

Part C

St Thomas of Canterbury and the English Martyrs

Concordia Hall Inspection 2019



1.00 CONCORDIA HALL - SUMMARY OF FINDINGS

1.01 Main Walls

The main walls of the Hall look to be built in different periods with different forms of construction. The Hall itself has pebble-dashed walls with substantial buttresses.

The stores and toilets at the rear have solid walls and looking at the historic maps of the area may predate the Hall. Work has been done to deal with damp issues but there are still areas of decaying plaster in the window reveals of the chair store. The construction is poor and may eventually need tanking as the ground level is on or above the internal levels.

There has also been a leak on the back wall which is probably due to a blocked gutter above but I could not gain access into the store used by refugees to check. The Church needs to have its own key for this room.

The front wall facing west has painted pilasters and the decorations are now a little soiled and would benefit from a redecoration for the sake of the appearance of the building.

There is some ivy growing up the walls which need killing and removing. There are cracks around the refugee store external render and I would like to investigate these once I gain access.

In the basement, the south wall of the ladies' toilet shows signs of damp and may need tanking. There is a lightwell outside which is crudely netted to stop children getting stuck or dropping debris and it would be safer if this had a better cover.

1.02 Windows and Ventilation

In the 1989 restoration the windows were replaced with UPVC windows which are in good order. The Hall is lit by Velux windows on the sloping roofs.

There is a large roof-light over the stairs which occasionally leaks but this may, in part, be due to the condition of the flat roof surrounding it.

1.03 Roofs, Structure and Coverings

The pitch roof over the Hall is reported as being overhauled in 1988/89 and is in good order.

The flat roof over the front has decayed; thin lead flashing which needs replacement and repairs to the flat felt roof itself.

1.04 Rainwater Goods

Generally, these are in plastic and work satisfactorily, however, the gutters on the south and east sides need cleaning.

1.05 Soil, Waste and Drainage

The drains run to a local combined sewer and no problems were reported.

1.06 Interior including Partition Walls, Ceilings, etc.

Generally, the interior is in reasonable condition with no major defects.

1.07 Floors and Galleries

Generally, the floor structures are in good condition. Some cracking to screens can be discerned in the female toilets and main kitchen. There are some areas of cracked vinyl sheeting in the basement stair hall and male toilets and kitchen need repair by floor layer.

1.08 Fixtures and Fittings

Generally, these are reasonable but there is starting to be wear on kitchen units and vanity basins.

1.09 Heating System

The Halls have a gas boiler in the basement and radiators or form coil units elsewhere which is regularly maintained.

1.10 Electrical Installation

The system was renewed in 1998 and has had 3 yearly inspections by a qualified electrician since and this needs to carry on.

1.11 Asbestos

An Asbestos Survey has been carried out.

1.12 Decorative Order

Generally, the internal decoration is reasonable. The Rear Stores are very soiled and some doors are bashed and need repainting. Generally, the building needs a decorative refresh on a regular basis given its heavy use.

1.13 Sanitary Accommodation

The facilities are tired and could do with refreshing. Vanity units are suffering from use and need replacement, if possible.

1.14 Disabled Access

Disabled access is adequate to the main hall but there is no access to the first floor meeting room.

1.15 Fire Protection

The walls have a fire alarm system and emergency lights which need testing annually.

The building has a number of escapes to the outside.

1.16 Boundary Walls

The northern boundary wall between the grassed area and the neighbours above gives serious concern. It is older than the Church or Hall and is leaning in excess of 400mm inwards. It has been buttressed but there are cracks and, in places, urgently needs painting. An engineer may be needed to advise about its stability.

1.17 Grounds

The Hall has a small number of tarmac car parking spaces along Magdalene Road. Between the car park and the gardens is a close-boarded fence which needs some minor repairs and a better lock to stop vandals entering the site.

1.0.0 Exterior

1.1.0 Roof Coverings

1.1.1 Roof to Hall



Condition: Reasonable

The Hall has a barrel vault supported on curved girder trusses inside and fibre cement slates coverings Mansard roof outside. At the front there is a flat-roofed two storey wing and to the rear there is a tiled pyramidal roof and a flat section over the stores and toilets. The main roof is in good condition.

1.1.2 Roof coverings to front of Hall



Repair Priority: A - Urgent/ Up to 12 months

Condition: Needs Repair

I was not able to get up on this roof, but there is clearly a problem of leaks around the roof light to the stairs and some of the lead flashings are lifting on the west side. Crown Roofing did a report in 2018 with photos. They recommended repairs around the roof-light and replacement of the damaged lead parapet, covering with new Code 6 lead weathering. This work is reasonably urgent.

1.1.3 Refugee Store



Condition: Reasonable

Pyramidal tiled roof with valley gutter against back wall of the Hall.

1.1.4 Valley gutter behind Refugee Store roof



Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

The gutter behind the Refugee Store roof is blocked and needs cleaning.

1.1.5 Flat roof over Stores



Condition: Reasonable

Flat roof with felt overlay and solar protection.

1.2.0 Rainwater goods and disposal systems

1.2.1 Rainwater Goods



Condition: Needs Maintenance

Repair Priority M: Routine Maintenance

The gutters and downpipes around the Hall are generally in plastic. They are mostly blocked and need cleaning. Crown Roofing quoted to do this work last year.

1.2.2 Gullies



Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

Generally, the gullies need cleaning out around the Hall. The surface water runs via drains into a combined drainage main drain locally.

1.3.0 Walling and pointing

1.3.1 Walls to Refugee Store



Repair Priority: O - Keep under observation

Condition: Fair

There is some minor cracking in the render in a roughly horizontal line around the Refugee Store at first floor level. This could imply some roof spread. Unfortunately, I could not get in the room to confirm my suspicions.

1.3.2 Refugee Store south wall



The cracks mentioned above follow round onto the east side as well.

1.3.3 Eastern and south wall of Store and Toilets



Repair Priority: M - Routine Maintenance

Condition: Fair

Flaking paint on render noted, which could be touched in by Church working party.

1.3.4 East end of Hall



Repair Priority: O - Keep under observation

Condition: Fair

Some minor cracking noted in east wall of the Hall

1.3.5 Southern Hall wall



Condition: Reasonable

Pebble dash wall with some horizontal render cracks noted. Buttresses on the lines of the trusses.

1.3.6 Western end



Condition: Reasonable

The Hall abuts a two-storey entrance block which has rendered quoins and band course with pebble dash render between.

1.3.7 Light-well on south side of Female Toilets



Repair Priority: D - Desirable Improvements

Condition: Fair

The light well on the south side of the Hall, giving light and ventilation to the Female Toilets, is hard to maintain. It has a cast iron railing around it, but children keep posting objects down it. A better cover than the current wire one would be advantageous and make maintenance easier.

1.3.8 East Hall wall



Repair Priority: O - Keep under observation

Condition: Fair

Rendered wall with minor cracking in straight lines noted on east wall of the Hall, as noted above.

1.3.9 West wall of rear Toilets



Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

There is Ivy starting to grow on the west wall of the rear toilets which should be killed and removed.

1.3.10 Ramp



Condition: Reasonable

The Hall has a concrete-ramped access with a simple galvanized hand rail.

1.3.11 West wall of Concordia Hall



Repair Priority: C - Up to 5 years

Condition: Fair

Painted pebble-dash walls with rendered quoin features and bands. Nearing the point which it needs redecoration.

1.3.12 North wall



Condition: Fair

The Hall is built against a retaining wall on its northern boundary. The two-storey section is in stock bricks.

1.4.0 Windows, doors and surrounds

1.4.1 Windows Generally



Condition: Good

The Hall generally has slim-line uPVC windows in good working order.

1.4.2 Front Doors



Condition: Reasonable

Hardwood doors with recently painted glazed screen.

1.5.0 Drainage

1.5.1 Below ground drainage

Condition: Reasonable

No problems reported and we understand the systems connect to a combined mains drainage system in the local streets.

2.0.0 Interior

2.1.0 Staircase



Condition: Fair

A solid stair leads up to first floor and down to the basement. It has painted cast-iron banisters and a hardwood hand rail. The walls are marked in places and would benefit from redecoration, as would the ceiling once the leak around the skylight is fixed.

2.1.2 Basement Stair landing



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Frayed and cracked sheet vinyl flooring would benefit from replacement.

2.1.3 External ramp and stairs to Entrance



Repair Priority: D - Desirable Improvements

Condition: Fair

The treads to the stairs by the Entrance are chipped and could be tidied up and contrasting coloured nosings fitted.

2.2.0 Partitions, screens, paneling, doors

2.2.1 Main Hall Doors



Repair Priority: D - Desirable Improvements

Condition: Fair

The Hall doors have a strangely yellow coloured pull handle. It would be good to replace it with a matching pull handle as found on the other door leaf.

2.2.2 Disabled WC Door



Repair Priority: D - Desirable Improvements

Condition: Fair

The door to the disabled WC is scuffed and would benefit from redecoration.

2.2.3 West end Male WC Door



Repair Priority: M – Routine Maintenance

Condition:

The door needs the tape removing from its edge where the laminate edging has been glued on.

2.3.0 Toilets, kitchen, vestries, meeting rooms etc

2.3.1 Upper Room



Condition: Reasonable

Textured ceiling, painted walls, carpet to floor

2.3.2 Upper Hall Servery



Condition: Reasonable

Relatively modern kitchen server with vinyl flooring. The units are generally ok except for some chips to the laminate worktop edges.

2.3.3 Basement



Condition: Fair

Concrete floor and roof on steel beams with brick walls.

2.3.4 Refugee Store

This area has not been surveyed as no key could be found.

2.3.5 Bar



Condition: Reasonable

Painted nonslip vinyl floor, very noisy fan and sink may need replacement soon. Laminate-covered bar unit with shutter door over.

2.3.6 Disabled WC



Condition: Reasonable

Disabled WC non-slip vinyl flooring and full disabled fittings and a baby change

2.3.7 Gallery



Condition: Reasonable

Painted walls and ceiling with carpet on floor. Used as a store in part.

2.3.8 Stairs



Repair Priority: D - Desirable Improvements

Condition: Reasonable

Marks on wall from old posters and patch repairs. Nearing the point when the walls should be redecorated.

2.3.9 Ceiling to Staircase

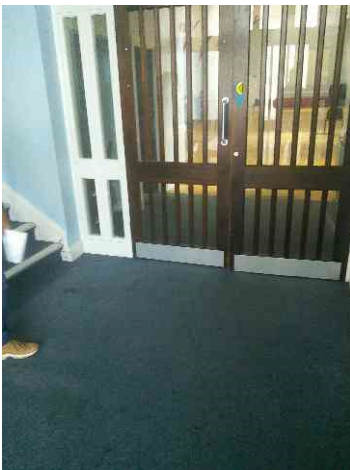


Repair Priority: B - Up to 2 years

Condition: Needs Repair

There have been leaks around the roof-light over the stairs. Once these are fixed, the ceiling needs repair.

2.3.10 Ground Floor Entrance Lobby



Condition: Reasonable

Painted ceiling and walls with some scuff marks. Carpet on the floor.

2.3.11 Male Toilet



Repair Priority: C - Up to 5 years

Condition: Needs Repair

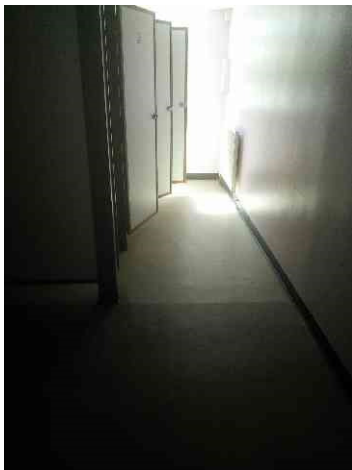
The Male Toilet has painted and tiled walls and a painted ceiling. There is non-slip vinyl flooring but as elsewhere is starting to split. At the time of the inspection the Church were re-decorating the room. Two urinals one basin and one WC.

2.3.12 Male Toilet Cubicle



The cracked flooring can also be seen in the cubicle in the Male Toilet.

2.3.13 Female Toilets



Repair Priority: D - Desirable Improvements

Condition: Fair

Painted walls and ceiling. Toilets in cubicles. The vinyl sheet flooring shows signs of wear and cracking of floor screed below. End wall by light-well is damp and the vanity unit looks tired.

2.3.14 Toilet wall South Female



Damp coming through dry lining and at base of rear toilet wall.

2.3.15 Kitchen



Repair Priority: D - Desirable Improvements

Condition: Fair

Damp low down on dry-lined walls. Old kitchen units in need of replacement. Cracked laminate non-slip vinyl which is bubbling in the opening to the Servery double sink and hand wash.

2.3.16 Servery



Condition: Fair

More modern units in good condition. Painted and tiled walls, with fire shutter to Hall. Sheet vinyl flooring.

2.3.17 Cloak cupboard



Repair Priority: D - Desirable Improvements

Condition: Reasonable

Painted walls and ceiling. Coat hooks line the walls and there is carpet on the floor. The paint on light fittings needs cleaning off.

2.3.18 Table Store



Repair Priority: C - Up to 5 years

Condition: Needs Maintenance

Damp on wall high up, carpet tiles off to inside of the ramp. Plasterwork scuffed and soiled. The room would benefit from wall protection being put round it in the form of timber wall guards.

2.3.19 Table Store window reveals

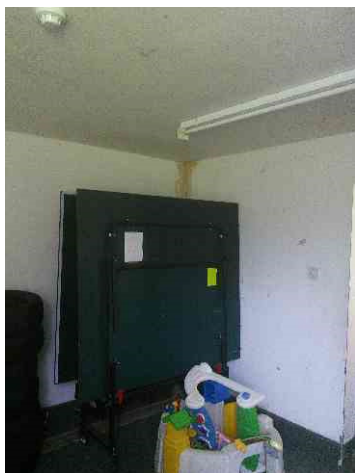


Repair Priority: C - Up to 5 years

Condition: Needs Repair

Damp is coming through and blowing the plaster around the window. The window has been plastered in the past with a modern Gypsum and cement plaster, which suffers in damp conditions. It may be better to re-plaster in a lime plaster and use a breathable.

2.3.20 Chair Store



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Like the Table Store, it has a painted textured ceiling and the walls are plastered and heavily dented and scuffed. The floor has an old soiled carpet. There has been a leak in north-west corner.

2.3.21 Toilet Male west end



Condition: Fair

Sheet non-slip vinyl, painted walls and ceiling. Hair-line crack on dry-lined plaster south wall.

2.3.22 Back Door Lobby



Repair Priority: B - Up to 2 years

Condition: Needs Repair

Painted walls and ceiling, with vinyl flooring. The stick on the skirting is coming off by door. There are also signs of cracking screed below the vinyl flooring.

2.3.23 West end Female Toilet



Repair Priority: B - Up to 2 years

Condition: Needs Repair

Painted ceiling and walls. Tiled splash-back over basin. Older vanity unit. Sheet vinyl flooring. Damp low down

coming through the wall in the south-east corner. This is probably due to the condition of the

2.3.24 Hall



Condition: Good

Domed ceiling on lightweight metal trusses, painted walls and sprung timber floor.

3.0.0 Services, installations and other matters

3.1.0 Heating

Gas boiler with radiators around the building

3.2.0 Electrical

Repair Priority: A - Urgent/ Up to 12 months

Condition: Needs Maintenance

The Hall electrics need regular inspections - at least once every 5 years to check wiring.

4.0.0 Environment

4.1.0 Boundary walls, railings and fencing, gates

4.1.1 Northern Boundary



Condition: Fair

Rendered brick retaining wall by ramp to entrance.

Elsewhere along this boundary, the Hall is built up against the old retaining boundary walls.

4.1.2 Western Boundary



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Close-boarded fence in need of repair. The door gets forced open at times and needs better locks to control it.

4.1.3 Southern Boundary



Condition: Reasonable

Fence and part-brick wall boundary to adjacent residences.

4.2.0 Paths and access, hardstanding areas and parking

4.2.1 Access Ramp



Condition: Fair

A concrete ramp provides disabled access to the Halls.

4.2.2 Parking



Condition: Reasonable

Outside the Hall on the western side, there is a tarmacked parking strip for a limited number of cars.

Appendix A

List of Items Noted Grouped Under Their Level of Priority

The list below gives indicative budget costs for the repairs suggested in the Quinquennial. They are there to give the Church an order of the magnitude of the repair. Further work will need to be done to be refining costs; they are based on my present experience of similar repairs and are only meant as a guide.

Item	A: Items which are urgent	Budget Cost
1.1.2	Roof over 2 storey section: I was not able to get up on this roof yet but there is clearly a problem with leaks around the roof-light to the stairs and some of the lead flashings are lifting on the west side. Crown Roofing did a report in 2018 with photos. They recommended repairs around the roof-light and replacement of the damaged lead parapet covering with new Code 6 lead weatherings - this is reasonably urgent.	£5000
3.2.1	The Hall electrics need regular inspections at least once every 5 years to check wiring.	£500
Item	B: Items which should be done this quinquennium, preferably in the next 2 years	Budget Cost
2.3.9	There have been leaks around the roof-light over the stairs. Once these are fixed the ceiling needs repair.	£see above
2.3.22	Back door lobby: Painted walls and ceiling with vinyl flooring. The stick on skirting is coming off by door as well as signs of cracking screed which need repair.	£200
2.3.23	West end Female Toilet: Painted ceiling and walls with tiled splash-back over basin. Older vanity unit. Sheet vinyl flooring. Damp low down coming through wall in south-east corner, probably due to condition of rainwater pipe.	by Church
Item	C: Items which have no fixed timescale but should be done in this quinquennium	Budget Cost
1.3.11	Front West Wall: Painted pebble-dash walls with rendered quoin features and bands. Nearing the point which it needs redecoration.	£1000
2.1.2	Basement Stair Landing: Frayed and cracked sheet vinyl flooring would benefit from replacement.	£300

2.3.11	The Male Toilet has painted and tiled walls and a painted ceiling. There is non-slip vinyl flooring which is starting to split. At the time of the inspection the Church was redecorating the room. Two urinals, one basin and one WC.	£500
2.3.18	Table Store: Damp on wall high up, carpet tiles off to inside of the ramp. Plasterwork scuffed and soiled. The room would benefit from protection being put round it in the form of timber wall guards.	By Church?
2.3.19	Table Store Window Reveals: Damp is coming through and blowing the plaster around the window. The window has been plastered in the past with a modern Gypsum and cement plaster which suffers in damp conditions. It may be better re-plastering in a lime plaster.	£500
2.3.20	Chair Store: Like the Table Store, the ceiling is a painted textured ceiling and the walls are plastered and heavily dented and scuffed. The floor has an old soiled carpet. There has been a leak in north-west corner.	By church
4.1.2	Western Boundary: Close-boarded fence in need of repair. The door gets forced open at times and needs better locks to control it.	£200
Item	D: Items to which improvement is desired	Budget Cost
1.3.7	The light-well on the south side of the Hall giving light and ventilation to the female toilets, is hard to maintain. It has a cast iron railing around it, but children keep posting objects down it. A better cover than the current wire one would be advantageous and make maintenance easier.	£500
2.1.3	External Steps by Entrance: The treads to the stairs by the entrance are chipped and could be tidied up and contrasting coloured nosings fitted.	£500
2.2.1	The Hall doors have a strangely yellow-coloured pull handle and it would be good to replace it with a matching pull handle as found on the other door leaf.	£100
2.2.2	The door to the disabled WC is scuffed and would benefit from redecoration.	By church
2.3.8	Marks on wall from old posters and patch repairs. Nearing point when the walls should be redecorated.	£1500

2.3.13	Female Toilets: Painted walls and ceiling. Toilets in cubicles. The vinyl sheet flooring shows signs of wear and cracking of floor screed below. End wall by light-well is damp and the vanity unit looks tired.	£2000
2.3.15	Kitchen: Damp low down on the dry-lined walls. Old kitchen units in need of replacement. Cracked laminate non-slip vinyl which is bubbling in opening to Servery. A double sink and hand wash.	£3000+
2.3.17	Cloakroom Cupboard: Painted walls and ceiling. Coat hooks line the walls and there is carpet on the floor. The paint on light fittings needs cleaning off.	By Church

Item	M: Items requiring routine maintenance	Budget Cost
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1.1.4	The gutter behind the Refugee Store roof is blocked and needs cleaning and check for leaks.	£50
1.2.2	Generally, the gullies need cleaning out around the Hall. The surface water runs via drains into a combined drainage main drain locally.	By Church
1.3.3	Eastern South wall to Toilets: Flaking paint on render noted which could be touched in by a Church working party.	by church
1.3.9	There is ivy starting to grow on the west wall of the rear toilets which should be killed and removed.	By Parish

Item	O: Items that should be kept under observation	Budget Cost
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1.3.1	There is some minor cracking in render in a roughly horizontal line around the Refugee Store at first floor level. This could imply some roof spread. Unfortunately, I could not get in the room to confirm my suspicions.	Architect to inspect inside store
1.3.4	Some minor cracking noted in east wall of the Hall	
1.3.8	Minor cracking in straight lines noted on east wall of the Hall as noted above.	