

JCR Statement of Case PART 3 OF 6 - Appendix 2 Part 1 of 2

BUILDING CONDITION REPORT 2020, INCLUDING M&E CONDITION SURVEY

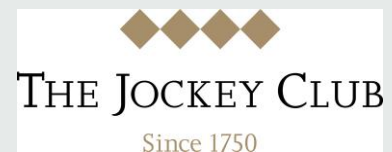


Summary Building Condition Report for
Jockey Club Racecourses Limited

SANDOWN PARK RACECOURSE
PORTSMOUTH ROAD
ESHER
SURREY
KT10 9AJ

March 2020

Our Ref: DLE/20-00524



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Consulting Limited

1 INTRODUCTION

1.1 CLIENT

Jockey Club Racecourses Limited
Sandown Park Racecourse
Portsmouth Road
Esher
Surrey KT10 9AJ

1.2 THE PROPERTY

Sandown Park Racecourse
Portsmouth Road
Esher
Surrey KT10 9AJ

1.3 INSTRUCTIONS

In accordance with your instructions, we understand that this report is required as a reference document for the purposes of a Planning Appeal to highlight the key issues of disrepair and need for modernisation to meet customer standards to selected parts only of the Racecourse buildings and site.

1.4 DATE AND CIRCUMSTANCES OF INSPECTION

The premises were inspected by Dave Ensor BSc (Hons) MRICS on 25th & 26th February 2020

The weather conditions at the time of our inspection were dry, albeit with a brief rain shower on 26th February 2019,

Our inspection was limited to a visual inspection of readily accessible areas of the buildings only.

This schedule of condition report is prepared in accordance with our terms of engagement (issued under separate cover), with the intention of providing a summary overview of the condition of specific buildings on the Racecourse. It specifically does not attempt to identify every defect and blemish present.

Photographs of the selected areas of the Racecourse are attached at Appendix 1

1.5 PLANT AND EQUIPMENT

We have not inspected any plant and equipment at the Racecourse and a separate report on the condition of plant and equipment has been commissioned by Jockey Club Racecourses Limited. A copy of the report prepared by D.Stanley Consulting Limited, Revision A dated 8th March 2020 is attached at Appendix 2

1.6 CONFLICT OF INTEREST

We confirm that, as far as we are aware, no conflict of interest exists either personally or with Rapleys, in connection with Jockey Club Racecourses Limited.

1.7 DISCLOSURE

This Report is specifically for the addressee stated above.

1.8 SIGNATURE

We confirm that the undersigned is an appropriately qualified and experienced Chartered Surveyor experienced in the commercial property sector.

THIS REPORT HAS BEEN PREPARED WITHIN THE QUALITY SYSTEM OPERATED
AT RAPLEYS LLP ACCORDING TO BRITISH STANDARD ISO 9001:2015

| | |
|------------|--|
| Created By | Dave Ensor BSc (Hons) MRICS Dave.ensor@rapleys.com |
| Signature | |
| Checked by | Alex Chambers BSc (Hons) MRICS Alex.chambers@rapleys.com |
| Signature | |

FOR AND ON BEHALF OF RAPLEYS LLP

MARCH 2020

2 EXECUTIVE SUMMARY

- 2.1 The following report provides a summary overview of the condition of the building fabric and finishes to specific buildings and areas of Sandown Park Racecourse in support of a Planning Appeal. A separate report on the Mechanical & Electrical Plant Installations has been commissioned which is attached as Appendix 2.
- 2.2 The report refers to the specific areas of the Racecourse as highlighted in a Cost Report prepared by Leslie Clark dated 21 February 2019 entitled Sandown Park Racecourse Masterplan - Order of Cost Estimate 1 - Revision B (incorporating comments by MWA).
- 2.3 The Specific Areas of the Racecourse included in this report are summarised below
- 2.4 **Grandstand** - incorporating accessible and relevant areas of the Grandstand only - including the Roof, Steppings and Terrace to the exterior and Esher Hall, Surrey Hall, Sandown View and Second floor boxes to the internal parts together with associated back of house areas including circulation areas, kitchens and toilets. At Appendix 2 is a report upon the condition of the main Mechanical & Electrical Plant and Equipment. No other areas of the Grandstand were inspected or indeed form part of this report.
- 2.5 The deterioration of the external fabric has caused significant leaks into the Grandstand facilities with associated deterioration of the finishes. Many of the facilities are now dated and do not meet the expectations of customers. The main M&E installations were replaced in 2002 and are therefore approaching the end of their expected design life and breakdowns are likely to occur. In summary, a substantial refurbishment of these facilities is now required.
- 2.6 **Sandown Lodge** (providing accommodation for stable staff) - comprising a total of 21 twin and double bedrooms on two floors, together with a private flat at first floor level (we did not gain access to the flat).
- 2.7 The finishes to the Lodge are dated and for example the specification of ceiling tiles are no longer available so replacement tiles are non-matching. Elsewhere finishes are suffering from general wear and tear and the major plant and equipment installations were apparently installed in 1994, so breakdowns are now very likely. In summary, the Lodge requires a substantial refurbishment and modernisation to meet customer demand and expectations.
- 2.8 **Stables** (including Saddling Boxes) - the stables and stable yard are in a consistently dilapidated condition and in need of a substantial refurbishment, however a redevelopment providing modern facilities to meet customer expectations and horse welfare guidelines is desired.
- 2.9 **Staff Houses** - we had a limited inspection of the retained staff houses. The Ground Floor Flat inspected is suffering from extensive damp. A substantial refurbishment is required including measures to address the damp which ideally should include replacement windows incorporating trickle vents.
- 2.10 **Car Parking to the Centre of the Course** - the parking area in question is prone to flooding and not fit for purpose for customer expectations. Drainage improvements and surface treatment should be considered.
- 2.11 As instructed, no other parts of the Racecourse have been inspected

3 GRANDSTAND - EXTERNALLY

Roof (See Photographs 1 - 11 in Appendix 1)

- 3.1 The Grandstand roof is in a dilapidated condition with many instances of water ingress to the Conference Rooms and Executive Boxes below.
- 3.2 The key area of concern is the concrete gutters extending between the barrel vault canopy roof sections which have previously been lined but the lining has since failed and is now delaminating in several instances.
- 3.3 Currently some sections of gutters are difficult to repair as access is restricted due to external mechanical plant and pipework runs. Ideally remedial works should be co-ordinated as part of a general refurbishment of the Grandstand and in conjunction with renewal of the mechanical plant and pipework.
- 3.4 Various flashband patch repairs have been undertaken at the abutment of the flat roof sections and the barrel vault canopy sections of the roof. Whilst it seems that these temporary repairs have addressed some leaks, other persistent leaks remain and are causing damage to the Conference Rooms below. Ongoing repairs will be necessary.
- 3.5 External joinery and metalwork at roof level are in need of redecoration with instances of wet rot noted to the base of the painted timber plant room doors and corrosion to metal handrails and balustrading.

Steppings (See Photographs 12 - 17 in Appendix 1)

- 3.6 The concrete steppings to the front of the Grandstand are also a source of internal water ingress with various defects arising. A significant problem appears to be thermal movement in the concrete structure causing the sealant in the concrete expansion joints to become detached leaving gaps for water ingress. Furthermore, there are a significant number of cracks in the concrete which could be a further source of water ingress.
- 3.7 We also noted spalling of the concrete treads and risers due to corrosion of the underlying steel reinforcement bars.
- 3.8 Ongoing repairs will be required to prevent further incidences of water ingress.

Parade Ring Terrace (See Photographs 18 - 30 in Appendix 1)

- 3.9 The Terrace overlooking the Parade Ring to the rear of the Grandstand is also a source of many ongoing leaks into the Function Rooms below.
- 3.10 Similar to the concrete steppings, thermal movement in the underlying structure appears to be the main issue. As can be seen from the photographs, the joints in the concrete pavings have opened up significantly in part and the underlying water-proofing layer/deck has clearly failed, as indicated by the many instances of internal water ingress. We consider it will prove very difficult to provide a long term solution without removing the concrete pavings and addressing the underlying water-proofing layer/deck which will incur significant expense. In the meantime, attempts have been made to seal the joints between the pavings with limited success, due to the ongoing thermal movement in the structure.
- 3.11 The problem of water ingress is exacerbated by significant leaks from the rainwater hoppers and pipework to the fabric roof canopy structure above. The ongoing leaks to the rainwater goods from these canopies can not easily be resolved without significant remedial works or ideally a redesign of the rainwater collection and disposal. In the meantime, the rainwater cascades from the hoppers and pipework over the roof and glazing onto the terrace. During our inspection of the site, we witnessed a short rain shower and substantial leaks were noted from the terrace canopy rainwater hoppers and downpipes,

GRANDSTAND - INTERNALLY

Esher Hall (See Photographs 31 - 62 in Appendix 1)

- 3.12 The Esher Hall is a large Function Room/Exhibition Hall located on the lower ground level of the Grandstand between the concrete steppings at the front and the Parade Ring Terrace to the rear.
- 3.13 Despite a network of internal gutters, linings and individual buckets placed above the suspended ceilings there are many ongoing leaks into Esher Hall. The Maintenance Team have also hung buckets below the open ceiling soffit in clear view of customers, in an attempt to alleviate the effects of the worst leaks. We understand buckets are regularly emptied.
- 3.14 Water ingress has caused significant damp staining to the ceilings and walls. Furthermore, the vinyl floor covering has been damaged by instances of prolonged water ingress such that sections have had to be replaced. Unfortunately, the original colour of the vinyl floor covering is no longer available and hence patch repairs have been undertaken in non-matching colours. Elsewhere the vinyl floor covering is consistently worn and scuffed and customer standards dictate that replacement is required as soon as possible.
- 3.15 Similarly, the Back of House Areas comprising kitchens and toilets are suffering from instances of water ingress to ceilings and general wear and tear to vinyl floor coverings. These areas are also in need of refurbishment and modernisation to meet the expectations of the customer.

Surrey Hall (See Photographs 63 - 112 in Appendix 1)

- 3.16 Surrey Hall is a larger Conference/Exhibition Hall than Esher Hall, located on the upper ground floor level of the Grandstand and is suffering from very similar issues and defects as identified in the Esher Hall. The Surrey Hall is located below the upper section of the concrete steppings and you will see from the attached photographs similar instances of water ingress through ceilings and buckets strategically placed below the ceiling soffit and above suspended ceilings to manage the numerous instances of water ingress.
- 3.17 Toilets and Back of House Areas are similarly affected by water ingress through ceilings and otherwise general wear and tear. Significant refurbishment and modernisation is required as soon as possible to address the ongoing defects and to meet the expectations of the customer.

Sandown View (See Photographs 113 - 134 in Appendix 1)

- 3.18 Sandown View is a first floor conference room in the Grandstand. The overall impression is that the appearance is dated and does not meet the expectations of the customer, especially when compared to other function rooms in the Grandstand that have more recently been refurbished and modernised.
- 3.19 The single glazed windows and doors overlooking the Racecourse are draughty and offer poor energy efficiency. The rubber gaskets are indicating signs of failure and double glazed replacements are recommended
- 3.20 The open cell suspended ceiling is dated and is soiled and damaged in part. The carpet is worn and tracking.
- 3.21 Ladies and Gents toilets adjacent to the function room are equally of a dated design with water stained and soiled ceilings and soiled and stained vinyl floor coverings, otherwise with general wear and tear. The toilets, much like the function room are in need of refurbishment and modernisation to meet Customer expectations.

Second Floor Boxes (See Photographs 135 - 177 in Appendix 1)

- 3.22 Traditionally private boxes are the premium function rooms, however the overall impression of the second floor boxes is that their appearance is a little dated and they do not meet the expectations of the discerning customer, especially when compared to other function rooms in the Grandstand that have more recently been refurbished and modernised.
- 3.23 In particular, the ceiling mounted air conditioning units and ceiling tiles are consistently soiled. Carpets are worn and tracking in part.
- 3.24 The single glazed windows and doors overlooking the Racecourse are draughty and offer poor energy efficiency. The rubber gaskets are indicating signs of failure and double glazed replacements are recommended
- 3.25 Leaks are apparent to the concrete gutters from the main roof canopy and do not generate the premium brand when viewed from the balconies of the second floor boxes.
- 3.26 The main second floor Ladies and Gents toilets are a dated design with water stained and soiled ceilings and soiled and stained vinyl floor coverings, otherwise with general wear and tear. The toilets are in need of refurbishment and modernisation to meet Customer expectations.
- 3.27 The central kitchen area serving the second floor boxes and function rooms is indicating signs of wear and tear with soiled and damaged ceilings in part and patch repaired sections of vinyl floor coverings. In a few instances tape has been applied to the joints in the vinyl floor covering to reduce the risk of potential trip hazards.
- 3.28 Finishes to the internal fire escape corridor and stairwell leading from second floor level are suffering from significant wear and tear. There are some water stained ceiling tiles and the vinyl floor covering is consistently worn with some staining from persistent roof leaks and patch repaired sections of non-matching vinyl floor covering..

4 SANDOWN LODGE (SEE PHOTOGRAPHS 178 - 212 IN APPENDIX 1)

EXTERNALLY

- 4.1** The external fabric to the Lodge is deteriorating. In particular, the paint finishes to the roof level fascias and soffits are peeling and appear unsightly
- 4.2** Brickwork to the entrance steps is spalling in part with some perished mortar joints
- 4.3** The bitumen macadam car park surface in the vicinity of the Lodge is breaking up and pot holed and does not provide a good first impression for the customer.
- 4.4** The metal fire escape staircase is also in need of redecoration.

INTERNALLY

- 4.5** Internally the customer experience does not significantly improve as the finishes to the Hostel are rather dated in appearance. In particular, ceiling tiles are soiled / damaged in part. The ceiling tiles to the main corridors have been replaced in part with some non-matching ceiling tiles as we understand the original tiles are no longer available. Elsewhere several ceiling tiles are scuffed and damaged in part, notably to the dining room kitchen, otherwise known as the Stable Lads Canteen.
- 4.6** The vinyl floor covering to the kitchen area is also soiled and worn
- 4.7** You will note from the Report on the Mechanical and Electrical Services at Appendix 2 that the majority of the main plant and equipment in the Lodge dates from 1994 and has therefore exceeded its design life and replacement installations are recommended in conjunction with a need for overall refurbishment to meet customer expectations.

5 STABLES (SEE PHOTOGRAPHS 213 - 261 IN APPENDIX 1)

- 5.1 The stables are consistently in a dilapidated state.
- 5.2 The majority of the stable roofs are asbestos cement profile sheets on a timber structure. The roofs are consistently covered with moss and vegetation and they are considered to brittle to consider the removal of the moss. Some of the roofs are clearly leaking with a few instances of wet rot noted to those with internal timber soffits.
- 5.3 Elsewhere slate roofs have been patch repaired and the roof over Stable 72 is notably sagging between the timber rafters.
- 5.4 Rainwater gutters and downpipes have been leaking causing staining to the underlying brickwork elevations, with many instances of water damaged / perished mortar pointing which has only been patch repaired in part.
- 5.5 Many instances of cracking to the masonry walls forming the stables was identified, in particular to the rear wall of the stables (also forming the boundary wall of the neighbouring residential properties). In several instances the cracking at the abutment of this rear wall and the sub-dividing walls separating the stables has had to be secured with metal straps bolted into the masonry to each side, for example Stables 39 - 42.
- 5.6 The rendered finish to the gable elevation of the Tack Boxes 7-12 is extensively cracked and blown.
- 5.7 External joinery is consistently in poor decorative order with some wet rot noted to fascias. Wet rot timber decay was also noted to the windows and doors to the gable elevation of Stable 72 and the Stable Stores to the far end of the Stables from the Stable Entrance.
- 5.8 The Stable toilets are in a dilapidated condition and understood to be no longer in use. The plaster walls and finishes are damp and the sanitaryware in a soiled condition.
- 5.9 Whilst some patch repairs have been undertaken to bitumen macadam yard surfaces, large areas remain in poor condition and uneven with many potential trip hazards for stable personnel and horses.

6 SADDLING BOXES (SEE PHOTOGRAPHS 262 - 265 IN APPENDIX 1)

- 6.1 The saddling boxes are basic timber structures that we understand are not ideal for current horse welfare guidelines being a little low in terms of the height of the roof. Whilst the boxes are otherwise generally in reasonable condition the timber cladding, particularly to the rear elevation remains in poor decorative order with several sections of damaged cladding and some instances of wet rot timber decay.

7 STAFF HOUSES (SEE PHOTOGRAPHS 266 -284 IN APPENDIX 1)

- 7.1 The staff house accessible during our inspection is located adjacent to the main vehicular entrance to the Racecourse on More Lane and comprises a detached two storey house with lean to single storey extension. Internally the house has been converted to with ground and first floor flat. We only managed to gain access to the ground floor flat but understand similar problems of damp exist to the first floor flat
- 7.2 The external brickwork is damp stained in part and specifically there appears to be staining to the brickwork to the chimney breast.
- 7.3 External decorations are deteriorating, for example peeling paintwork was noted to fascias and barge boards.
- 7.4 Internally, the ground floor flat has a significant problem with dampness, particularly to the external perimeter walls and also to the ceiling to the lean to extension. Whilst lifestyle may possibly be a contributory factor the UPVC double glazed windows have consistent condensation cover. Ventilation would help to alleviate some of the damp issues, however the windows do not have trickle vents.
- 7.5 In summary, the flat requires a full refurbishment and ideally replacement modern double glazed windows incorporating trickle vents

8 CAR PARKING TO CENTRE OF THE COURSE (SEE PHOTOGRAPHS 285 - 288 IN APPENDIX 1)

8.1 The area in question is an area of grass between the More Lane entrance to the site up to the hardstanding parking area adjacent to the Golf Club

8.2 We understand the area in question is prone to flooding and vehicles often get stuck in the mud on Race Day. The photographs taken from our inspection show some deep tyre marks in the mud and some standing surface water, hence clearly the parking area requires some investment in drainage and surface treatment to avoid further inconvenience for customers.

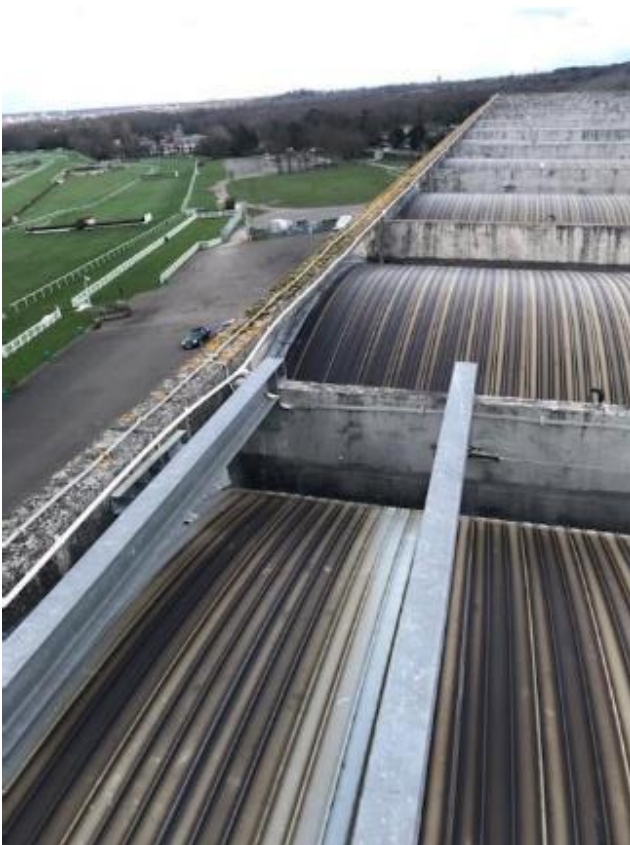
Appendix 1

PHOTOGRAPHS

GRANDSTAND - ROOF



1. General view of the Grandstand roof.



2. General view of the Grandstand roof.



3. General view of the Grandstand roof.



4. Typical discolouration and deterioration of brittle barrel vault canopy sections of roof.



5. Typical close up view of damage to barrel vault canopy sections. UV degradation has caused the barrel vault canopy sections to become brittle.



6. Typical view of the underside of the barrel vault canopy sections of roof indicating the damage to the brittle polycarbonate elements.



7. Typical example of patch repairs to abutment of flat roof sections and barrel vault canopy sections.



8. Typical example of patch repairs to abutment of flat roof sections and barrel vault canopy sections.



9. Close up of typical failed/delaminating gutter linings.



10. Example of typical corrosion to external metalwork/handrails.



11. Example of rotten timber to external joinery/plant room doors.

GRANDSTAND STEPPINGS



12. Example of cracked concrete steppings causing water ingress internally.



13. Example of cracked concrete steppings causing water ingress internally.



14. Example of cracked concrete steppings causing water ingress internally.



15. Consistent gap between tarmacadam hardstanding and Grandstand concrete stepping, likely to be caused by differential movement



16. Example of spalling concrete retaining walls with exposed corroded steel reinforcement bars.



17. Example of spalling concrete risers to steppings due to corrosion of steel reinforcement bars.

GRANDSTAND PARADE RING TERRACE



18. Soiled and degraded fabric canopy structure over terrace with leaking rainwater hoppers and pipework.



19. Soiled and degraded fabric canopy structure over terrace with leaking rainwater hoppers and pipework.



20. Close up of leaking fabric canopy and hopper / gutter detail.



21. View of leaks from fabric canopy cascading down the terrace glazing and across the terrace pavings.



22. View of leaks from fabric canopy cascading down the terrace glazing and across the terrace pavings.



23. Water staining to corridor glazing from leaks from fabric canopy over the terrace.



24. Water staining to corridor glazing from leaks from fabric canopy over the terrace.



25. Rainwater leaking through the terrace pavings and steppings causing water ingress below.



26. Rainwater leaking through the terrace pavings and steppings causing water ingress below.



27. Rainwater leaking through the terrace pavings and steppings causing water ingress below.



28. Open joints between Terrace and stepping pavings due to thermal movement and causing internal water ingress below.



29. Open joints between Terrace and stepping pavings due to thermal movement and causing internal water ingress below.



30. Typical corrosion to metal handrails to Terrace.

ESHER HALL



31. Esher Hall – general view.



32. Esher Hall – general view.



33. Esher Hall – general view and leaks and stains to ceiling tiles.



34. Leaks to ceiling tiles.



35. Leaks to ceiling tiles.



36. Leaks to ceiling tiles.



37. Leaks to ceiling tiles and ceiling tiles replaced where previously water damaged.



38. Example of bucket placed at ceiling level to deal with persistent leaks.



39. Damp staining to ceiling soffit.



40. Damp staining to wall grinning through the painted finish.



41. Damp staining to wall grinning through the painted finish.



42. An example of the underlining and guttering installed above ceilings in an attempt to manage the extensive leaks through the steppings above.



43. Heavy staining to the floor covering from persistent leaks. Note: a section of the floor vinyl has been replaced in non-matching finish (as original is no longer available). Joints to the new vinyl are lifting and have been taped down.



44. Further example of lifting joints to vinyl floor lining having been taped down.



45. View of floor covering with joints lifting.



46. Floor covering patch repaired in non-matching colours, as original colour is no longer available.



47. Floor covering patch repaired in non-matching colours, as original colour is no longer available.



48. Example of damaged flooring adjacent to back of house/fire exit doors.



49. Dated Ladies Toilets in need of upgrade/modernisation by Customer Standards.



50. Dated Ladies Toilets in need of upgrade/modernisation by Customer Standards.



51. Dated Gents Toilets in need of upgrade/modernisation by Customer Standards.



52. Dated Gents Toilets in need of upgrade/modernisation by Customer Standards. Note: heavy staining to sheet vinyl flooring around urinals, also stained and soiled ceiling tiles.



53. Heavy marking/staining to sheet vinyl floor in Gents Toilet.



54. Heavy marking/staining to sheet vinyl around urinals in Gents Toilets.



55. Example of stained ceiling tiles from leaks in Gents Toilets.



56. Esher Hall Kitchen – general view.



57. Esher Hall Kitchen – general view.



58. Kitchen ceiling tiles replaced following leaks.



59. Example of damaged ceiling tiles.



60. Example of damaged ceiling tiles.



61. Example of damaged/scuffed vinyl floor coverings in the kitchen.

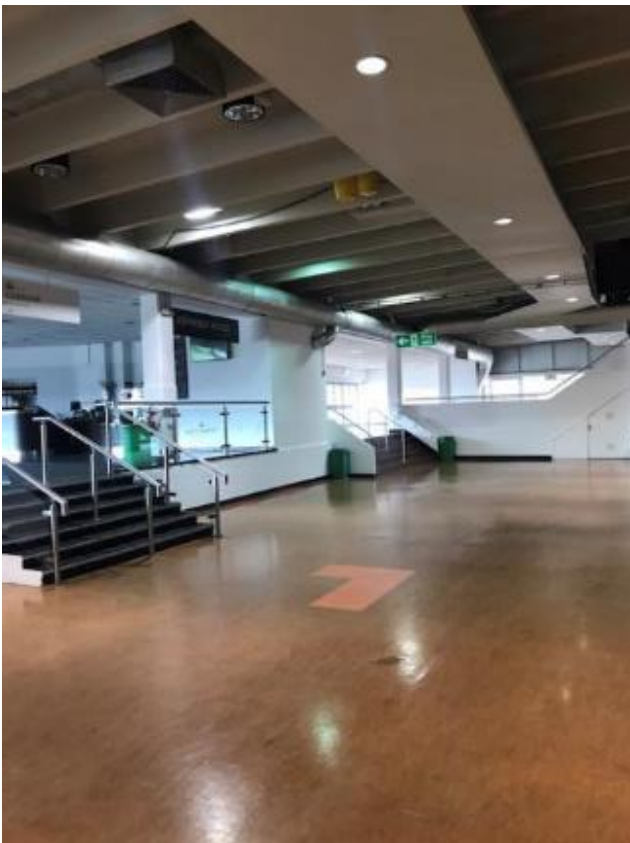


62. Close up of heavy scuffing to the sheet vinyl floor finish in the kitchen.

GRANDSTAND - SURREY HALL



63. Surrey Hall – general view.



64. Surrey Hall – general view.



65. Surrey Hall – general view.



66. Surrey Hall – Entrance Lobby.



67. Surrey Hall – Entrance Lobby.



68. Buckets suspended from ceiling soffit to deal with persistent leaks.



69. Missing ceiling tile and visible leaks.



70. Buckets suspended from ceiling soffit to deal with persistent leaks.



71. Example of buckets strategically placed above ceilings to Champagne Bar to catch leaks.



72. Example of buckets strategically placed above ceilings to Champagne Bar to catch leaks.



73. Example of heavily soiled ceiling tiles around vent grille.



74. Water damaged ceiling tiles removed adjacent to doors below Parade Ring Terrace. Note: also run marks on wall from leaks.



75. Further example of water stained ceiling tiles below Parade Ring Terrace and staining to wall below from water ingress.



76. Further example of water stained ceiling tiles below Parade Ring Terrace and run marks to wall below from water ingress.



77. Dated stained and damaged ceiling to Food Court Area.



78. Dated stained and damaged ceiling to Food Court Area.



79. Example of damaged and lifting floor vinyl from persistent leaks.



80. Example of heavily stained floor vinyl due to persistent leaks from Parade Ring Terrace.



81. Example of heavily stained floor vinyl due to persistent leaks from Parade Ring Terrace.



82. Water damaged vinyl floor replaced in non-matching section as original is no longer available. Ongoing water ingress has caused joints to lift which have been taped down to reduce risk of a trip hazard.



83. Further example of sections of vinyl floor having been replaced with non-matching sections.



84. Consistently worn and discoloured vinyl floor in need of replacement.



85. Heavily worn vinyl floor to stairwell leading to toilets.



86. Dated Ladies Toilets in need of upgrade by Customer Standards.



87. Dated Ladies Toilets in need of upgrade by Customer Standards.



88. Example of water stained ceiling tiles in Ladies Toilets.



89. Example of replacement stained ceiling tiles which are non-matching due to age of surrounding tiles in Ladies Toilet.



90. Dated Gents Toilets in need of upgrade by Customer Standards.



91. Dated Gents Toilets in need of upgrade by Customer Standards.



92. Dated Gents Toilets in need of upgrade by Customer Standards.



93. Example of water stained ceiling tiles in Gents Toilets.



94. Example of water stained ceiling tiles in Gents Toilets.



95. Heavy staining and patch repairs to vinyl floor around drainage access cover to Gents Toilets.



96. Heavy staining and patch repairs to vinyl floor around drainage access cover to Gents Toilets.



97. Lower floor Ladies Toilets are dated and in need of upgrade by Customer Standards.



98. Lower floor Ladies Toilets are dated and in need of upgrade by Customer Standards.



99. Lower floor Ladies Toilets are dated and in need of upgrade by Customer Standards.



100. Vinyl floor to lower floor Ladies Toilets is heavily worn and soiled.



101. Vinyl floor to lower floor Ladies Toilets is heavily worn and soiled.



102. Surrey Hall Kitchen Area – general view.



103. Surrey Hall Kitchen Area – general view.



104. Example of water ingress to ceiling.



105. Example of water ingress to ceiling.



106. Example of ceiling tiles replaced following water ingress.



107. Staff Canteen Area next to Surrey Hall – general view.



108. Staff Canteen Area next to Surrey Hall – general view.



109. Example of missing and stained ceiling tiles with water stains running down the wall.



110. Example of faulty light fitting.



111. Example of faulty light fitting.



112. Close up example of scuffing/soiling to vinyl floor.

GRANDSTAND - SANDOWN VIEW



113. General view of entrance lobby.



114. General view of entrance lobby.



115. General view of the Sandown View Function Room.



116. General view of the Sandown View Function Room.



117. General view of the Sandown View Function Room.



118. Close up of dated and damaged ceiling.



119. Close up of dated and damaged ceiling.



120. Close up of dated and damaged ceiling.



121. Large single glazed windows and doors are draughty with poor energy efficiency rating.



122. Close up of worn and tracked carpet.



123. Close up of worn and tracked carpet.



124. Close up of worn and tracked carpet.



125. General view of servery/bar area.



126. Close up of heavily soiled and worn vinyl floor finish to servery/bar area.



127. Ladies Toilets are dated for Customer Standards.



128. Ladies Toilets are dated for Customer Standards.



129. Example of water stained ceiling tiles in Ladies Toilets.



130. Worn and soiled vinyl floor covering in Ladies Toilets.



131. Gents Toilets are dated by Customer Standards.



132. Gents Toilets are dated for Customer Standards.



133. Gents Toilets are dated for Customer Standards.



134. Soiled and worn vinyl floor covering in Gents Toilet.

GRANDSTAND - SECOND FLOOR BOXES



135. General view of lobby to Second Floor Boxes.



136. General view of lobby to Second Floor Boxes. Note: worn and tracking carpet.



137. Close up of heavy soiling to ceiling in lobby area.



138. Close up of heavy soiling to ceiling in lobby area.



139. Typical view of Second Floor Box.



140. Typical view of Second Floor Box. Note: single glazed windows and doors are draughty and offer poor energy efficiency.



141. Close up of single glazed doors and windows to Second Floor Boxes.



142. Typical staining to ceilings.



143. Typical staining to ceilings.



144. Typical staining to ceilings.



145. General view of private balconies to Second Floor Boxes.



146. Close up example of leaks from Grandstand gutter above balconies to Second Floor Boxes.



147. Close up of soiled and holed Grandstand barrel vaulted canopy over balconies to Second Floor Boxes.



148. Second floor kitchen – general view.



149. Second floor kitchen – general view.



150. Close up of soiled ceiling and grille to second floor kitchen.



151. Close up of damage to kitchen ceiling.



152. Example of soiled and patch repaired vinyl floor covering to second floor kitchen.



153. Example of soiled and patch repaired vinyl floor covering to second floor kitchen.



154. General view of second floor Gents Toilets dated by Customer Standards.



155. General view of second floor Gents Toilets dated by Customer Standards.



156. General view of second floor Gents Toilets dated by Customer Standards.



157. Example of stained ceiling tiles from roof leaks to Gents Toilets.



158. Example of stained ceiling tiles from roof leaks to Gents Toilets.



159. Close up of staining to vinyl floor covering in Gents Toilets.



160. General view of second floor Ladies Toilets – dated by Customer Standards.



161. General view of second floor Ladies Toilets – dated by Customer Standards.



162. General view of second floor Ladies Toilets – dated by Customer Standards.



163. General view of second floor Ladies Toilets. Note: non-matching taps.



164. Soiled and marked vinyl floor covering to second floor Ladies Toilets.



165. General view of second floor escape corridor.



166. General view of second floor escape corridor.



167. Staining from water ingress to corner of escape stairwell.



168. Close up of water damaged and patch repaired vinyl floor covering to second floor escape corridor (original colour of vinyl floor covering no longer available).



169. Staining/damage to vinyl floor covering due to roof leaks in second floor escape stairwell.



170. Example of stained ceiling tiles in second floor escape corridor.



171. Leaks from roof/parapet onto second floor and terrace adjacent to second floor boxes.



172. Leaks from roof/parapet onto second floor and terrace next to second floor boxes.



173. External escape stairwell from second floor terrace. Note: corrosion to balustrades.



174. External escape stairwell from second floor terrace. Note: corrosion to balustrades.



175. External escape stairwell from second floor terrace. Note: corrosion to balustrades and staining to pavings from roof/terrace leaks.



176. External escape stairwell from second floor terrace. Note: staining to pavings from roof/terrace leaks.



177. External escape stairwell from second floor terrace. Note: staining to pavings from roof/terrace leaks.

SANDOWN LODGE - EXTERNALLY



178. Front elevation of Sandown Lodge.



179. Fascias and soffits are in poor decorative order and partially rotten.



180. Fascias and soffits are in poor decorative order and partially rotten.



181. Fascias and soffits are in poor decorative order and partially rotten.



182. Fascias and soffits are in poor decorative order and partially rotten.



183. Leaks from metal fire escape onto brickwork and surface corrosion to metal staircase.



184. Bricks to entrance steps are spalling in part with some perished mortar pointing.



185. Car park surface in the vicinity of Sandown Lodge is breaking up.



186. Car park surface in the vicinity of Sandown Lodge is breaking up.

SANDOWN LODGE - INTERNALLY



187. Sandown Lodge Entrance Lobby. Note: ceiling tiles have been patch repaired with non-matching replacements as original tiles are no longer available.



188. Bedroom corridor is dated in appearance with some non-matching ceiling tiles.



189. Close up example of damage to dated ceiling tiles.



190. Close up example of non-matching ceiling tiles.



191. Typical bedroom in need of modernisation to meet customer standards.



192. Typical bedroom in need of modernisation to meet customer standards.



193. Typical en-suite bathroom in need of modernisation to meet Customer Standards.



194. Typical en-suite bathroom in need of modernisation to meet Customer Standards.



195. Soiled and non-matching ceiling tiles to bathroom.



196. Soiled and non-matching ceiling tiles to bathroom.



197. Example of dated and non-matching ceiling tiles in bedrooms (and common areas).



198. Second example of Bedroom in need of modernisation by Customer Standards.



199. Second example of Bedroom in need of modernisation by Customer Standards.



200. Second example of Bedroom in need of modernisation by Customer Standards.



201. Close up of damaged and dated ceiling tiles.



202. En-suite bathroom in need of modernisation by Customer Standards.



203. En-suite bathroom in need of modernisation by Customer Standards.



204. Sandown Lodge Dining Room/Stable Lads Canteen in need of modernisation.



205. Sandown Lodge Dining Room/Stable Lads Canteen in need of modernisation.



206. Sandown Lodge Dining Room/Stable Lads Canteen in need of modernisation. Note: dated and non-matching ceiling tiles.



207. Sandown Lodge Kitchen – general view.



208. Close up of soiled and damaged ceiling tiles to kitchen.



209. Close up of soiled and damaged ceiling tiles to kitchen.



210. Close up of soiled and damaged ceiling tiles to kitchen.



211. Vinyl floor covering in kitchen is marked and soiled.



212. Vinyl floor covering in kitchen is marked and soiled.

STABLES



213. Stable Block 56-69. Note: substantial moss/vegetation cover to the brittle asbestos cement roofs.



214. Stable Block 56-69. Note: substantial moss/vegetation cover to the brittle asbestos cement roofs.



215. Barge boards and fascias are in poor decorative order with some wet rot/missing sections of timber.



216. Barge boards and fascias are in poor decorative order with some wet rot/missing sections of timber.



217. Defective rainwater goods are leaking and causing damp staining to the brickwork below.



218. Defective rainwater goods are leaking and causing damp staining to the brickwork below.



219. Mortar pointing to brickwork is perished in part, notably to the corner of stable 56.



220. The brickwork is crumbling due to the weight of the doors and fixings for the door frames.



221. The yard surface is breaking up alongside stable block 56 – 69 and a trip hazard for horses and personnel alike.



222. The yard surface is breaking up alongside stable block 56 – 69 and a trip hazard for horses and personnel alike.



223. The yard surface is breaking up alongside stable block 56 – 69 and a trip hazard for horses and personnel alike.



224. The perimeter concrete fence posts are spalling in part exposing the corroded reinforcement.



225. Patch repaired and cracked brickwork to Stable Managers Office.



226. Patch repaired and cracked brickwork to Stable Managers Office.



227. Decorations required to joinery.



228. Slate roof over stable 72 is sagging.



229. Decorations and brickwork to the gable elevation of stable 72 are in poor condition.



230. Decorations and brickwork to the gable elevation of stable 72 are in poor condition.



231. Decorations and brickwork to the gable elevation of stable 72 are in poor condition.



232. Cracking to rear wall of stable 50.



233. Cracking to rear wall of stable 46.



234. Leaking roof, rotten timber soffit and peeling decorations to stable 46.



235. Metal strapping applied to restrain rear and side wall of stables 39-42.



236. Metal strapping applied to restrain rear and side wall of stables 39-42.



237. Leaking gutter, rotten fascia, damp and perished brickwork between stables 38 and 39.



238. Substantial moss cover to brittle asbestos cement stable roofs.



239. Substantial moss cover to brittle asbestos cement stable roofs.



240. Substantial moss cover to brittle asbestos cement stable roofs.



241. Close up of typical example of poor condition of decorations to the majority of the stable doors.



242. Close up of typical example of perished mortar to low level brickwork.



243. Close up of typical example of perished mortar to low level brickwork.



244. Cracked and damaged brickwork to front wall of stable 19.



245. Cracked and damaged brickwork to front wall of stable 19.



246. Cracked wall between stable 19 and stable 18.



247. Pot holes in yard surface to area between stables 72 and 48.



248. Pot holes in yard surface to area between stables 72 and 48.



249. Stepped cracking to rear wall of stable 48.



250. Cracked rear wall to Tack Boxes 1-6 together with peeling paintwork to timber soffit and blockwork wall.



251. Lining soffit is rotten in part to stable 57.



252. Vegetation growth through eaves and onto rear wall of Tack Boxes 13-18.



253. Yard surface is breaking up adjacent to stables 104-110.



254. Yard surface is breaking up adjacent to stables 104-110.



255. Rotten windows to Stable Stores.



256. Rotten windows to Stable Stores.



257. Damp walls and peeling paintwork to Stable Toilet.



258. Damp walls and peeling paintwork to Stable Toilet.



259. Rotten door to Stable Toilet.



260. Cracked and blown render to gable elevation of Tack Boxes 7-12.



261. Cracked and blown render to gable elevation of Tack Boxes 7-12.

SADDLING BOXES



262. Front view of saddling boxes which appear in reasonable condition.



263. Rear elevation of saddling boxes in poor decorative order with some wet rot to the timber cladding.



264. Rear elevation of saddling boxes in poor decorative order with some wet rot to the timber cladding.



265. Rear elevation of saddling boxes in poor decorative order with some wet rot to the timber cladding.

GROUNDS STAFF HOUSE - EXTERNALLY



266. Staff House adjacent to More Lane entrance.



267. Damp stained and patch repointed external brickwork.



268. Damp stained and patch repointed external brickwork.



269. Peeling decorations to fascia/barge boards.



270. Peeling decorations to fascia/barge boards.



271. Damp and perished mortar pointing in the location of the chimney breast and at low level.



272. Damp and perished mortar pointing in the location of the chimney breast and at low level. Note: also cracked render.



273. Lean-to extension.



274. Damp stained and patch repaired brickwork to side elevation of lean-to extension.

GROUND STAFF HOUSE - INTERNALLY



275. Damp plaster to entrance hall.



276. Condensation to double glazed windows.



277. Damp to internal walls.



278. Damp plaster to bathroom.



279. Damp plaster and brickwork to chimney breast.



280. Condensation to double glazed window.



281. Damp ceiling to lean-to extension.



282. Damp ceiling in bathroom to lean to extension



283. Damp walls to lean-to extension.



284. Condensation to double glazed windows.

CENTRE COURSE PARKING



285. General view of grass parking area.



286. General view of grass parking area.



287. General view of grass parking area. Note: mud and surface water from tyre tracks.



288. General view of grass parking area. Note: mud and surface water from tyre tracks.