or plasterboard sections with timber battens being recorded, although it is possible that asbestos cement may also exist in this area as illustrated below.

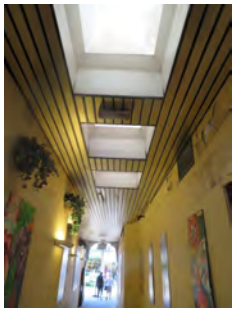
Replacement of the majority of ceilings and linings within the building are required to improve its overall integrity, particularly following removal of asbestos cement sections. Many of the ceilings appear not to provide suitable fire resistance and concerns with regards to the fire precautions and means of escape within the unit must be expressed. A full fire safety audit may well look to improve the fire precautions and means of escape and necessitate the incorporation of less flamable material to ceilings, walls and the construction of the various units within the main market area. Improvements to emergency lighting and smoke detection systems are to be anticipated. The incorporation of a sprinkler system within the building is also strongly recommended.

Damage to the ceiling within the manager's office was clearly evident and in our view results from an old and significant leak, which probably brought down the ceiling as illustrated below.

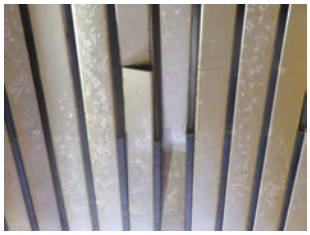
Older cornices were evident to sections of the building close to xxxx Street, as illustrated by reference to the following photograph.

Replacement of the cornicing, which is generally in poor condition, may well be required. Sections of asbestos cement may also be evident to the ceiling areas, although we cannot confirm our suspicions in this regard.

The ceiling within the walkway is provided by means of a metal suspended system with slatted sections around the roof lights, as illustrated below.



Sections are damaged and the overall appearance is somewhat aged and dark and in our view replacement of the suspended ceiling is recommended.

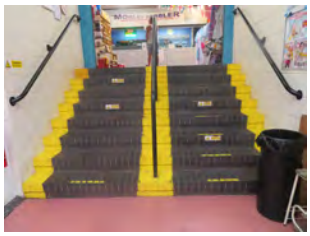


Where the walkway runs beneath an existing building we cannot confirm that appropriate fire resistance is provided to separate the areas of the building and improvements in this regard may well be anticipated.

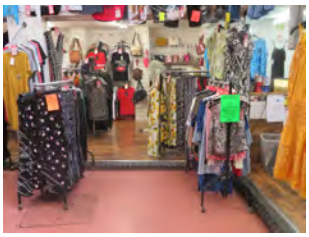
It is likely that asbestos cement exists in many areas of the building and other asbestos based components may also exist. A full asbestos survey and audit should be carried out so that the nature of the material which exists within the building is determined and its extent quantified. Management of asbestos materials and ultimately removal of these from the building is strongly recommended.

15.07 Floors.

The floor to the main market hall appears to be of solid concrete construction and is formed at various levels, with access steps in some areas being created to link sections of the market between various buildings, as illustrated by reference to the following photograph.

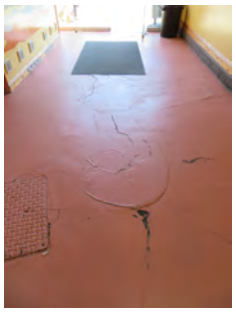


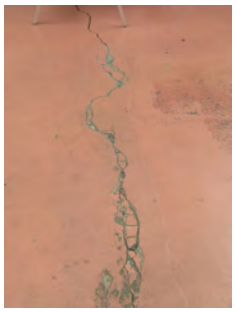
Individual stall holders have also created steps to provide access between the units and the formation of new slabs, possibly on top of the existing concrete floor of the building, as illustrated by reference to the following photographs.




Level access thresholds generally exist from the street into the unit to the main entrance areas and in this regard Disability Discrimination Act compliance is largely achieved and wheelchair users could negotiate and enter the building.

The concrete floor slabs hold fair alignment but the surface and overall construction of these is poor and many cracked, blown and uneven sections of flooring was evident, as illustrated below.



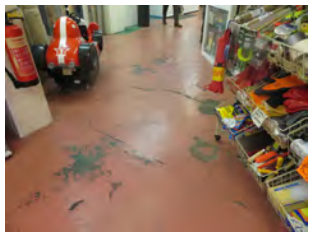




The floor appears to be covered with a bitumastic based material, possibly to prevent rising and penetrating dampness.

Such materials, however, cannot be guaranteed to be successful and there is evidence of ware to the finish in heavily trafficked areas in particular, as illustrated by reference to the following photographs.

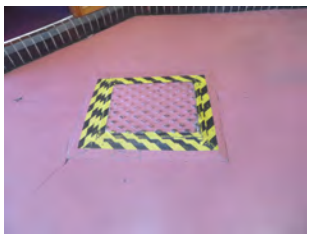







Within the floor cracking and uneven surfaces are identified by warning tapes, as are raised ironworks to inspection chambers forming part of the drainage system, which are also located in the floors as illustrated below. In our opinion whilst the warning tape is of benefit this does not indemnify the owner against claims if somebody were to trip or fall.





The overall conditions of the floor slabs are poor, in our opinion, and extensive remedial works and the introduction of new non-slip coverings are strongly recommended to return these to a sound, level, safe condition. Complete restructuring of floor slabs throughout the indoor market may well be required.

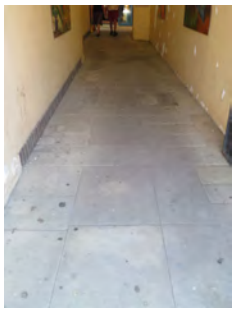
We have advised also of the likelihood of floods and leaks during periods of rainfall. The floor surface is likely to be slippery when wet, which further exacerbates risk and the potential for fall and claims. The shiny surface is clearly evident by reference to the following photograph.

Extensive remedial works are therefore recommended to the overall floor surfaces to improve their condition and safety.

The brick built steps generally hold good alignment with little evidence of any undue movement or deflection and these are considered acceptable and in fair serviceable order.

Tiled floor coverings exist within toilets which are generally basic but in need of renovation, in our opinion.

Access to the market is provided by a tunnel from the xxxx Street. In this area paving slabs have been utilised to finish the floor surface and it is effectively considered as an external walkway by the choice of this material. The floor, as illustrated below, generally held good alignment with little evidence of any undue movement or deflection and on this basis therefore we are satisfied that the slabs remain in good order. The formation of a new concrete floor slab may however be considered prudent as part of the renovation and refurbishment of the unit.



15.08 Joinery.

To the entrance on xxxx Street a glazed and metal canopy was recorded to the elevation, as illustrated by reference to the following photograph.

The glazing is somewhat dirty and would benefit from cleaning or replacement, as illustrated by reference to the following photograph, but in general this remains in serviceable condition.

Access to the main market areas is provided by glazed doors, which are a little aged in nature but otherwise remain in serviceable condition. Upgrading and replacement of the main market entrance doors may well be required and is recommended, although at present they remain serviceable as illustrated below.

Various timber doors were recorded, particularly where this provides access to stores or traders' entrances, as illustrated by reference to the following photograph. The doors in these instances are generally deteriorated and somewhat aged and replacement may well be required.

A roller shutter door provides access to the separate stores area, as illustrated by reference to the following photographs. The door is aged and impact damaged, but we believe remains serviceable. Replacement of the roller shutter door may well be required in due course.

The windows to the stall holders' toilets are of fairly basic single glazed timber formation, as illustrated below. Replacement of the windows may well be required in due course.

We have advised that the glazed atrium and lantern light to the main front entrance, as illustrated by reference to the following photograph, are at the end of their useful life and replacement of these is also required.

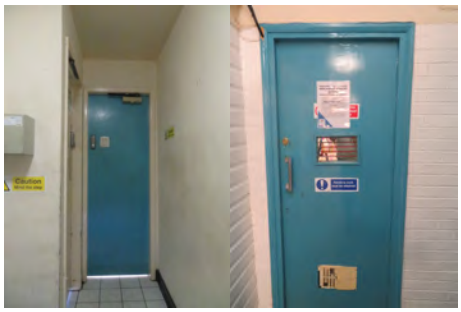
Towards the rear areas of the building, particularly where these are not generally visible to users of the market, various windows have been infilled with blockwork and timber boarding as illustrated below.

The vent from the café is extensively choked with grease with represents a potential fire hazard and cleaning and improvements in this regard are strongly recommended. Doors within sections of the property are rotted and generally in poor condition. Much improvement in this regard is required.

The doors internally within the property are generally believed to be part of individual units and we anticipate the responsibility rests with the Tenants, however your solicitor should clarify matters in this regard and whether individual occupants of units have any repairing obligations.

Doors provide access to a number of management rooms and also to electric cupboards. The doors are recorded as being fire doors but however clearly these are hollow core units which are damaged and generally in poor unsatisfactory condition as illustrated below. Replacement of the doors with actual fire resistant solid door blanks is strongly recommended.

Doors to toilet accommodation are also of basic formation, although they remain serviceable as illustrated below. Improvements in this regard and replacement of lightweight doors is strongly recommended.



Security to certain entrances is provided by means of roller shutters and additionally metal gates have been utilised to the xxxx Street entrance. All matters in respect of security should be carefully considered and discussed with your insurers to ensure that their specific requirements are fully complied with.

15.09 Decoration.

Externally the extent of decoration to the building is limited, however paint has been applied to many of the Plastisol coated claddings to change their overall appearance. Many of these coatings have failed and we have reported defects to previously painted rendered surfaces.

Timber fascias to buildings were also undecorated and deteriorated as a consequence, as illustrated below. External timber and ferrous components require regular redecoration and it is clear that windows to toilet blocks have not been painted more recently.


In our opinion complete external redecoration of the property is strongly recommended and works of this nature are necessary to conserve the integrity of timber and ferrous components. Decorations appear to have been applied infrequently and as a consequence structures are failing and rot has developed as a consequence. Replacement of claddings and the use of pre-finished components to fascias, soffits and other areas would reduce the cost of decorations, which are necessary on a regular basis. In our opinion external redecoration should be carried out every three to five years to conserve the integrity of timber, ferrous and other previously painted components.

Internally the decoration to the property remains in fair order, however clearly water damaged sections detract from the overall finish. It is apparent also that redecoration has not been carried out recently or regularly and as a consequence complete internal redecoration of the unit is recommended and will be required on a regular basis. In our opinion this would improve the overall appearance of the unit and perhaps boost occupancy of the individual stalls.

15.10 External Areas.

As part of the purchase process your solicitor should clarify the precise boundaries and demise of the site and also establish what easements exist in terms of accessing rear areas and also for the use of the tunnel.

To the main manager's car park area the surface is beginning to deteriorate, with patched concrete and tarmac sections evident by reference to the following photographs. This area is accessed by other buildings and easements and rights for access should be fully established.


Access to the parking area is secured by an aged metal barrier which was padlocked shut at the time of our inspection, as illustrated below.

Damage has also been caused to the finish for the excavation of drainage to the rear of the compactor. Storage of waste and debris in the area, which is potentially hazardous, also detracts from the overall condition of the area of the property as illustrated below.


In our opinion complete resurfacing of the area is to be anticipated. Inspection chambers within it are generally corroded and in poor condition and replacement of these is also strongly recommended.

Access to the rear right hand side of the building is gained via a hard standing which is shared and utilised also by a neighbouring solicitors' building.

The roadway, as illustrated by reference to the following photograph, is a little deteriorated and the tarmac is becoming friable as illustrated below.

To the rear area, which we believe form parts of the demise, tarmac and concrete surfaces are deteriorating which expose old cobbled sections beneath, as illustrated by reference to the following photographs. Complete reformation and resurfacing of these areas are strongly recommended and should be undertaken in the near term.

Adjacent to the tunnel entrance is a small external courtyard which we believe forms part of the demise, although we cannot confirm our suspicions in this regard. The area is neglected, overgrown and strewn with debris, as illustrated by reference to the following photograph.

Paving is generally overgrown with weed growth evident, as illustrated by reference to the following photographs.

In our opinion the area could be much enhanced and potentially used as a courtyard for the consumption of food and beverages from stalls, however improvements to the area are required to facilitate this.

16.00 SERVICES

As stated in the preambles to this report, we have not tested any of the service installations, incoming mains, wastes or, drainage facilities. We have, however, reported our findings following our visual inspection of the property under the various headings below; so that you may gain an understanding of the nature, extent, condition, and adequacy of the installations to which the premises benefits.

Much sub-division and alteration of the mechanical and electrical installations within the building has been carried out and it is likely that there are more than one point of intake for much of the electrical and water installations. Your solicitor should advise of the responsibility for repairing and upgrading electrical supplies to individual units and in our view significant improvements in this regard are to be anticipated.

We have carried out a basic visual inspection of the mechanical and electrical installations where available, although access to much of the buildings within the site was precluded and therefore we cannot confirm our suspicions in this regard.

In our opinion it is imperative that all mechanical and electrical installations are tested and inspected by suitably qualified specialist contractors and advice taken on the deficiencies which are likely to be identified. Significant improvements in this regard are therefore to be expected.

16.01 Electrics.

Access was provided to two electrical mains intake areas, which illustrate aged switch gear as illustrated below.




Upgrading of fuses and switch gear has been carried out but generally to a basic standard, as illustrated by reference to the following photographs.


Metering for the various individual stalls was recorded in these areas, as illustrated by reference to the following photographs.

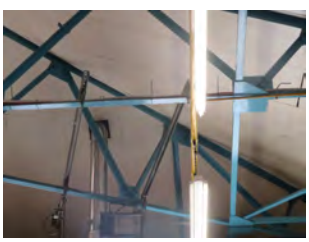
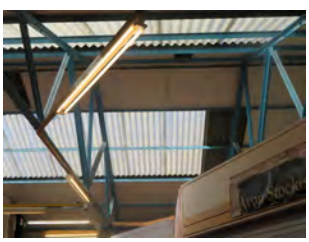
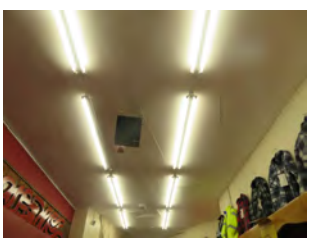


Live wires are exposed within metal trunking conduits and many live cables have simply been taped, which represents a potentially hazardous situation in our view, as illustrated by reference to the following photograph. PVC sheathed twin and earth cables run from the various meters to many of the stalls.

Earth bonding was recorded, as illustrated by reference to the following photograph.

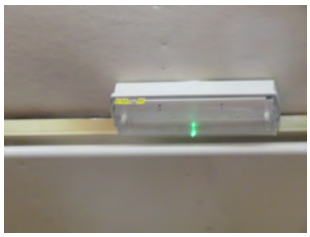
In our opinion much of the electrical infrastructure is antiquated and far from compliant with current Regulations. Testing of the entire electrical installation by a NICEIC registered contractor is strongly recommended. Such an inspection is likely to identify numerous defects and short comings within the electrical systems, many of which will require upgrading and modernisation. Complete rewiring is probably unlikely, although it may well be more cost effective to carry out works of this nature, particularly in conjunction with a coordinated upgrade and refurbishment of the property.

Lighting within the main walkway areas is provided by haphazard fluorescent fittings, many of which are aged and antiquated as illustrated by reference to the following photographs.


Many of the light tubes were inoperative and in our opinion significant upgrading is strongly recommended. This would offer the opportunity of introducing modern LED fittings. A coordinated programme of upgrading of the lighting would be of benefit in our opinion.

We recorded the installation of some new emergency light fittings, illustrated by reference to the following photograph. These appear largely to be serviceable, although the numbers and locations are perhaps questionable, and improvements may well be required.



The fire alarm control panel is located close to the xxxx Street entrance and is illustrated below. A fault was showing however and this we understand relates to the interface between the fire alarm system in the xxxx unit and the overall store. Works to improve matters in this regard are strongly recommended.

The fire alarm system, in our opinion, is a little dated, however more recent smoke detection systems were recorded in various locations as illustrated below.

It is clear that some older systems are retained, which are possibly redundant with new and old detectors evident by reference to the following photographs.

Break glass points are located close to exits, as illustrated by reference to the following photograph.

It is likely therefore that the fire alarm system has been upgraded relatively recently, however aged sounders are still retained, as illustrated below. Extensive upgrading of the fire alarm system may well be required, and this should be tested immediately to establish necessary works. Complete replacement of the smoke detection and fire alarm systems may well be required.

We have expressed concern with regards to the fire precautions and means of escape facilities within the building and in our view a full fire safety audit should be carried out. Improvements to the fire precautions and means of escape facilities are to be anticipated and in our opinion the incorporation of a sprinkler system should be considered and is strongly recommended.

16.02 Gas.

The precise point of entry of the gas meter could not be determined or identified at the time of our survey, although a gas supply appears to serve various space heaters located in the unit.

Testing of all gas supplies and gas fired appliances by a Gas Safe registered contractor is essential and works of this nature should be undertaken as a matter of urgency. Such an inspection is likely to identify defects and short comings within the facilities, which may well require remedial works to be undertaken urgently.

16.03 Heating.

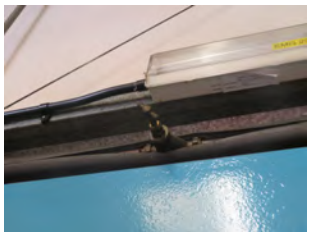
Heating is provided by a number of space heaters generally located close to entrance doors, as illustrated by reference to the following photographs.

The units appear antiquated and some damage and deterioration to the casing was evident. We cannot confirm if the units are operational and servicing of these as a minimum is required. In our view it is likely that replacement of the heaters may well be necessary.

The efficiency and benefit of the heaters is limited, in our view, given the absence of any thermal insulation within the building and much improvement is therefore to be anticipated.

16.04 Cold Water.

The precise point of entry of the cold water mains serving the building could not be determined, however water supplies were evident and stop taps possibly linking to the main were evident, as illustrated by reference to the following photograph.



Other supplies were recorded, although these have been crudely disconnected as illustrated by reference to the following photograph.

The overall condition of the cold water supply and distribution infrastructure is serviceable but not of the highest order. The nature and quality of insulation to pipework is also lacking, which could lead to freezing and bursting developing during periods of very cold weather.

We anticipate that water supplies serve individual units, although we recorded no evidence of water metering and therefore we are unsure if supply of water to Tenants utilising this forms part of their rent, or whether it is thereafter sub-divided and recovered. Details in this regard should be clarified by your solicitor prior to purchase of the property.

In conjunction with the renovation and refurbishment of the toilet accommodation complete reconfiguration and re-running of cold water supplies throughout the unit is recommended and should be undertaken, in our view.

16.05 Hot Water.

Very basic hot water provisions were recorded at the time of our survey and these appear to consist of an electric water heating system to serve the toilets. The unit, which appears to be an aged Heatrae Sadia system, as illustrated by reference to the following photograph, was located in a fairly inaccessible roof void and could not therefore be inspected in detail.

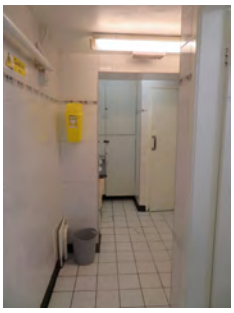
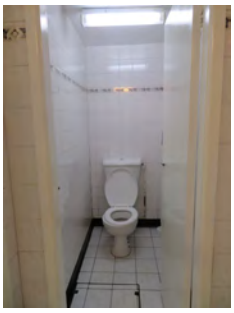
Hot water was available at the time of our survey suggesting that the unit remains serviceable, however in our opinion replacement of this must be anticipated as the life expectancy of such electric heaters is limited.

The location of the unit at high level provides suitable pressure to the sink units etc within the toilet accommodation. The pipework which distributes hot water from the storage tank to the sanitary facilities is of basic formation, but generally remains serviceable as illustrated below.

Replacement of the pipework and the storage and hot water distribution infrastructure may well be anticipated and indeed is recommended in conjunction with the renovation of the sanitary facilities.

16.06 Sanitary Facilities.

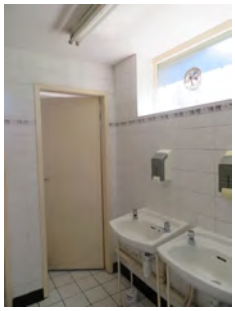
The indoor market has basic toilet facilities for use of the general public. Access was not possible to the ladies toilet at the time of our survey as these were generally in use. The gents toilet is illustrated generally by reference to the following photographs.

The toilets provide basic facilities and remain serviceable, although much updating and refurbishment is recommended.

At present there is no disabled toilet facility within the unit, which is in contravention of current Regulations, and the provision of such disabled toilet accommodation is therefore strongly recommended. Complete reconfiguration and reformation of the toilet facilities for use by the public is strongly recommended and works of this nature should be undertaken in the near term to enhance the amenity of the area.

Store holder toilets are provided in the extension close to the manager's car park. Once again the facilities are serviceable but generally these are basic in nature and would benefit from a complete refurbishment, as illustrated by reference to the following photographs.



The pipework supplying the facilities is generally corroded and deteriorated due to condensation issues given the absence of any thermal insulation and heating within the toilets as illustrated below.

Again, we recorded no disabled toilet facility and the provision of a toilet for wheelchair users in particular is strongly recommended. Complete renovation of the sanitary facilities is therefore required.

16.07 Drainage.

Drainage from the plumbing and sanitary facilities is generally run via uPVC pipework, much of which is antiquated and clearly repairs have been necessary over time, as illustrated below. The toilets were generally free flowing at the time of our survey, suggesting that these run appropriately.

Within the external manager's car park yard underground drainage installations have clearly been excavated and reformed, possibly with the addition of a further inspection chamber, as illustrated by reference to the following photograph.

We anticipate that the underground drainage installation is generally in fairly poor condition and accordingly jet wash cleaning as a minimum is required. We would also recommend that a CCTV survey of the drainage installation is carried out so that its full nature, extent and condition can be established. In our opinion further repairs are likely to be required, given the apparent lack of maintenance to the drainage and the market in entirety over recent years.

16.08 Air Conditioning.

Some air conditioning condensers were recorded externally which appear to be of relatively recently installed Daikin units.

We cannot confirm if these relate to the building and it is possible that they are used by the adjacent property. Condensers were evident within the market, presumably being part of installations of an individual Tenant. We cannot confirm therefore if air conditioning units serve these condensers, as we would normally anticipate, and if so whether they are in a serviceable condition.

16.09 Mechanical Ventilation.

Sections of the building have mechanical ventilation suspended beneath the ceiling, as illustrated by reference to the following photographs.

We cannot confirm if the system is operational, although we anticipate as a minimum that much maintenance will be required. Servicing of the mechanical ventilation system should be carried out by a specialist contractor and assessment of its necessity and adequacy undertaken. It is likely, in our opinion, that complete replacement of this is required.

We believe that the installation was necessary due to the limited ventilation within the lower section ceiling of the market close to xxxx Street.

17.00 Conclusion.

The properties at xxxx and xxxx generally remain structurally stable and we recorded no evidence of subsidence. It is apparent however that the buildings have been neglected and water penetration occurs due to the poor condition and design detailing of the roofs and gutters etc. Such water penetration inevitably much increases the risk of wet and dry rot to timber sections. In our various forms of rot inevitably exist and significant costs are to be anticipated rectifying defects of this type.

Saturation of masonry structures allows deterioration to occur and this can lead to instability, necessitating demolition and reconstruction. Potentially dangerous masonry structures were recorded, particularly at xxxx but also at xxxx and immediate repairs are essential.

A significant budget for repair, maintenance and capital expenditure in respect of the necessary remedial works and refurbishment of both sites must be anticipated and put in place as a matter of urgency. The complexities and cost of carrying out works, whilst the markets operate and remain open must not be underestimated.

This report was prepared by Andrew Moulsdale BSc FRICS, Director of BS Initiative Limited.

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