

Building Survey Report

Holiday Inn Express, 2 Oxford Road, Manchester, M1 5QA

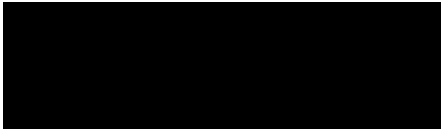
June 2022

CONTENTS

1. Executive Summary	3
2. Introduction	5
3. General Description	7
4. Principal Defects and Concerns	13
5. Legal and Compliance Issues	20

Appendices

Appendix A	Photographs
Appendix B	Terms of Engagement

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Director

Surveyor's RICS Number: 0851925

Date 7 June 2022

1. Executive Summary

Overall Opinion

- 1.1 The hotel was constructed under a design and build contract by Russells Limited in 2009/2010 and provides 147 bedrooms over ten upper floors of accommodation, with a Spar Retail unit and hotel lobby being located at ground floor level and hotel reception/bar, breakfast area, meeting room, public toilets, kitchen and staff welfare accommodation being at basement level. The total gross internal floor area of the property is c.61,515sq.ft. (5,715m²).
- 1.2 Generally, the building appears to have been well maintained by the occupier. However, there are some areas requiring minor repair and maintenance work, although these are likely to be the occupier's responsibility.
- 1.3 Should the issues raised in this report be fully addressed by the occupier, we see no reason from a Building Surveyor's perspective why you should not proceed with entering into a freehold interest.
- 1.4 We would advise that the vendor should address the works, and have provided the following budget costs for reference.

Principal Defects and Concerns

Works Required		Budget Cost (£)
1.	Clean down all roof coverings and drainage outlets.	3,000
2.	Repair leaks and peeling walkway joints to 10 th floor roof.	3,000
3.	Refix loose lightning protection to 10 th floor roof.	500
4.	Remove graffiti from Hulme Street elevation brickwork.	2,000
5.	Replace cracked double-glazed panes to 2 nd and 3 rd floor linen rooms and provide barriers to all.	8,000
6.	Replace warped fire escape/delivery doors to Hulme Street elevation.	3,000
7.	Replace water-stained and damaged suspended ceiling tiles to 'front of house' corridor/lift lobby areas.	500
TOTAL		20,000

Further Technical Investigations

- 1.5 We have not undertaken any testing or inspection of the mechanical and electrical or lift installations and have not undertaken an inspection of the fire doors or fire compartmentation. We recommend that specialist inspections of these installations be undertaken, with the recommendations of those inspections being fully implemented.

Environmental

- 1.6 We have not been instructed to arrange a Phase 1 Environmental Due Diligence report and have not seen any such report.
- 1.7 We have seen an Energy Performance Certificate (EPC) - which gave the property an Energy Performance Asset Rating of B, scoring 43 on a band B scale of 26-50 – and the associated Recommendation report (CEPC-RR), both of which expired on 15 July 2020. As the provision of an EPC is a legal requirement for any sale or letting, the vendor should provide a new EPC as part of the sale.
- 1.8 We have seen an Air-Conditioning Inspection Certificate (AC-CERT) and associated Air-Conditioning Inspection Report (AC-REPORT), both of which expired on 7 September 2020 and should be renewed as part of the sale.

Legal Queries

- 1.9 We understand that you have been provided with Reports on Title in respect of the property.
- 1.10 Due to the age of the property, there is no requirement for an asbestos survey/management report document to be produced.
- 1.11 The precise extent of, and responsibility for, the boundaries requires confirmation by your legal advisor.

Summary View

- 1.12 Subject to your acceptance of the issues raised in this report, we consider the property to be suitable for investment purposes from a building surveyor's perspective.

2. Introduction

- 2.1 In accordance with your recent instructions, we have carried out an inspection of Holiday Inn Express, 2 Oxford Road, Manchester, M1 5QA, in order to advise on the forms of construction and current state of repair.
- 2.2 Our inspection was undertaken on Monday 16 May 2022 at which time the weather was overcast and raining. For the purposes of this report, the front elevation of the property (facing onto Oxford Road) is deemed to face due east and all directional references follow this orientation.
- 2.3 Where references left, right, top, etc. have been used they are taken as though the reader is facing the element being described.
- 2.4 Our Survey Report has been prepared for investment purposes, as we understand you wish to purchase the freehold interest in this property. Our report therefore concentrates on the general standard and condition of the building and any principal defects or shortcomings that may affect the freehold interest. We have not commented on minor repairs or routine maintenance and redecoration items.
- 2.5 We have been provided with the following documentation relating to the property:
- McCormick Floor Plans (Basement – 10th Floor)
 - Water Hygiene Risk Assessment, dated 24 May 2021
 - Electrical Installation Condition Report, dated 21 February 2022
 - Emergency Lighting Site Compliance Certificate, dated 3 April 2022
 - Gas Installation Safety Report (Non-Domestic), dated 18 November 2021
- 2.6 If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- 2.7 We have not been instructed to obtain specialist reports from mechanical and electrical consultants or lift consultants with regard to the existing installations and have only visually inspected the accessible installations from a Building Surveyor's viewpoint. No testing of the installations has been carried out and we have excluded all such installations from our report.
- 2.8 We have not carried out any investigations or tests for Asbestos, High Alumina Cement, Calcium Chloride Additives or any other deleterious materials and we cannot confirm that the property is free from risk in this respect.

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- 2.9 We have not undertaken any mining, geological, soil or environmental survey or audit of the property, we are, therefore, unable to confirm whether or not the property is free from risk in this respect.
- 2.10 The budget costs in this report are estimates on our brief inspection of the property and the cost of carrying out similar projects. We have not prepared any detailed specifications or costings and the estimates are should be used for guidance purposes only. If accurate costing is required, we would recommend that you seek competitive tenders for the proposed works from local contractors. We have not allowed for high level access as these methods and costs vary between contractors.
- 2.11 The use of this report is restricted solely to the person(s) or organisation to which it is addressed. No responsibility is accepted to any third party for the advice and conclusions contained herein. This report, in whole or part, may not be reproduced or referred to in any published document without the written approval of RSG Surveyors Limited.
- 2.12 At Appendix A, we include a Schedule of Photographs to assist in the identification of the property and some of the issues discussed in this report.
- 2.13 At Appendix B, we include a copy of our Terms of Engagement and Scope of Services, and Certificate of Stipulations in accordance with which this Building Survey Report has been produced.

3. General Description

Generally

- 3.1 The property was constructed under a 'design and build' contract by Russells Limited in 2009/2010 and is arranged in a triangular footprint. The Holiday Inn Express is situated on the junction of Hulme Street and Oxford Road to the south of Manchester City Centre, which is one of the main arterial routes into the city and connects to the A57(M) Mancunian Way and the University of Manchester campus.
- 3.2 The insitu reinforced concrete framed and precast concrete panel building provides 147 en-suite bedrooms (including 11 disabled 'accessible' rooms) over ten upper floor levels.

External

Roof (including rainwater goods)

- 3.3 Flat roofs to the 3rd floor, 8th floor and 10th floor comprise a 'Sika Trocal' single-ply PVCu membrane covering bonded to a 'laid-to-falls' rigid insulation core laid on the structural concrete deck. Parapet upstand cappings throughout are of factory-coated pressed metal. Syphonic outlets feeding into internal downpipes provide drainage, with weir overflows also being fitted to the 8th and 10th floor level roofs. Reinforced single ply walkways are provided to the 10th floor roof, with galvanised steel steps provided access over the roof level plant machinery.
- 3.4 A proprietary fall arrest system is installed throughout the 8th and 10th floor roof areas, with a metal handrail providing edge protection to the 3rd floor roof.
- 3.5 The roof level plant machinery and parapet capping trims are fitted with a lightning protection strip.
- 3.6 The 11th floor plantroom has a composite cladding monopitched roof with a factory-coated steel gutter to the front edge and a galvanised steel gutter with bolted joints along the River Medlock edge. The roof is accessed via a galvanised steel cat ladder and raised walkway that runs along the River Medlock elevation.

Walls

- 3.7 External walls have either insitu or precast concrete inner leafs and clay brickwork outer leafs. Ceramic tile rainscreen cladding and factory-coated dummy louvres are

fitted adjacent to the bedroom windows on the Hulme Street and River Medlock elevations. Floor edges are fitted with insulated factory-coated cladding.

- 3.8 The roof level plantroom has a concrete blockwork/composite steel cladding elevation facing onto the main roof. The remainder of the plantroom elevations are of concrete blockwork/brickwork cavity construction.

Windows/Doors

- 3.9 The main entrance door and curtain walling to the Oxford Road elevation comprise factory-coated aluminium frames with clear and opaque double-glazed panels. The bedroom windows to the Hulme Street and River Medlock elevations comprise factory-coated aluminium frames with clear and opaque double-glazed panels. The glazed shopfront to the ground floor Spar retail unit is also of factory-coated aluminium construction with toughened glazing and a pressed metal cill.
- 3.10 Fire escape doors and back of house entrance doors are of proprietary steel construction with factory-coated finishes.

External Areas

- 3.11 We have not seen a Title plan and therefore cannot confirm the exact extent of the external areas. However, from site inspection, the only external area appears to be a small tarmac path leading from the fire escape door to the left of the Hulme Street elevation.
- 3.12 The site boundaries appear to be formed by the rear of the public footpaths along Hulme Street (south) and Oxford Road (east) and the River Medlock to the north-west.

Internal

- 3.13 'Front of house' accommodation at ground floor level comprises an entrance lobby and two passenger lifts, with the basement having a reception; restaurant/bar area; male, female and disabled guest toilets; two passenger lifts and a circulation staircase. 'Back of house' accommodation at ground floor level comprises fire escape staircase; goods lift; bin store; linen store; beer cellar and switch & electrical room, with the basement level having a staff room; male and female staff toilets/changing rooms; storeroom; catering kitchen; bottle store; manager's office; admin office; luggage store; comms room; plant room and furniture store. A 'Spar' retail unit is located at ground floor level along with a sub-station, which we assume is outside the title plan.
- 3.14 Internal walls to the basement level and ground floor level areas are generally of non-loadbearing concrete blockwork, with either plastered or painted fairfaced finishes.

- Internal walls to the 1st – 10th floors comprise loadbearing 180mm thick precast concrete crosswalls separating the bedrooms and non-loadbearing metal-framed stud partitioning forming the corridor walls. The lift shafts are insitu cast reinforced concrete.
- 3.15 We understand from reviewing the Health & Safety Files that the foundations comprise 182no. 350mm diameter and 2no. 450mm diameter continuous flight augered (CFA) concrete piles with reinforced concrete pile caps and ground beams.
- 3.16 The basement floor comprises an insulated flood-poured reinforced concrete slab laid on the floor slab of the former building.
- 3.17 Intermediate floors comprise a 2000mm thick insitu cast reinforced concrete slab at ground floor level with a 700mm thick reinforced concrete transfer slab at first floor level. Each floor from 2nd floor level through to the 10th floor is constructed of 210mm thick precast concrete panels, with the 11th floor (roof structure) being 150mm precast concrete panels.
- 3.18 A precast concrete staircase provides circulation from the ground floor entrance to the basement reception area. The staircase has carpet finishes with metal handrails and glazed balustrade panels.
- 3.19 Fire-protected internal circulation/fire escape staircases are located to the west end and north-east corners of the building and provides means of escape to the west and east sides respectively. The west staircase has precast concrete stairs with the north-east staircase being of steel construction at ground floor level and precast concrete above. Both staircases have painted concrete walls and painted internal joinery. Landings and the stairs to the west stairwell have carpet tiles, with the north-east stairwell having a painted screed finish. Handrails are rubber capped and balustrades are factory-coated steel. Non-slip nosings are fitted to the stairs.
- 3.20 Bedroom finishes typically comprise painted concrete ceiling soffits and papered concrete or plasterboard stud partition walls, fitted carpet, painted timber skirtings architraves with timber veneer doors. Furnishings to the bedrooms comprise a wall-mounted desk, double/twin beds, sofas, storage shelves and TV.
- 3.21 Each bedroom has a prefabricated en-suite bathroom pod with a plasterboard ceiling, ceramic tiled wall and floor finishes, a semi-recessed basin fitted in a granite-topped vanity units and a wall-mounted toilet and a shower enclosure.
- 3.22 The 'accessible' bedrooms have large en-suite bathrooms, fitted with a wall-mounted toilet and basin and a level access shower. Contrasting grabrails and an audiovisual alarm are also fitted. Finishes to the 'accessible' bathrooms comprise plasterboard ceilings, full-height wall tiles and non-slip vinyl sheet flooring.

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- 3.23 The bedroom corridors have exposed grid suspended ceilings, painted drylined/stud partition walls, painted skirtings and architraves, timber veneer doors and carpeted floors.
- 3.24 Finishes to the public areas comprise exposed grid suspended ceilings (with plasterboard bulkheads above the reception/bar and server), painted plasterboard drylined walls and ceramic floor tiles, with carpeting to the breakfast area. Skirtings and architraves are painted timber with timber veneer doors being fitted.
- 3.25 The guest toilet areas have plasterboard ceilings, ceramic tiled walls and floor finishes and wall-mounted toilets and urinals set within IPS panelling and basins set within vanity units. Doc 'M' grab rails and an audiovisual alarm are also fitted to the Disabled toilet.
- 3.26 Finishes to the 'back of house' areas generally comprise exposed grid suspended ceilings, plastered or painted concrete blockwork walls and either carpet tiles or non-slip vinyl flooring. All internal joinery is painted.
- 3.27 Finishes to the kitchen comprise a metal tile suspended ceiling, painted drylined walls and non-slip vinyl sheet flooring with a coved skirting. Stainless steel basins, sinks/worktops and counter tops are fitted throughout.

Services

- 3.28 The mechanical and electrical installations throughout the building are connected to, and monitored by, a Building Energy Management System (BEMS).
- 3.29 The building is provided with mains water, 3-phase electricity and mains gas supplies. The incoming water supply and stop tap is located in the basement level plantroom and the incoming electrical supply is located in the ground floor switchroom. The incoming gas supply and meter is located in the ground floor refuse store.
- 3.30 Wall-mounted 'Newlec' electrical heaters provide heating throughout the 'back of house' areas and corridors.
- 3.31 Air-conditioning to the bedrooms, front of house areas, managers office, server, reception and entrance areas is provided by a 11no. VRF systems (one per floor), with roof-level condensers operating with R410A coolant. Fan coil units are located above the bedroom doors and are controlled by wall-mounted speed/temperature sensors.
- 3.32 Hot water is provided by four gas-fired 'Boss' water heaters located in the roof-level plantroom. The heaters distribute hot water through pipework to each bathroom pod and the kitchen, toilets and 'back of house' areas.

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- 3.33 Cold water is provided by the mains supply feeding water into an insulated storage tank in the basement plant room. Cold water is then passed through booster pumps to a further storage tank located in the roof-level plantroom before being distributed around the building.
- 3.34 Lighting is generally provided by ceiling-mounted fittings to the staircases; recessed downlights to the corridors, lift lobby areas and bedrooms and a combination of downlights and low-voltage luminaires to the public areas. The 'back of house' areas have a combination of modular luminaires and ceiling-mounted LED tube fittings, generally controlled by local switches.
- 3.35 Emergency lighting comprises 3-hour self-contained, non-maintained bulkhead fittings with 'Euro' running man signage being provided to fire escape routes and above final fire escape doors. Integrated inverter pack emergency lights are also fitted.
- 3.36 Small power throughout the building is generally provided by surface mounted sockets, with the Reception Office and Manager's Office having PVCu dado trunking containing sockets at regular centres.
- 3.37 Ventilation to the basement and the bedrooms along the Oxford Road elevation is supplied by a roof-mounted air handling unit (AHU), with ductwork passing through a vertical riser and then being distributed within the ceiling voids by branch ductwork to the ceiling-mounted diffusers, in-void fan coil units and cassettes. Fire dampers and adjacent access panels are fitted to the ductwork.
- 3.38 The bedrooms facing Hulme Street and the River Medlock have natural ventilation provided by wall-mounted inlet units. Mechanical ventilation to the bathroom pods is provided by self-balancing grilles.
- 3.39 An intruder alarm system is fitted, with a control pad being located in the Reception Office. PIR sensors are fitted throughout the building and door contacts are fitted to the external doors.
- 3.40 A 100-zone, 7-loop addressable class L1 fire detection and alarm system is fitted throughout the building, with break glass points being fitted along escape routes and adjacent to final fire escape doors. The alarm control panel is located in the basement level Reception Office. Smoke detectors and sirens are fitted throughout the building, with sounders and beacons being fitted to 'accessible' bedrooms and bathrooms.
- 3.41 There are three 8-person 630kg Orona electric traction passenger lifts to the property: two to the entrance lobby and a third goods/staff lift adjacent to the north-east stairwell that provide access to each floor level
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- 3.42 A water mist fire extinguishing system is fitted throughout the building, with water being pumped up to two fire pump controllers in the roof level plantroom by a dry riser located in the goods lift lobby.
 - 3.43 Electrically operated smoke extract grilles are located to the west end of the roof above the position of the fire escape stairwell.
 - 3.44 Fire doors to the bedroom corridors are retained by electromagnetic locks, designed to stay open in case of emergency.

4. Principal Defects and Concerns

General Condition

- 4.1 Overall, the property appears to have been well maintained and is generally in a fair condition commensurate with its age and usage.
- 4.2 Due to adjacent buildings and the hotel being immediately adjacent to the River Medlock, we were unable to gain close access to inspect the north elevation and undertook our inspection from the only available viewpoint, being the Oxford Road bridge over the river. As such, we cannot advise fully on the condition of the elevation.

External

Roofs (including rainwater goods)

- 4.3 The roof surfaces were inspected from roof level, although the small 3rd floor roof and small 8th floor roof, both to the Oxford Road elevation, were not directly accessible and were viewed from the internal corridors adjacent.
- 4.4 As we understand the single-ply membrane roofs are covered by a 15-year guarantee, all repairs should be carried out by a manufacturer-approved contractor (ideally the original contractor) in order to ensure the guarantee is not invalidated.

3rd Floor

- 4.5 The external door opening leading to the small roof area has an absent handle and lock and has been crudely screwed shut with a metal plate. The door could easily be opened by a member of the public and is therefore a health and safety risk. The handle should be replaced immediately to prevent unauthorised access onto the roof.
- 4.6 The roof was in a heavily soiled condition, with areas of accumulated moss being noted, particularly adjacent to the perimeter handrail edge handrail and syphonic drainage outlet. The moss should be periodically cleared as part of normal planned maintenance.

8th Floor

- 4.7 Where visible, the flat single ply membrane roof covering was generally in a fair condition and no significant defects were noted. However, roof covering was heavily soiled throughout and should be periodically cleaned as part of a planned maintenance programme.

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- 4.8 The visible syphonic drainage outlet was in a fair condition, but was partially blocked with accumulated silt. The outlets should be periodically cleared as part of a planned maintenance programme.
 - 4.9 The tensile wire fall arrest installation was last tested by Heightsafe on 16 May 2022, at which time repairs were noted to be required. We understand that the repairs have been instructed and recommend that the installation continue to be re-inspected annually as part of a planned maintenance programme.
 - 4.10 Where visible, the painted metal handrail to the roof edge was in a fair condition and no significant defects were noted.

10th Floor

- 4.11 The roof floor plant room is accessed via a vertical galvanised steel ladder, which was marked as being unsafe for use on 16 May 2022. The ladder does not extend through the plasterboard ceiling and has galvanised brackets adjacent. We recommend that the ladder be replaced to provide safe access to the plant room.
- 4.12 Where visible, the flat single ply membrane roof covering was generally in a fair condition and no significant defects were noted. However, we understand from the hotel manager that a small number of minor leaks have occurred during the air condenser replacement works. Roof covering should be repaired immediately to prevent any water ingress.
- 4.13 The roof covering was heavily soiled throughout and should be periodically cleaned as part of a planned maintenance programme.
- 4.14 The walkway area of the roof had peeling joints, some of which have been historically repaired. We recommend that the joints be repaired immediately to prevent trip hazards and/or water ingress.
- 4.15 The syphonic drainage outlets were in a fair condition. However, areas of ponded water were noted, with the syphonic drainage outlets being partially blocked with accumulated silt. The outlets should be periodically cleared as part of a planned maintenance programme.
- 4.16 The lightning protection system was most recently tested by NWLP on 21 May 2021 and was found at that time to be in a satisfactory condition. During our inspection, the system was also noted to be generally in a fair condition, although a small section of the lightning protection strip adjacent to the Hulme Street fire escape staircase was loose and should be re-fixed in the short term. The installation should be re-inspected annually as part of a planned maintenance programme.

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- 4.17 The tensile wire fall arrest installations were tested by Heightsafe on 16 May 2022 as was marked as being faulty due to defective shock absorbers. The installations should be repaired immediately and then be re-inspected annually as part of a planned maintenance programme.
 - 4.18 The fixed anchor points were tested by Heightsafe on the date of our inspection (16 May 2022) and were marked as being safe for use. The anchor points should be re-inspected annually.
 - 4.19 The galvanised steps over the roof level ductwork were generally in a fair condition and no significant defects were noted. The steps were the last safety tested by Heightsafe on 16 May 2022 and should be re-inspected annually as part of a planned maintenance programme.
 - 4.20 The composite steel cladding roof to the roof-level plantroom was in a fair condition, although silt and debris to the gutter should be periodically cleared as part of a planned maintenance programme.

Walls

- 4.21 Although we have not seen any site investigation reports, structural drawings or other design information, all external walls were in a fair condition and there was no external evidence of any significant structural movement affecting the superstructure.
- 4.22 Although used in conjunction with multi-storey residential properties, Table L.7 of PAS9980:2022 'Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of Practice' states that a property constructed of two skins of masonry is not ordinarily expected to require a Fire Risk Appraisal of the External Walls (FRAEW).
- 4.23 Following inspection of the floor plans and Health and Safety File, the external walls are of masonry and either insitu concrete or precast concrete panel construction, with insulated cavities. These materials are non-combustible and do not support the spread of fire. As such, we do not consider there to be risk of fire spread over, or within, the external walls and there is no requirement for an FRAEW to be carried out.
- 4.24 The external walls were generally in a fair condition and no significant defects being noted. Areas of minor efflorescence were present to the brickwork bands between the ground and first floor levels on the both the Oxford Road and Hulme Street elevations. The efflorescence is not harmful to the brickwork and should disappear over time without any remedial work being undertaken.

- 4.25 A number of slightly mismatching sections of brickwork were present to the right-hand side of the Hulme Street elevation. These sections date from the original construction are an aesthetic issue not requiring repair.
- 4.26 The brickwork to the left of the Spar retail unit on the Hulme Street elevation was heavily soiled and had localised graffiti, which should be removed in the short term.

Foundations

- 4.27 Although we do not have design details of the foundation construction, from our inspection we have no cause for concern and anticipate that foundations will be acting adequately.

Windows/Doors

- 4.28 The windows were generally in a satisfactory condition, although the factory-coated finishes were soiled and would benefit from periodic cleaning.
- 4.29 The windows to the 2nd and 3rd floor linen stores had smashed inner panes and should be replaced immediately. The glass appears to have been broken due to impact from cleaner's trolleys, etc. and we recommend that the windows at all levels be fitted with crash barriers to prevent further accidental damage.
- 4.30 All glazing in 'critical' locations is kitemarked, toughened glass in accordance with Building Regulations requirements. The electrically operated main entrance doors into the entrance lobby provide level thresholds into the building
- 4.31 The factory-coated steel single fire escape doors were in a fair but soiled condition, but should be re-coated in the short term to prevent corrosion.
- 4.32 The factory-coated double fire escape/delivery doors to the Hulme Street elevation were twisted and do not close properly, only being held shut on the maglock system. We recommend that the doors be replaced in the short term.

External Areas

- 4.33 External areas consist of a small tarmacadam hardstanding immediately adjacent to the west fire escape door. The tarmacadam surface was generally in a fair condition and no significant defects were noted.

Internal

General

4.34 Inspections of the following 15 bedrooms (10% of the total bedrooms) were undertaken:

- First floor: 102
- Second floor: 212 and 216
- Third floor: 305
- Fourth floor: 403 (accessible) and 415
- Fifth floor: 502 and 514
- Sixth floor: 601 and 612
- Seventh floor: 702
- Eighth floor: 802 and 808
- Ninth floor: 906 and 908
- Tenth floor: None available for inspection

Finishes

4.35 Internal finishes to the public areas, corridors and bedrooms were generally in a fair condition and no significant defects were noted. However, a small number of water-stained and damaged suspended ceilings should be replaced as part of normal maintenance.

4.36 Finishes to the bathroom pods were also generally in a fair condition, although the hotel manager advised that a number of floors to the accessible bedrooms had ongoing leaks. The leaks are being repaired on an ongoing basis and we do not consider further repairs are required.

4.37 A significant number of the inspected bathrooms had poor and/or cracked floor tiles and poor grouting. Some of the floors had been re-tiled, although the repairs have been undertaken to a poor standard and the white floor grouting has discoloured. The cracked tiles also present a potential health and safety issue for the hotel guests. We understand that the hotel management is aware of the defects in the bathroom floors and has instigated a process of repair/replacement works.

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- 4.38 Internal finishes to the 'back of house' areas were generally in a poor decorative condition commensurate with the usage of the areas. Scuffs and marks were noted to the walls and internal joinery and localised areas of water damaged suspended ceiling tiles were present. Floor finishes were also heavily soiled throughout.
- 4.39 The timber fire doors to the bedroom corridors incorporate glazed vision panels, self-closing mechanisms and the doorframes incorporating rubber smoke seals. The doors were generally in a satisfactory condition and no significant defects were noted, although localised damage was noted to the smoke seals. We understand that the hotel management is aware of the defective smoke seals, and has instructed a full survey to be undertaken of the fire doors throughout the hotel, with any necessary repairs then being undertaken.
- 4.40 The timber fire doors to the bedrooms were generally in a satisfactory condition, although localised damage was again noted to the smoke seals. The defective smoke seals should be repaired in the short term to ensure fire compartmentation is maintained.

Floors

- 4.41 We did not lift any of the floor finishes and cannot advise on the condition of the floor sub-bases. However, we saw no evidence of deflection or damage in the finishes to indicate failure of the sub-bases.

Services

- 4.42 None of the mechanical or electrical services were tested and the below comments are based on a non-intrusive visual inspection of the accessible and visible parts of the installations.
- 4.43 We have seen a Gas Installation Safety Report (Non-Domestic), dated 18 November 2021, undertaken by Vortex Gas. The certificate identified repairs required to the Boss calorifiers, which we understand are being addressed by the hotel management. The gas installation should be re-tested annually as part of normal maintenance.
- 4.44 We have seen an Electrical Installation Condition Report (EICR), which stated that the electrical installations were in a 'satisfactory' condition and made 28 C3 (improvement recommended) observations. Although the EICR is dated 21 February 2022, the installations were tested on 11 May 2021 and should therefore be re-inspected by 11 May 2026.
- 4.45 Lighting appeared to be in a fair condition throughout and no significant defects were noted. Should the internal arrangement of the building be altered, the light fittings would likely require alteration/replacement.

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- 4.46 We have seen an Emergency Lighting Site Compliance Certificate, dated 3 April 2022. The certificate relates to emergency lighting throughout the property and states that the emergency lighting installations are compliant with the requisite legal requirements.
- 4.47 Fire alarm was last inspected (25% test) on 2 March 2022. The system should continue to be inspected and repaired as necessary as part of a planned maintenance programme.
- 4.48 We have seen Allied Water Limited's Water Hygiene Risk Assessment (WHRA), dated 24 May 2021. The WHRA made a number of recommendations for remedial works, which we understand are being addressed by the hotel management. The WHRA should be re-assessed every two years or as required.
- 4.49 The water mist fire suppression system was last serviced by Tyco Fire & Integrated Solutions on 21 October 2021.
- 4.50 Four heat pump condenser units are present to the 10th floor roof. Two condensers are the original Samsung 'DVM Plus III' condensers dating from 2010, with two Mitsubishi 'City Multi' condensers dating from 2020. We understand that the Samsung condensers are due to be replaced as part of the phased air-conditioning refurbishment works.
- 4.51 We understand that the air-conditioning cassettes to the bedrooms on floors 1, 2, 4, 7, 8 and 10 has been replaced with Mitsubishi units, with the original Samsung cassettes to the remaining floors due to be replaced on a phased basis. We have not seen details of the programme of replacement works and recommend that the vendor provide same.
- 4.52 The property is fitted with a 100-zone fire alarm system, with the control panel being located in the basement office in accordance with fire legislation requirements. Should the internal arrangement of the building be altered, it is possible that the fire alarm system will require adaptation.
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5. Legal and Compliance Issues

Tenure

- 5.1 We understand that you are seeking to purchase the freehold interest and that you will be operating the hotel directly or with a third-party management company.

Planning and Building Regulations

- 5.2 We have had sight of Manchester City Council's planning approval notice, dated 23 October 2009, relating to application number 082205/FO/2007/C3. The application was approved subject to 17 conditions. We have seen written confirmation that conditions 1 - 8, 10 - 12 and 14 - 17 have been fully discharged. There does not appear to be a Condition 9 on the planning approval notice. Condition 13 relates to opening hours and, as we have not seen confirmation that it has been discharged, we recommend that your legal advisers confirm whether the condition has been properly discharged and approved by Manchester City Council.
- 5.3 We have seen a Building Regulations Completion Certificate, dated 16 July 2010, issued by PT Building Standards (Approved Inspector).

Contract Documents/Collateral Warranties

- 5.4 Construction team appointments and warranties were not available for inspection and have not been made available. As such, we are unable to comment on the completeness or adequacy of any appropriate documentation. Your legal advisor should obtain copies of all warranties from design consultants and contractor /sub-contractors for comment / approval, although these are likely to have expired, or be close to their expiration date.
- 5.5 A copy of the Employers Requirements, forming the specification and scope for the design and construction of the works should be obtained by your legal advisor as this is an integral part of the building contract.

Fire Documentation

- 5.6 We have had sight of a Fire Risk Assessment, dated 17 February 2021, undertaken by ADL Associates Limited. The FRA stated that the property had a 'medium' fire risk, which is considered normal for a property of this type and usage. A number of concerns raised in the FRA are being addressed by the hotel management.
- 5.7 The means of escape appears to be adequate for a building of this type and size.

Accessibility

- 5.8 The Equality Act 2010, which came into force on 1 October 2010, incorporates the provisions of the Disability Discrimination Act 1995 and 2005. The duties placed upon employers and people and businesses providing a service to the public essentially remain the same and continue to make it unlawful for them to discriminate against disabled people. There will be instances when disabled people need to gain access into and through premises in order to access employment and/or the services carried out within them although employers and service providers can meet these duties in a number of ways.
- 5.9 As part of any development work, Part M of the Building Regulations for England and the associated Approved Document requires reasonable provision to be made for people to gain access to, and use, the building and its facilities.
- 5.10 We have not undertaken an access audit of the premises, which would be required to identify all the physical barriers to access, but during the course of our inspection we did not identify any significant breaches of the statutory requirements.

Deleterious Materials

- 5.11 Since the early 1980s, the property and construction industry has evolved and adopted a list of materials, which, for one reason or another, have been labelled deleterious and/or hazardous to health and safety. Some of these materials only become deleterious and hazardous due to the particular circumstances of their use and are not inherently deleterious or hazardous in themselves.
- 5.12 Materials that have been branded 'deleterious' have usually been so classed because they either:
- Pose a direct risk to the health and safety of persons occupying or visiting a particular property (e.g., asbestos); or
 - Can be detrimental to the structural performance of a building (e.g., High Alumina Cement in concrete); or
 - Are generally perceived by the property investment market as undesirable features of a building, which can affect the liquidity of the property concerned (e.g., calcium silicate bricks) or, in the case of composite panels, its insurability
- 5.13 Few deleterious materials can be visually detected. Often, sampling and testing of a component or element is required to confirm the presence or absence of a material.
- 5.14 At present, the list of deleterious materials and problematic materials comprise the following:

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- Composite cladding panels to roof and walls;
 - Nickel sulphide inclusions in toughened glazing;
 - High Alumina Cement (HAC) when used in load-bearing concrete components and elements;
 - Chloride additives when used in pre-cast or in-situ cast concrete;
 - Calcium silicate bricks or tiles (also known as sand/lime or flint/lime bricks);
 - Mundic blocks and Mundic concrete;
 - Woodwool slabs when used as permanent shuttering to in-situ cast structural concrete;
 - Lead based paint used in locations that could result in the ingestion, inhalation or absorption of the material;
 - Lead used for drinking water pipework except when used as solder to pipe fittings;
 - Sea dredged aggregates or other aggregates for use in reinforced concrete which do not comply with British Standards 882: 1992 and aggregates for use in concrete which does not comply with the provisions of British Standards: Specification 8110: 1985;
 - Asbestos in any raw form or asbestos based products;
 - Manmade mineral fibres in materials when these fibres are loose and have a diameter of 3 microns or less and a length of between 5 and 100 microns;
 - Urea Formaldehyde foam in large quantities used, in particular, as cavity insulation (due to vapours released from the foam)
- 5.15 Due to the age of the property, there is no requirement for an asbestos survey/management report document to be produced.
- 5.16 We would not anticipate that deleterious materials are present in light of the age and construction of the building. However, we confirm that as we have not carried out any opening up, or testing, we are unable to comment on all materials used in the construction of the building.

Sustainability/Energy Conservation

- 5.17 We have seen an Energy Performance Certificate (EPC) - which gave the property an Energy Performance Asset Rating of B, scoring 43 on a band B scale of 26-50 – and the associated Recommendation report (CEPC-RR), both of which expired on 15 July 2020. As the provision of an EPC is a legal requirement for any sale or letting, the vendor should provide a new EPC as part of the sale.
- 5.18 We have seen an Air-Conditioning Inspection Certificate (AC-CERT) and associated Air-Conditioning Inspection Report (AC-REPORT), both of which expired on 7 September 2020 and should be renewed as part of the sale.

Boundaries

- 5.19 We have not had sight of a Title plan and cannot confirm the exact positions of the site boundaries. We recommend that your legal advisor confirm the maintenance liability of all boundaries.

APPENDIX A

Photographs



1. General view of Oxford Road and Hulme Street elevations



2. General view of north elevation facing onto River Medlock (from bridge)



3. Basement and ground floor levels adjoining River Medlock



4. Typical soiling throughout flat roofs



5. General view of AHUs and ductwork to main roof



6. General view of water storage tanks to main roof



7. General view of original and replacement condensers to main roof



8. General view of equipment to roof level plantroom



9. Mismatched brickwork to right side of Hulme Street elevation



10. Graffiti to Hulme Street elevation



11. General view of reception area and bar finishes



12. General view of 'front of house' finishes



13. General fair condition of guest toilet finishes



14. Typical worn finishes to 'back of house' offices



15. General view of kitchen finishes



16. Typical worn finishes to 'back of house' staff area finishes



17. Absent and debonded tiles to male staff changing areas / toilets



18. General view of water/pumps room equipment to basement



19. General view of finishes to lift lobbies / bedroom corridors



20. General view of circulation staircase finishes



21. Typical fair condition of bedroom finishes



22. Typical condition of bathroom pod finishes



23. Poor condition of floor tiles and grout to bathroom pods



24. Poor condition of floor grout to bathroom pods



25. Fair condition of finishes to 'accessible' bathrooms



26. Typical smashed inner panes to linen store windows

APPENDIX B

Terms of Engagement