

REPORT FOR - Cochrane Hall






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REPORT FOR –

Cochrane Hall

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1.0 Cochrane Hall

Nifes have been commissioned by Clackmannan Council to carry out surveys on a number of buildings in order to assess the overall condition of the building,

The building survey assessed the condition of all building elements which included an assessment of building fabric, together with all accessible mechanical and electrical systems.

The building was assessed using the stock condition template based on the Scottish Core 2 document used to assess schools.



Cochrane hall is located within Cochrane park Alva, and is a single storey community hall used by multiple societies and clubs, together with a stage area for theatre and music recitals. Traditionally built from brickwork and block with rendered walls timber windows/doors and cast rainwater goods. The roof is of pitched construction and covered with clay rosemary tiles. The property GIA is 624 m².

The property is heated via an LTHW radiator/fan convector system which was mostly replaced circa 2011 including boiler plant and associated controls.

The domestic hot water system and calorifiers were also replaced.

Electrical distribution and wiring systems were mostly refurbished.

2.0 Method Used to Assess Condition

The condition was assessed using the Scottish Executives Core Fact Document, 2007. To obtain the overall condition of the building, the elements were each assigned a condition rating (A to D) by the surveyor. The overall condition category was determined from this information, through the application of a weighting and scoring system. This translated the ratings assigned to the elements to numeric values:

- Condition A: 1
- Condition B: 0.75
- Condition C: 0.5
- Condition D: 0.25

These values were multiplied by a weighting for each respective element. The results were then summed, and expressed as a percentage of the maximum weighted score.

Using standardised percentage bands designed by West Lothian Council Property Services, the overall condition category was determined as follows:

- More than 85%: Condition A: Good
- Between 61% and 85%: Condition B: Satisfactory
- Between 40% and 60%: Condition C: Poor
- Less than 40%: Condition D: Bad

Costs are based on the latest edition of SPONS, and at the time of survey the 2016 edition was used as a basis for the Schedule of Rates.

NIFES pricing/Schedule of Rates are taken from SPONS 2016 which are net costs, and do not include prelims, contingency, decant, project management and VAT etc.

3.0 Condition Category

A stock condition survey carried out in November 2016.

The hall was in good condition with only lifecycle works required i.e. decorations and worn floor coverings, with the exception below.

Photographic Examples of defects

- Roadway adjacent to property showing pot holes and crazed wearing course.



As a result the building was assessed as being in overall Condition A. The assessment table is shown below.

Property	Cochrane Hall			
Element	Condition	Score	Element Weighting	Weighted Score
Roofs	Satisfactory	0.75	15	11.25
Floors & Stairs	Satisfactory	0.75	5	3.75
Ceilings	Good	1	2	2
External Walls, Windows & Doors	Satisfactory	0.75	20	15
Internal Walls, Windows & Doors	Satisfactory	0.75	2	1.5
Sanitary Services	Good	1	3	3
Mechanical Services	Good	1	19	19
Electrical Services	Good	1	14	14
Decoration	Satisfactory	0.75	9	6.75
Fixed Internal Facilities	Good	1	2	2
External Areas	Satisfactory	0.75	8	6
Outdoor Sports Facilities and Permanent Fixed Furniture	N/A	1	1	1
Total			100	85.25
Overall Property Condition			85.25%	Good

4.0 Statutory Category

The statutory requirements of the **Health and Safety at Work etc. Act 1974**, which places a duty on all employers "*to ensure, so far as is reasonably practicable, the **health, safety and welfare at work***" of all their employees.

The Management of Health and Safety at Work Regulations (2006) ACOP sets out further guidance and places duties on employers to assess and minimise risk.

All statutory risk assessments/documentation are maintained by the Council or its contractors.

Statutory risk assessments were noted to be in place, however the fire risk assessment is in need of review.

The boiler plant was noted to have an expansion vessel which should be checked to see if it falls within the Pressure Systems Safety Regulations 2000.

5.0 Function, Quality and Space Category

The premises has multiple uses; clubs, societies, concerts, but it was reported further uses could be accommodated.

The staff reported the existing car parking arrangements were poor in so much the distance to the property was excessive and lone workers in the winter felt vulnerable. Cochrane hall has no specific times of opening as it is booked as and when for community use.

The building had been renovated reasonably recently 2011 and was in good order with pleasant décor and facilities.

6.0 Environment

The current requirements relating to energy performance is given in, **Energy Performance of Non Domestic Buildings (Scotland) Regulations 2010**.

This property has an EPC certificate.

Utility consumption data provided for the period April 2015 to March 2016 of 129607kwh gives a specific energy consumption of 207.7kwh/m2. Energy consumption compares favourably with published benchmarks.

7.0 Disabled Access

Disabled access has been assessed and is based on the requirements of the **Equality Act (2010)**. Provision for disabled users is also set out in the **Scottish Building Regulations (2007)**.

The property generally complies with current standards of access. However, some remedial works are required to meet standards fully and relate to audio/visual fire alarm warnings in the disabled toilet and dedicated parking to the rear.

8.0 Conclusions

This property has been mostly fully refurbished 2011 with mechanical and electrical systems noted to be in good condition.

Both LTHW and DHWS services including boiler plant have also been replaced including controls.

There are some original column emitters still in place in minor areas but require no immediate attention.

The property noted to be in good order, although externally there is pot holes to the driveway.

The building fabric was in good condition but lifecycle maintenance must be carried out to stop potential decay.

The building was reported as underutilised and could easily accommodate additional clubs/functions.

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9.0 Recommendations

Condition

Mechanical and electrical systems were mostly fully refurbished in 2011 and were noted to be in good condition and required no attention. Some original cast iron emitters remain to stage area rooms, male toilet and small entrance areas which should be considered for replacement within five years.

Resurface adjacent pot holed road/drive.

Continue with lifecycle maintenance (decorations internally and externally along with flooring replacement) to prevent potential decay.

Statutory

All statutory risk assessments/documentation are maintained by the Council or its contractors.

The following items were noted to be requiring attention.

- Check the pressure/volume product of the boiler room pressurisation unit expansion vessel with the requirements of the pressure systems safety regulations 2000.
- Ensure that a current fire risk assessment is reviewed.

Function, Quality & Space

There is no published guidance regarding functionality for this type of property, but it performs well in its current use as a community hall.

Advertise locally to try and encourage additional usage of the building, as it is currently underutilised.

Line mark staff only spaces near to the property to allay security issues for lone working staff.

Disabled Access

The following actions are recommended:

- Consider installation of audio/visual fire alarm warnings to disabled toilet.
- Fit power assisted door opener to main entrance.
- Provide dedicated parking space marked out with signage.