

Community Consultation – Future of HOOE VILLAGE HALL

5.17 Sheppard Survey Further Analysis

This document provides recent context to the 4.2 Sheppard Survey report from 17 Sep 2019. See document 5.17a, a reproduction of the original 4.2 Sheppard Survey report colour coded using the following criteria by Cllr Leonard on 12th June 2024.

Purpose of Colour Coding

The survey report gives 62 detailed points in relation to the surveyor's opinion in September 2019, that was nearly 5 years ago. Some of those issues may have been resolved, or worsened in the intervening time. I have carried out a personal judgement using RED, AMBER, GREEN and GREY to categorise the points as follows:

RED: The work was identified as a **priority, urgent or critical** at the time and since then **likely to have deteriorated further** since little or no remedial work has been carried out since. This work likely needs to be a **priority part of an initial** phase of repairs.

AMBER: The work was identified as **necessary** at the time and since then **some further deterioration may have occurred** since little or no remedial work has been carried out since. This work likely needs **considering as part of an initial** phase of repairs.

GREEN: The work was identified as **advisory** at the time and since then little deterioration seems to have occurred and little or no remedial work has been carried out since. This work likely needs **considering a secondary phase** of repairs if reqd.

GREY: Recommendations made for **further** studies made at the time which have not been actioned and will need **discussion as to whether or not** it should form part of the renovation project.

Un-coloured points have either been carried out or are just statements.

Costings by Colour Coding

The survey report gives a breakdown of likely costs totalling £155K (excl VAT) of the works detailed in the 62 points. Using the Red/Amber/Green judgements above, the costings are categorised as:

RED:	£ 68,000
AMBER:	£ 27,500
GREEN:	£ 53,500
GREY:	£ no estimates for this work
Done:	£ 6,000
TOTAL:	£155,000

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GREY Coding

The survey report gives recommendations of further work that should be carried out to get a complete picture of the building.

These are summarised as:

- Letter: Limited survey carried out, expect more involved and costly work
- 13 & 22: Claim against extension buildings insurer for movement and related cracks/roof
- 28 & 33: Specialist timber contractor to check for wet/dry rot and infestation
- 52: Highways to repair pavement
- 53: No level access into and around building
- 54: Asbestos survey
- 55: Check water supply for leakage
- 61: CCTV survey of foul and storm drainage

No estimate of these additional works was included. It is also key to point out that since the estimates that were provided we have gone through a period of high inflation particularly in the construction materials and labour costs so these costs are likely to be too low.

Up-To-Date Photos

Photos below taken on 22 Apr 24 to illustrate current conditions outside building. Most people see front entrance and inside which gives false impression of state of building.

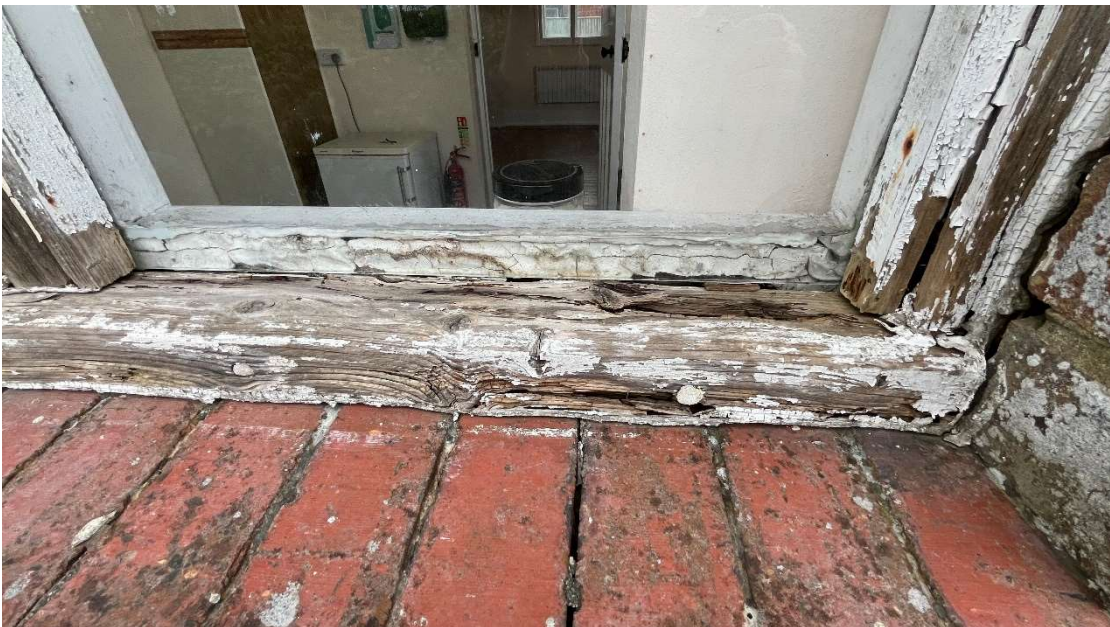
No photos were taken at the height of the black mould inside the hall all around up to a height of 6 feet in places during January/February – however we know the cause of this and the history and can decide if necessary to improve ventilation and heating in winter. The mould does clean off and stays away during warmer months. General condition of internal walls regarding damp or rising damp is not actually known but there is strong evidence of internal leaks resulting from crack roof covering between main hall and rear-extension, water is damaging ceiling and inside cupboard in rear extension.

Recommendations

Councillors consider whether this survey, nearly 5 years old is acceptable or should be updated and possibly enhanced to cover the additional aspects above OR accept and use the detailed recommendations in this survey report to identify likely works and costs needed for the project.

Recommend councillors consider immediate but temporary repair to resolve ingress of water ASAP.

Up to date photos - Windows



Up to date photos – Windows/Doors



Up to date photos – Roof/Soffits/Facias



Up to date photos – Render



Up to date photos – Render



Up to date photos – Airbricks/Damp



Up to date photos – Inside Mould



Up to date photos – Inside

