

Internal NHPC report compiled by Darren Blase 31st May 2021

Pictures taken 15th May 2021.

Element	Description	Condition / remedy	Photo
1 st room on r/hand side	Boarded window	Poor / replace window	Pic 1
	Ceiling space tiles loose and at risk of falling	Poor / secure tiles in place	Pic 2
	Gaps between roof and wall	Poor / seal gaps	Pic 2
	No insulation	Poor / install insulation	Pic 2
	Damp/mould on internal wall	Poor / investigate water ingress?	Pic 3
	Boarded window	Poor / replace window if necessary	Pic 4
	Flooring	Fair / Assume concrete flooring with tile covering	Pic 5
1 st room on l/hand side	Missing ceiling tiles, water stained tiles, some loose and at risk of falling	Poor / replace missing tiles, secure tiles in place	Pic 6
	Extract fan cabling not secured. Does fan work?	Poor / secure cabling	Pic 7
	Sink, urinals.	Fair / if in working condition.	Pic 8

	Toilet not in use	Poor / repair needed	Pic 9 / 11
	Boarded window	Poor / replace window.	Pic 10
Main entrance to hall	Seating/heating, access to storerooms and toilets	Hallway Fair / Assume concrete flooring with tile covering	Pic 12
	Lighting	Upgrade to LED tubes	Pic 13
	Electric heater on wall	Establish if working	Pic 14
2 nd room on left hand side	Toilet	Fair / ensure extract fan is working	Pic 15
3 rd room on l/hand side	Kitchen	Isolator, fire equipment, cooker, sink/handbasin, water heater – check working order. Windows boarded, ceiling tiles missing, no insulation.	Pic 16 - 21
2 nd room on r/hand side	Storeroom - Mould, damp on internal wall	Poor / investigate water ingress?	Pic 22
	Boarded window	Poor / replace window.	Pic 23
	Ceiling tiles	Poor / replace missing tiles, secure tiles in place	Pic 24
Main hall	Open hall, windows, heaters, main incoming electrics, emergency egress, 2 further storerooms. Plasterboard lines with bottom half, wood cladding	6 x high level small wall heaters covered with metal mesh covering; appear original; Some out of order; Check others in working order? Suggest replacement for modern heating.	Pic 25/28/31/42
		8 windows; single glazed, check openings; upgrade windows	Pic 26/27/29/30

		Ceiling tiles water stained, insulation? replace missing tiles, secure tiles in place	Pic 32/33
	Fire exit door	Poor condition / Secured with additional lock top right, open/closing mechanism needs adjustment. Door rotting on bottom edging outside and signs of water ingress.	Pic 34, 35, 36
	Windows, Pavilion side	Poor / replace windows.	Pic 37,38,39
	Open hall	Ceiling tiles; Poor / replace missing tiles, secure tiles in place	Pic 40,41
	Mains electrics	No recent test date, insulation on boards, needs boxing in properly. Appears to be earthed.	Pic 43,44,45,47
	Flooring	Poor, / Heavily stained, needs replacements. Picture may show water ingress.	Pic 49
Off main hall	L/Hand side storeroom off main hall	Damp, mould on exterior plasterboard clad wall. Ceiling tiles water stained, no insulation, replace missing tiles, secure tiles in place. Gaps ceiling to walls need filling. Internal block wall solid.	Pic 52,53,54, 56
Off main hall	R/hand side storeroom off main hall	Ceiling tiles water stained, no insulation, replace missing tiles, secure tiles in place. Gaps ceiling to walls need filling. Internal block wall solid. Wall heater needs checking. Windows boarded up.	Pic 58, 60,62,63,64
	Main hall r/h side	Water ingress onto green carpet	Pic 65

Exterior	Boarded windows	Poor / replace window	Pic 66,67,68,70,71
Front entrance	Entrance area	Front door secure, with exterior fencing with locked gate. Concrete structure; check for damage, decay, possible water ingress.	Pic 69
Rear of building	Rear	Rear fencing, rear shrubs growing up and into building.	Pic 72,73,74