

## Condition Assessment Report

Report run on: 13-DEC-2023

UPRN: 272091204023

Cross Community Centre  
1 Herbert Street  
Pontardawe

Assessment Date: 05-DEC-2023

Assessment ID: 780

Surveys By: NPTCBC

Public Access: YES

Fire Prec.: D

Asbestos: Asbestos cisterns to toilets and replacement roof slates - low risk.

### Site Comments :

The building has received limited investment over recent years. Mechanical and electrical services have reached the end of their lifespan; internal areas have been partially refurbished, remaining areas require significant investment; external elevation and windows require refurbishment. The roof covering has failed at several locations and requires partial renewal / remedial works. The fire alarm system has failed and inadequate for current building use.

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	Cross Community Centre		£34,750		£500
Unit 1	Cross Community Centre	C-	£546,750	B	£20,250
	Overall Site:	C-	£581,500	B	£20,750

**Condition Assessment Report**

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**UPRN:** 272091204023 **Unit ID:** 0

Cross Community Centre  
1 Herbert Street  
Pontardawe

**Condition Grade:**

**GEA:** 1018

**GIA:** 827

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	£31,750	£2,500	£250	£250

**OVERALL: £34,750**

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<b>Type</b>	<b>Condition</b>	<b>Priority</b>	<b>Cost Urgent</b>	<b>Cost Within 2 Yrs.</b>	<b>Cost 3-5 Yrs.</b>	<b>Cost Outside 5 Yrs.</b>	<b>Comments</b>
External Areas And Grounds - Walls And Fences	C	1	£4,000	£2,500			In poor to fair condition. Boundaries are mainly neighbouring buildings or main road. Stonework wall relatively sound, minor loss of mortar joints. Provision for remedial works. Stonework retaining wall between path and garden worn; vegetation growth; missing mortar pointing; displaced stonework. Provision for overhauling and repointing.
External Areas And Grounds - Gates	N/A	N/A					
External Areas And Grounds - Roads	N/A	N/A					
External Areas And Grounds - Car Parking	N/A	N/A					
External Areas And Grounds - Paths/Walkways	C	1	£16,000				In poor to fair condition. Steep exit ramp to rear; concrete surfaces worn / pitted; block paving has vegetation growth to surfaces; steel fire exit from ground floor is rusting. Provision for improving rear paths and fire exit routes.
External Areas And Grounds - Drainage	C	1	£4,500				Drainage in poor to fair condition. Foul smells to rear (leaking foul water drainage); poor run off for surface water; inadequate provision at low level. Provision for improving.
External Areas And Grounds - Hard And Soft Landscaping	C	1	£5,500				In poor to fair condition. Rear areas are unkempt / excessive vegetation / tree growth; soft play area saturated (poor drainage); fire exit routes are blocked by significant vegetation / rubbish. Provision for clearing and improving.

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External Areas And Grounds - External Lighting	D	1	£1,750		£250		In poor condition. Fittings to rear are redundant. Renew light fittings and associated wiring.
External Areas And Grounds - Outbuildings	N/A	N/A					

**Condition Assessment Report**

Report run on: 13-DEC-2023

**UPRN: 272091204023 Unit ID: 1**

Cross Community Centre  
1 Herbert Street  
Pontardawe

**Condition Grade: C-**

**GEA: 1018**

**GIA: 827**

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	£353,500	£154,000	£36,500	£2,750

**OVERALL: £546,750**

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External Roof - Roof Covering And Fascias	D	1	£42,500	£7,500			Viewed using drone. In poor to fair condition. Water ingress at several locations to main roof. Worn slate covering particularly to hipped ends; copious amounts of slipped, cracked and displaced slates (previous repairs with tingles); minor sagging to covering; leadwork poorly dressed, slipped and missing leadwork flashing. Expect renewal of hipped sections and repairs to remaining covering within 1 year. Timber fascia and soffits appear worn. Missing paintwork. Allow for minor repairs and redecoration. Flat roof covering has reached the end of its practical lifespan. Expect renewal within 2-3 years.
External Roof - Rainwater Disposal	D	1	£8,000				In poor condition. Leaks to downpipes and guttering throughout. Rear downpipe draining on to flat roof covering; loss of paint coating. Provision for the renewal of the majority of rainwater goods and overhaul remaining.
External Roof - Roof Lights Etc.	N/A	N/A					
External Walls, Windows And Doors - Walls/Cladding	C	1	£16,500	£14,500			In fair condition. Entrance facade generally sound. Cracking to and around window heads. Allow for repairs to rendered surfaces and redecoration within 2-3 years. Rear elevations comprise stonework with brick quoins. Holes present; timber bay window has low level decay; missing mortar pointing, displaced brickwork; steel beam corroding; excessive vegetation growth. Provision for external remedial works to rear.

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External Walls, Windows And Doors - Windows	C	2		£22,500			In poor to fair condition. UPVC double glazed units are old but generally sound. Several failed / smashed double glazed window units. Provision for minor renewals / repairs only. Timber sash windows have low level decay to frame and sills; loss of paint finish. Provision for selected renewal and overhaul / redecorate remaining.
External Walls, Windows And Doors - Doors	C	2		£6,500			In fair condition. Several doors have been renewed over recent years, however, older timber doors have reached the end of their useful lifespan and should be renewed. UPVC door to rear of basement is not secure. Allow for improvements.
External Walls, Windows And Doors - Chimneys/Flues	C	1	£3,500				In poor to fair condition. Vegetation growth to chimney haunching; missing mortar joints; open stack allowing water ingress. Provision for clearing and improving detail during roofing works.
Internals - Floors	C	2		£19,000			In fair condition. Floor coverings to several areas have been renewed on an ad-hoc basis. Remaining older carpet and vinyl floorings are worn / stained. Allow for selected renewal within 3-years.
Internals - Walls	C	1	£28,000				In fair condition. Plasterwork worn / uneven to several rooms; blown / loose sections adjacent to cracking / damp. Provision for selected hacking off and replastering. Basement areas mainly used for storage, damp walls and flaking paintwork. Allow for improving.

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Internals - Ceilings	D	1	£17,500				In poor to fair condition. Cracking through plasterwork at several locations (risk of detaching); significant water ingress / leaks have damaged ceiling surfaces. Allow for hacking off affected plasterwork / removing plasterboard and renewing.
Internals - Doors	C	1	£25,000				In fair condition. New fire doors have been fitted to basement, ground and to cross-corridor. Minor issues with missing / detached door closers. Allow for repairs. Remaining doors throughout are ill fitting, dated and worn. Inadequate doors for multi-use occupancy and fire doors required. Provision for renewing.
Internals - Fitted Furniture	B	2		£2,000			In fair to good condition. Kitchens have been refurbished over recent years. Provision for maintaining.
Internals - Internal Decoration	C	1	£2,500	£6,000			In fair condition. The offices and majority of rooms have been redecorated by sub-tenants and in good condition. Remaining areas are looking tired; water ingress has damaged wall finishes at several locations. Redecoration required within 2-3 years.
Internals - Staircases Including Guarding And Handrails	B	2		£3,500			In fair condition. Steps to basement are inadequate. Provision for improving. Remaining staircases sound.
Internals - Roof Structure And Voids	N/I	N/A					No access. Not inspected.



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Sanitary Services - Sanitary Appliances And Drainage	C	3			£35,000		In fair condition. Toilet areas to ground floor are relatively sound experiencing minor wear. Expect minor remedial works only. Remaining toilets to upper floors are worn / dated. Allow to refurbish.
Sanitary Services - Cold Water Storage Tanks, Cisterns And Pipework	N/I	N/A					
Mechanical Services - Heating Boilers And System	D	1	£47,500				In poor condition. Heating boiler and controls have exceeded their practical and recommended lifespan. Provision for renewing.
Mechanical Services - Fixed Heating Appliances	D	1	£72,500				In poor to fair condition. Boxed-in (Pendock) to majority of areas. Heating is not controllable; reports of differing heat levels and air locks. All heating distribution has exceeded its practical and recommended lifespan. Provision for renewing during boiler renewals.
Mechanical Services - Hot Water	C	2		£2,500	£750		In fair condition. Electric hot water heaters in working order. Nearing the end of their lifespan. Allow for selected renewal and maintain remaining.
Electrical Services - Switchgear And Meters	C	2		£20,000			In poor to fair condition. Electrical distribution boards have been renewed ad-hoc. Older switchgear / distribution boards have exceeded their lifespan; located at high level. Provision to renew all to an accessible location.

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Electrical Services - Electrical Sub-Circuits And Devices	C	2		£50,000			In fair condition. General power provision has been renewed ad-hoc. Insufficient provision to the majority of rooms; overloading of sockets and extensive use of extension leads; older sockets and wiring to several rooms. Provision for rewiring throughout.
Electrical Services - Lighting	D	1	£60,000				Lighting poor throughout. Old switches, wiring and fittings have exceeded their recommended and economic lifespan. Provision for renewing / rewiring.
Electrical Services - Fire Protection Systems	D	1	£30,000				In poor condition. The current alarm system has extensive faults. Currently inadequate for purpose. Fire precautions and housekeeping is insufficient for multi-use occupancy. Allow for new system and improvements.
Electrical Services - Miscellaneous Items E.G. Lifts	B	3			£750	£750	In fair to good condition. Allow for maintaining.