

**BRIEF:** Carry out a full building survey to highlight any issues or defects, and to support budgeting for repairs and maintenance.

**PROPERTY:** University college building and chapel, dating from the early 19th century.

**INSTRUCTED BY:** The trust that owns the building.

### PROJECT SPECIFICATION

- Our client was aware that the building needed repair. They asked us to carry out a structural survey to identify and describe any defects and to indicate costs of repair.
- Two of our surveyors attended the site to ensure that we could get the required information to the client in a timely manner.

### KEY SURVEY FINDINGS

- Although the overall costs of all the works was estimated to be over a quarter of a million pounds, we were able to help our client prioritise, allowing them to spread the costs over several years.
- In the immediate term, the windows were clearly in need of significant repair. We costed the repairs and redecoration works at approximately £60,000.
- In the medium term, the flat roof would need replacing (est. £70,000); however, in general the condition of the roof was commensurate with its age. Its lifespan could be increased by carrying out repairs to the flashings at the roof perimeter; we recommended doing this immediately to prevent water ingress. We advised that £3500 would be needed for this work.
- We were also able to help the client plan the regular maintenance required to keep the property at a high standard.
- For example, although dampness was evident on the internal faces of the external and party walls, we were of the opinion that damp-proofing would be extensively costly. Therefore, we recommended that periodic repairs and decoration works should be carried out on a biannual basis, costing in the region of £2,500

## Case Study Full Condition Survey of a University Hall Building

**THE BUILDING COMPRISED A BASEMENT STOREY,  
FIVE OTHER STOREYS WITH TWO REAR WINGS, AND A CHAPEL**



**THE WINDOWS WERE CLEARLY  
IN NEED OF SIGNIFICANT REPAIR**



**THE FLAT ROOF WAS ALSO  
IDENTIFIED AS AN AREA OF CONCERN**

