This is the Schedule of Condition dated 10 November 1987 referred to in a Lease dated 2 February 1987 between Northern Rock (1) and Brighton & Hove Local Radio Limited (2) relating to 170 North Street Brighton
SCHEDULE OF CONDITION

In respect of:

170 NORTH STREET
BRIGHTON
EAST SUSSEX
170 North Street, Brighton, East Sussex

SCHEDULE OF CONDITION

For descriptive purposes the building is approached from North Street, being south (front) and the descriptions of different parts of the building are orientated on this point.

EXTERNALLY

Roofs:

The southern part of the property is integral to other parts and therefore the roofs over such sections would appear to be other parties liability. Over the lobby into the main ground floor office is a hipped concrete tiled roof in satisfactory order with a glazed lantern light beyond to the south. One of two panes of glass is cracked. Lead flashing weathered and worn/cracked.

Flat asphalt roof surrounds large timber glazed lantern light over main office. Surface generally ridged and surface cracking on upstands. As elsewhere on flat roofs general debris accumulation.

Glazed lantern light roof referred to above has three number cracked roof panels. Upstand timber casement windows in poor decorative order with loose putty, most sashes in need of easing and adjusting. General wet rot damage on south facing elevation, particularly at low level. Lead flashing generally worn. Lead sealing strips on glazing bars lifting in places.

Lead lined valley to north side of lantern light to abutting brick wall. Jointing strips lifting and general debris accumulation. Minor pooling of water as on other flat roofs.

Highest roof is two concrete tiled pitches with flat asphalted apex. Minor surface unevenness and slight cracking beginning to develop to asphalt areas. Lead flashing at abutment with tiled sections wearing. Flat asphalted roof to south slightly weathered, but fair. To north asphalted valley patch repaired and surface generally uneven. North roof over stairwell asphalted. Heavy debris accumulation, past patch repairs, surface unevenness and light cracking. Similar comments apply to slightly higher asphalt roof over WCs. Landlord to recover with asphalt over stair area and to overhaul roof over WC.

At low level to north western corner, flat asphalted roof has considerable debris accumulation, wearing of asphalt surface i.e. slight cracking and unevenness. Metal fire escape and platform severely corroded and latter collapsing. Landlord to remove fire escape remnants and recover asphalt roof.

Roof frames all hidden from sight with exception of highest roof. Hatch in north east corner of first floor office. Numerous stained timbers and signs of past wet rot damage corresponding with staining to ceilings from past leaks. Repair previously carried out in north east corner with a number of joist ends renewed. No insulation.
Rainwater Goods:

Metal gutters and downpipes, as with other external metal plumbing pipes, all in poor decorative order generally rusted. Gutters urgently need cleaning out. Numerous gutter joints leaking. Various drainage channels on flat roof clogged up with debris. Landlord to improve drainage arrangements from other roofs onto stair roof.

Chimney Stack:

Only remaining chimney stack to east end of upper roof. Apparently shared with neighbouring property. Pointing weathered and light wearing to flashing. Flaunting cracked. Copper chimney pots generally corroding.

Walls:

Brick faced walls have been part repointed in past, but generally pointing weathered, soft in areas and worn.

Rendered areas have slight cracking, with more cracking particularly to rendered parapet walls with signs of loss of adhesion. Landlord to overhaul and repair rendered upstands and parapets to north west corner with adjacent roof repairs mentioned previously.

Rear flint-knapped wall reasonable, except for limited damaged area below faulty rainwater hopper. Heavy moss growth and bird debris on corbelled sections. Faulty downpipe to north west corner causing severe dampness of wall inside and out. Close to upper part of this downpipe there is a plant growing out of wall.

Rendered areas undecorated with general algae growth.

Generally:

Boiler/oil storage area in outbuilding to rear in north east corner. Door locked and interior not seen. General wet rot damage setting into door at low level.

Concrete step to north entrance door cracked and chipped on leading edge.

Tarmac drive to rear reasonable.

External Decorations:

All very poor and in need of immediate attention with associated repairs to corroded metal elements, decay in various timber elements, poor puttying, etc.
170 North Street, Brighton, East Sussex

INTERNALLY

First Floor Office:

Ceiling:

Lath and plaster ceilings with some plasterboard sections, papered over. General unevenness, loss of adhesion and cracks grinning through. Towards south end two large damp stains. Slight puckering of wallpaper at ceiling to wall junctions.

Walls:

Generally papered. Light cracking grinning through together with unevenness and loss of adhesion to plaster. Heavy active damp penetration by window to north west corner - see comments below and previously regarding landlords proposed work.

Floors:

Timber floor covered by carpet with hardboard beneath. Close to dry rot outbreak on landing, but floor structure not seen. Carpet generally lightly stained and worn.

Windows:

3 No. sliding sash windows to south. Top sashes sealed shut. General repairable wet rot damage in lower parts of frames and heavy wet rot damage to all three upper sashes. External stone sills cracked/chipped. Window furniture incomplete. Puttying poor. Windows all requiring overhaul now. Window to north end in poor decorative order, but overall fair.

Doors:

Door to landing off hinges (Landlord to rehang). As elsewhere doors with self-closers need easing and adjusting. Make sure that keys are provided to all locks as currently most doors do not have keys for their locks.

General Joinery:

 Decay setting into skirting by fire escape in north west corner - probably dry rot, being adjacent to dry rot outbreak on landing. Various furniture and previous tenants possessions left all around property and need removing. Landlord to remove metal ladder to north west window with external ladder removal.

Decorations:

Fair, but marked in places, particularly from points of water penetration referred to above.
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First Floor Galleried Landing:

Ceiling:

Formed in battened fibre board. General staining around loft hatch and to south west corner and south side. Leaks still appear active and damp. Landlord to repair.

Walls:

Papered with some slight cracking and unevenness' and loss of adhesion grinning through, plus heavy damp content in south west area from roof leak above. Walls generally dry lined.

Floors:

Carpeted on concrete. Carpet generally worn and poor. Floor abuts outbreak of dry rot in skirting. Landlord to re-carpet.

Windows:

Similar to south windows on first floor office and in very poor external decorative condition. Decay probably associated with decay in adjacent skirting.

Doors:

Mentioned elsewhere.

General Joinery:

Severe outbreak of decay to skirting, believed to be dry rot on south west corner to be investigated further by landlord.

Decorations:

Poor, but to be redecorated by landlord.

Female WC:

Ceiling:

Satisfactory.

Walls:

Dry lined, but some damp content in north wall.
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Floors:
Finished with worn carpet.

Window:
Requires easing and adjusting and redecorating externally.

Door:
Ripped off hinges and requires rehanging and general repair to self-closer which is smashed (landlord to re-hang).

General Joinery:
Decay setting into skirting - to be investigated by landlord with other decay on top floor.

Decorations:
Poor.

Staircase:

Ceiling:
Not applicable.

Walls:
Mostly dry lined with staining, particularly to west side from leaks from above.

Floors:
Concrete stairs with timber overlaid risers and treads, finished with carpet. Carpet generally worn and stained/marked. Landlord to recover. South side half landing has decayed skirting on east side wall - appears to be old wet rot.

Window:
In need of redecoration externally.

Doors:
Not applicable.
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General Joinery:
Decayed skirting on half landing referred to above.

Decorations:
Generally marked, poor with heavy damp staining on west side, but to be redecorated by landlord.

Male WC:
Ceiling:
Satisfactory.

Walls:
Satisfactory.

Floors:
Carpeted with general staining/wearing.

Windows:
In need of redecoration externally.

Door:
Satisfactory.

General Joinery:
Satisfactory.

Decorations:
Poor.

Ground Floor

Rear Stairwell:
Ceiling:
General stains from leak on west side.
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Walls:
Dry lined and papered, some marking and staining from west side leak and general background dampness.

Floor:
Solid with heavily stained and worn carpet over, landlord to renew.

Window:
Nil.

Doors:
As with all doors, general easing and adjusting required together with provision of keys to locks, as currently none.

General Joinery:
Satisfactory.

Decorations:
Poor, but to be redecorated by landlord.

Kitchen Lobby:
Ceiling:
Stains from leak on west side.

Wall:
General staining and damp content on west side.

Floor:
As stairwell above, but to be redecorated by landlord.

Window:
Nil.
Doors:
As stairwell above.

General Joinery:
Serviceable.

Decorations:
Fair, but to be redecorated by landlord.

North Entrance Lobby:
Ceiling:
Generally marked with very heavy active damp penetration/staining around soil stack in north west corner.

Walls:
Heavy rising damp/penetrating damp and staining/mould in north west corner by soil stack. Landlord to stabilise plaster prior to redecoration.

Floor:
Screeded concrete with light surface cracking, generally dirty and uneven.

Window:
Nil.

Doors:
Double entrance doors, glass panel to one cracked. Boarded over externally. Beyond this there is a metal roller shutter in need of easing and adjusting.

General Joinery:
Not applicable.

Decorations:
Poor, but to be redecorated by landlord.
Main Office:

Ceiling:

Generally papered over. Cracks/unevenness' grinning through together with some staining where there have been roof leaks, which still active in the south west corner by access corridor.

Walls:

Staining at a number of points from roof leaks, for example beneath skylight to south west and north east corners and generally along junction of skylight to rear part of room. Damp staining at high level also to walls and ceilings as above in north west corner over windows. At floor level most of walls to north part of room are finished with timber match boarding. On chimney breast to west side heavy rippling of timber surface reflective of decay, believed to be an old wet rot attack. Similar damage apparent in north west corner between window and door to kitchen. This area has been broken open in part and now appears to be an old wet rot attack. In north east corner a section appears to have been replaced or hardboarded over. Match boarding finish generally not level, with boards having warped very slightly.

Where walls accessible at low level i.e. unplastered as elsewhere on ground floor, limited damp content, not appearing to cause problems except where specifically mentioned generally from roof leaks. Also as elsewhere there are numerous old screw fixing marks, slight unevenness', shrinkage cracks, etc.

Floors:

Varnished exposed floor boarding throughout. Minor blemishes, unevenness', etc., to finish, but appears suitable base for provision of carpets or similar. Signs of old woodworm infestation. Limited view of joists obtainable from void beneath. Limited wet rot damage, but not significant at present.

Windows:

Main lantern light previously referred to and in need of thorough overhaul with redecoration. Together with decay odd beading missing around sashes. Opening sashes all need casing and adjusting. Window to north end in need of general overhaul and external redecoration.

Doors:

As referred to generally.

General Joinery:

Generally satisfactory, apart from historic wet rot damage to match boarding.
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Decorations:
Fair.

First Lobby:

Ceiling:
Stains around skylight - possible leak.

Walls:
Odd fixing marks, unevenness’ and blemishes to tidy with redecoration.

Floor:
Boarded and varnished as finish with slight surface marking as main office above and similar comments apply.

Window:
Skylight only with one cracked pane, previously referred to.

Doors:
As generally.

General Joinery:
Skirting, etc., satisfactory.

Decorations:
Adequate.

Second Lobby:

Ceiling:
Fair.

Wall:
Fair.
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Floor:
Carpet laid, but particularly heavily stained and marked.

Windows:
Nil.

Doors:
As generally.

General Joinery:
No skirting on west wall, but otherwise satisfactory.

Decorations:
Fair.

Inner Hall: (At present common to vacant offices on upper floors as with areas forward)

Ceiling:
Satisfactory.

Walls:
Satisfactory.

Floors:
Carpeted and fair.

Windows:
Nil.

Doors:
As generally and aluminium door to outer lobby satisfactory.

General Joinery:
Staircase to upper accommodation, not believed to be part of demise.
170 North Street, Brighton, East Sussex

Floors:
Concrete staircase only.

Windows:
Nil.

Doors:
As generally.

General Joinery:
Satisfactory.

Decorations:
Fair.

Cellar Areas:

Ceiling:
Plaster boarded with papered finish. Various cosmetic blemishes.

Walls:
Part painted brick and part painted render. Background damp content, but distinct rising damp on east side wall. Damp staining particularly severe in lobby to and the WCs themselves, probably from water leaks/spillage. Plaster generally heavily stained and decorations poor at low level in such areas.

Floors:
Generally concrete floor with smooth screeded finish. Light surface cracking. Much rubbish and debris, etc., left in cellars. Lobby to and WCs have poor, incomplete and very heavily stained thermoplastic tile type floor finish.

Windows:
Nil.
Doors:
As generally.

General Joinery:
As generally.

Decorations:
Poor.

N.B.
To the north of the cellar there are a series of lobbies and store areas, which would appear to be part of the landlord premises and not part of the demise.

SERVICES

Electrical wiring not checked, but numerous lights not working. It is assumed the tenant will be carrying out extensive alterations, in any case, to wiring to suit their requirements, but it should be noted that the installation is currently in need of checking and will need some work.

Telephone cabling all assumed redundant and will need removal and making good of damage so caused. Fire/security alarms all need checking by a specialist and may well need significant adaptation and alteration for occupation by incoming tenant. Similarly means of escape in case of a fire will probably need upgrading i.e. to doors separating floors and actual escape routes depending on layout and arrangement of use.

Cold water plumbing rudimentary with most of pipework run in very old lead pipework - potential health risk. WC fittings all generally stained, dirty and heavily worn. Seats, etc., worn. Although capable of use all require thorough clean and general overhaul. Each WC has electric water heater. None has been seen working. Control knob in male WC at upper level missing to hot water heater.

It has not been confirmed that all services, i.e. wiring, water supply and heating are fully separated from landlord’s services.

Electric extractor fans in cellar WCs not functioning.

Boiler not identified or seen. Older style steel pipe heating circuit. Odd section of insulation missing to pipes in cellar area. Older style cast-iron radiators. Radiators have thermostatic valves fitted. Heating has not been seen functioning. More modern radiators provided in cellar WCs, but these are heavily rusted at lower level.

No hot water supply to stainless steel sink in kitchen lobby on ground floor.
Various manhole chambers all require secondary fixing so that they can be double sealed. Drains run through cellar floor from north through to south and we assume to a sewer in the road.

Chamber beneath floor of north ground floor lobby, function not apparent but generally damp inside and dirty.

**PHOTOGRAPHS**

Thirty six photographs are attached to this report to pictorially record some of the items mentioned above and are as follows:

1. Ceiling stain upper office.
2. As 1.
3. Upper office damaged skirting by door.
4. View of south roofs.
5. View of south roofs.
7. View of south roofs.
8. Dry rot upper landing.
9. Dry rot upper landing.
10. Upper landing ceiling.
12. Upper south asphalt roof
13. Upper asphalt apex.
15. Upper asphalt apex.
16. Upper asphalt apex.
17. Roof over WC.
20. General view lower north west roof.
22. General view lower north west roof.
23. Stained ceiling on stair half landing.
24. Decayed skirting on stair half landing.
25. Damp staining in ground north lobby.
26. Damp staining in ground north lobby.
27. Poor render to south west corner of upper roof.
28. Poor render to north west corner of upper roof.
29. Wall to rear outside by hopper.
30. Rear entrance doors.
31. Boiler room doors.
32. Decayed match boarding in ground office.
33. General view part cellar WC.
34. General view part cellar WC.
35. General view part cellar WC.
36. General view cellar WC lobby.

This schedule has been prepared by:-

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M.B. Dutt, FRICS (Acting for tenant)

MARTIN & LACEY
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And with :-

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G.W. Harley (Acting for landlord)

Northern Rock
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Newcastle upon Tyne
NE3 4PL

10th November 1997

Ref: MBD/ CPP/C10118
1. The Surveyor will prepare a Schedule recording the current condition of a property prior to commencement of a lease, sub-lease or licence.

2. The Schedule will be prepared in an itemised arrangement and may include photographs. It is the intention that the Schedule can be referred to at the end of or at an interim stage of the lease/licence to establish if the condition of the property has altered.

3. The Schedule, subject to the limitations given below, will relate to the main building. Any outbuildings, boundaries and grounds will, unless otherwise agreed with the Clients, be only briefly recorded by the Schedule.

4. The Surveyor will view the services, which include water, electricity, gas and central heating and drainage connections, but these will not be tested unless specifically instructed by the Clients. Their actual condition and adequacy together with compliance with regulations can only be ascertained as a result of a test by appropriate specialists. Other services, such as entry phones, telephones, burglar alarms and fire alarm systems will not be operated.

5. The Surveyor will record the exterior of the building from within the plot and from any other position where access is reasonably available, permitted and safe. The building will be viewed, unless otherwise agreed, within the limits of a 3 metre ladder up to suitable vantage points such as flat roofs and other high areas will be viewed using binoculars.

6. Parts of the property may not be accessible and if there is any reason to suspect a significant concealed problem this will be indicated in the Schedule. Provision should then be made by the Client for further appropriate investigation with the builders/developers’ approval for lifting boards, removing access covers etc. to enable full inspection with a further report prior to commitment to purchase.

7. The Surveyor will, where possible, lift the edges of carpets and other floor coverings in parts of rooms to inspect some of the floor surfaces beneath. Heavy items, such as filing cabinets, shelving, racking etc. will not be moved, nor will filled cupboards be emptied. If floorboards are laid these will where possible without causing damage to the floor coverings be lifted in some areas, so that an inspection can be made of the immediately adjoining floor voids but in many properties inspection of the sub floor void is not possible.

8. The inspection will not extend to areas which are covered, unexposed or are not readily accessible. It is not possible to indicate if concealed timbers are free from insect infestation, decay or other defects and no investigation will be undertaken to determine whether or not any deleterious or hazardous material has been used in the construction. It is not possible to comment on some items of concealed construction which include foundations, built-in steel and wall ties. The report will not identify the existence of contamination in or from the ground as this can only be established by specialist testing.

9. The Schedule of Condition must not be considered as a substitute for a survey report such as a Building Survey, Home Buyers’ Report or Consulting Engineers Structural Survey. These reports may express opinions as to the seriousness of a defect/potential deficiency and may also provide recommendations for related remedial action or further investigation.

10. The Schedule will be prepared by the sole and confidential use of the Clients of Martin & Lacey and the Clients professional advisers and no liability will be accepted by other persons.