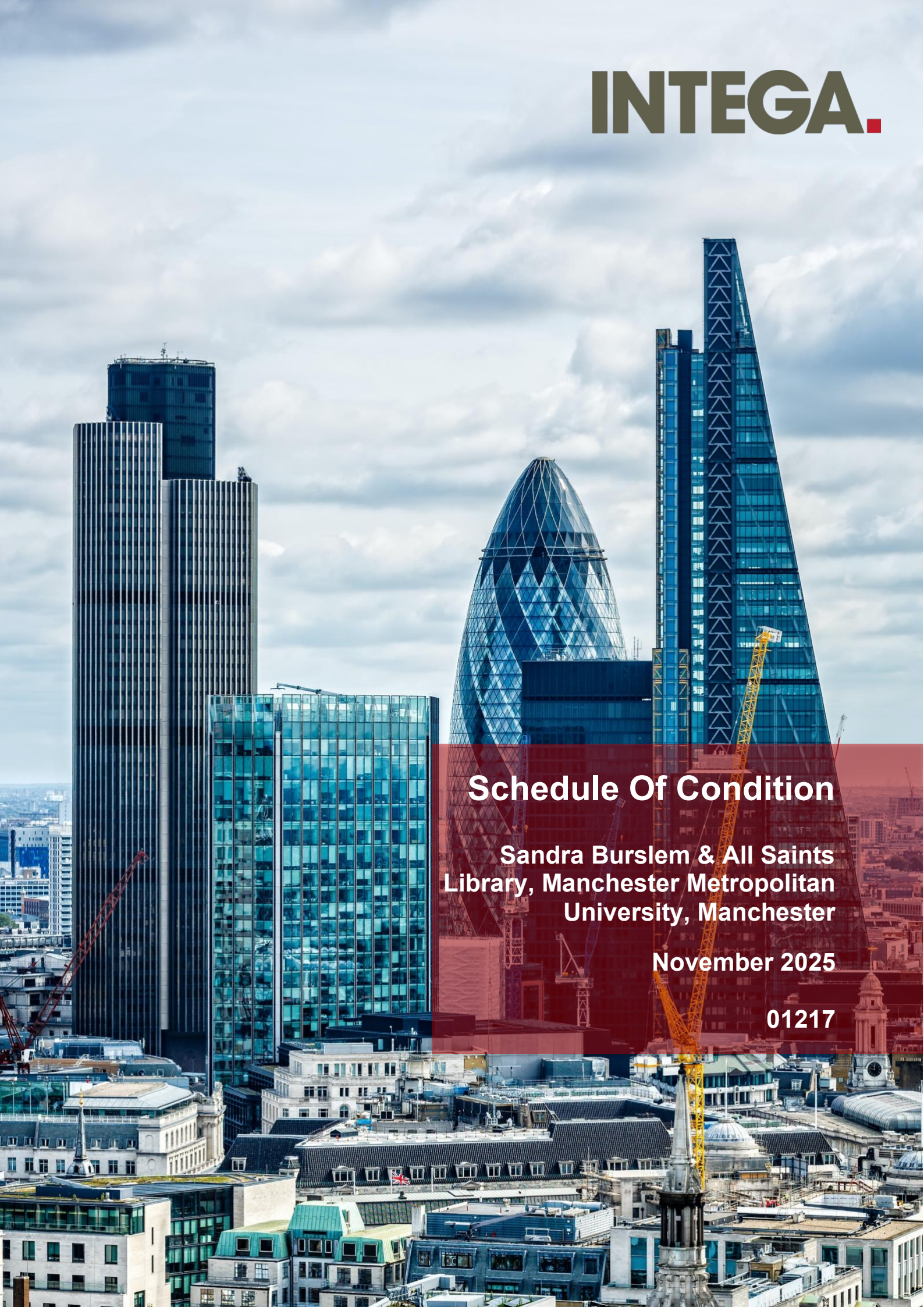


Schedule Of Condition

Sandra Burslem & All Saints Library, Manchester Metropolitan University, Manchester

November 2025

01217

Issue and Revision Record

Issue Date:	14 November 2025
Reference:	01217
Report Prepared By:	Steve Tutty BSc (Hons) MRICS
Report Checked By:	Daniel Lustman BSc (Hons) MRICS
Signature:	

For and on behalf of INTEGA Building Consultancy Ltd, Third Floor, One St Peter's Square Manchester M2 3DE

Rev	Date	Originator	Approved	Description

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Appendix A Photographic Schedule

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Signature Sheet

We, the undersigned, confirm that this Schedule of Condition is a true and accurate record of the internal and external condition of the premises known as the Sandra Burslem Building & All Saints Library, Manchester Metropolitan University, Manchester as at 30 October 2025

Signed: ……

Date: ……

On behalf of Manchester Metropolitan University

Signed: ……

Date: ……

On behalf of Connell Brothers Ltd

1 Introduction

1.1 Instructions

1.1.1 Instructions were received from Mark Riley of Connell Brothers Ltd on 27 October 2025 to inspect and prepare a Schedule of Condition of parts of the Sandra Burslem Building and All Saints Library, Manchester Metropolitan University, Manchester. The scope of service was confirmed within our letter of 22 October 2025, as were INTEGA Building Consultancy Ltd's Terms and Conditions of Appointment and the Limitations that apply to this instruction.

1.1.2 We must stress that this report is only for the use of the parties to whom it is addressed and no responsibility is accepted to any other party for the whole or any parts of its contents. Neither the whole, nor any part of this report, or any references thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form of context in which it will appear.

1.1.3 The inspection was undertaken on 30 October 2025 by Steve Tutty MRICS.

1.1.4 The weather conditions were dry and overcast. For the purposes of this report the front elevation to All Saints Library and facing All Saints Park is deemed to face due south and all references are given on this basis.

1.2 Specialist Consultants

1.2.1 No specialist consultants have been appointed.

1.3 Limitations of Inspection and Inaccessible Areas

1.3.1 You will appreciate we could not inspect parts of the property and grounds which are covered, inaccessible or not exposed. We cannot therefore report that they are free of any defect, which may subsequently become apparent.

1.3.2 This report has been prepared on a visual inspection only, with no part of the structure or fabric being opened up for detailed examination.

1.3.3 In addition to the published limitations, we were restricted during our inspection in the following aspects:

- The Sandra Burslem Building was occupied at the time of inspection and it was not possible to access all individual universal toilets where these were locked in use or out of order.
- Inspection of the high level areas was undertaken with the use of a UAV (Drone).
- The services installations were not tested during our inspection and have been subject to a visible inspection only. We have not commented on the condition of any services within the property including electrical wiring, plumbing or heating systems.
- The below ground drainage was not inspected.

1.4 Record Photographs

1.4.1 The full colour photographs at Appendices A are integral to this Schedule of Condition and should not be separated from this document.

1.4.2 The images are compressed from high resolution photographs which can be provided by INTEGA on request. The high resolution images shall be incorporated into the Schedule by reference.

2 The Property

2.1 General Description

2.1.1 The subject property comprises a University Law School premises known as the Sandra Burslem Building, which is located immediately to the west of the proposed demolition works.

2.1.2 The property is laid out over the ground and six upper floors and is believed to be of steel framed construction with elevations formed from a combination of glazed curtain walling and horizontally laid metal cladding panels.

2.1.3 The areas included within this exercise are limited to the west elevation and immediate return elevations to the north and south, together with the associated internal areas within close proximity to the demolition works. This includes the north east stairwell and universal and accessible toilet facilities at each floor level which flank the proposed demolition works.

2.1.4 The schedule of condition also encompasses parts of the All Saints Library building which we understand are being retained to the south west. These areas are of assumed concrete framed or concrete encased steelwork construction with elevations formed from cavity brickwork and incorporating ribbon windows.

2.1.5 The areas of the retained library included in this exercise are limited to the south elevation and redundant ground floor areas to the south west which we understand will be subject to a 'soft' strip out.

2.2 Scope

2.2.1 The scope of this Schedule of Condition is as set out above. We have also compiled a separate Photographic Schedule of Condition in respect of the external areas surrounding this site and which should be read in conjunction with this document.

2.2.2 Additional supplementary photographs are also included in respect of the internal lift lobby areas within the Sandra Burselm Building, together with some more general aerial images of the site.

3 Definitions

3.1 Definitions

3.1.1 The terms below take the meaning ascribed to them:

Reference	Description
New	As new or very recent
Good	No defects, clean and / or maintained
Satisfactory / Acceptable	Signs of typical wear and tear or minor damage not requiring immediate action
Fair	Worn, tired, used condition with minor repairs necessary
Poor / Very Poor	In need of repair or significant repair
Life Expired	Requires replacement

3.2 Additional Terminology

3.2.1 The following additional terms may also be used and which are defined below:

Reference	Description
Sound	There are no visible defects
Lightly Soiled	The component or element concerned exhibits a slight and faint patina of dirt, dust and discolouration and / or localised marks and smudges to its surfaces
Heavily Soiled	The component or element concerned exhibits a pronounced patina of dirt, dust and discolouration and / or localised marks and smudges to its surfaces

3.2.2 Where reference to cracks is made, the expressions identified below have been used. Against each expression an indication of the related crack width is given. These expressions are based on information contained in BRE Digest 251:

Crack Expression	Approximate Crack Width
Hairline	Up to 0.1mm
Very Slight	0.1mm to 1.0mm
Slight	1.1mm to 5.0mm
Moderate	5.1mm to 15mm
Severe	15.1mm to 25mm

4 Schedule of Condition

4.1 Schedule of Condition

4.1.1 The principal observations arising from our inspection are detailed within the schedule below and which should be read in conjunction with the photographic schedule included at Appendix A.

Ref	Location	Description	Condition	Photos
	Sandra Burslem Building			
	Externally			
	East Elevation			
1.	Walls / Cladding	Horizontally laid metal cladding panels with a factory applied finish extending from ground to sixth floor level.	The cladding is in fair condition with evidence of soiling, particularly at low level and in areas of rainwater run off and splashback below parapets and adjacent the adjoining flat roof areas.	1-12, 21-38
2.			The factory finish to the cladding panels varies at low level where patch replacements appear to have been made and these contrast with the adjacent areas.	1, 21
3.			Surface abrasions are visible to the factory finish to the low level cladding panels adjacent footpath areas.	5-12
4.			Localised impact damage and scratches are visible to 1 nr cladding panel at low level to the right hand side.	7
5.			Minor impact damage is visible to 5 nr cladding panels at low level to the left hand side and abutment with the neighbouring building.	12
6.			Concrete paving's have been placed against the low level cladding as part of adjacent excavation works and the cladding is marked in these locations.	10,12
7.			Redundant fixing holes are visible through the cladding panels where previous signs have been removed or modified.	11
8.			The horizontal and vertical sealant between the cladding panels is degraded and soiled, wit evidence of vegetation growth in these locations.	8
9.	Glazed Curtain Walling	An aluminium framed, glazed curtain walled façade is provided to the north east and south east corners of the elevation. This incorporates obscure glass and spandrel panels to parts of the	The aluminium frame and glazing is soiled, but otherwise in a satisfactory condition.	1-2, 5-6, 13, 15,

Ref	Location	Description	Condition	Photos
		north east corner at low level and south east areas more generally.		
10.	Fire Escape Door	A single leaf metal fire escape door is provided centrally to the elevation at ground floor, which is clad with horizontal metal cladding panels consistent with the adjacent areas.	The fire escape door could not be tested but based on a visual inspection is in fair condition.	9, 11
11.			The cladding to the exterior face of the door is scratched and displays redundant fixing holes where signage has previously been modified.	11
12.			The fire escape signage above this door is degraded and soiled.	9
13.	Miscellaneous fixtures and fittings	A services overbox is provided to the left hand side of the fire escape door.	The services box is heavily soiled with evidence of the patch repairs where this has been overplated.	9
14.		An external light is provided above the fire escape door.	The light is heavily soiled and the casing degraded, however this was operational at the time of inspection.	9
15.		An exposed gas pipe is visible at low level directly adjacent the elevation, which enter the neighbouring building.	The paint finish to the gas pipe is heavily scuffed and marked. The external areas around the gas pipe had been excavated at the time of inspection.	10
16.		An intruder alarm box is provided at the return elevation with the neighbouring building.	The intruder alarm box is heavily soiled.	9
	North Elevation Return to Stairwell			
17.	Glazed Curtain Walling	An aluminium framed, glazed curtain walled façade is provided to the north east stairwell areas. This incorporates obscure glass at low level.	The aluminium frame and glazing is soiled, but otherwise in a satisfactory condition.	13-20
18.			The frame is scuffed and marked above the door intercom / access control where previous fitting have been removed.	17-18
19.	Miscellaneous fixtures and fittings	A door intercom and access control reader is fitted to the aluminium frame adjacent the main entrance doors.	The intercom and access control reader are soiled and hazard tape has been applied to the perimeter of the reader.	18
20.		Signage detailing opening hours is mounted to the glazing at low level adjacent to the main entrance doors.	The signage is in good condition.	17
	South Elevation Return			
21.	Glazed Curtain Walling	An aluminium framed, glazed curtain walled façade is provided to the south. This incorporates obscure glass spandrel panels	The aluminium frame and glazed spandrel panels are soiled, but otherwise in a satisfactory condition.	54-63

Ref	Location	Description	Condition	Photos
	Roof			
22.	Roof Coverings	Single ply membrane roof coverings are provided above the stairwell and toilet block areas. The roof coverings incorporate a recessed plant deck area to the north. Elsewhere a non slip walkway is provided across the single ply membrane and a mansafe latchway extends centrally and includes 3 nr anchor points. 3 nr soil pipes penetrate the roof coverings to adjacent the east elevation and there are 2 nr raised services boxes.	The roof coverings are in fair condition.	39-53
23.			The single membrane is soiled with areas of more significant soiling to perimeter areas, including an accumulation of waste to the east. Elsewhere there is evidence of standing rainwater to the north east and south west corners.	39-53
24.	Parapet	The flat roof is bound to its perimeter by a shallow parapet. The parapet is finished with pressed metal parapet cappings.	The parapet and parapet cappings are in satisfactory condition, subject to soiling. This is particularly evident above the east elevation where rainwater is accumulating.	53
	Internally			
	North East Stairwell and Lobby Areas			
25.	Walls	Painted plastered walls.	The walls are in a satisfactory condition, subject to localised soiling and marks.	73-192
26.			The plasterboard is damaged at ground floor adjacent the fire escape door where holes / access hatches have been formed.	75
27.			Consistent patterns of very slight cracking are visible to the plasterboard walls which flank the stair flights. This is most apparent between the third to sixth floor.	125, 143, 167
28.			Isolated vertical cracking is visible through the plaster to the east of the fifth floor landing.	168
29.			Slight cracking is visible through the plastered reveals at the abutment with the curtain walling to the sixth floor areas. The paint finish is also damaged around the position of the embedded plaster angle beads	173-174, 176-178
30.			Decorations to the plastered walls within the stair lobbies have been patch repaired /	131-132,

Ref	Location	Description	Condition	Photos
			touched up. The paint finish in these locations contrasts with the adjacent areas.	149, 192
31.	Curtain Walling	Double glazed, powder coated aluminium framed curtain walling is provided to the north of stairwell.	The curtain walling is in satisfactory condition.	171, 172
32.			The internal aluminium mullions and transoms are lightly soiled, with evidence of localised run off stains where previous leaks have occurred.	156
33.	Ceilings	Painted plastered ceilings are provided within the landing / lobby areas and to the top of the stairwell. At sixth floor level a roof access hatch is incorporated within the lobby area.	The ceilings are in a satisfactory condition, subject to localised soiling and marks.	87, 99,100, 115, 129, 147, 163, 186, 189
34.			The plaster within the ground floor lobby displays slight cracking around the access hatch and light fitting. Decorations are also soiled and missing in part where an earlier light fitting has been removed.	87
35.			Very slight cracking is visible to the perimeter of the plastered ceilings within the lobby areas corresponding with the position of the embedded plaster angle beads.	100
36.			Decorations above the sixth floor landing are marked where a previous leak appears to have occurred.	186
37.	Doors and Joinery	2 nr painted double leaf timber doors are provided to the lobby areas at each floor. The doors include glazed vision panels.	The painted timber doors are in satisfactory condition, however localised chips and minor scratches are visible to the leading edges and base of the doors.	79, 83-86, 101, 102,
38.			The door leafs generally do not fully close flush and generally catch on the smoke seals.	145, 150
39.		Painted timber skirting boards are provided to the stairwell and lobby areas.	The painted timber skirting boards are in fair condition.	
40.			The paint finish to the skirting boards around the fire exit door at ground floor is scuffed and heavily soiled	76-77
41.	Floors and Floor Finishes	A terrazzo tiled floor finish is provided to the stair landings and this extends into the ground floor lobby area.	The floor tiles are in satisfactory condition, however these are generally soiled.	80-81, 103-104
42.			More ingrained soiling and discolouration is visible to the floor tiles and grout at ground floor.	80-81

Ref	Location	Description	Condition	Photos
43.			An isolated minor chip is evident the leading edge of the floor tiles to the 6th floor landing	182
44.		Continuous terrazzo floor finishes are provided to the stair treads, which incorporate recessed non-slip nosings.	The terrazzo treads and recessed non slip nosings are in a satisfactory condition.	89
45.			There is widespread evidence of hairline cracking through the terrazzo centrally to the treads to all stair flights.	90, 107, 120, 136, 141, 154, 169,
46.		Carpet tiled floor coverings are provided to the lobby areas to all upper floors and these extend in part to the stair landings.	The carpet tiled floor finish is in satisfactory condition, subject to localised marks and stains.	98, 116, 130, 164, 191
47.	Stair and Balustrades	A steel framed stair extends between the ground to sixth floor. This includes cylindrical steel columns to landings and half landings, steel handrails and balustrades, together with steel landing areas and treads.	The steel stair and associated components are in satisfactory condition.	153, 157-160
48.	Lighting	Wall mounted lights are provided to the stairwell, together with ceiling recessed to lobby areas.	The lights are in satisfactory condition.	99, 137,
	Toilet Block – Ground to Sixth Floor			
49.	Walls	Painted plastered walls.	The walls are in a satisfactory condition, subject to localised soiling and marks.	193-353
50.			There is evidence of water damage to the plaster and decorations within the toilet corridor area at ground floor adjacent the accessible toilet.	204
51.		IPS panels are provided to the rear of the universal toilets	The IPS panels are in fair condition. Several misaligned panels were identified.	205-208
52.			Slight cracking is visible to the plastered walls around the perimeter of the IPS panel, particularly at high level.	213, 255,
53.		Ceramic wall tiles are provided within the universal and accessible toilets. The tiles extend to dado rail height, extending to full height within the accessible toilets around the shower positions.	The wall tiles are in fair condition.	205, 216

Ref	Location	Description	Condition	Photos
54.	Ceilings	Painted plastered ceilings are provided within the toilet corridor areas, universal and accessible toilets. The ceiling incorporate various access hatches and recessed mechanical extract fans within toilets.	The ceilings are in a fair condition.	193-353
55.			There is widespread water damage to the plastered ceiling within the accessible toilet at second floor.	263-264
56.			Patch repairs are evident to ceilings generally within the accessible toilets where light fittings appear to have been modified.	219
57.			Ceilings are generally soiled around the mechanical extract fans.	203
58.	Doors and Joinery	Painted single leaf flush timber doors are provided to the toilets and cleaners stores.	The painted timber doors are in satisfactory condition, however localised chips and minor scratches are visible to the leading edges and base of the doors.	225
59.	Floors	Sheet vinyl floor finishes are provided to the toilets and associated corridor areas, including plastic skirtings and coved upstands.	The vinyl floor finishes are in a fair condition.	201, 205
60.			Localised areas of undulation were noted to the vinyl within the accessible toilet at ground floor.	220
61.	Sanitaryware	White vitreous china sanitaryware including toilets and wash hand basins, including Document M grab rails, pull rails and showers within the accessible toilet.	The sanitaryware is in fair condition.	205, 216
62.			At the time of inspection eight toilets were out of order and locked shut, however the reasons for this are not clear.	
63.	Lighting	Recessed light fittings are provided to the corridor and toilet accommodation. Lights within the universal toilets include glazed diffusers	The lights are in satisfactory condition.	215
64.	Miscellaneous fixtures and fittings	Toilet roll dispensers, soap dispensers, mirrors and hand dryers are provided to the toilets.	The various fixtures and fittings were found to be in satisfactory condition with no significant issues identified.	217, 234
	All Saints Library (Retained Section)			
	Externally			
	South Elevation			
65.	Walls	Cavity brick / blockwork construction with red facing brickwork laid within a	The brickwork is in fair condition.	353-380

Ref	Location	Description	Condition	Photos
		stretcher bond and extending between bands of ribbon windows at ground, first and second floors.		
66.			The brickwork is soiled at low level, window cill positions and below external lighting.	358, 371, 372
67.			The brickwork has been extensively patch repointed and the mortar used contrasts significantly with the adjacent areas.	373-376
68.			1 nr brick at first floor is cracked adjacent the vertical movement joint.	362
69.			Isolated areas of eroded and missing mortar are visible	379
70.		A vertical movement joint is present to the elevation at the abutment with the section of the library which is to be demolished. The joint is filled with a flexible movement joint compound.	The movement joint compound is split particularly at high level and between concrete lintel sections.	356, 364
71.	Concrete lintels	Exposed concrete lintels are provided above the ribbon windows. The concrete is provided with a white paint finish.	There is evidence of localised misalignment between concrete lintels at movement joint positions, but these are otherwise in satisfactory condition.	360
72.	Windows	Double glazed ribbon windows with internal timber frames and external powder coated aluminium transom and mullion cover cappings. Manifestation is provided to the windows at ground floor.	The windows are in fair condition.	353-356, 365-370
73.			There is evidence of light UV degradation to the powder coated finish.	367
74.			Isolated gaps are evident between mullion and transom cappings.	367
75.	Fascia	A metal fascia is provided at high level below the flat roof coverings and parapet.	The fascia is in satisfactory condition	364
76.	External lighting	4 nr wall mounted lights are fixed to the brickwork at second floor.	The lights could not be tested but based on a visual inspection were found to be in fair condition.	378
	Internally – Ground Floor			
77.	Walls and columns	Painted blockwork walls and painted concrete columns. Movement joints are incorporated to the blockwork.	The walls and columns are in fair condition and are generally soiled.	381-464
78.			There are widespread redundant fixtures and fittings, including noticeboards, signs, electrical containment, trunking and rawl plugs.	381-464
79.			There is evidence of damp ingress to the low level blockwork along the south elevation and part west elevation. The paint	397, 400, 402

Ref	Location	Description	Condition	Photos
			finish is damp affected and stained in these locations.	
80.			Splits are visible through the vertical movement joints, particularly to the north.	427, 428, 431
81.			There is evidence of water staining / damp ingress to the blockwork walls within the cellular office to north west.	460
82.			The blockwork dividing walls within the cellular offices to the north west have been broken out around the dado trunking.	459, 463
83.	Ceilings	Lay in grid suspended ceiling and painted plaster MF ceilings.	The ceilings are in fair condition.	437-444
84.			Extensive missing and displaced ceiling tiles are evident throughout.	437-444
85.			The ceiling tiles and plaster are generally soiled.	437-444
86.	Floors	Carpet tiled floor finishes	The floor tiles are heavily worn, soiled and marked. Several missing carpet tiles are evident.	445-452
87.			A build up of waste materials is present across the floor.	445-452
88.	Doors and Joinery	Varnished timber doors are provided to the cellular rooms and fire escape to the west. The door incorporate glazed vision panels.	The doors are in poor condition.	404-406, 412-415, 417-422
89.			Widespread scratches are visible to the timber veneer and more localised areas of impact damage and missing / defective ironmongery are visible.	404-406, 412-415, 417-422
90.		Timber cills are provided to the south elevation windows	Sections of the cill have been removed and are damaged or missing.	393, 394, 398
91.	Lighting	Suspended fluorescent strip lights to open plan areas with surface mounted strip lights to the cellular rooms to the north.	The lights are in fair condition.	443, 444

Appendix A
Photographic Schedule

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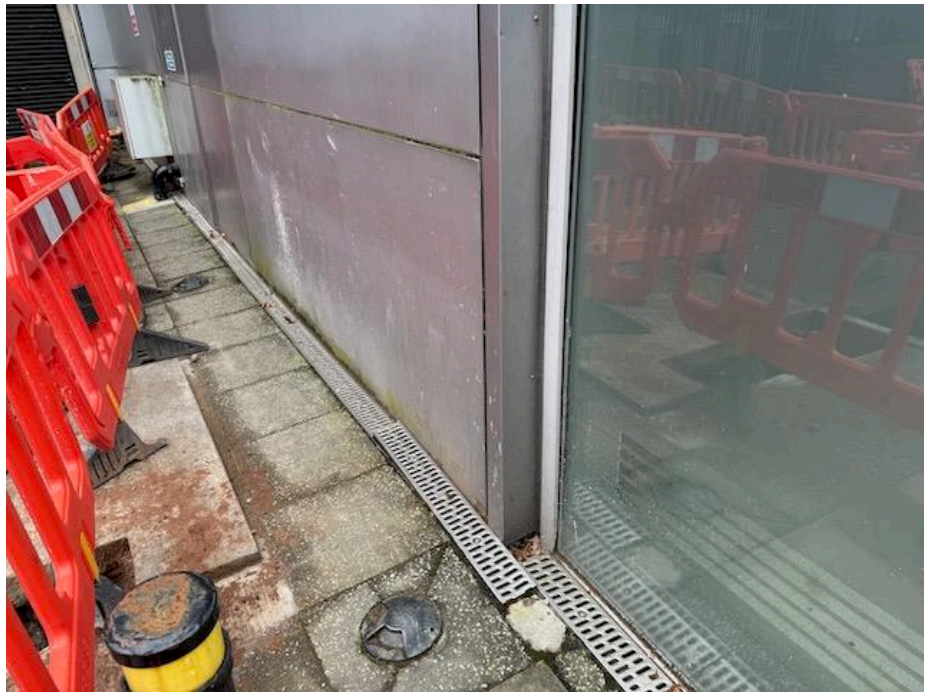


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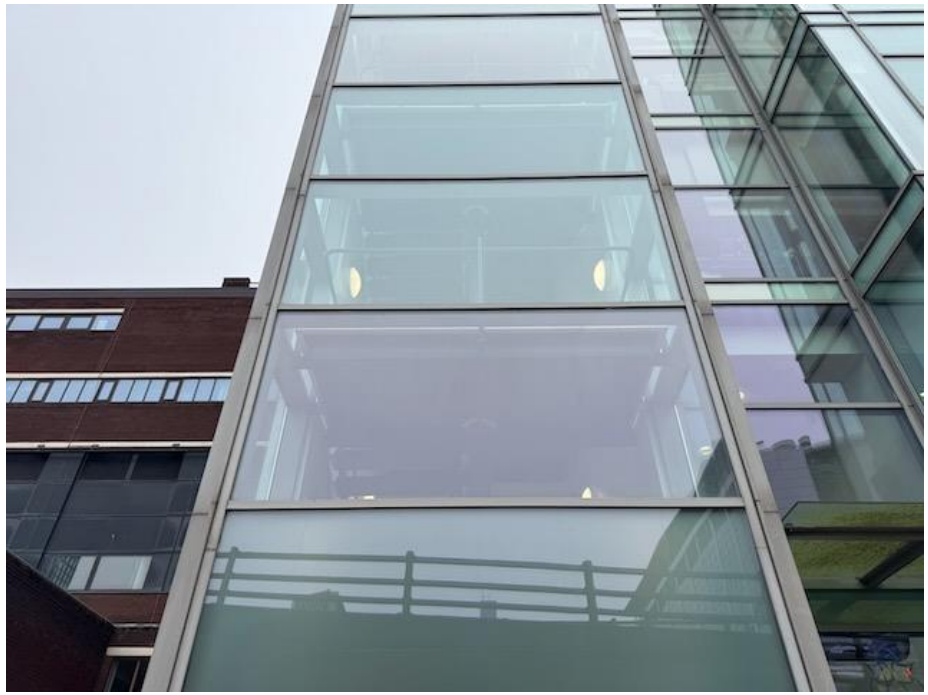
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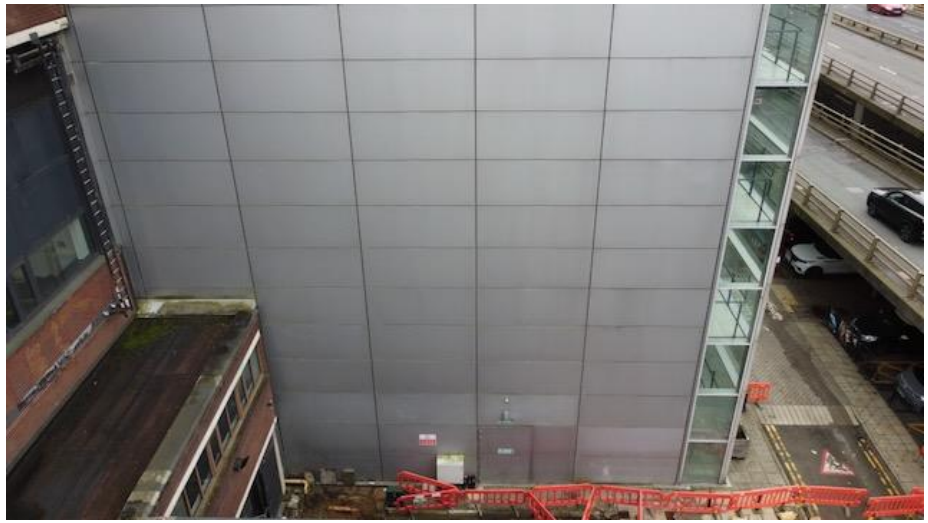


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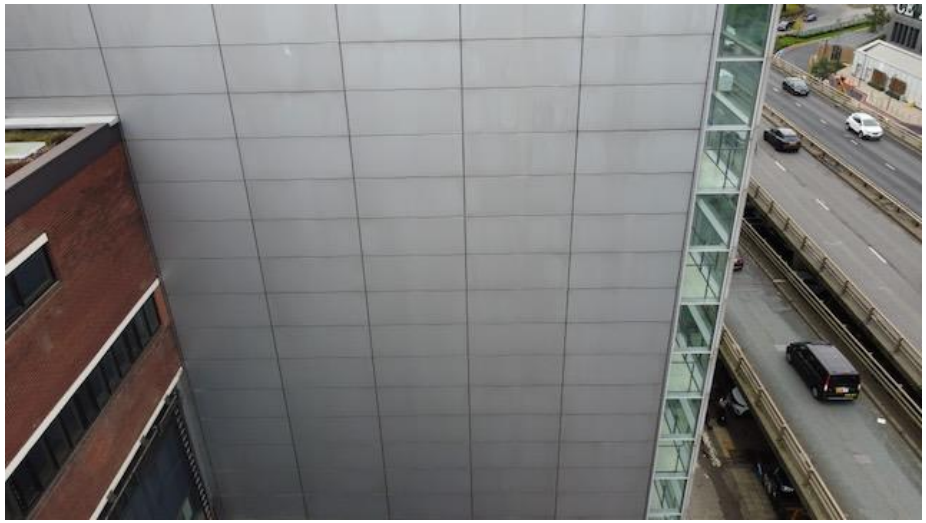


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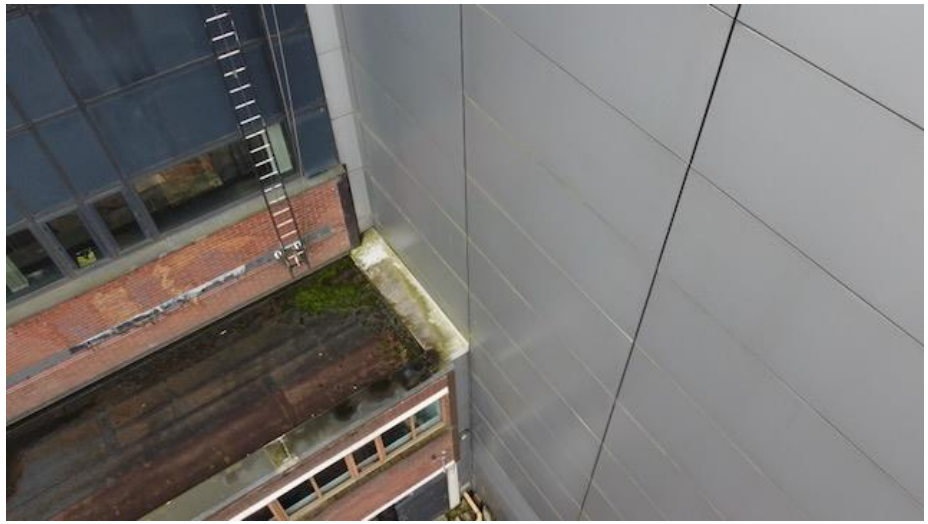
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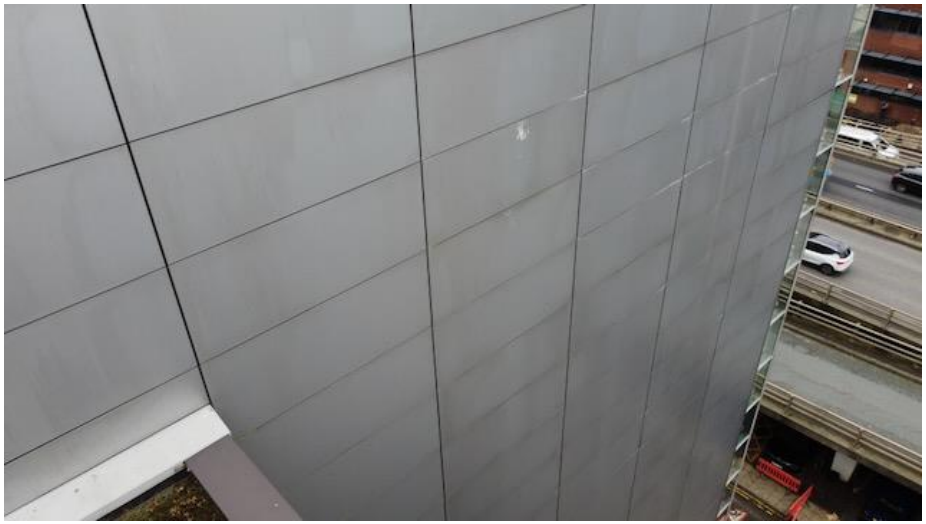
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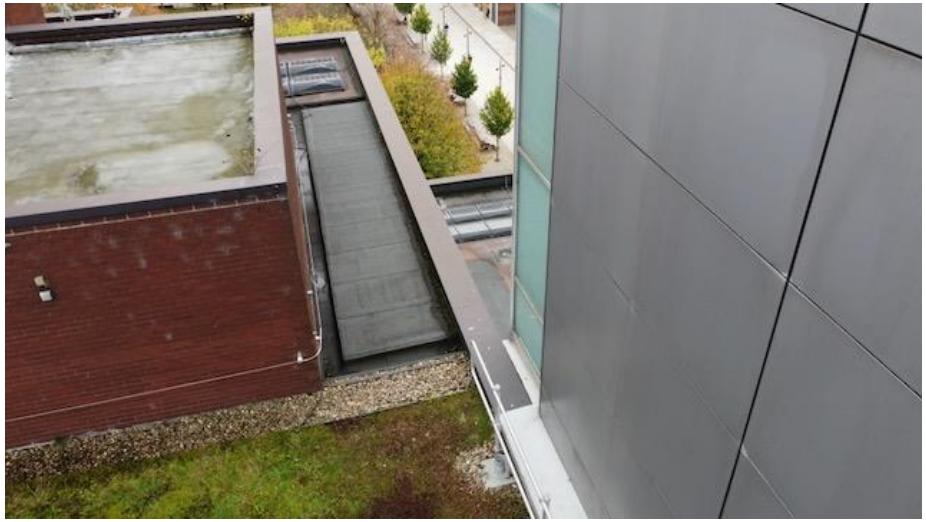


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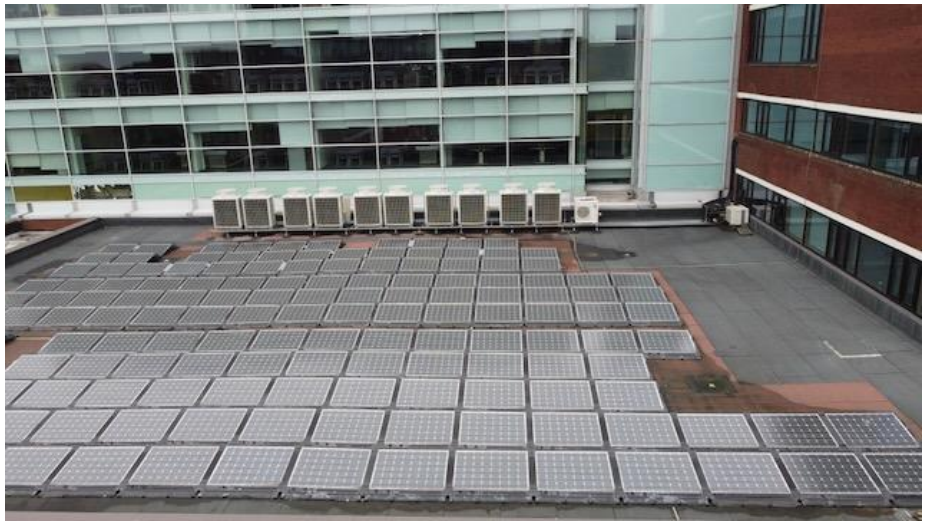
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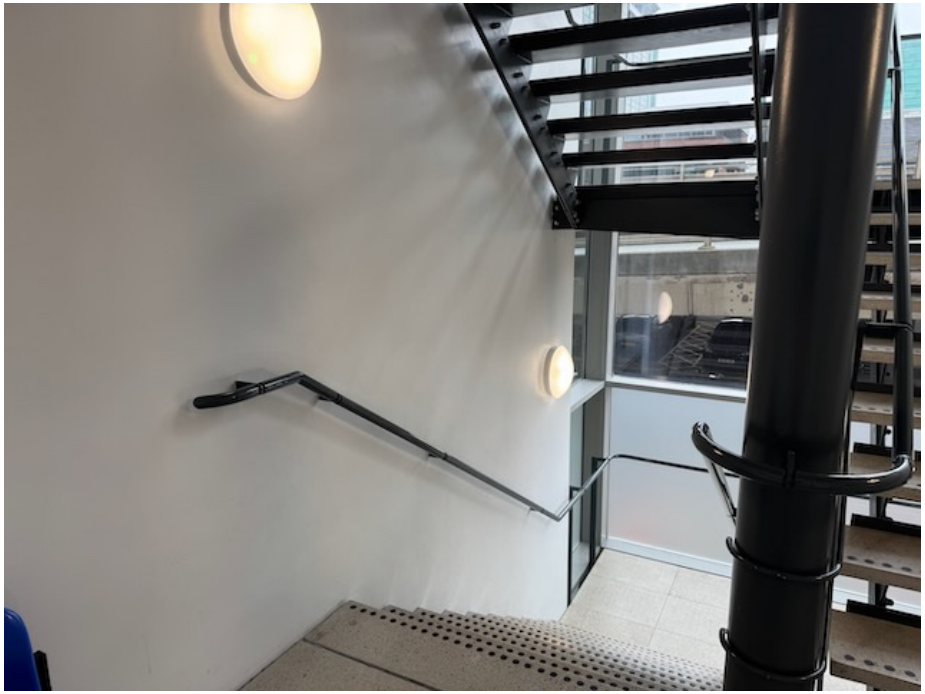
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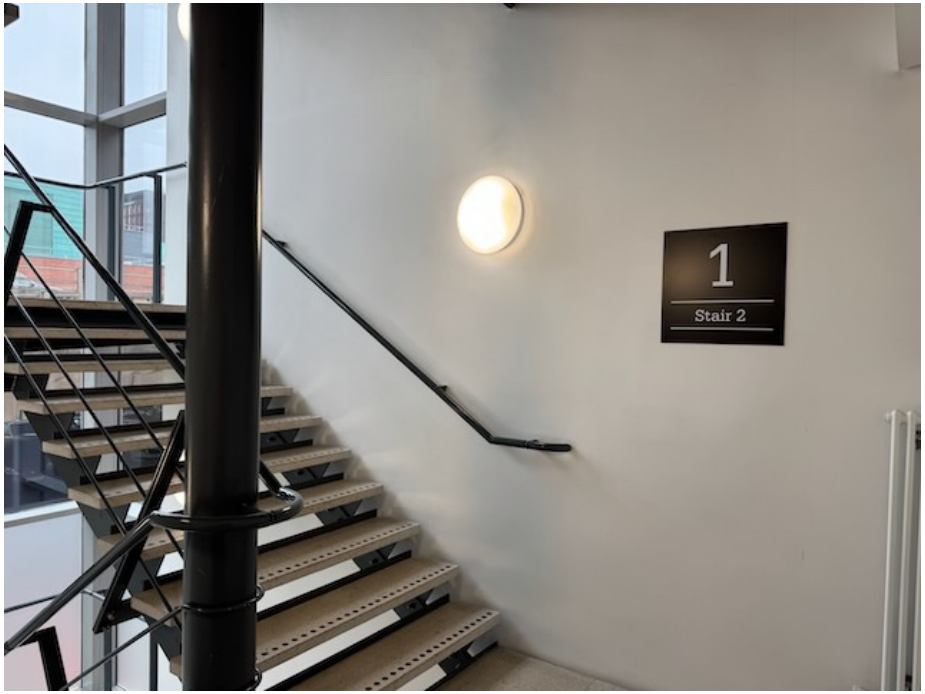
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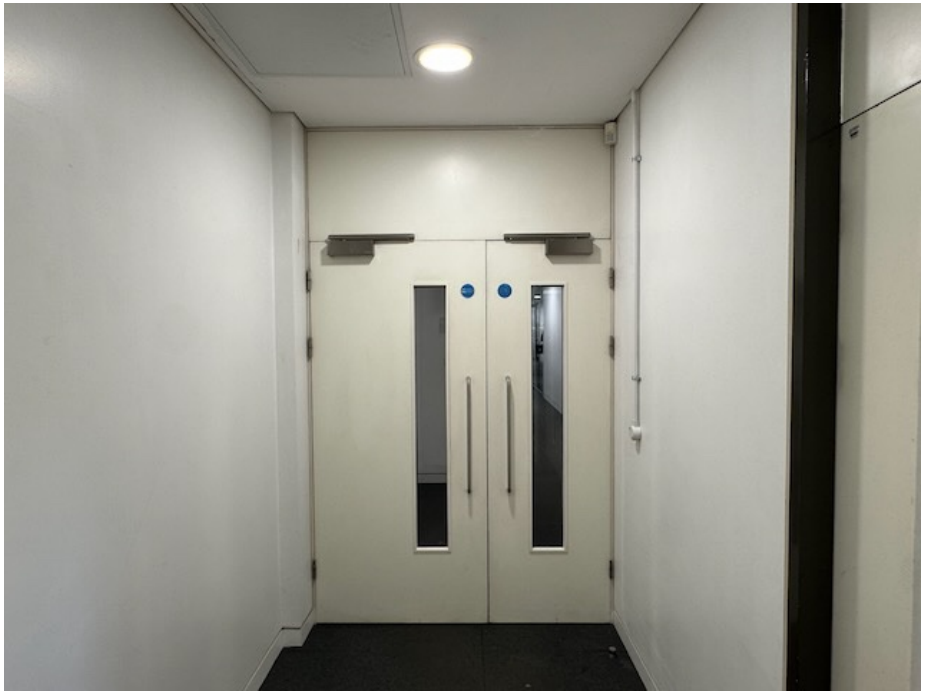
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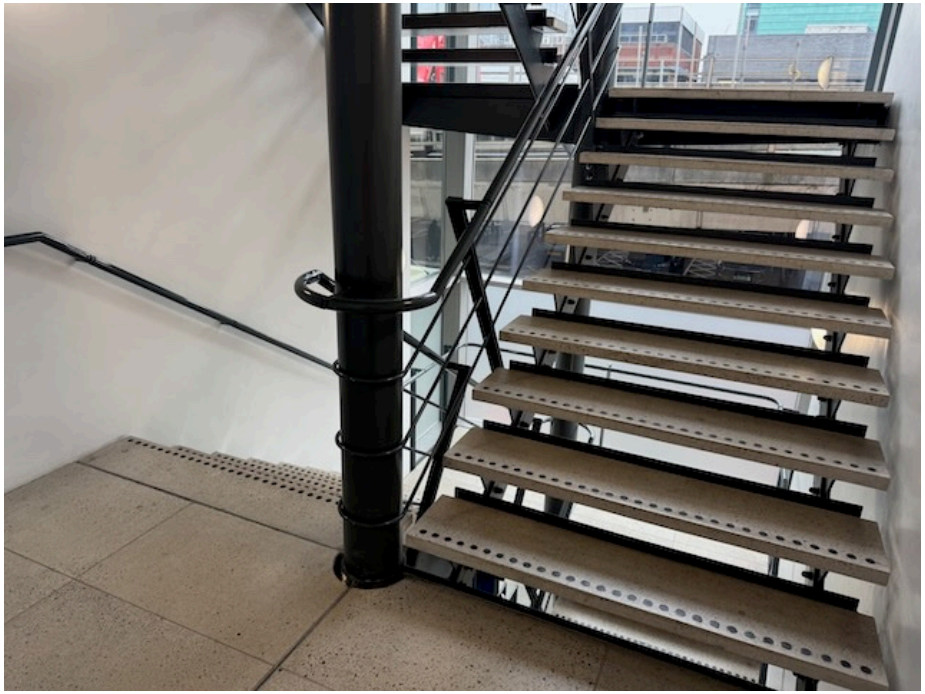
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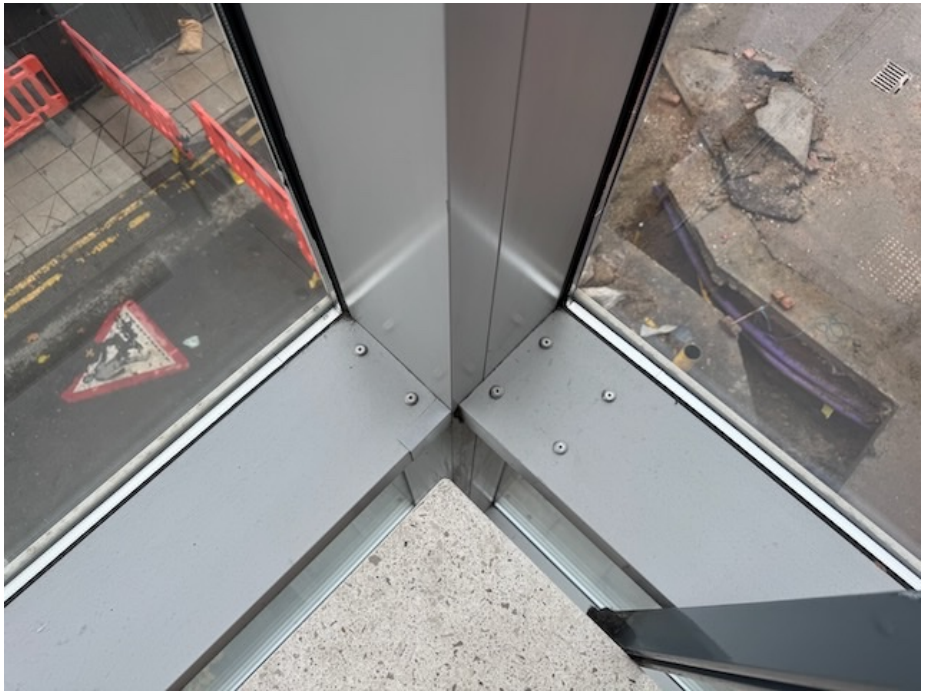
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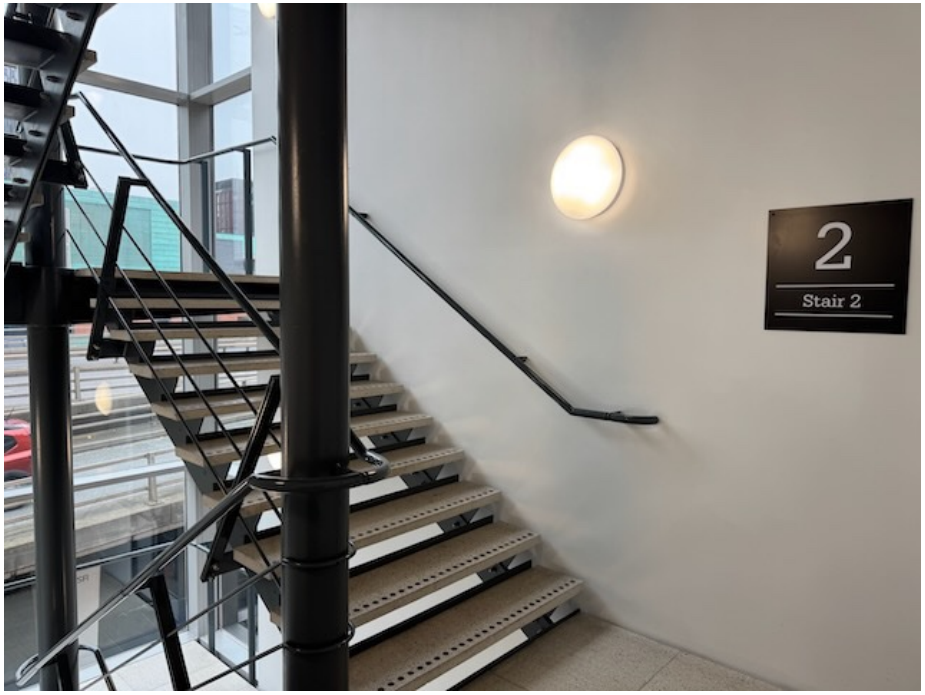
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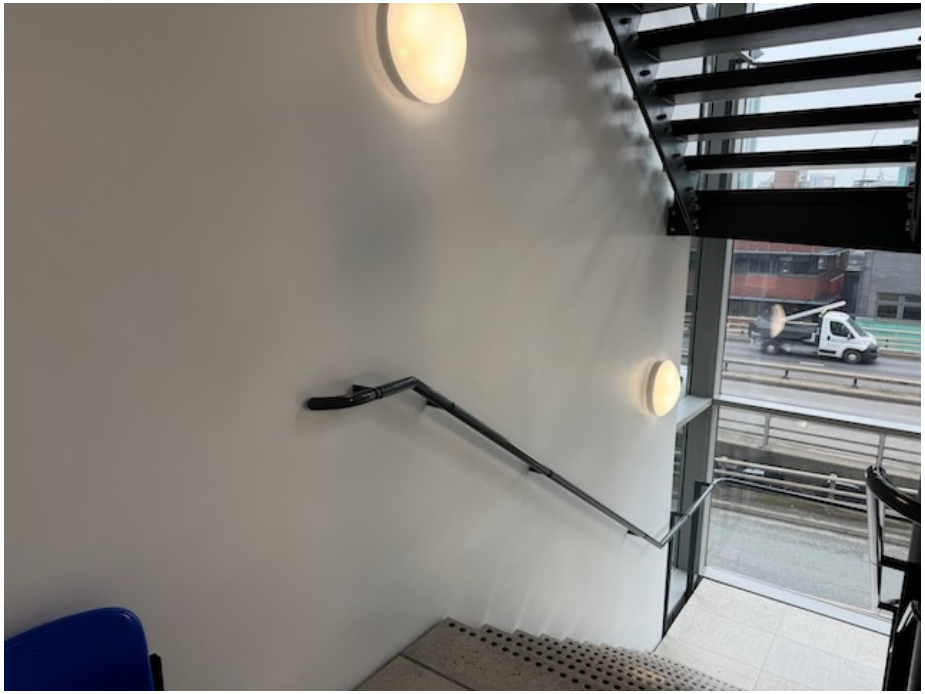
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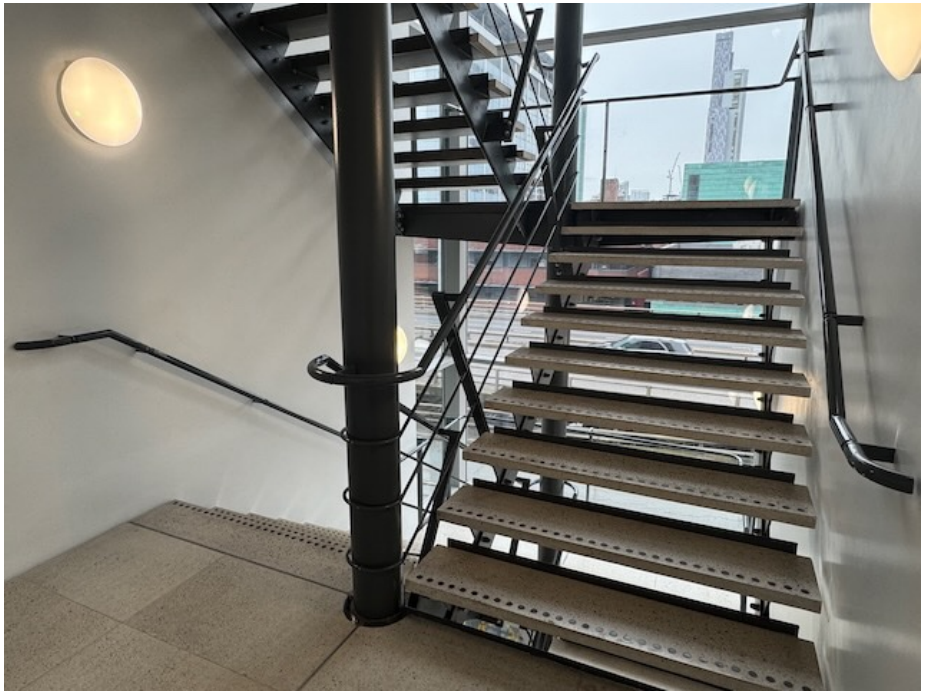
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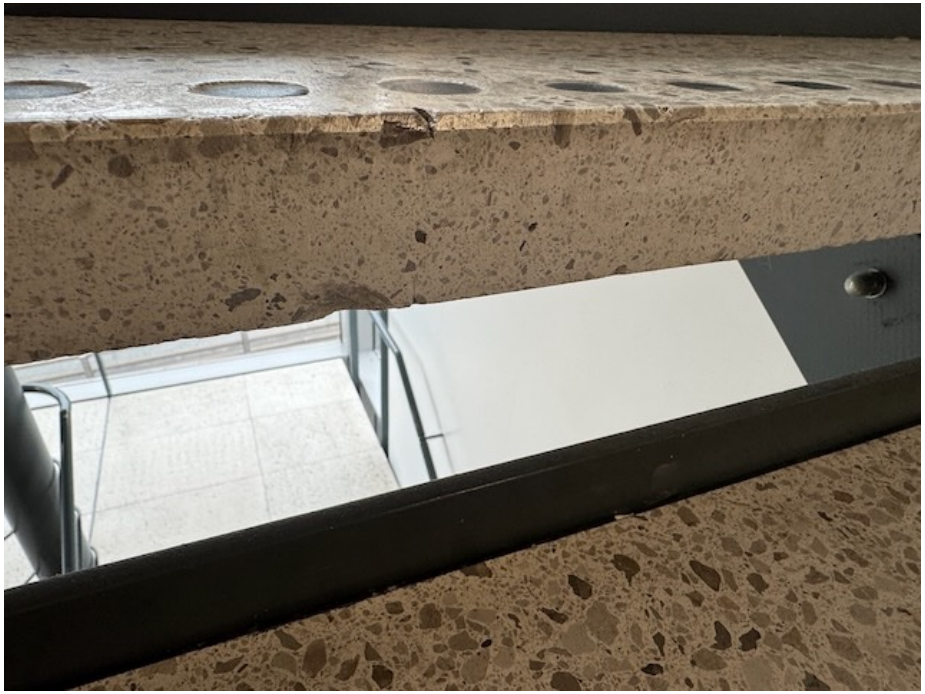
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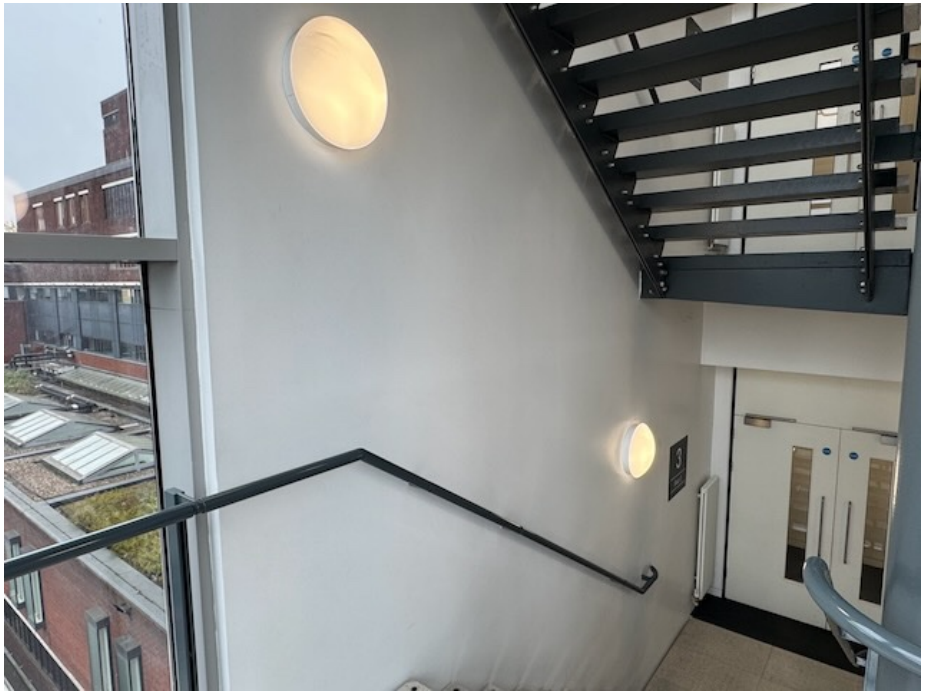
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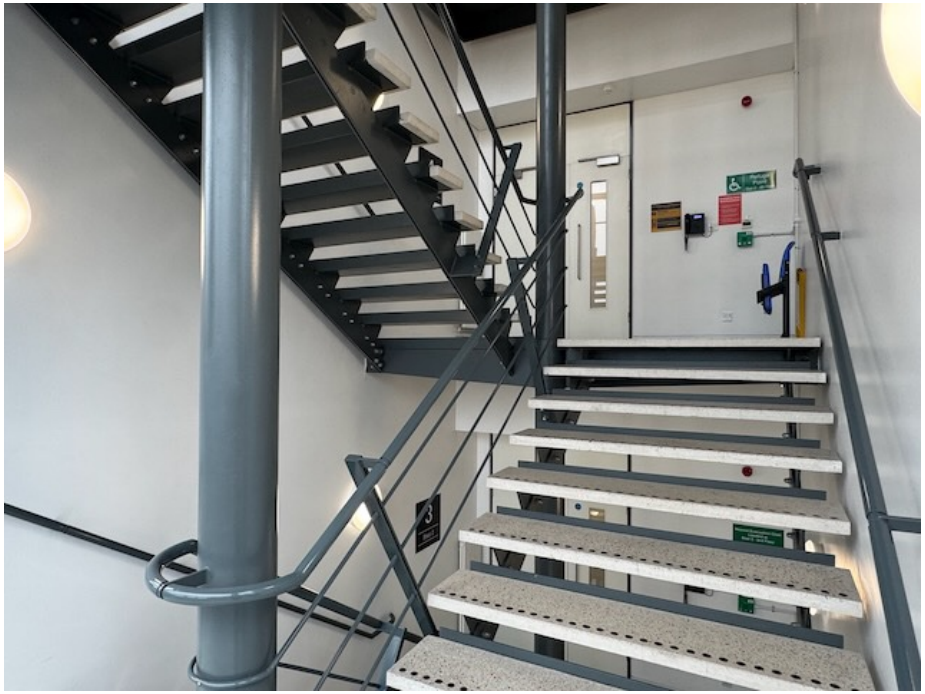


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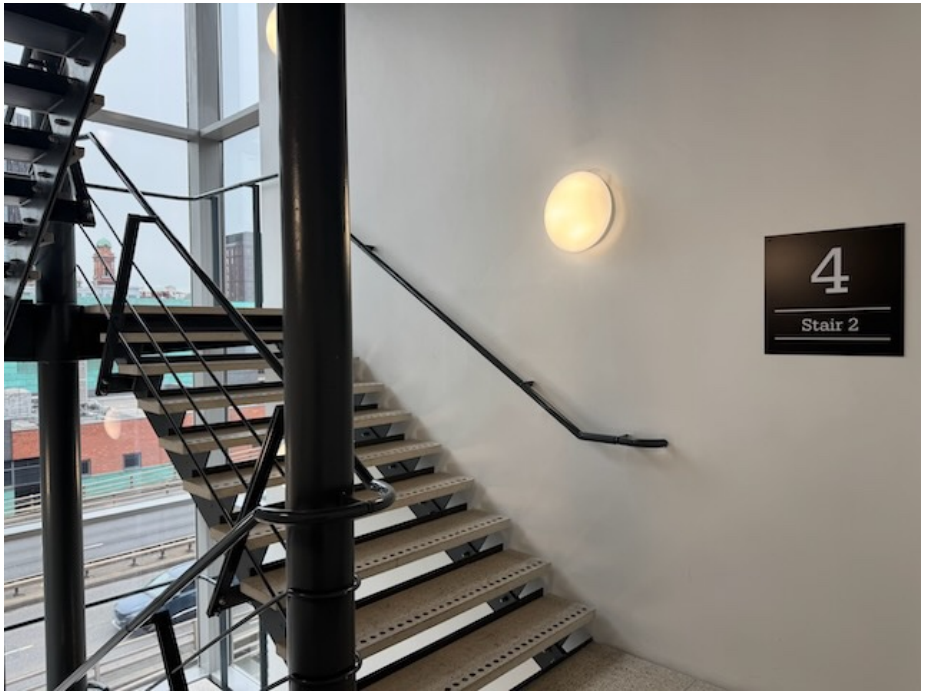
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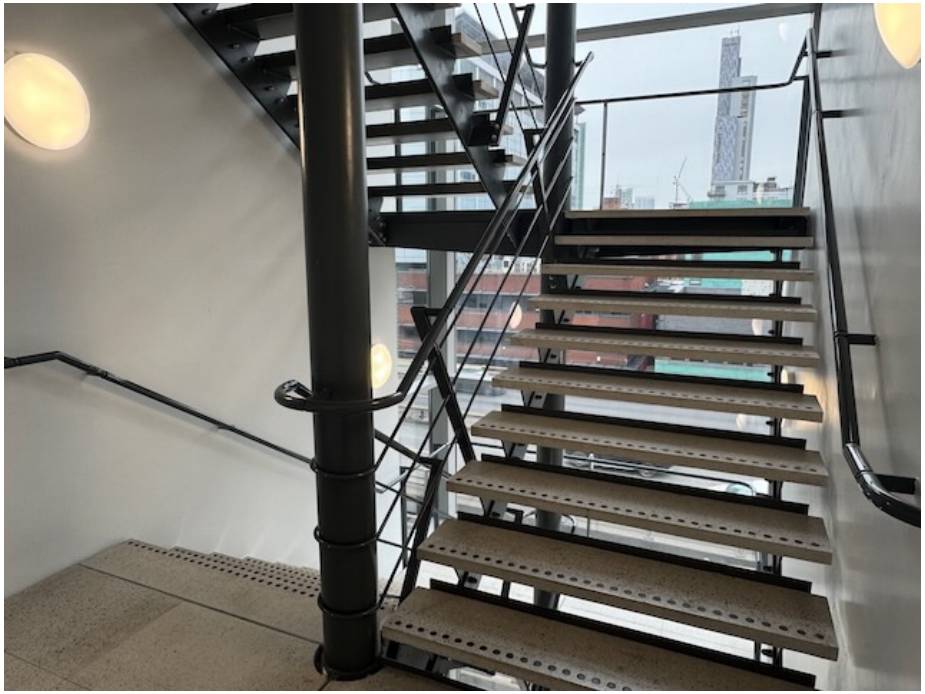
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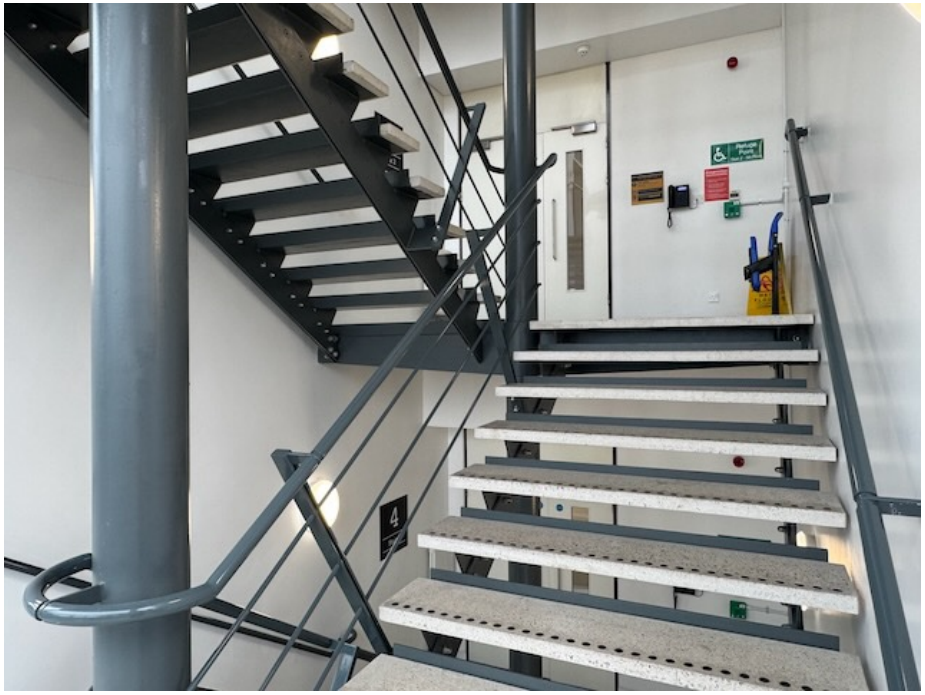
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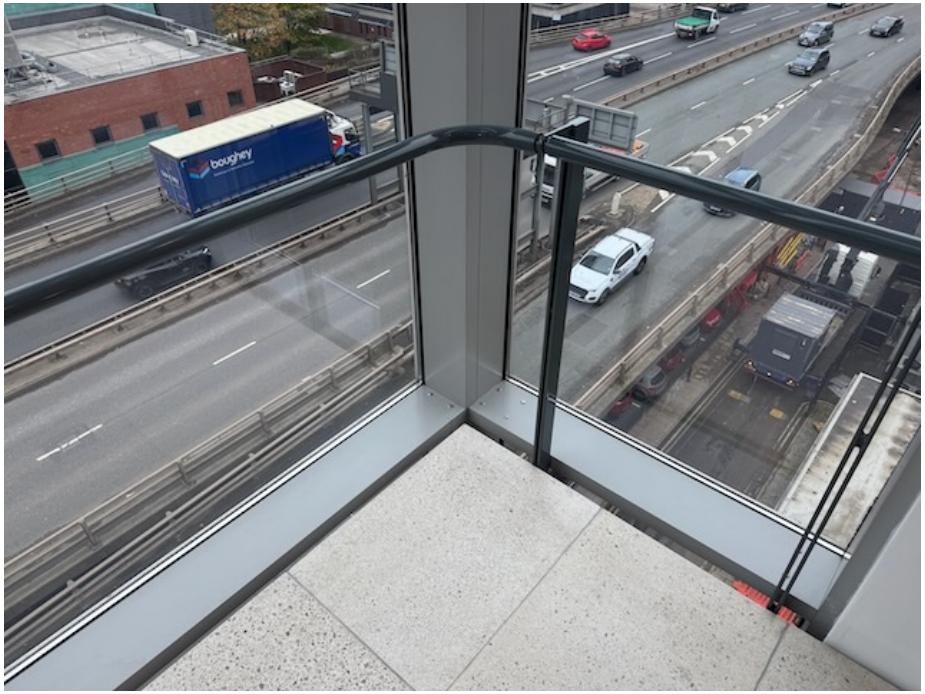
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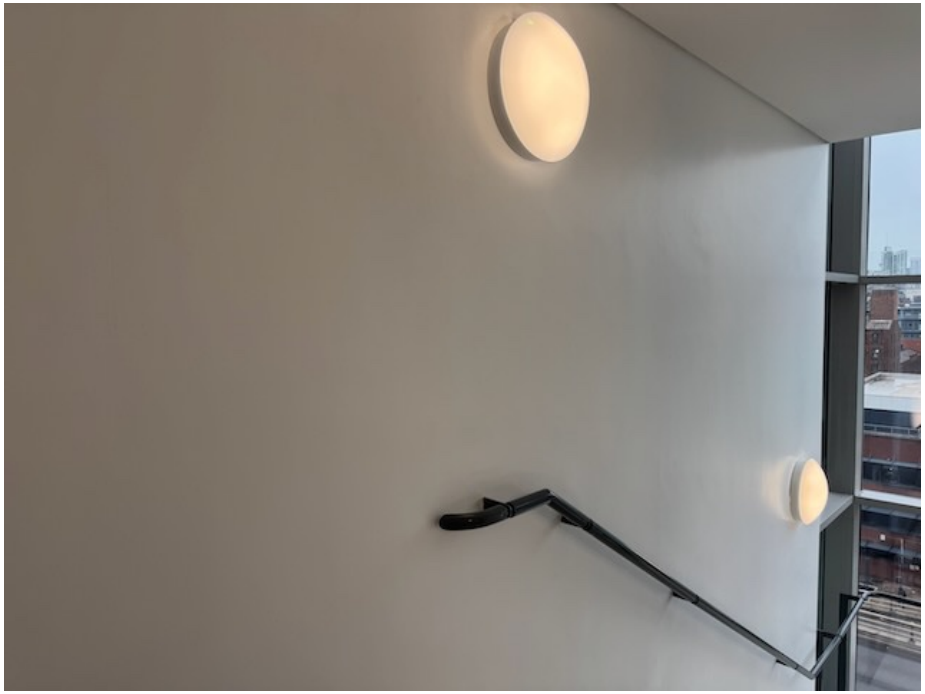
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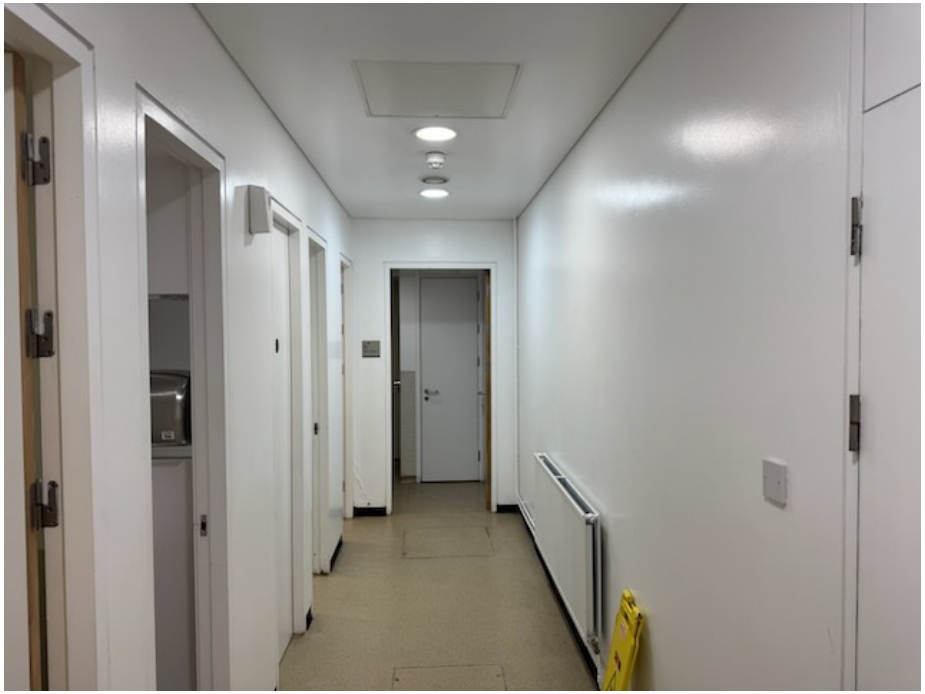


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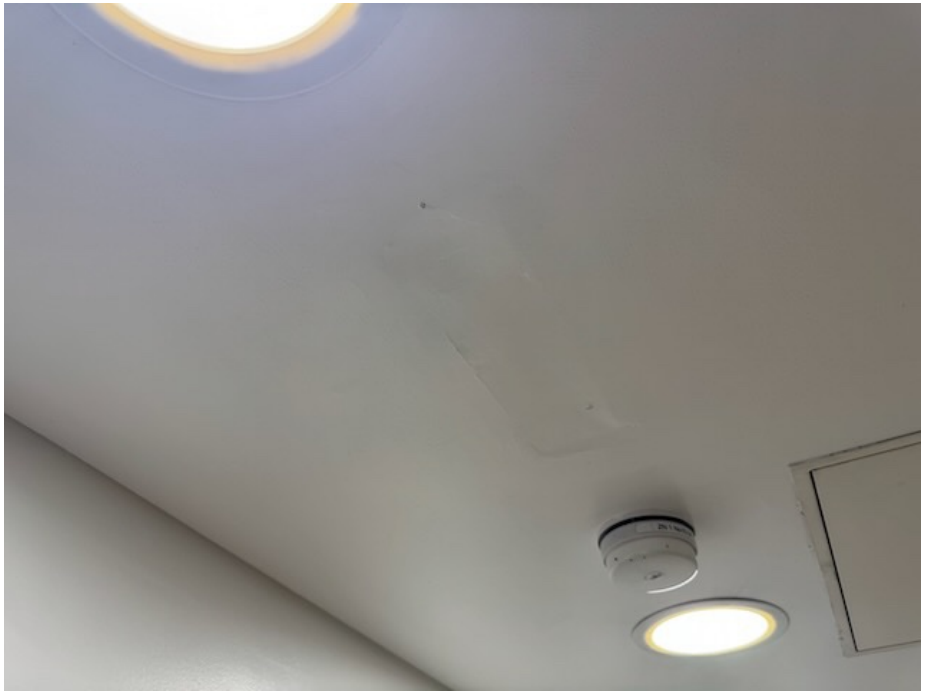
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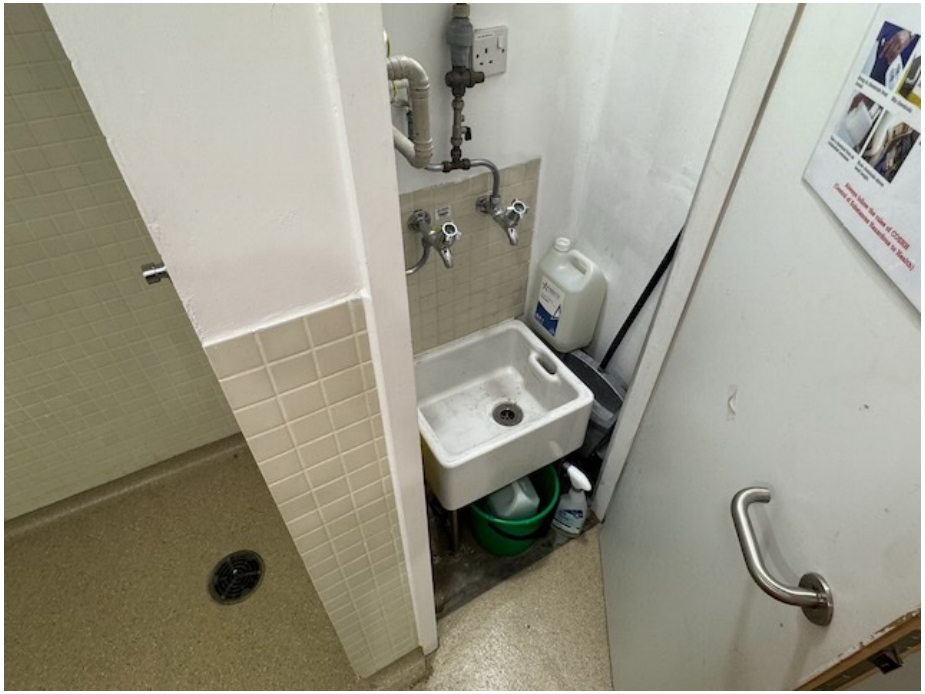
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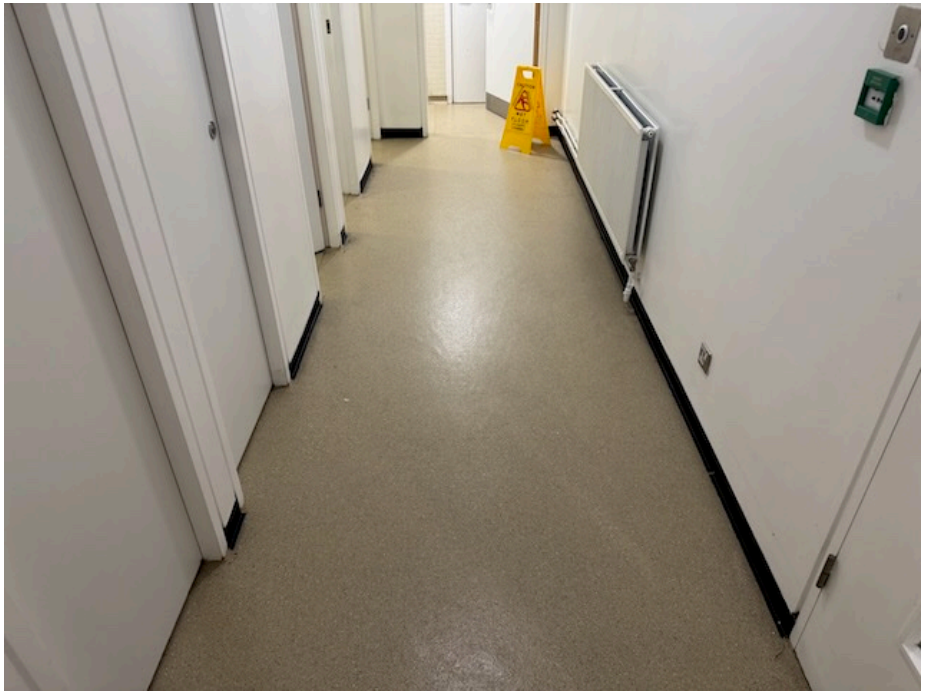
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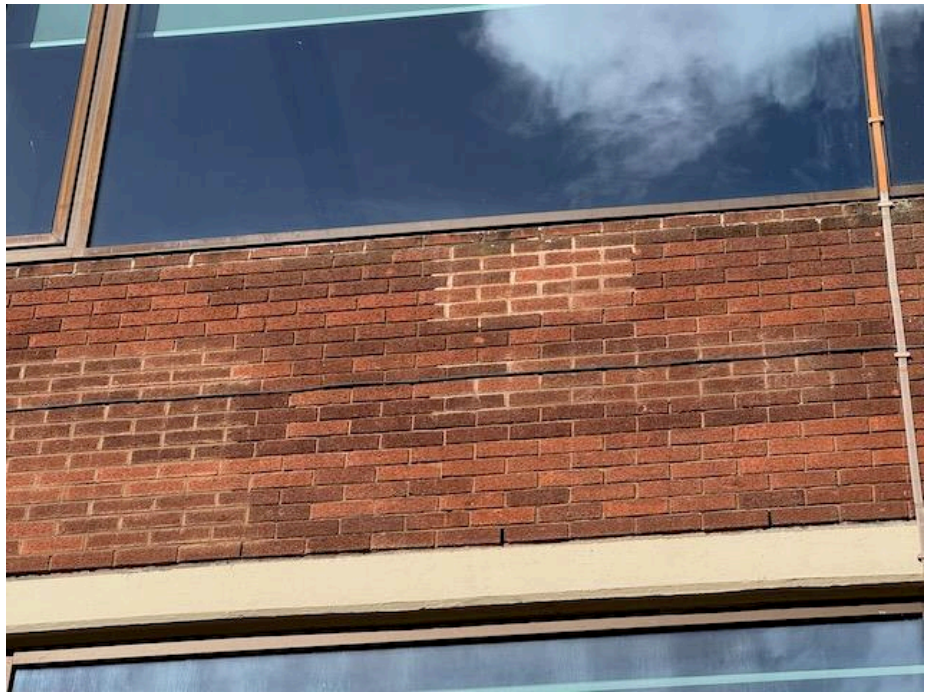


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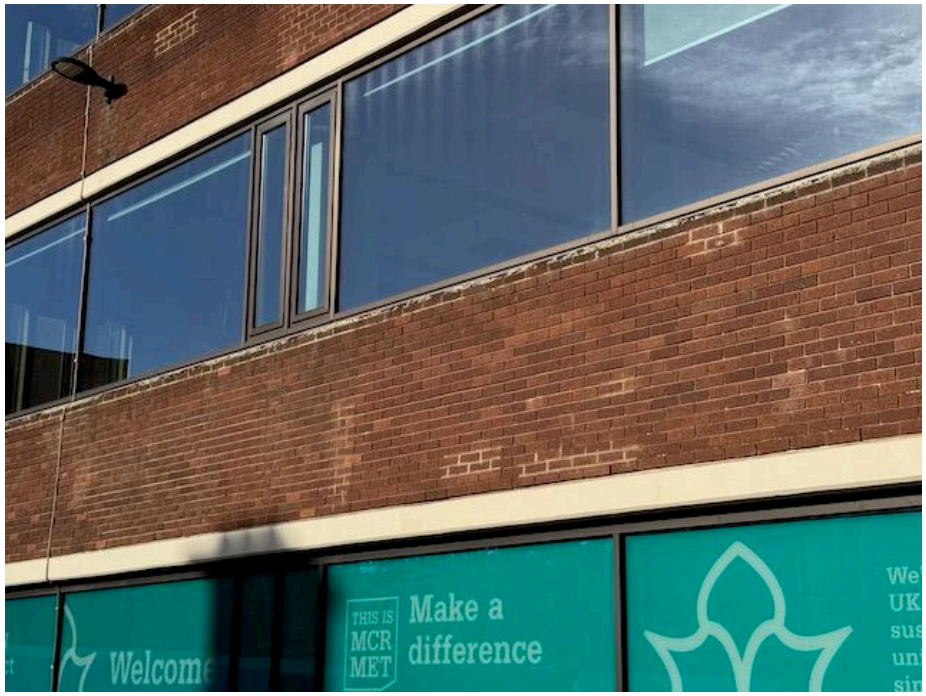
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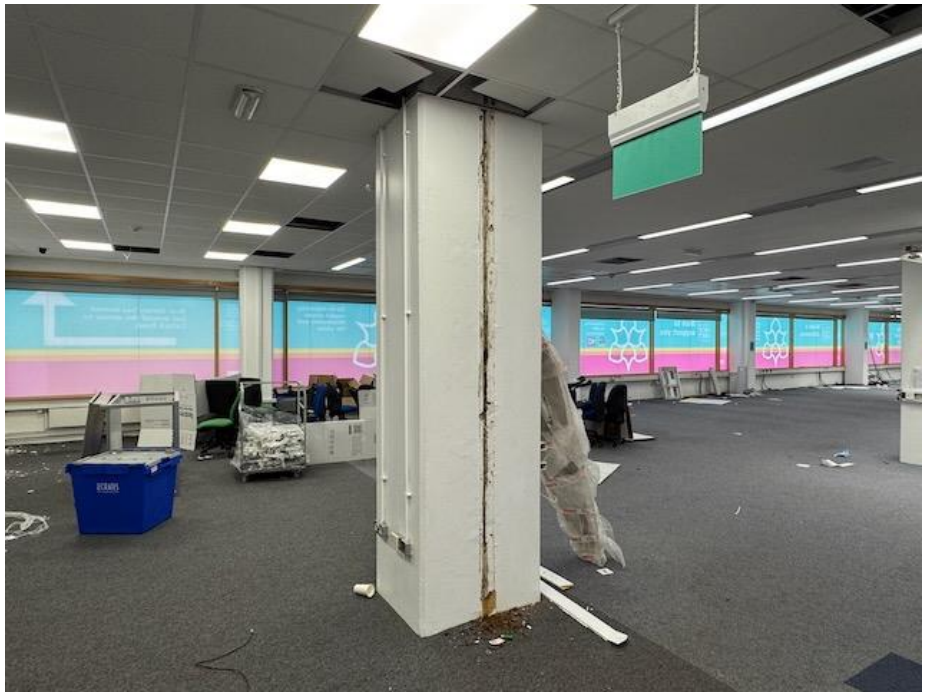


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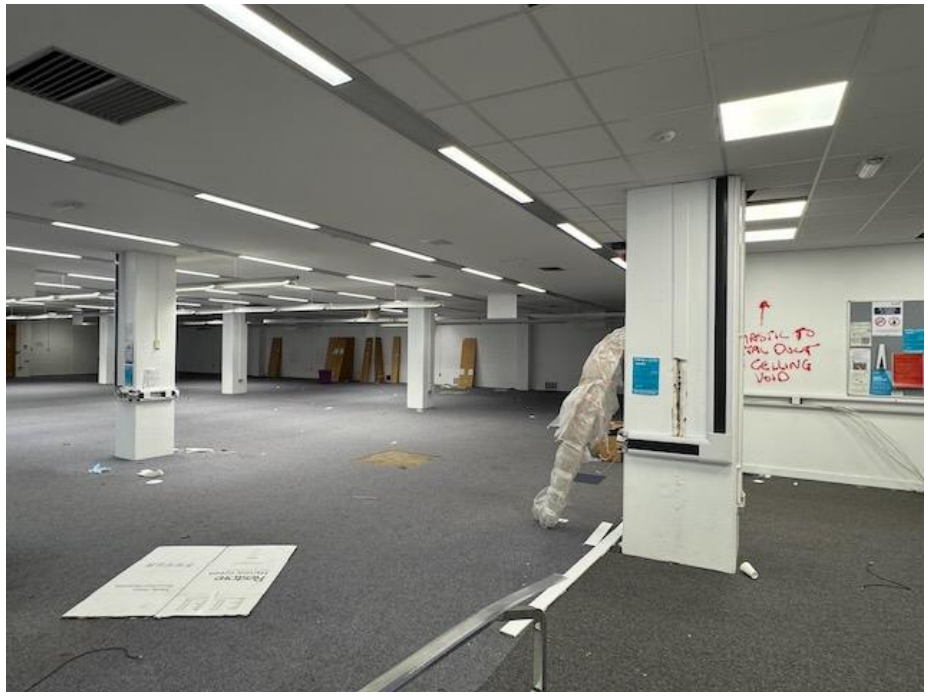
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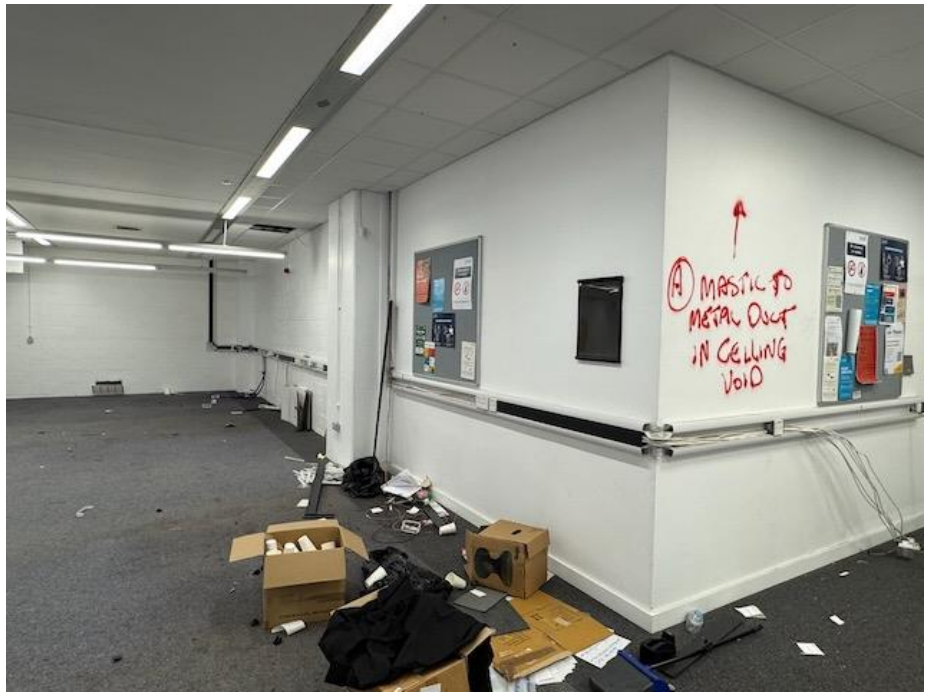


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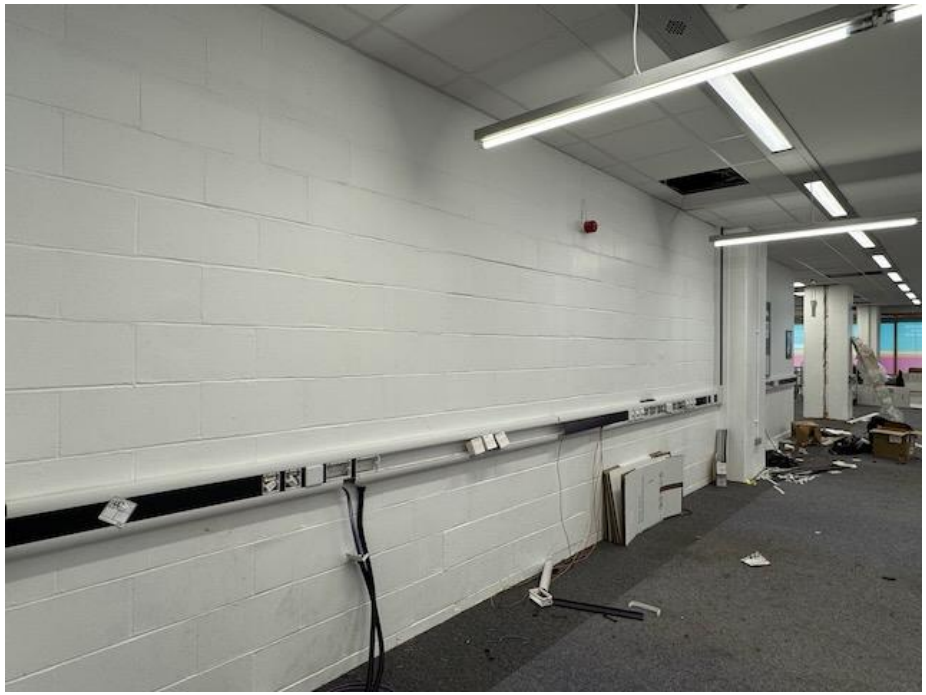


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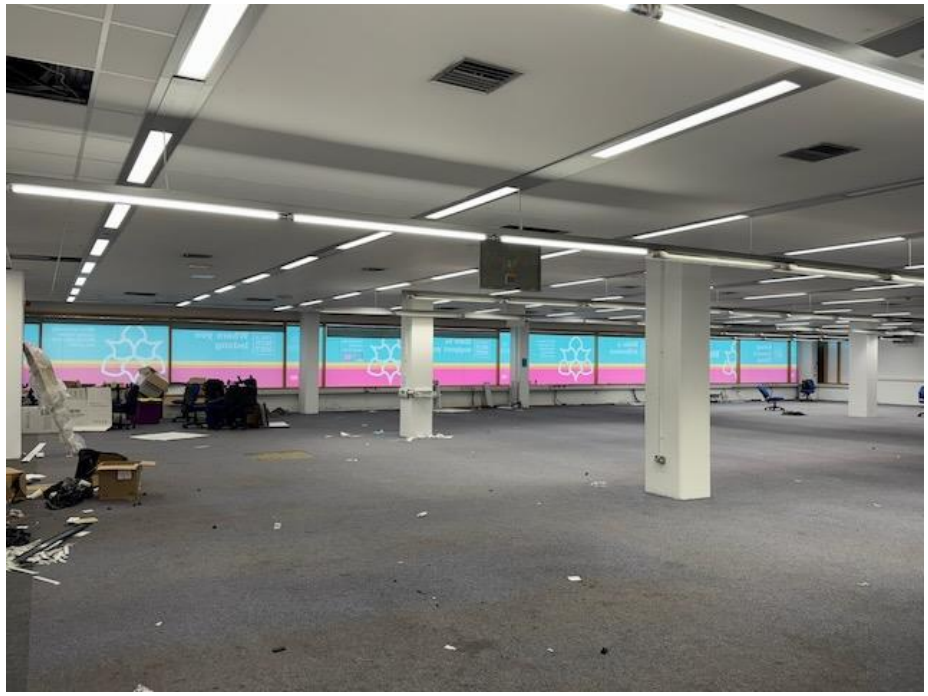
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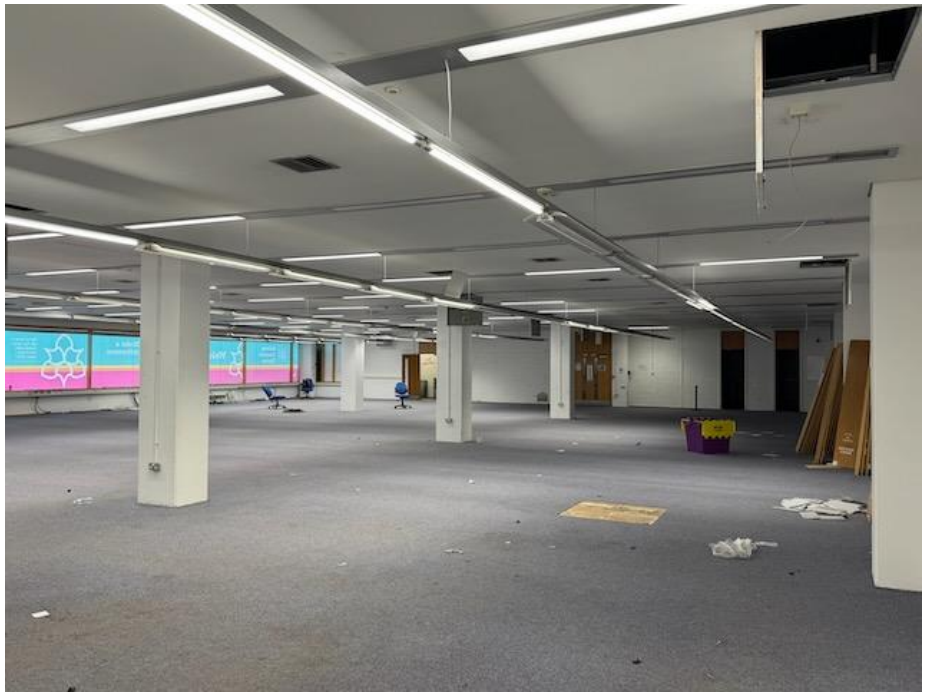
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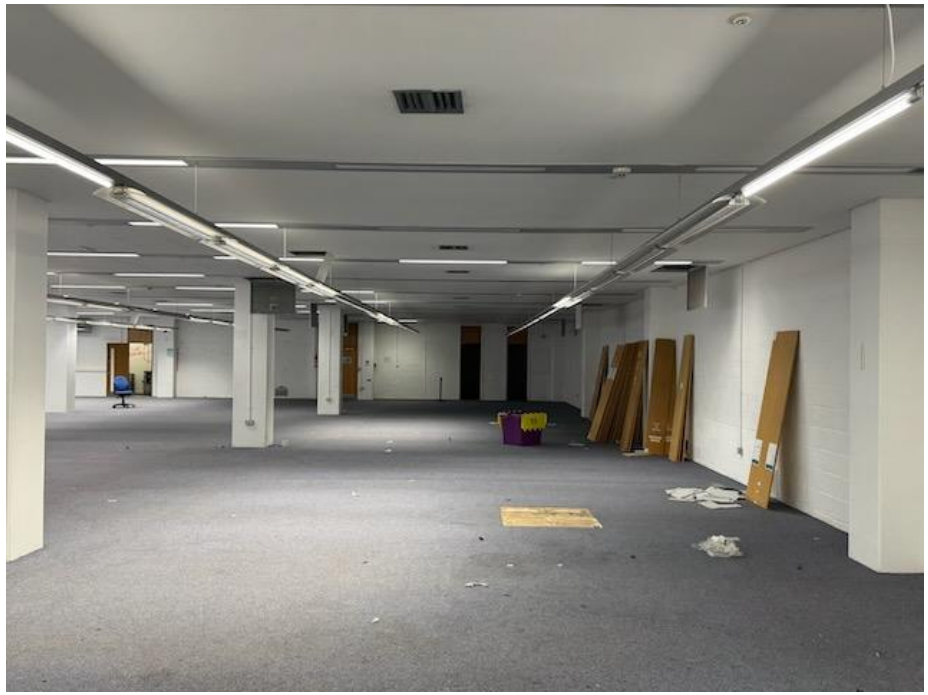


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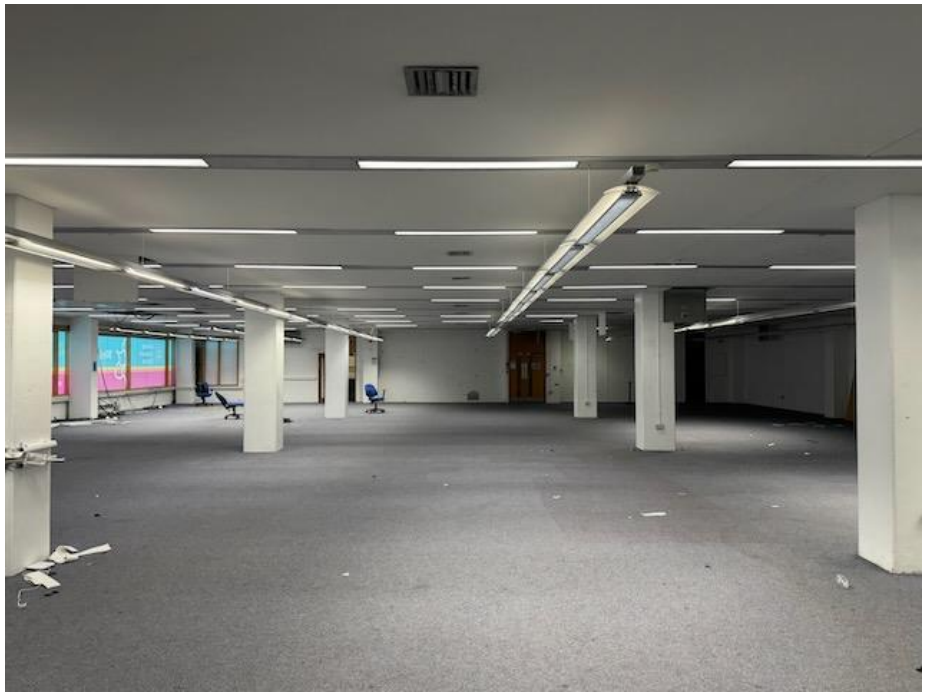


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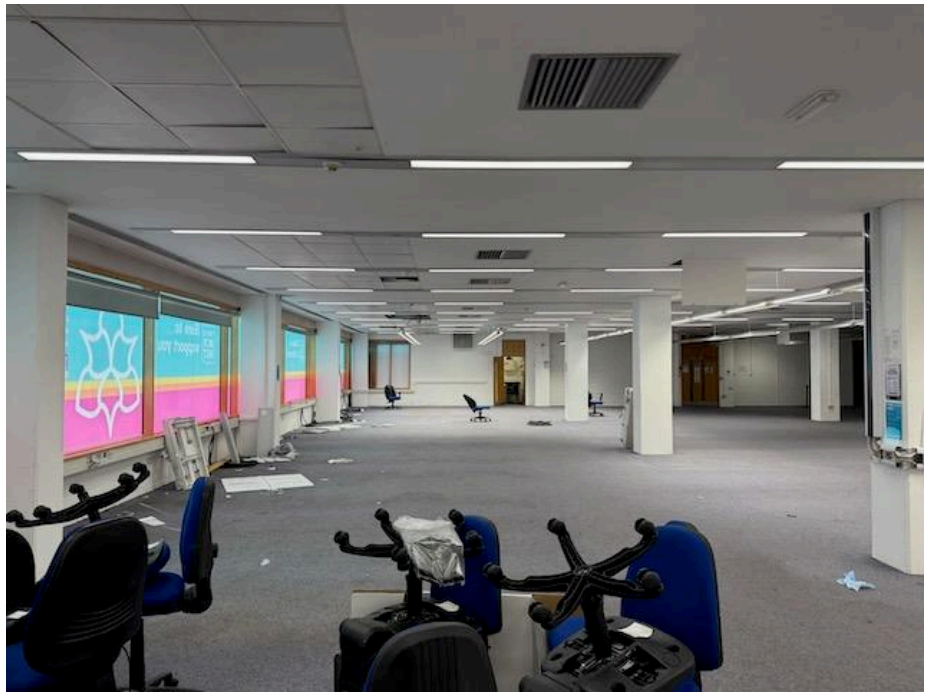
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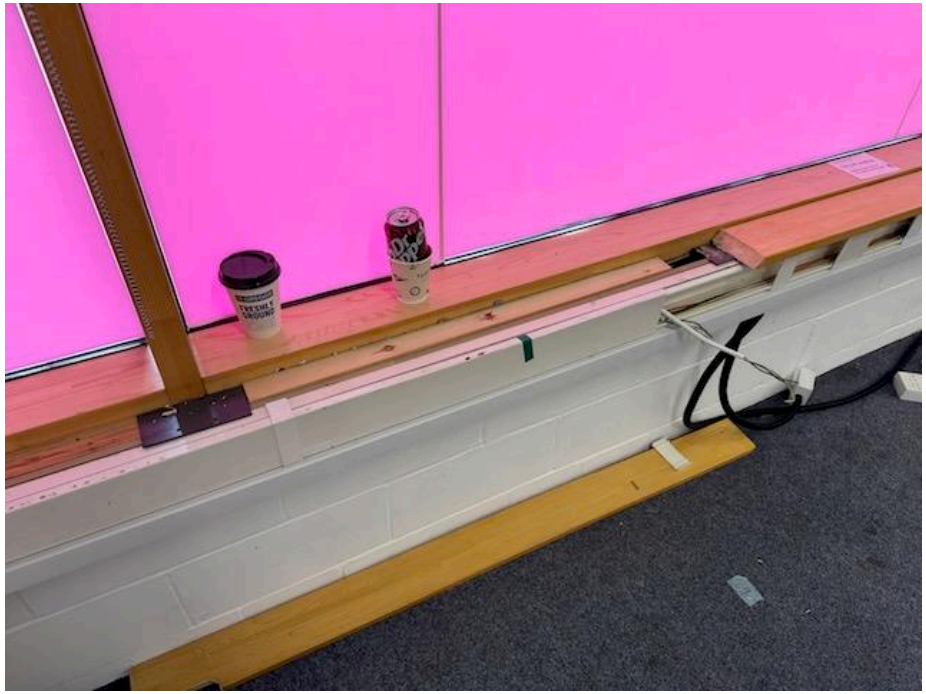


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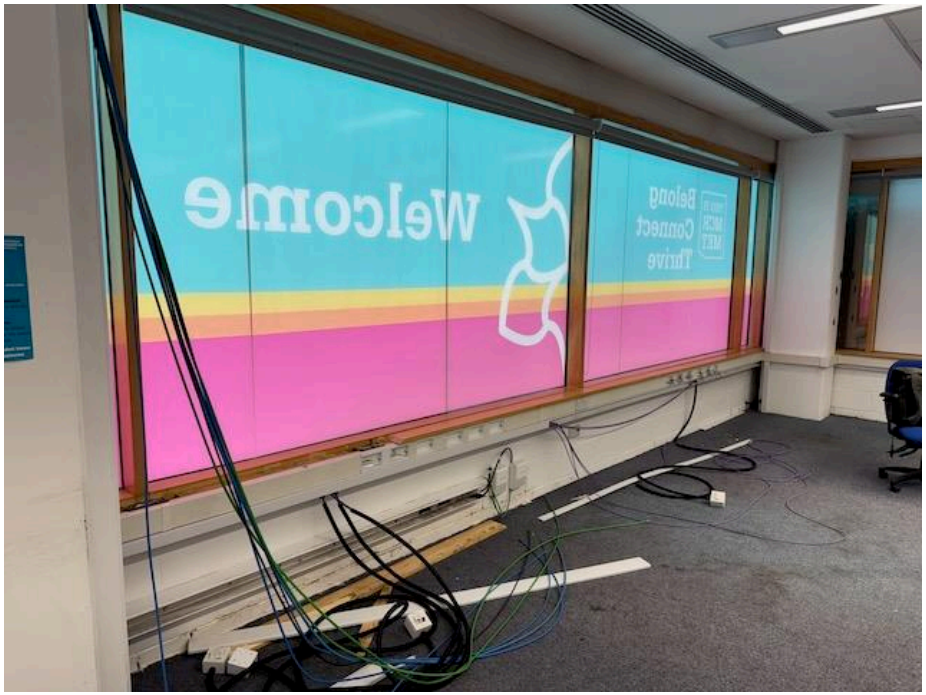
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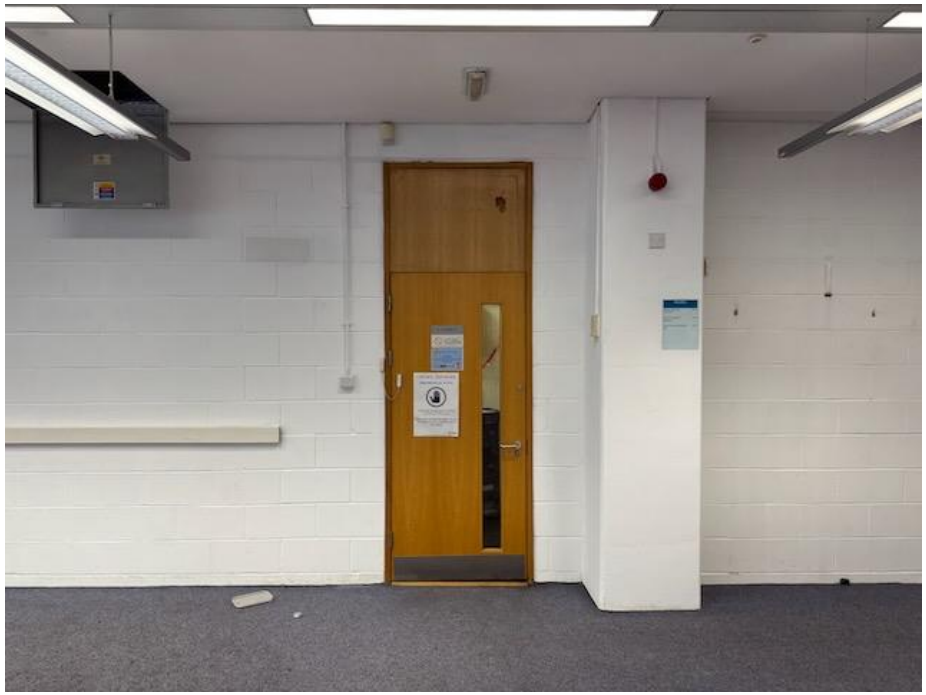
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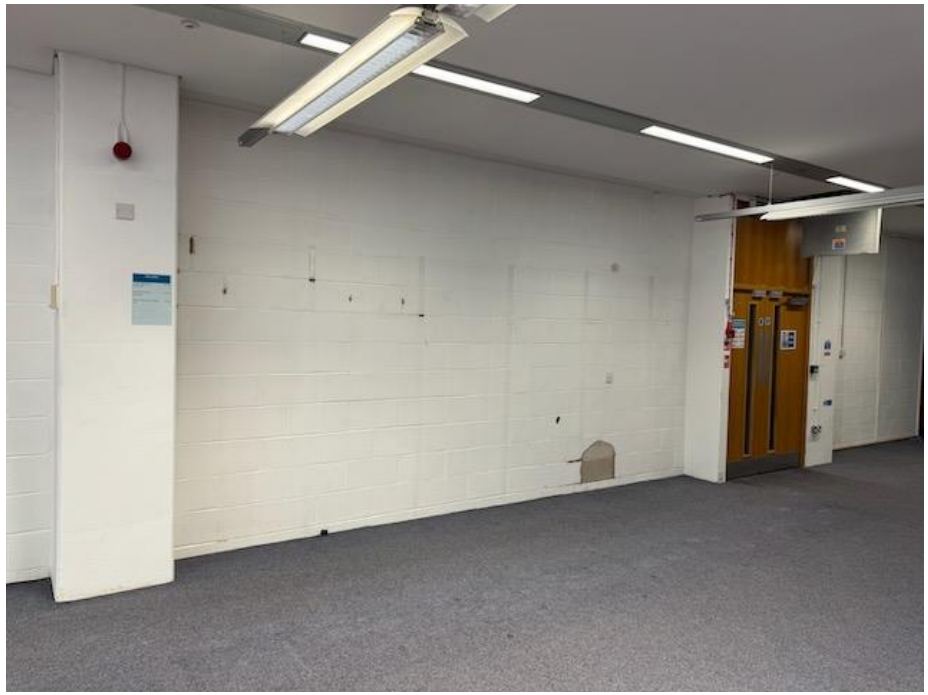
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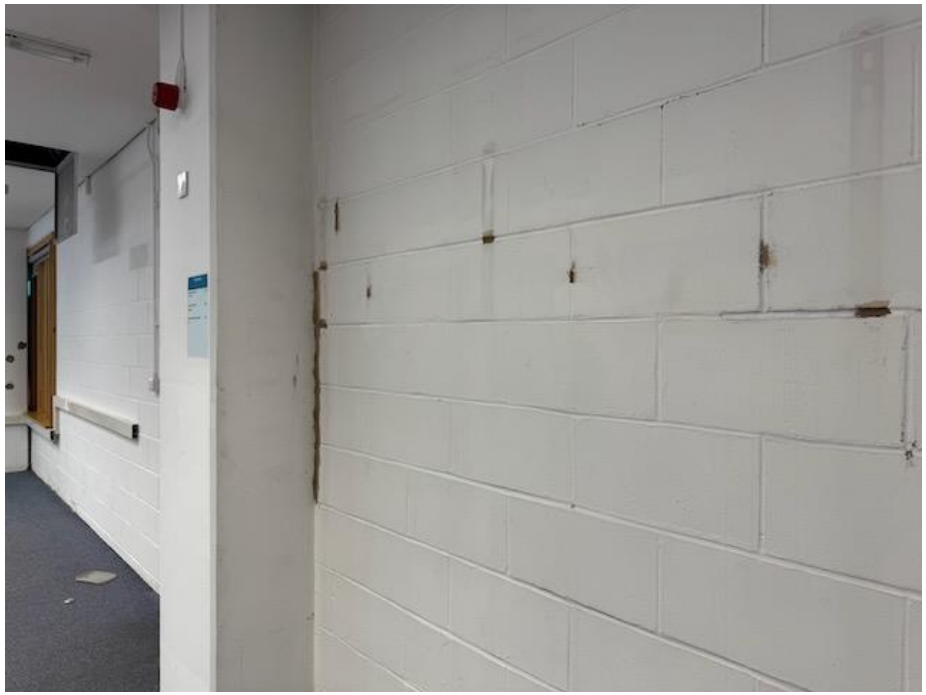
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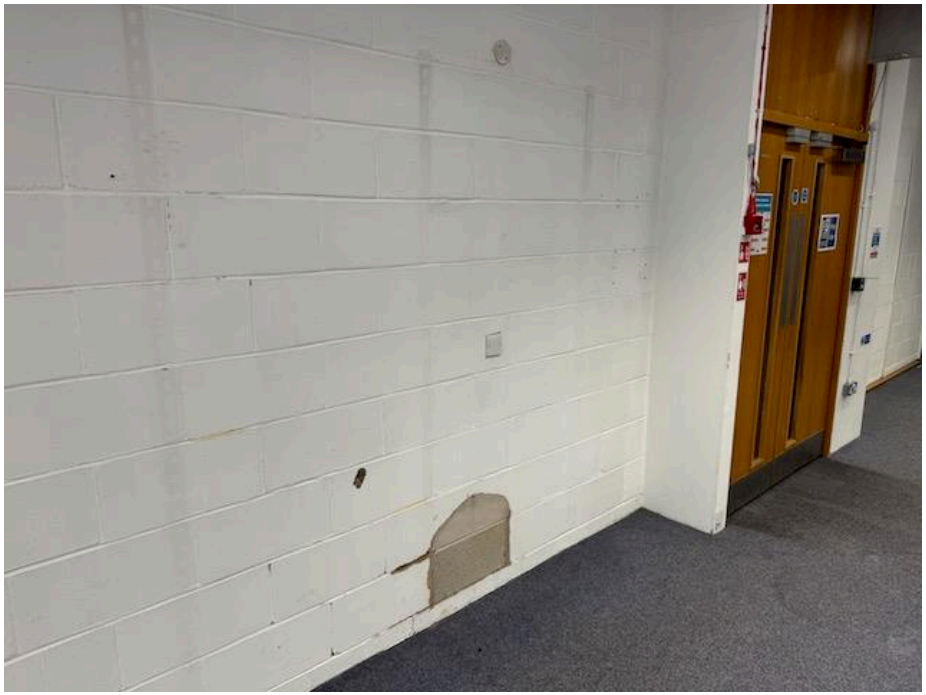


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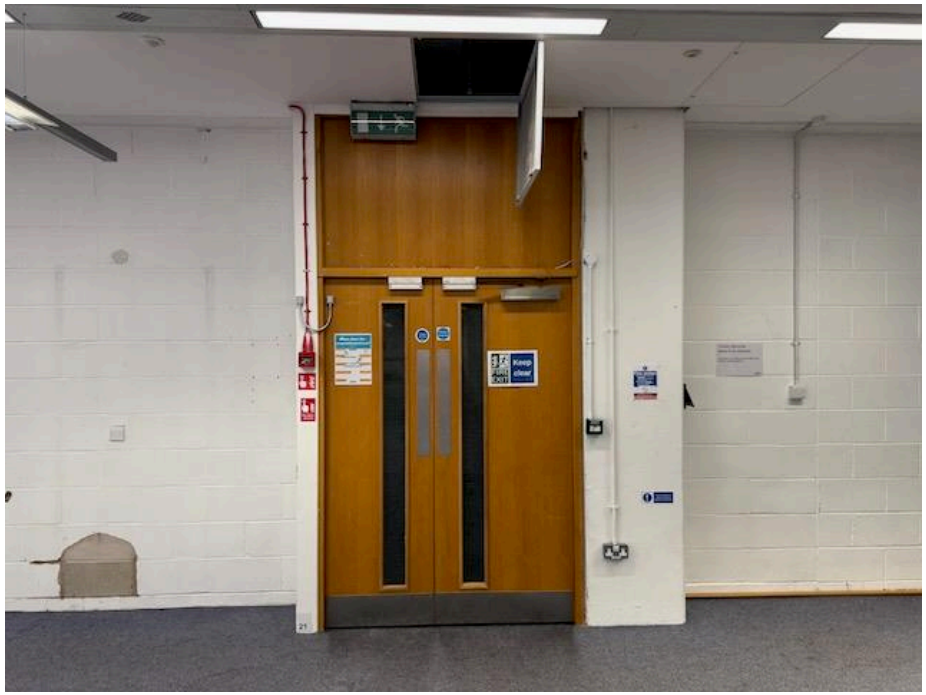
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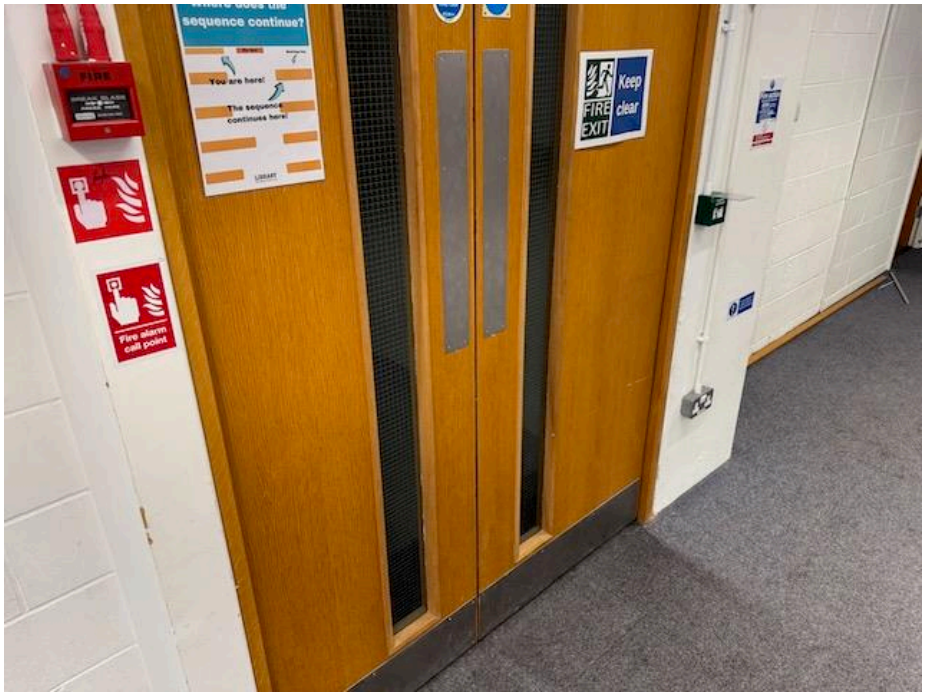


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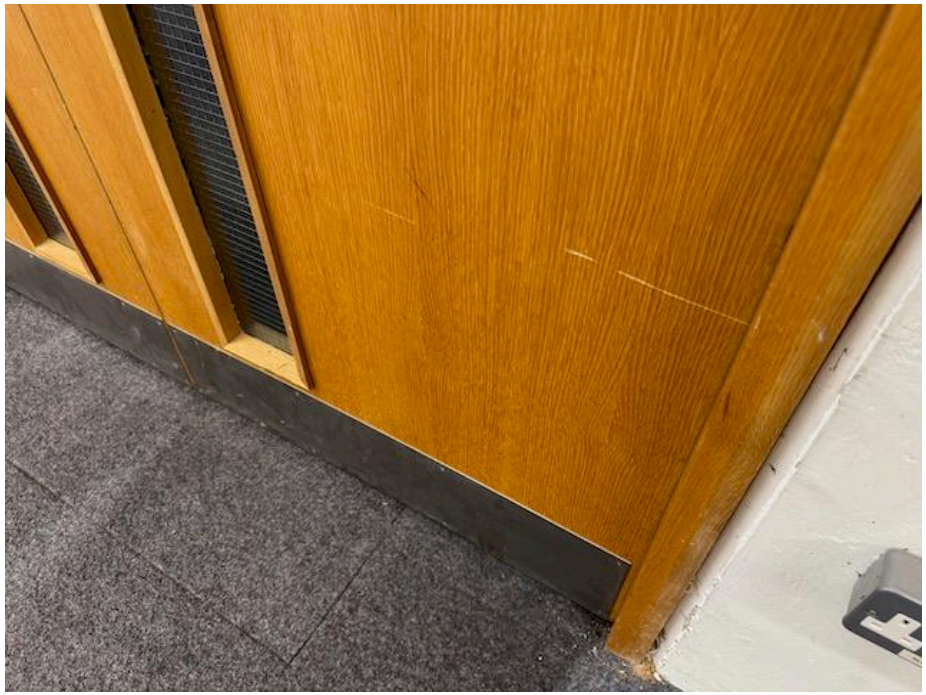


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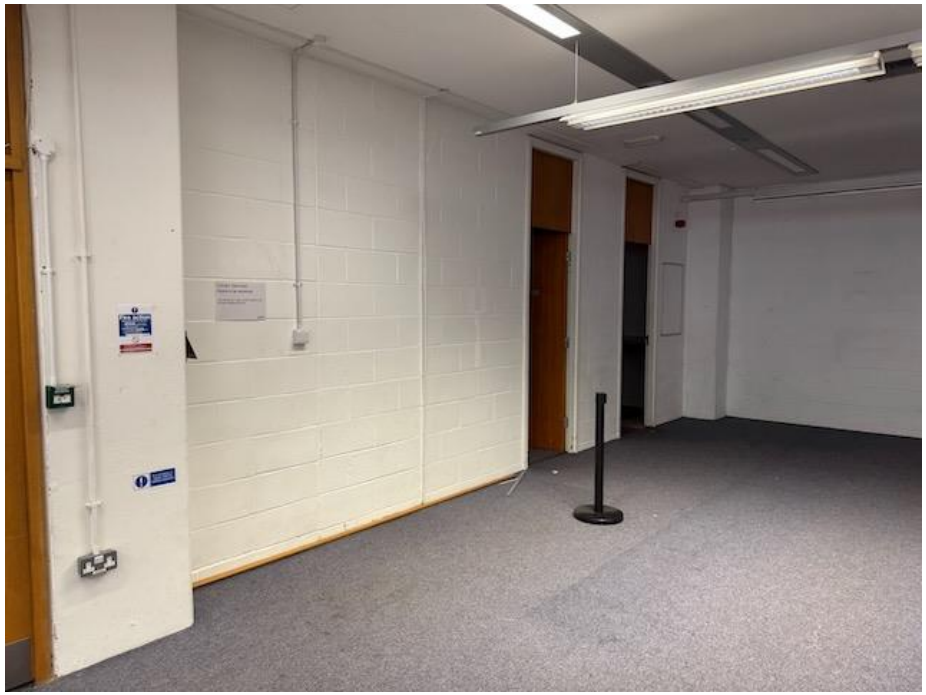
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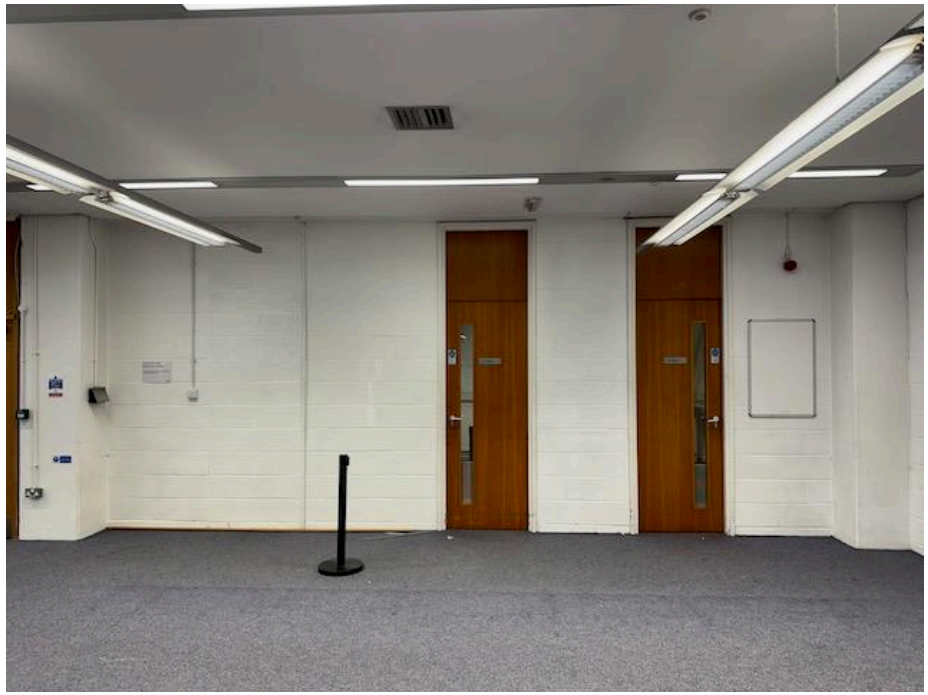


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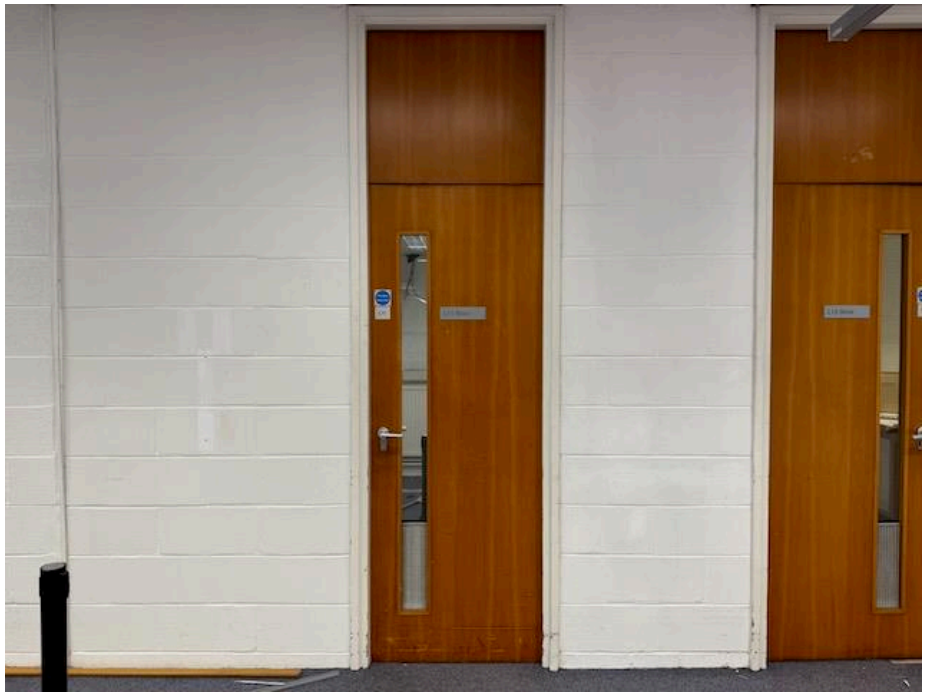


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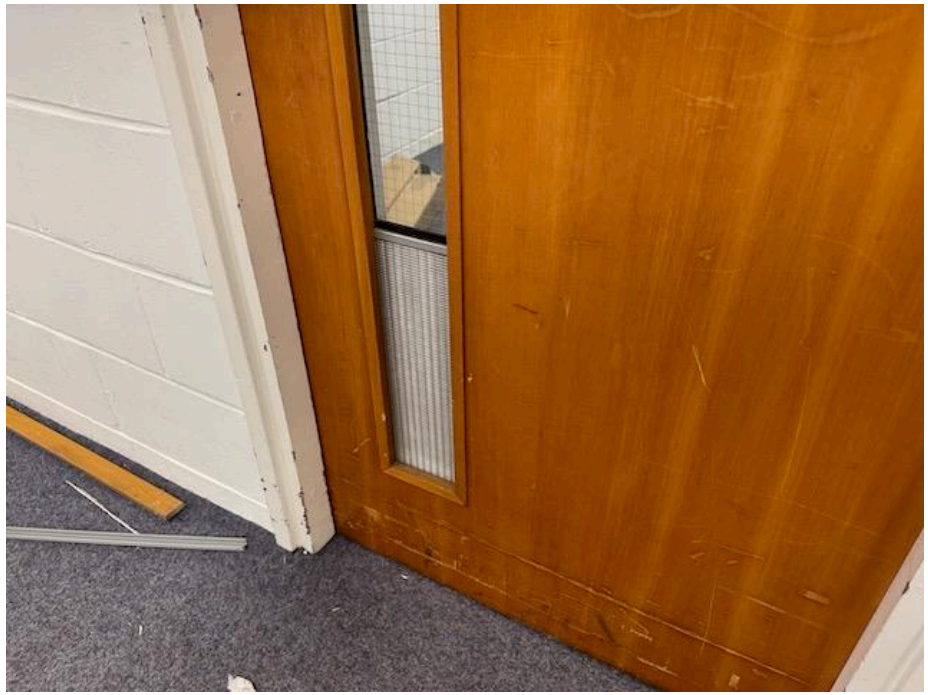
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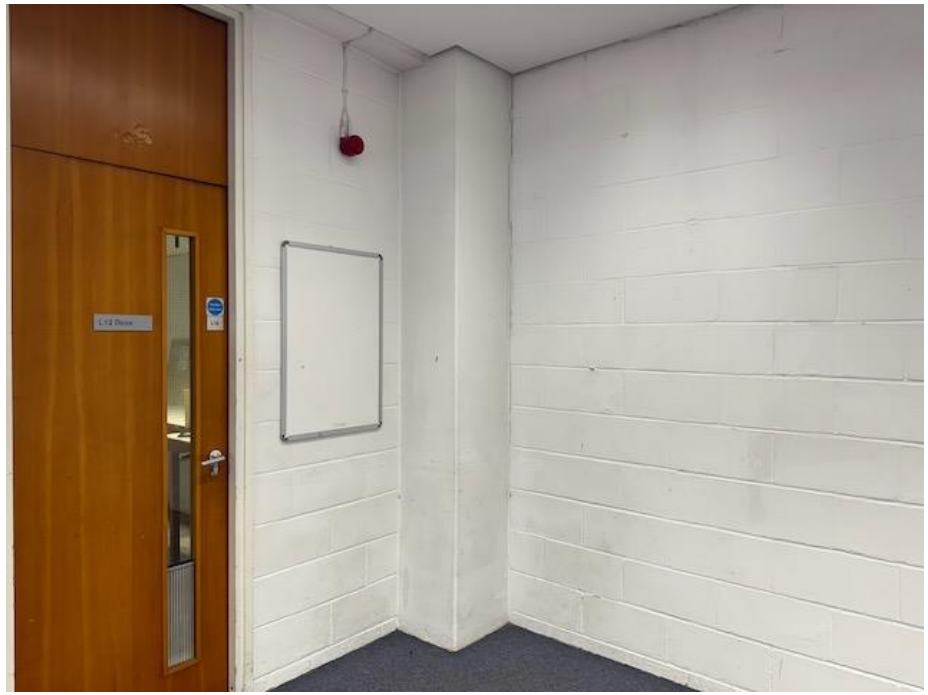
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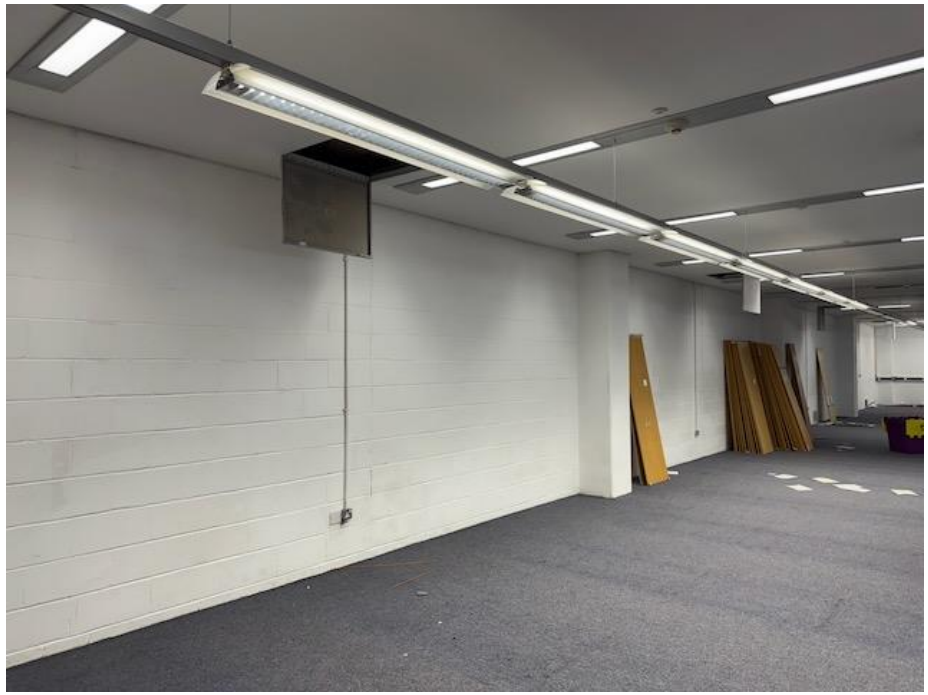


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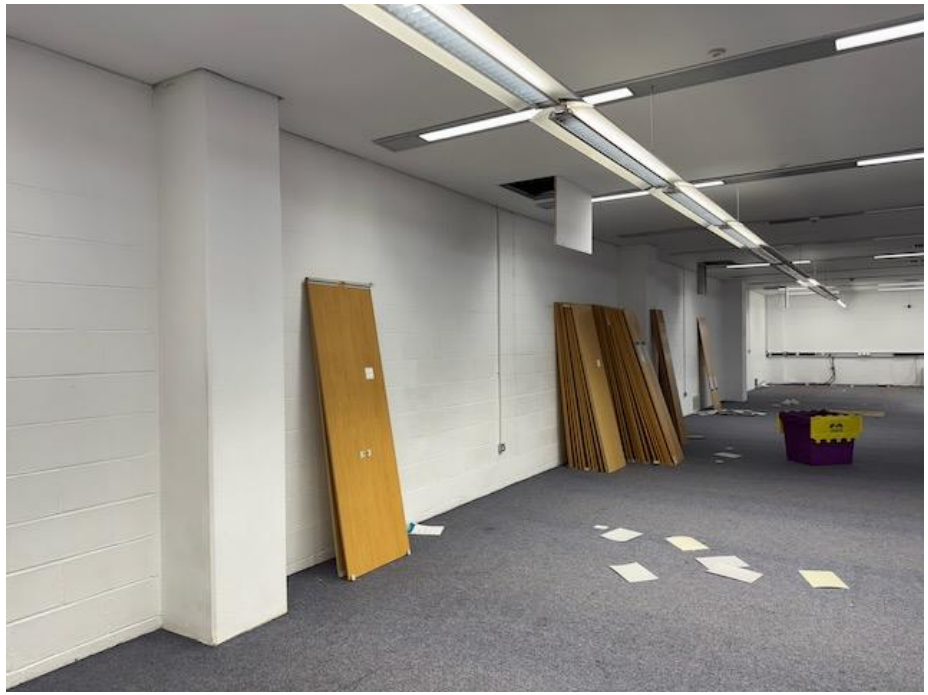


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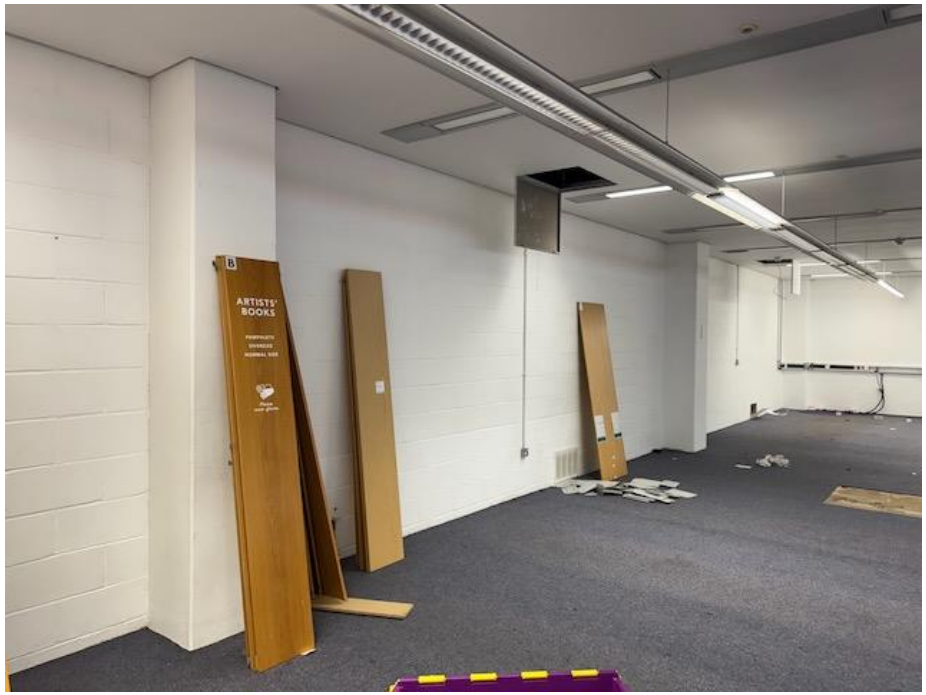
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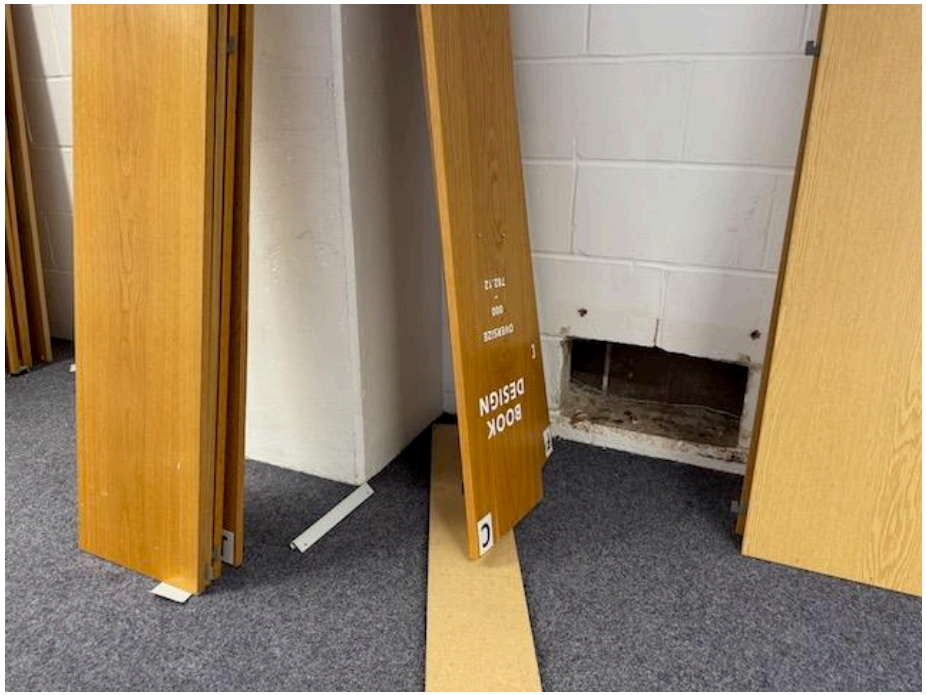


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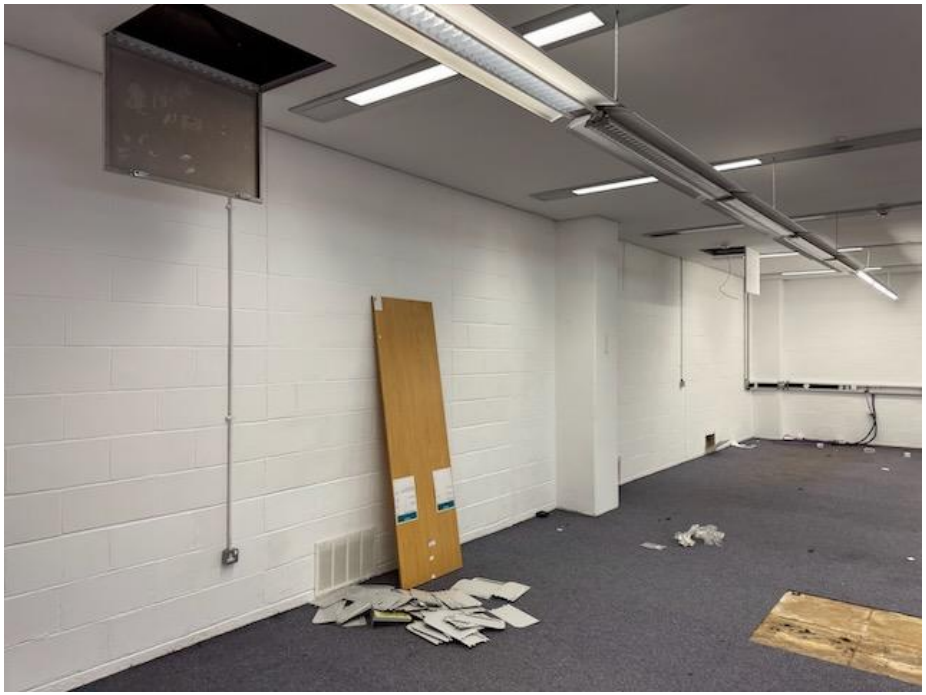
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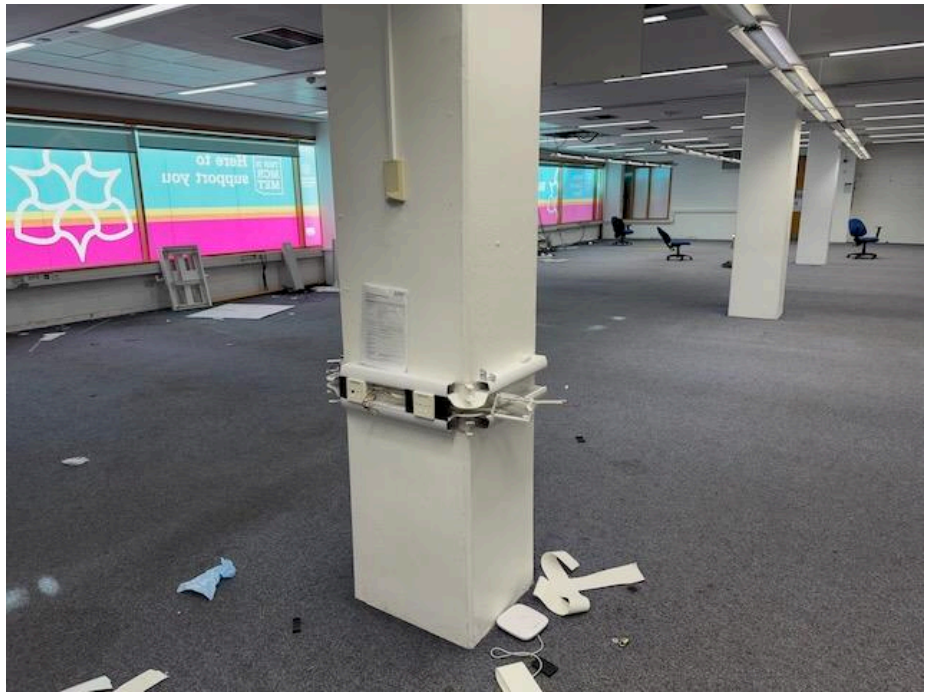


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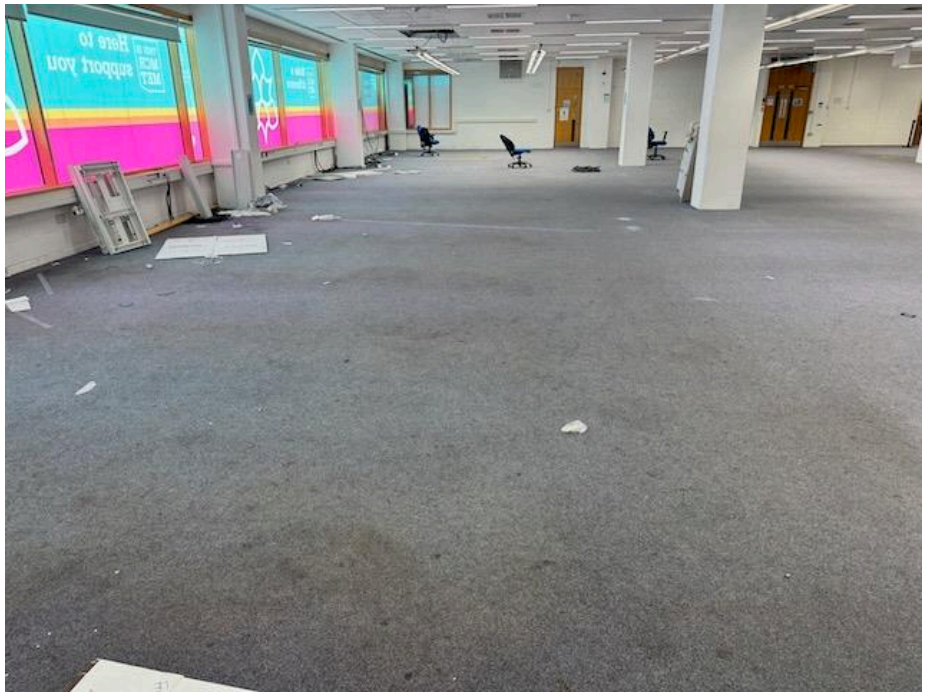


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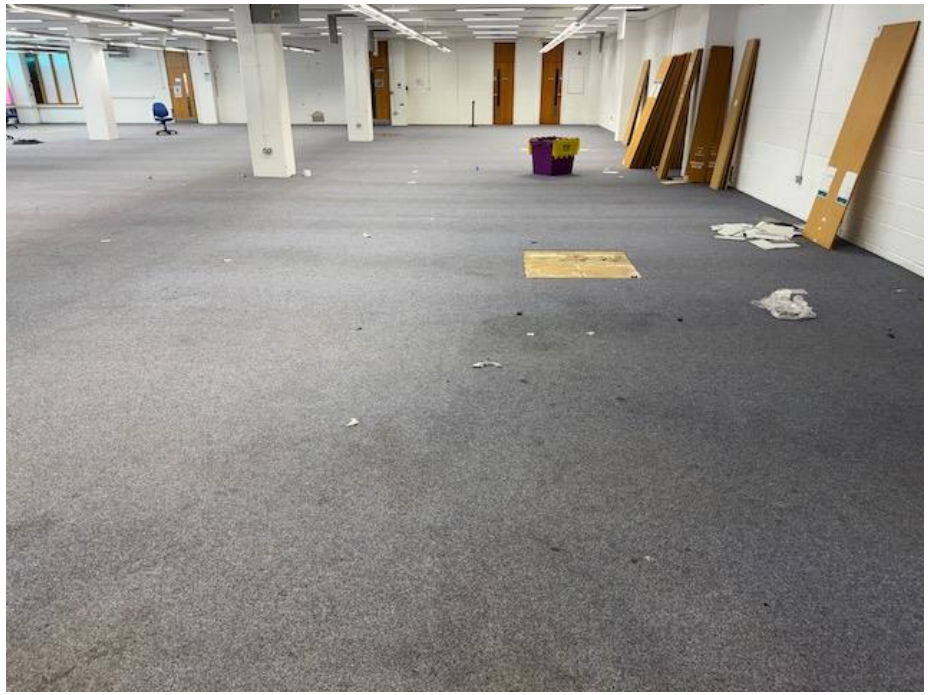


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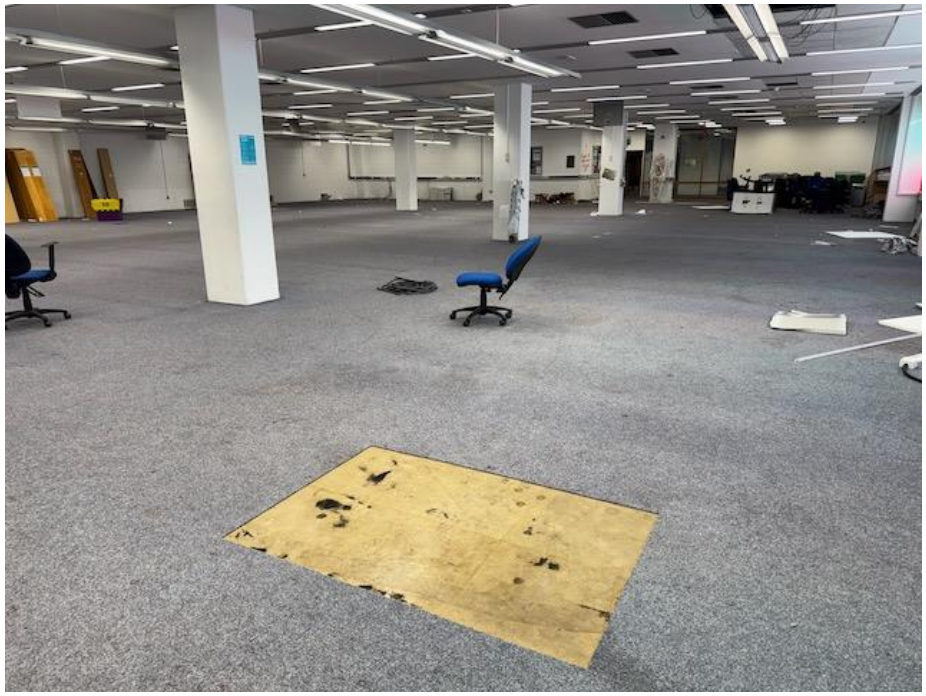
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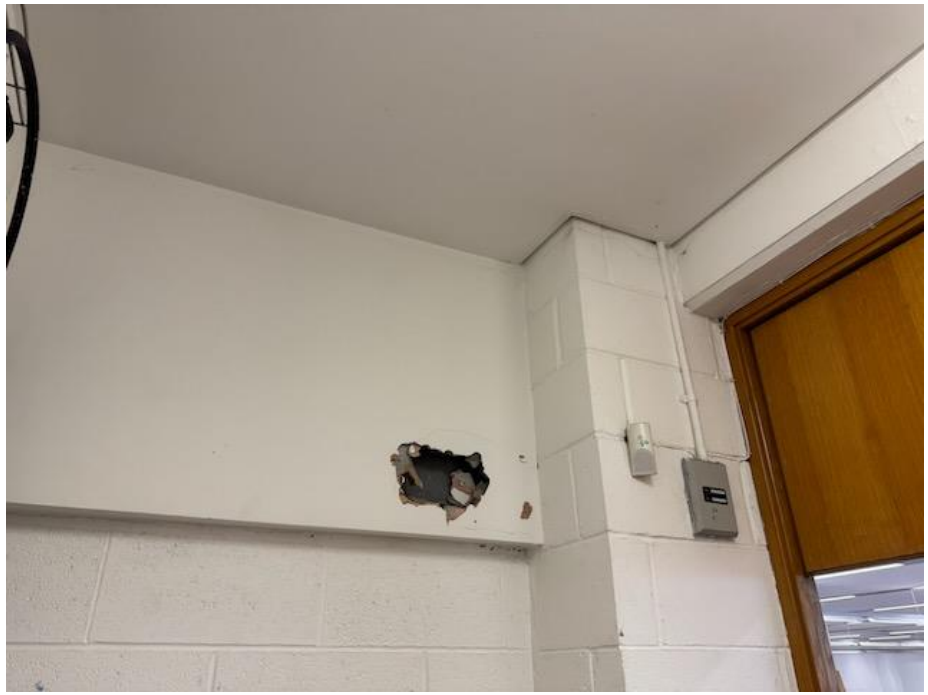
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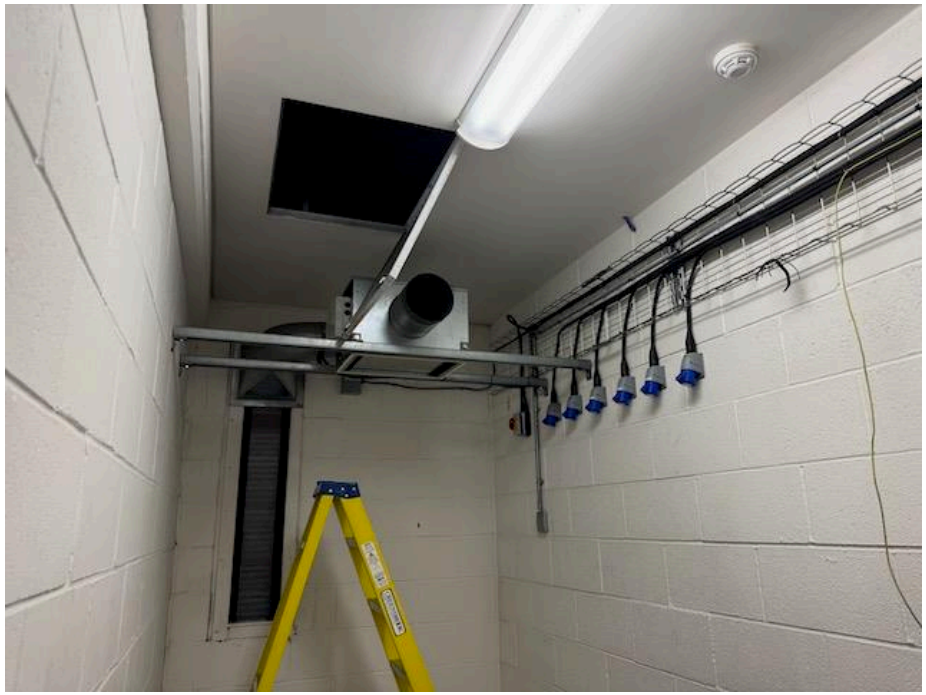
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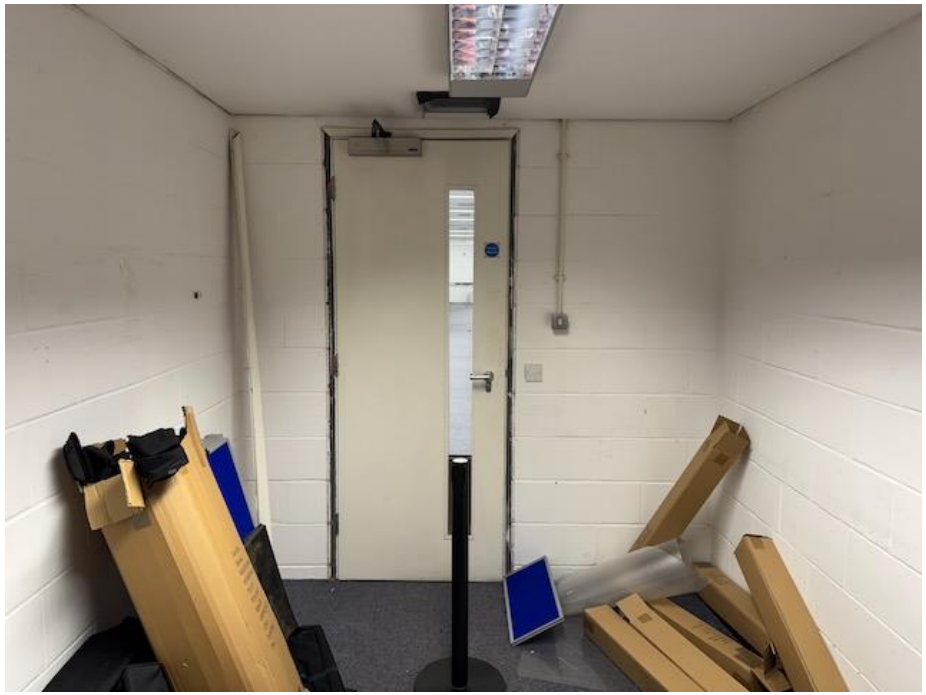


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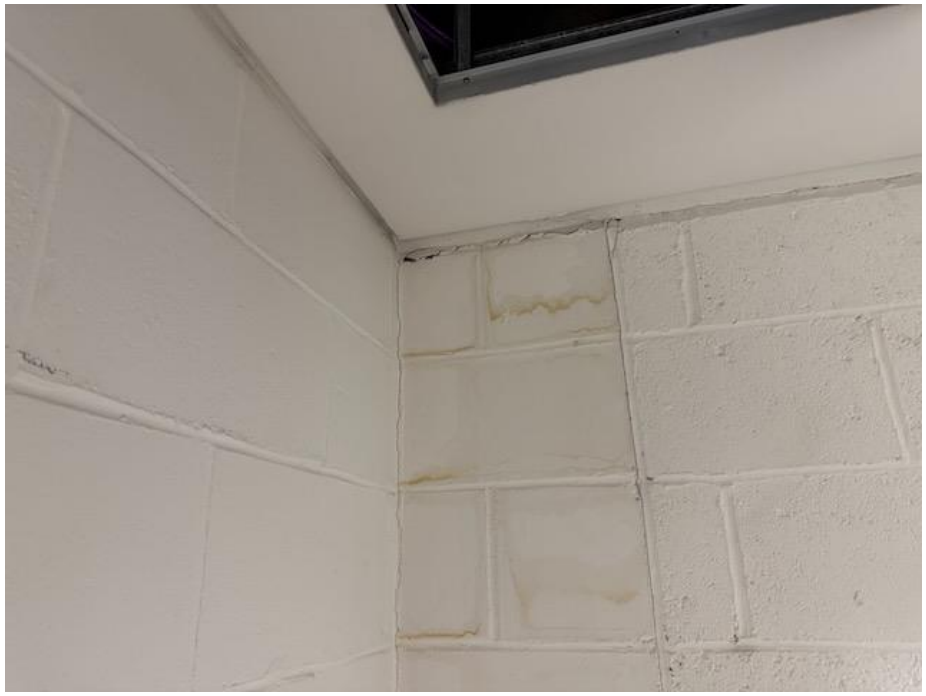
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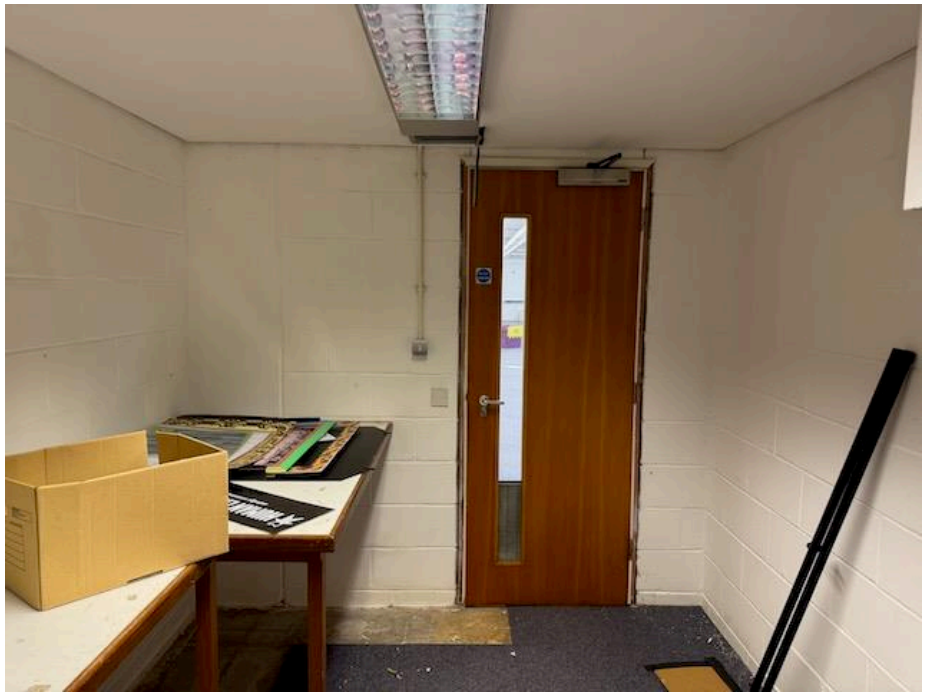


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