



Leasehold Condition Survey

April 2025

The Walk, New Inn, Pontypool, NP4 0PU

Prepared for: Bron Afon Community Housing

Ref: 19510_R01

Preface



Property Address: The Walk, New Inn, Pontypool, NP4 0PU

Date of Inspection: 25th March 2025

Weather Conditions: Dry, sunny and approx. 12°C

Status of the Properties: Occupied

Surveyor: Gary Goodwin BSc (Hons) MSc MRICS & Grace Morgan BSc (Hons)

Client Name: Bron Afon Community Housing

Report Reference: 19510_R01

Version Control

Version	Status	Surveyor	Date
V1	First Issue	G Morgan	11 April 2025

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For and on behalf of G Squared Surveying Ltd

Prepared by:
Grace Morgan BSc (Hons)

Date 11th April 2025

Doc Ref: 19510_R01

Version: V1



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For and on behalf of G Squared Surveying Ltd

Reviewed by:
Gary Goodwin BSc (Hons) MSc MRICS

2. Scope of Instruction and Brief

Introduction

- 2.1. In accordance with your recent instruction, we have carried out an inspection of The Walk, New Inn, Pontypool, NP4 0PU. This report has been prepared in order to:
- Establish the levels of repair works required to the external elements and common parts.
 - Advise on any repairs or replacements required to elements of the building, taking into account the approximate age, condition and material lifespans.
- 2.2. Where applicable, we have based the lifespan of the materials and components upon the typical life expectancy data provided by the BCIS and have assumed that regular maintenance and cleaning will be carried out in the usual way.
- 2.3. For the purposes of this report and ease of identification, the front of the property is deemed to face north-east, with all other directional references following this orientation.
- 2.4. Where references left, right, top, etc have been used they are taken as though the reader is facing the element being described.

Scope of Instruction

- 2.5. Unless otherwise stated, we have carried out a visual inspection of the external parts of the property from ground level.
- 2.6. We have not tested any services, inspected drainage services or specifically tested the operation of windows and doors.
- 2.7. A head and shoulders inspection of the roof spaces was undertaken where access was provided.

Limitations to Access and Inspection

- 2.8. We were unable to gain access into the loft space of 36A and 37A at the time of the inspection.
- 2.9. We have not undertaken a close inspection of external elements directly associated with The Walk above ground floor level where a direct line of sight was not available. Therefore, there may be additional defects present that we have not discussed in this report.
- 2.10. We have not undertaken a Fire Risk Assessment (FRA) of the building. We recommend that you obtain or refer to your own FRA to establish the extent of any remedial works required to address fire safety issues.
- 2.11. Refer to specific sections of the report for additional limitations.

3. Property Description

General description and location

- 3.1. The property is a detached, purpose-built mixed-use block comprising commercial use to the ground floor and residential use to the first floor in the residential area of Pontypool.
- 3.2. Based on the type of construction and historical map data we estimate the building was constructed circa 1970's.
- 3.3. The property is situated on a level plot set back from the road and is surrounded by residential properties of similar ages but of varying residential types.

Accommodation

- 3.4. The building is comprised of 3 flats to the first floor and 3 commercial units to the ground floor with individual secured external entrances.

Ownership and Tenure

- 3.5. We understand the freehold of the property is owned by Bron Afon Community Housing however a number of flats have been sold and are owned on a leasehold basis by private tenants.

Roofs

- 3.6. The main roof is pitched and covered with interlocking concrete tiles. A bitumen felt underlay is assumed to be provided below the tiles.
- 3.7. There are two brickwork (assumed) chimneys with rendered finishes and metal flues.
- 3.8. Timber fascia and soffit are provided to the roof to the front and rear.

Rainwater Goods

- 3.9. There are of PVC-u gutters provided at the eaves to the front and rear elevations. Downpipes are provided to the rear and are provided to the front concealed within the wall / pillar. Rainwater discharges into gullies at ground level.

External Walls

- 3.10. The walls are traditionally constructed of assumed cavity masonry. The external finish to the rear and side elevations, and the first floor of the front elevation are pebble-dash render. The finish to the ground floor walls to the front elevation are painted brickwork.

External Areas

- 3.11. There are hard and soft landscaping to all elevations which includes areas of pre-cast concrete slabs and concrete paths.
- 3.12. There are timber fence boundaries to the left and rear elevations.

Outbuilding

- 3.13. A masonry constructed outbuilding is provided to the rear of the property and appears to have been constructed off a raft / slab foundation.
- 3.14. Corrugated cement roof sheets (may contain asbestos) are provided to the roof with cement verge and ridge details.
- 3.15. Single glazed timber frame windows and steel doors are provided to the outbuilding. Concrete lintels are provided above.

4. Property Condition and Recommendations

Roofs

- 4.1. The pitched roof covering is in reasonable condition however it is aged and there is a minor accumulation of moss growth across the roof. Moss holds moisture which can lead to frost damage to the surface of the tiles during cold weather. The flow of rainwater is also impeded which increases the risk of moisture ingress into the roof space. Acidic secretions from moss can also degrade tiles, shortening their lifespan. We assume the roof covering is original and is therefore circa 50 – 60 years old. The tiles have exceeded their typical 50 - 60-year lifespan and failure of the roof coverings is increasingly likely to occur.
- 4.2. The traditional verge to the side elevations are constructed of an assumed concrete tile under cloak and wet mortar which is cracked throughout. The verge does not extend sufficiently past the external wall and provides minimal protection of the wall below against rainwater.
- 4.3. The timber fascia and soffit are generally in reasonable condition however are showing signs of deterioration and are rotten to the left-hand side to the rear allowing birds to nest inside.
- 4.4. The chimney stacks appear to be in reasonable condition however there is severe moss growth to the flaunching's.
- 4.5. We identified a breach of fire compartmentation to the party wall within the roof space of 35A. The wall should be closed off with masonry to match existing to ensure adequate fire compartmentation is provided.

Recommendation	Reason
Replace roof coverings and underlay to the whole pitched roof, including installation of eaves ventilation and dry verge.	The roof coverings are not in need of immediate replacement however the tiles have exceeded their typical 50 – 60 year lifespan and failure of the roof coverings is increasingly likely to occur. We recommend that the roof covering is replaced as part of a programme of planned works rather than on a reactive basis to benefit from economies of scale and reduce the risk of internal damage as a result of inevitable water ingress.

Recommendation	Reason
Extend the roof verges.	To provide an overhang to the gable elevations to improve protection of the external walls below.
Replace the fascia's and soffits to the pitched roof areas	The fascia and soffit will need to be removed and altered to facilitate the roof replacement work. Typically, the timber fascia's are beyond economic repair and will be damaged during this type of work, and we anticipate the fascia, and soffit would need to be renewed. Given the height of the building and cost of accessing this area we recommend they are replaced in their entirety to minimise future maintenance and repair costs.
Redistribute the insulation in the roof spaces to achieve required thickness. Upgrade the insulation to meet current building regulations.	Redistributing the existing insulation will reduce thermal bridging in the ceilings below. Building Regulations requires that insulation at ceiling level is improved during roof covering renewals.
Extend party wall to the underside of the roof for fire compartmentation.	To provide fire compartmentation between the flats.
Remove moss growth, repair render and renew the chimney leadwork. If the chimneys are not in use, consideration could be given to demolish the chimney stack and capping off below roof level.	<p>The render to the chimney should be repaired as a minimum to prevent any further damage as well as potential water ingress.</p> <p>Demolition of the stack during roof replacement would reduce future long term risks of water ingress if the chimneys are redundant.</p>

Rainwater Goods (gutters and downpipes)

- 4.6. The PVC-u gutters and downpipes are in reasonable condition generally however they do appear aged and are soiled throughout.
- 4.7. There is staining at the gutter joints which indicates they may be leaking.
- 4.8. The downpipes to the front are concealed within the buildings wall at first floor level and within a pillar at ground floor level. There is efflorescence to the masonry pillar at ground floor level. This indicates the downpipes within the walls have deteriorated and are leaking.
- 4.9. A number of gullies appear to be blocked.

Recommendation	Reason
Replace gutters and downpipes during roof replacement works.	The gutters and downpipes are showing signs of age and will need to be removed and altered to facilitate the roof replacement work. Typically, PVC-u items tend to be damaged during this type of work, and we anticipate some of the gutters and downpipes would need to be renewed. Given the height of the building and cost of accessing this area we recommend the rainwater goods are replaced in their entirety to minimise future maintenance and repair costs.
Clean out and jet gullies and below ground drainage.	To ensure water is draining from the downpipes correctly and to prevent pooling water against the external walls.

External Walls

- 4.10. The roughcast render is generally in poor condition with cracking observed in various areas. The render coatings are assumed to be original and are likely to have reached the end of its useful life.
- 4.11. We observed minor cracking to the front and side elevations which is most likely due to thermal expansion and contraction due to lack of movement joints. We recommend that movement joints are installed (in accordance with structural engineer recommendations).
- 4.12. We observed cracking to the rear elevation and this is most likely due to ground movement. We understand a CCTV survey has been undertaken of the drainage in the area and various major defects were identified. Underpinning and crack stitching may be required following repair of the drainage (to be confirmed by structural engineer).
- 4.13. The render is generally in good condition however we observed minor vertical cracking below windows throughout. The render has blown around a vertical crack below a central first-floor window.
- 4.14. The tile windowsills do not provide a sufficient drip detail and the pointing between tiles is degraded potentially allowing water ingress to the internal areas of the building.
- 4.15. Windows are generally in good condition. The windows to the ground floor side elevations have been blocked up.
- 4.16. There are no caps provided to the soil stacks.

Recommendation	Reason
Hack off existing render finishes and re-render with a approved system.	To ensure a watertight finish is provided to the building. Water can penetrate behind the render through cracks and holes and can become 'trapped'. This can cause potential water ingress into the cavity or cause further deterioration of the render.
Repair of drainage system to rear. Extent of works currently unknown.	To ensure the drainage system is operational and address potential building movement. Full extent of works required is not known at this stage.

Recommendation	Reason
Install vertical movement joints within the external walls utilising a Helifix system as specified by an engineer.	To prevent the reoccurrence of thermal cracking.
Undertake underpinning of the rear external wall as identified by further investigations and engineer design.	To ensure stability of external walls.
Undertake crack stitching to cracking on the rear elevation (in accordance with engineer design).	To reinforce and strengthen external walls.
Repair areas of missing mortar and damaged brickwork.	To prevent any further damage as well as potential water ingress.
Install PVC-u windowsills over the existing tiled sills.	To prevent water ingress.

External Areas

- 4.17. There are timber boundary fences to the left and rear elevations. The fences are generally in good condition throughout.

Outbuilding

- 4.18. The corrugated roof is in reasonable condition however the ridge and verge details have degraded and been damaged in places.
- 4.19. There are several areas of cracking to the walls to all elevations and the wall to the rear right-hand corner appears to be detaching from the rest of the walls. The building appears to be suffering with subsidence.
- 4.20. The steel doors to the rear have suffered minor damage and the faces are rusting.
- 4.21. The PVCu gutters are in poor condition.
- 4.22. The concrete lintel to the front door has cracked.

Recommendation	Reason
Demolish the outbuilding in its entirety, lay new foundations and install a prefabricated building.	Due to the numerous elements that require renewal and the structural work required to the walls, it may be more cost effective in the long term to demolish the building and supply new. The building is of substandard quality and requires extensive structural repair. Demolition of the building may also be required to facilitate repair of the drainage system.



Appendix A

Photographs

Photo 1 – 35A roof space



Photo 2 - 35A roof space



Photo 3 – Front elevation



Photo 4 – Front elevation



Photo 5 – Front elevation



Photo 6 – Chimney to front right



Photo 7 – Front elevation



Photo 8 – Pillar containing downpipe to front



Photo 9 – Front elevation



Photo 10 – Cracking below shopfront

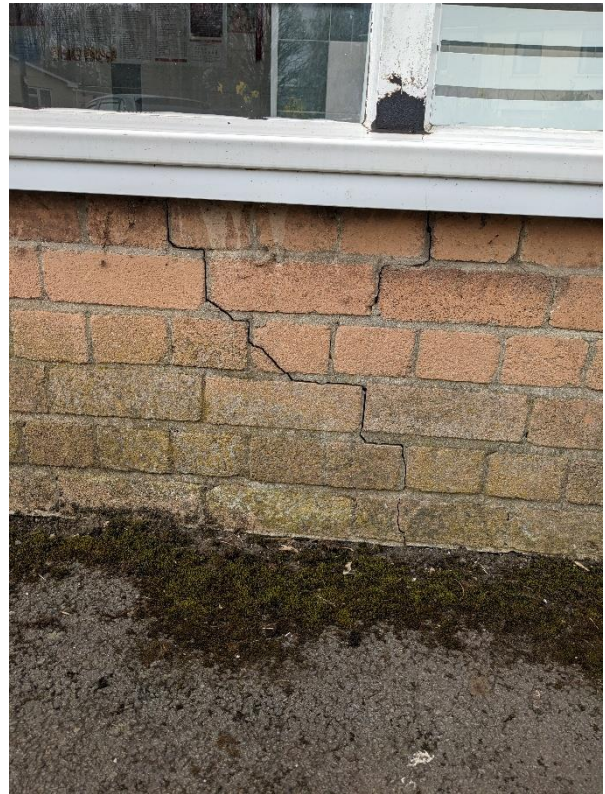


Photo 11 – Downpipe to front



Photo 12 – Pillar containing downpipe to front



Photo 13 – Cracking below shopfront

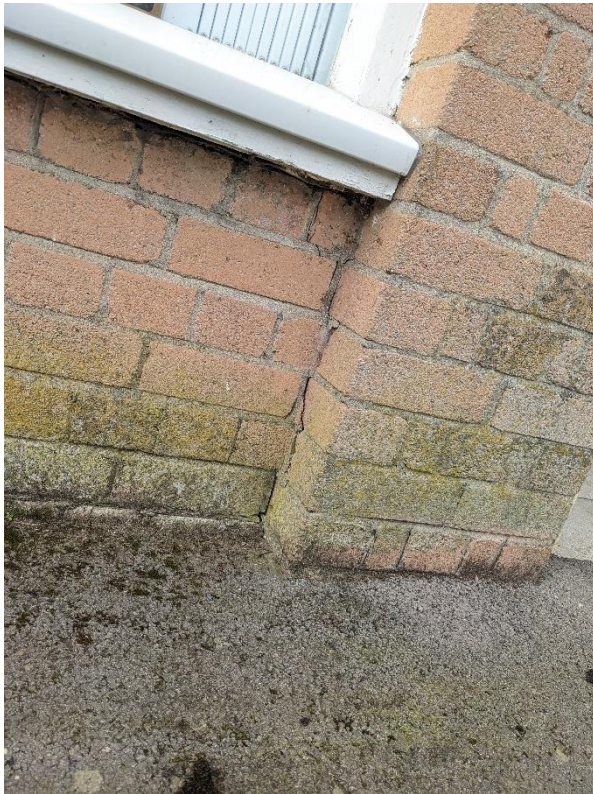


Photo 14 – Left-hand elevation



Photo 15 – Cracking to wet verge to left elevation



Photo 16 – Blocked up window to left elevation and tiled windowsill



Photo 17 – Cracking below window to left elevation



Photo 18 – Blown render around cracking to rear elevation



Photo 19 – Rear elevation



Photo 20 – Right-hand elevation



Photo 21 – Cracking below window to right elevation



Photo 22 – Rotten fascia and soffit to rear



Photo 23 – Rear elevation



Photo 24 – Rear elevation



Photo 25 – Cracked lintel above front door of outbuilding



Photo 26 - Side elevation of outbuilding



Photo 27 – Cracking to rear of outbuilding



Photo 28 – Cracking to rear of outbuilding



Photo 29 – Side elevation of outbuilding



Photo 30 – Rear corner of outbuilding





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