

Vic Fletcher
Equilibrium Architects Ltd
435-437 Walmersley Road
Bury
BL9 5EU

Suite 35
275 Deansgate
Manchester
M3 4EL

Tel: 0161 2103659
✉ manchester@timberwise.co.uk

www.timberwise.co.uk

Date :- 13th May 2019

Dear Vic,



Thank You For Choosing Timberwise

Thank you for your enquiry and instructions to carry out an inspection on your behalf. Please find enclosed your survey report detailing our findings and recommendations for your project.

Where applicable, we have also included a quotation for items of remedial work that Timberwise will be pleased to undertake for you.

Please read this report and the associated documentation carefully to ensure that they meet with your requirements. Should you have any questions, please do not hesitate to contact me and I will be pleased to answer any questions you may have.

Moving Forward – The Next Step

Arranging a convenient start date for any works to proceed couldn't be easier. Simply give your local Contracts Team a call on **0345 017 9669** or contact them via email on **contracts-nw@timberwise.co.uk**

Alternatively, you can accept your quotation online at www.acceptquote.co.uk

Yours sincerely,

Graham Fletcher

Graham Fletcher
Surveyor
For and on behalf of Timberwise (UK) Ltd.

Mobile: 07779547715
Email: grahamfletcher@timberwise.co.uk



Trust The Experts – Trust Timberwise

At Timberwise we are very proud of our status and reputation within the property care industry. Along with our full Property Care Association status we are also members of other key organisations including 'Which?' Trusted Traders, Trust Mark and Safe Contractor.



For caring for your property there is only one name you need to know and trust – Timberwise. For over 50 years Timberwise have been caring for properties resulting in over half a million properties that have benefited from our services – this makes us a tried and trusted market leader in property care and gives you the confidence that you have made the right choice.

Don't just take our word for it though. Read some of the feedback received from customers who have already benefited from using Timberwise to care for their property.

Visit www.reviews.co.uk to find out more.



**Your property is probably your most valuable asset, so why put it at risk?
Timberwise are the one stop experts for property care that you can trust!**

Timberwise



**Property Preservation
Done Properly**

Survey Report & Proposal

Client:
Vic Fletcher
Equilibrium Architects Ltd
435-437 Walmersley Road
Bury
BL9 5EU

Property:
Buckley Wells
Carriage Shed
Locomotive Works
Bury
BL9 0TY

Surveyed by: Graham Fletcher

Date of Instruction: 1st February 2019

Date of Survey: 4th-14th February 2019

Date of Report: 13rd May 2019

Our Reference: G62753-GF-CRW

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275 Deansgate
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Your Timberwise Report

This report has been compiled by our surveyor, Graham Fletcher.

We pride ourselves on easy to understand, yet comprehensive reports that provide you with all the necessary information you require to make an informed decision. Should you have any questions at all regarding the contents of the report, please contact your surveyor who will assist you further.

Graham Fletcher
Surveyor

Timberwise



M: 07779 54 77 15
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Structural Waterproofing
Dry Rot Treatment
Structural Timber Repair

Damp Proofing
Specialist Property Surveying
Woodworm Treatment

IMPORTANT

This report and quotation are issued subject to our standard terms and conditions, which shall form part of any Contract to carry out work based on the report. Please read them carefully.

Survey Report Contents

1. Introduction and Scope
2. External Observations & Recommendations
3. Internal Observations & Recommendations
4. Further Information
5. Additional services & Specialist Treatments we also offer

Introduction and Scope

Your instructions were to inspect the above property to determine the presence and extent of problems associated with wood rotting fungi to the full roof void timbers. The inspection of the roofing timbers was carried out from a cherry picker with access platform.

Our specialist survey was restricted to those rooms or areas that you have requested us to inspect and we therefore cannot comment on the conditions, good or bad, which may prevail elsewhere in the property and any contract arising from or deemed to have been entered into by reason of this survey is limited accordingly.

This report is based upon our instructions as we understand them. If any part of this report and/or the attached quotation requires clarification or fails to address your expectation, please contact the office/surveyor and let us know of your concern immediately.

Weather conditions at the time of our inspection were dry and overcast.

At the time of our inspection the property was occupied.

The above-mentioned property is a grade 2 listed working mill being of brick construction to all elevations.

For the purposes of identification, any descriptions are given as if facing the front of the property.

External Observations

We understand that the property is due to be fully refurbished as part of a restoration programme. As part of these works all external fabrics and rainwater goods should be renewed and/or rectified to ensure that the building is maintained in a watertight condition.

Internal Observations, Recommendations and Specification

Observations

Interior: Axial junction ranges between formed cast iron columns carrying continuous timber arcade plate, narrower east range has King post Trusses with fishbone struts, wider west range has queen-strut collar trusses with king struts from collars to ridge, two raked struts each side, a vertical tie rods, contentious glazed sky lining.

TIMBERS

Truss 1

Previously repairs have been carried out by replacing decayed timber fixed in place with steel plates. The steel plates show signs of corrosion.

Truss 2

An inspection of the trust beam and tie beam entering the external masonry show signs of fungal decay.

Truss 3

An inspection of the trust beam and tie beam entering the external masonry show signs of fungal decay.

Truss 4

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 5

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 6

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 7

Previously repairs have been carried out by replacing decayed timber fixed in place with steel plates, which show signs of corrosion.

Truss 8

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 9

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 10

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 11

Previously repairs have been carried out by replacing decayed timber fixed in place with steel plates. These plates are showing signs of corrosion.

Truss 12

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 13

Previously repairs have been carried out by replacing decayed timber fixed in place with steel plates. These plates are showing signs of corrosion.

Truss 14

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 15

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 16

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 17

Previously repairs have been carried out by replacing decayed timber fixed in place with steel plates. These plates are showing signs of corrosion.

Truss 18

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 19

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 20

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 21

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 22

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 23

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 24

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 25

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 26

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 27

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 28

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 29

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 30

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 31

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 32

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 33

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 34

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 35

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 36

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 37

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 38

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 39

Previously repairs have been carried out, however these repairs are deemed inadequate and further repairs are required.

Truss 40

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 41

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 42

Previously repairs have been carried out by replacing decayed timber fixed in place with steel plates. These plates are showing signs of corrosion.

Truss 43

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 44

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 45

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 46

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 47

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 48

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 49

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 50

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 51

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 52

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 53

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 54

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Truss 55

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 56

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 57

An inspection of the trust beam and tie bar entering the external masonry show signs of fungal decay.

Truss 58

No evidence of fungal decay was noted to the truss beam and tie beam ends.

Purlin Numbers 5, 6, 9, 10

An inspection of the Purlin ends entering the external masonry show signs of fungal decay.

Purlin 1, Bay 9

An inspection of the Purlin show signs of fungal decay.

Bay 2a and Bay 3

Valley beam 1

An inspection showed signs of fungal decay.

RECOMMENDATION AND SPECIFICATION FOR TIMBER REPAIRS

We recommend that the following repairs are carried out to the following timbers.

A structural engineer should be appointed to check that the previous repairs carried out are structurally sound to all Trusses, where repairs have previously been carried out.

Carry out resin repairs to the following timbers as per the attached drawing section A (14 No.) to the following:

Truss Numbers 2, 3, 5, 9, 15, 18, 22, 23, 24, 25, 26, 27, 28, 29

Works to be carried out by main contractor:

- Provide a structural support scaffold with a working platform
- Provide a scaffold to the whole external of the property with a working platform at gutter level
- Remove brickwork approximately 500mm either side of the trust beams to the internal leaf to fully expose bearing ends.
- Make good brickwork on completion of timber repairs.

Works to be carried out by Timberwise:

- Insert temporary strut to re-support principal rafter off the principal tie beam.
- Following safe and adequate structural support by others, cut the principal rafter and tie beam clear of decay (approximately 500mm)
- Provide and fit a TRS repair splice to the beam in accordance with Rotafix specifications.
- Provide and fix temp shuttering to principal rafter, inserting connecting bars from rafter to the newly installed TRS tie beam
- Pour TG6 resin into shuttering to form new principal rafter
- Following full cure remove shuttering
- Make good and sand down repair if required
- Replace the timber bearer underneath the truss tie beam with new concrete bearer pads.

Carry out resin repairs to the following timbers as per the attached drawing section B (16 No.) to the following:

Tie beams 31, 32, 33, 34, 35, 36, 37, 38, 39, 43, 45, 51, 52, 55, 56, 57

Works to be carried out by main contractor:

- Provide a structural support scaffold with a working platform
- Provide a scaffold to the whole external of the property with a working platform at gutter level
- Remove brickwork approximately 500mm either side of the trust beams to the internal leaf to fully expose the bearing end.
- Make good brickwork on completion of timber repairs

Works to be carried out by Timberwise:

- Cut tie beam clear of decay (approximately 500mm)
- Create a 25mm rebate into each side of the tie beam to accommodate the permanent pitch pine shutter boards.
- Drill into end of Tie beam and insert 6 no fibre bars and fix with Rotafix Timber Set Resin.
- Install recessed shutters using pitch pine boards 25mm thick as permanent shutters to the tie beam
- Pour TG6 to form permanent repair to the tie beam.

Carry out repairs to the following Purlin ends:

Purlin numbers 5, 7, 8, 9 and 10

Works to be carried out by main contractor:

- Provide a structural support scaffold with a working platform
- Provide a scaffold to the whole external of the property with a working platform at gutter level
- Remove brickwork approximately 500mm either side of the Purlin
- Make good brickwork on completion of timber repairs

Works to be carried out by Timberwise:

- Cut Purlin end clear of decay (approximately 500mm)
- Provide and fit a TRS repair splice to the purlin end
- Provide and fix temp shuttering for the pourable resin.
- Pour TG6 resin into the prepared shutters.
- Following full cure remove shuttering.
- Make good and sand down repair if required.
- Purlin number 1 between bay 9 to be fully replaced with new timber of same size and section.
- Bay 2a and Bay 3
- Valley beam 1 to be fully replaced with new timber of similar size and section
- All remaining ends bearing into external masonry to be treated with fungicidal deep penetrating gel.

Inspection is based upon a close but not intimate examination of the areas specified. Inevitably there may be timbers which could not be inspected fully or at all without opening up the areas. We have so far as possible, inspected accessible exposed surfaces available to us. Our recommendations are therefore subject to the qualification that further necessary work may be required once the fabric of the building or a particular element is exposed. Should you require a full exploratory examination or disruptive exposure, we will be pleased to quote for these works. However, should you proceed on the present basis, we shall advise you of any further investigations or fungal infection we discover during execution of the works and advise accordingly with a supplementary report and quotation

Note

Electrical / Plumbing / Specialist Fittings

No allowance has been made for the safe removal/re-fixing of any electrical/plumbing or specialist fittings that may require removal to facilitate the repairs.

With regard to the areas specified for treatment, care should be taken by the client to ensure that the building is maintained in a waterproof and weatherproof condition, prior to, during and after treatment by our Technicians. Roof coverings should not be removed until such time as treated timbers are touch dry. Treated timbers and masonry should not be exposed to water penetration which will negate the effectiveness of any treatment and invalidate the Guarantee.

Further Information

Minimum Charge

Please be aware that our minimum charge for works is £375 + VAT should you not have all the recommended works carried out. This will only apply if the total cost of accepted works falls below this level.

Fixtures and Fittings

Where fixtures and fittings such as kitchen units, radiators, cupboards etc are due to be refitted, we do not recommend that these are refitted while the plaster is wet. These are best left until the plaster is visibly dry. Please do not hesitate to contact our office should you require information regarding the fixings/adhesives required.

Generally

The above report is based upon our instructions as we understand them. If any part of this report and/or the attached quotation requires clarification or fails to address your expectation, please contact the office/surveyor and let us know of your concern immediately.

Although our report may refer to certain parts of the structure (External and Internal observations) we are not chartered, or structural surveyors and our report must not be interpreted as such. If you have any concerns about the structure of the property you should contact a qualified structural surveyor or engineer.

Where the works described in this work involve a party wall, we must draw your attention to the fact that the party wall act 1996 applies. This act requires the owner to notify their neighbours of any proposed works and obtain consent for the work to commence. Consent cannot usually be withheld.

Parking

Where residential parking permits are required to park outside premises, we would require the client to provide these permits free of charge for the duration of the works.

Our long-term guarantee for Timber Treatment works unless otherwise stated in our report will be issued when the final account has been settled. In addition to our guarantee, as we are members of the Property Care Association, we are pleased to offer you the added benefit of the Guarantee Protection Insurance Limited "backup" fully insured guarantee. The premium is shown as a separate item on our quotation.

We understand that an Asbestos Survey has not been carried out at the property. Our survey was of a non-destructive nature. The Control of Asbestos Regulations 2006 places certain duties on those that are responsible for the repair and maintenance of commercial buildings. As is the norm with all contractors, we ask to see the Asbestos Register prior to the start of works on site. During works, should we uncover suspected asbestos containing materials Timberwise may have to suspend work to have the material investigated for asbestos. We will stop work, seal the area and immediately inform you. Testing for asbestos is an easy procedure which we can either deal with on your behalf or make recommendations, this will, however, incur additional charges. Please note that we do not get involved in the removal process of asbestos.

You are responsible for the removal of any fixtures, floor coverings, plumbing, electrical fittings and any other stored items including personal possessions prior to our arrival on site. These will require removal prior to our technicians arriving on site and the subsequent re-instatement by others. Any delay caused due to floor coverings and items not having been removed may become subject to additional cost due to either work commencement being delayed or it not being possible to complete during that visit. **Please note the importance of all necessary preparatory works being completed prior to our arrival and commencement on site.**

Please note that no allowance has been made in our quotation for removal or re-instatement of any electrical fixtures or carpets etc. from the areas to be treated, unless stated in our report or included in our quotation.

Our enclosed quotation is based on carrying out the work during normal working hours (Monday to Friday). To arrange for the soonest possible start date for the works to proceed please complete and return the enclosed Acceptance to the local office. If you would like to arrange a provisional start date by telephone, then please call the local office on **0345 017 9669**.

We are able to carry out works at weekends or out of normal daytime hours (subject to additional costs). Please contact our contracts department to enquire further.

IMPORTANT CLIENT INFORMATION

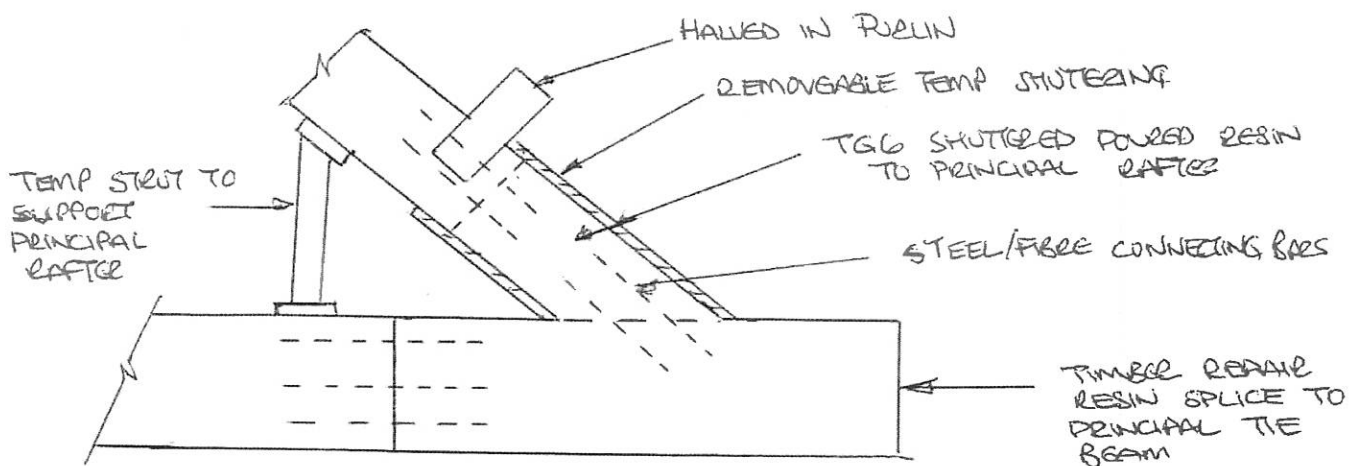
Please ensure that you read the attached terms and conditions, as they contain important information about your quotation.

Yours sincerely,

Graham Fletcher

Graham Fletcher CSTDB
07779 54 77 15
For and on behalf of TIMBERWISE (UK) LIMITED

Note: This report is for the benefit and use of the addressee, we accept no responsibility for our survey, or this report towards any other Company or person. On no account must it be duplicated or copied in whole or part without our written consent

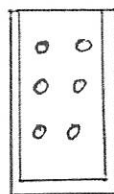
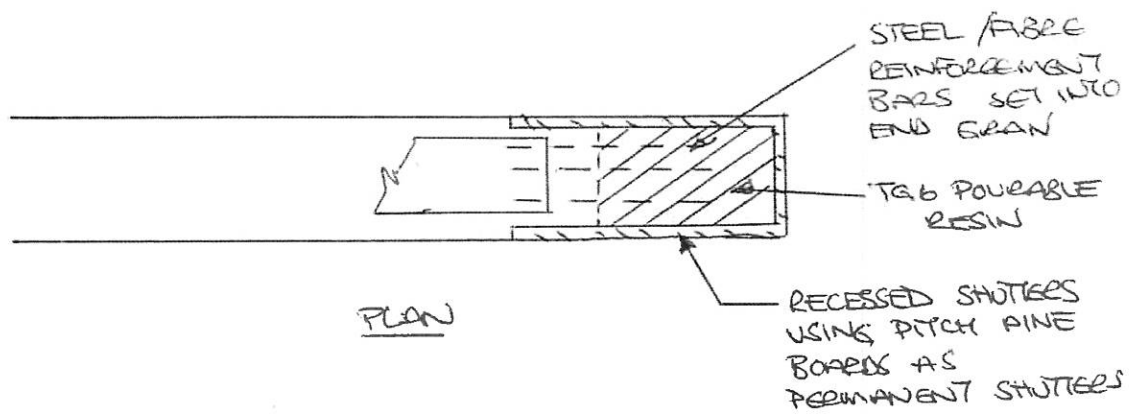
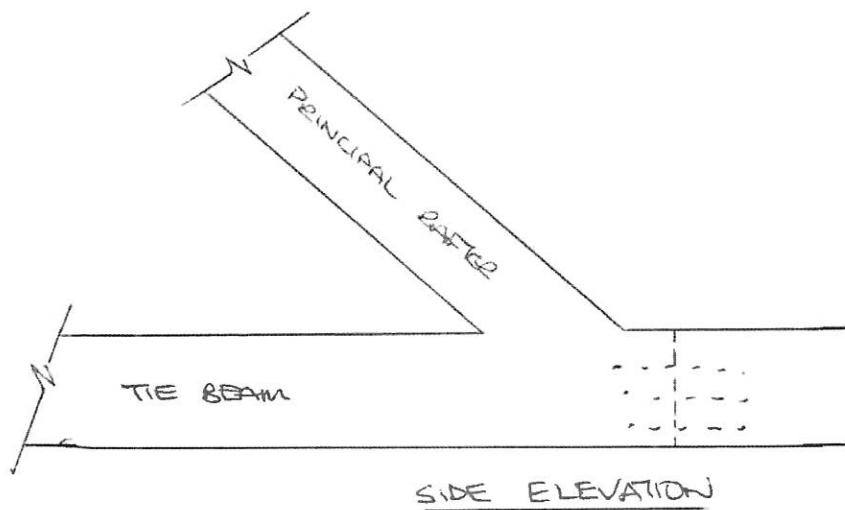


14 NO REPAIRS

SEQUENCE

1. PROP TRUSS SECURELY
2. INSERT TEMP STUPT TO RESUPPORT PRINCIPAL RAFTER
3. CUT PRINCIPAL TIE BEAM & RAFTER CLEAR OF DECAY (APPROX MAX) 500mm
4. PROVIDE + FIT A TRS REPAIR SPLICE TO TIE BEAM
5. PROVIDE + FIX TEMP SHUTTERING TO PRINCIPAL RAFTER INCLUDING CONNECTING BARS FROM RAFTER TO TIE BEAM
6. POUR T&G RESIN INTO SHUTTER TO FORM NEW PRINCIPAL RAFTER
7. FOLLOWING FULL CURE STRIP SHUTTER

CAR PARK ELEVATION



16 NO LEAKS

Quotation – Client's copy

Client's Address:

Vic Fletcher
Equilibrium Architects Ltd
435-437 Walmersley
Road
Bury
BL9 5EU

Property Address:

Buckley Wells
Carriage Shed
Locomotive Works
Bury
BL9 0TY

Branch Office:

Suite 35
275 Deansgate
Manchester
M3 4EL
☎ Tel: 0161 2103659
✉ manchester@timberwise.co.uk

Date of report:

13th May 2019

Our Reference:

G62753-GF-CRW

Inspected by:

Graham Fletcher

TO CARRY OUT WORKS AS DETAILED IN OUR REPORT

Detail of Works	Net	VAT	Total Price	
Wet Rot Truss Repairs*	£111,017.38	£22,203.48	£133,220.86	
Wet Rot Truss Repairs*	£138,654.40	£27,720.88	£166,385.28	

All the above items where marked * are inclusive of our 20-year Guarantee

Also available GPI 10-Year Guarantee Insurance, Including 12% IPT – (To be confirmed at a later date)