

Churchgate Shopping Centre

Reference should be made to the Technical Due Diligence Report by BNP Paribas Real Estate, dated April 2022. This Report highlighted several high risk observations, e.g. health & safety risks, requiring urgent action. Key observations, recommendations and building insurer stipulations are summarised in the following table.

(A) **URGENT TASKS:**

- (1)**
The boiler room to the 2nd floor office has been locked off due to the presence of asbestos. Recommend the asbestos is removed by an approved contractor under the appropriate regulations and control conditions.
- (2)**
Undertake asbestos survey, including test of spandrel panels, to update the asbestos register.
- (3)**
The fire compartmentation is breached in some areas where fire doors are damaged and walls have openings around services pipework. Recommend a firestopping survey in the immediate term is undertaken by a specialist and an allowance made for repair works including overhaul and replacement of some fire doors. Firestopping survey to identify any breaches to fire compartmentation including damage to fire doors. This to include all main shopping centre units, office block and 'the block'. Allowance for firestopping works following firestopping survey.
- (4)**
Replace damaged fire exit door sets with new.
- (5)**
A number of immediate health and safety works are needed to avoid potential injury to the public. These include replacement of broken windows, removal of a dislodged water tank lid on the roof and repair of loose, spalled concrete to high level lintels and sections of the concrete frame.
- (6)**
Replace broken glazing, damaged spandrel panel, clear debris from roofs and make good spalling concrete.
- (7)**
Undertake close-up visual inspection of the external suspended beam above the roof of the Iceland unit where spalled at mid-level.
- (8)**
Undertake investigation of the Iceland service yard wall where cracked and moving away from the main building elevation. Recommend the wall is tied back/anchored to prevent possibility of collapse following review by a structural engineer.
- (9)**
Allowance for further investigations by a structural engineer as detailed in the report.
- (10)**
Undertake a planned maintenance programme including detailed roofs and rainwater goods survey in preparation of a repair scheme to limit or remove current leaks and maintain the buildings in a safe condition prior to redevelopment.
- (11)**
Repair defective rainwater goods and clear blocked pipework leaving all free-flowing.

(12)

Undertake investigation of the timber frame to No.12 Market Place (Nationwide Building Society) by a structural engineer and timber specialist. Investigation to include:

- **Right flank wall which rotates outwards and where render is variously cracked.**
- **Roof structure.**
- **Lath and plaster walls and ceilings.**

(13)

Repair leaking box gutter to No.12 Market Place (Nationwide) and complete further investigations of timber framework. Water penetration into the unit has caused timber rot to the framing of the building and immediate repairs are needed to mitigate the risk of an enforcement notice being issued. NB: Grade II* Listed.

(B)

BUILDINGS INSURANCE STIPULATIONS:

North Herts Council's building insurer has stipulated:

(1)

Fixed wiring test should be completed as soon as possible and identified rectifications implemented.

(2)

Where a tenant has a cooking facility, any kitchen ventilation systems are cleaned in line with the legal requirement.

(3)

Where a tenant undertakes regular deep fat frying, tenant should be encouraged to have a fire suppression system.