

Management Summary Salisbury City Hall – Condition

Date Prepared : April 2023

Purpose of Paper :

- To provide a management summary of the results of the condition survey undertaken in February 2023 for Salisbury City Hall.

1. Executive Summary

- 1.1. A condition survey of City Hall was undertaken in February 2023, and combined with other reports has identified circa £1.810m of works required to return the building to a safe and operational standard with a further £0.2m budget allowance for potential asbestos and contingency. This sum does not account for any potential improvements or modifications, redesign or remodelling of spaces to improve the form and function of the building.
- 1.2. These sums include a provisional amount for the further investigation and potential remedial works to the fibrous plaster ceiling in the Auditorium. The condition of this ceiling is a known problem requiring further invasive surveys to fully assess the risk. The construction is the same as with the ceiling collapse in the Apollo Theatre and our current instruction is to keep acoustic stress to an absolute minimum until the further investigations have been completed.

2. Overview

- 2.1. A condition survey has been undertaken of City Hall which has highlighted a range of works which need to be undertaken to return City Hall to a good condition. The costs out lined are estimated using standard rates of measurement, however costs may vary when works are tendered. The condition survey has quantified replacements and repairs of existing building elements only.
- 2.2. No account has been taken of the suitability City Hall and the potential for improvements, redesign or remodelling of spaces. The works described below represent what is required to update the site and return it to a good condition with the same layout, form and function it had prior to closure.
- 2.3. The condition survey excludes the following....
 - Asbestos removal or treatment during the works
 - Any review of fire strategy and compartmentation

- Consideration of emerging legislation (e.g Protect Duty)

2.4. Each building element has been assessed with using the standard classification of Condition (A to D) and Priority (1 to 4).

KEY :	Condition grading	B : Satisfactory	Priority grading	2 : Required within 2 years
	A : Good C : Poor	D : Bad/Urgent work required	1 : Immediate work required 3 : Required within 3-5 years	4 : Required from 5 years onwards

Figure One: Condition Grading

2.5. Based on the above, items rated **C1** and **D1** are considered the most critical while those at **D2** and **C2** should be tackled as a priority. Items at **C3**, **C4** and **B1-3** can be considered as necessary but non urgent at this time. It should be noted however, that any building elements that are left untreated will continue to deteriorate over time and their condition and priority grading will change. Examples of works suggested at each grading are included in **table one**.

Grading	Type	Examples
D1 and D2	Fabric	Remove salt-stained plaster and refinish Apply damp proof membrane tanking system Flat roof repairs Replace ceiling tiles Replace rain water goods
	M&E	Replace corroded pipework Renew heating
C1 and C2	Fabric	Replace dripping taps Replace vanity in WC Replace carpets Repair of Velux window flashing Replacement of window sills
	M&E	Repair Ductwork Replace hand dryers Replace extract fans Renew AC units Lighting and emergency light replacements Replacement of fire Alarm

Table one: examples of D1 to C2 works

2.6. The assessment has considered the condition of the building's Fabric and Mechanical and Electrical systems.

Element	Estimated cost
Fabric	£857,839
Mechanical	£532,538
Electrical	£419,796
Total	£1,810,173

Table two: Condition Element breakdown

2.7. Across all elements and gradings the report interim report has identified £1.810m of works required to return the building to a good condition. Assuming a 5% sum for asbestos removal (£0.09m) and an overall 10% contingency (£0.190m) the repairs are estimated to be in the region of £2.090m.