



## Conditional Survey

27<sup>th</sup> July 2024 – Version V2

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# Quality Management

| REVISION SUMMARY | REV V1            | REV V2            | REV 2 |
|------------------|-------------------|-------------------|-------|
| REMARKS          | Draft Issue       | Final Issue       |       |
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## CONTENTS

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|                                         |    |
|-----------------------------------------|----|
| 1. Introduction                         | 4  |
| 1.1 Scope of Report                     | 5  |
| 1.2 Limitations to the Report:          | 5  |
| 2. Asset Maintenance Records            | 5  |
| 3. Survey Information                   | 6  |
| 4. Guidance Current Standards           | 16 |
| 4.1 The Main Entrance                   | 16 |
| 4.2 Corridors                           | 16 |
| 4.3 Separation of Clean and Dirty Zones | 16 |
| 4.4 Doors                               | 16 |
| 4.5 Changing Rooms                      | 16 |
| 4.6 Accessible Toilets/Changing         | 19 |
| 4.7 Heating                             | 20 |
| 4.8 Lighting                            | 20 |
| 4.9 Power                               | 20 |
| 4.10 Water Services                     | 20 |
| 5. SUMMARY & RECOMMENDATIONS            | 21 |
| 5.1 General                             | 21 |
| 5.2 Hot Water Calorifiers               | 21 |
| 5.3 Electrical Systems Overview         | 21 |
| 5.4 Summary                             | 21 |

## 1. Introduction

The following report is a Non-Intrusive Condition Survey to provide a review of the current state/condition of the existing Sutton Bridge United Football Club changing facilities building located in Memorial Park within Sutton Bridge, Lincolnshire.

The purpose of this document is to establish the condition of the existing building / services and provide an improved understanding of their condition.



The building was constructed in circa 1953 by the people of the village for the coronation of Queen Elizabeth II. It is a portal framed building in clad with single skin brickwork formed on a concrete slab.

|                                  |                                                                   |
|----------------------------------|-------------------------------------------------------------------|
| DATE OF SITE VISIT               | 3 <sup>rd</sup> June 2024                                         |
| REVIEW CARRIED OUT BY            | Matthew Warr                                                      |
| ACCOMPANIED BY                   | -                                                                 |
| SITE REFERENCE                   | The Football Pavilion                                             |
| SITE ADDRESS                     | Memorial Park, Bridge Road, Sutton Bridge, Lincolnshire, PE12 9SA |
| SITE FUNCTION                    | Football Changing Rooms / Showers                                 |
| BUILDING'S DESCRIPTION           | 1 Building                                                        |
| FLOOR AREA                       | TBC                                                               |
| APPROXIMATE DATE OF CONSTRUCTION | Original Building 1953 extension approx. 1980                     |
| WEATHER CONDITIONS               | Sunny, Clear                                                      |
| EXTERNAL AMBIENT TEMPERATURE     | 18°C (Approximately)                                              |



### 1.1 Scope of Report

The purpose of the survey is to establish the condition of existing building / assets.

This report will improve the current knowledge of the existing building/systems and information ascertained would be used to inform choices on both practical and economical grounds. The data can also be used to inform future maintenance costs and repair liabilities.

The survey will also provide an indication of potential risk items in relation to current compliance, and consequential improvement, in relation to Building Regulations.

### 1.2 Limitations to the Report:

It was not possible to survey all areas of the building. In accordance with the brief, the inspection of the building has been essentially visual, made from the ground and internal floor. We were not able to access the roof during the survey.

The inspection has not included concealed voids, or other inaccessible areas where it would have necessitated opening up of the fabric. It is not possible to confirm if there are defects in these areas.

A full Health and Safety or Fire Audit has not been carried out as part of this survey.

Scientific evidence suggests that the presence of particular types of mould growth may be particularly harmful to those suffering from asthma or other breathing difficulties. The scope of this report has not included testing for this.

This survey does not include for locating and identifying asbestos however we were advised no asbestos is present within the building.

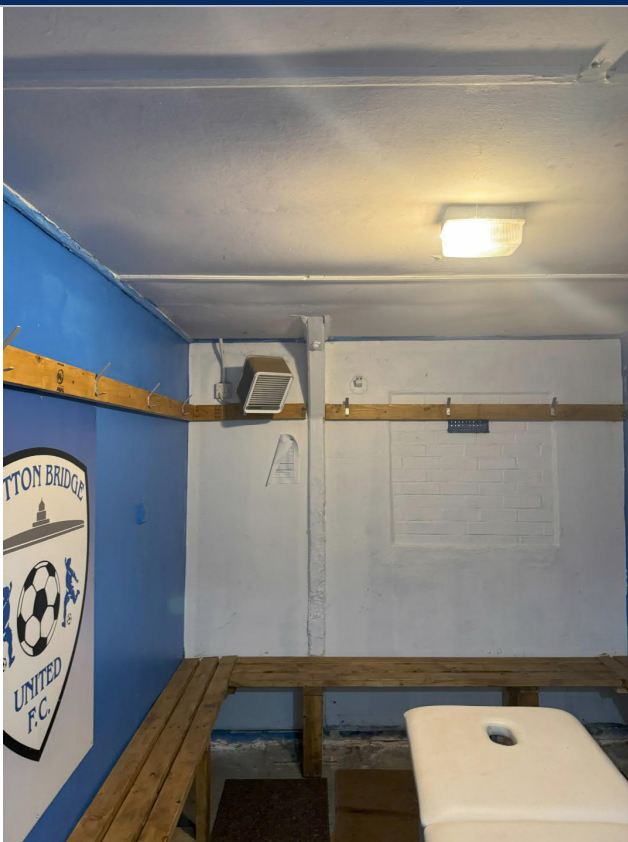
## 2. Asset Maintenance Records

The M&E Asset Maintenance Records requested / reviewed during our survey are scheduled below: -

| DOCUMENTATION                  | COMMENT                                                                                                                                                                                             |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ASBESTOS REGISTER              | Asbestos Register – not available at time of survey                                                                                                                                                 |
| H&S FILE                       | Including risk assessments, accident records, fire equipment, dry risers, fire checklists and liability insurance certificates – not available                                                      |
| BUILDING LOGBOOK               | Not available                                                                                                                                                                                       |
| MECHANICAL O&MS                | Not available                                                                                                                                                                                       |
| ELECTRICAL O&MS                | Not available                                                                                                                                                                                       |
| RECORD DRAWINGS                | Not available                                                                                                                                                                                       |
| ASSET REGISTER                 | Not available                                                                                                                                                                                       |
| ENERGY PERFORMANCE CERTIFICATE | Not available                                                                                                                                                                                       |
| MAINTENANCE LOGS               | Fixed Wiring Testing – Completed 2013 next due 2018<br>Gas Safe – Not applicable<br>Water Hygiene – Not available<br>Emergency Lighting – Not available<br>Fire Alarm System – No records available |
| OTHER SITE DOCUMENTS           | F-Gas documentation not applicable                                                                                                                                                                  |

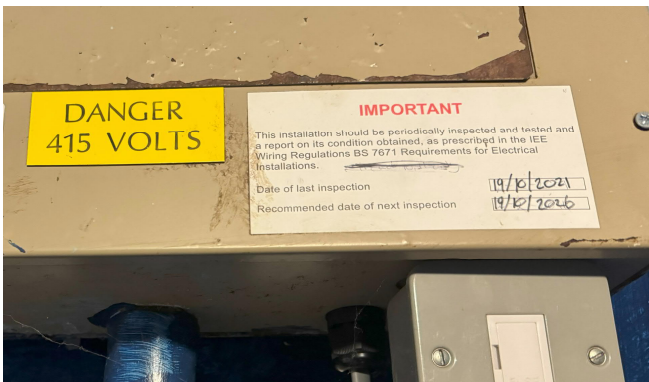
### 3. Survey Information

| ITEM | PHOTOGRAPH                                                                          | DESCRIPTION / ISSUE                                                                                                                                                                                                                                                                                                                                                                                                       |
|------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    |   | <p><b>MAIN CORRIDOR</b></p> <p>The main corridor links the two ends of the building which contains the home and away changing rooms/showers.</p> <p>General construction is concrete floor and fabricated thin wooden walls with minimal insulation.</p> <p>The lighting is generally sufficient, and the area includes smoke detection.</p> <p>Corridor is narrow and does not sufficiently support disabled access.</p> |
| 2    |  | <p><b>SHOWERS (HOME TEAM)</b></p> <p>The current showers need to be upgraded and there are signs of damp and paint is peeling off of the ceilings and the ventilation is inadequate.</p> <p>There is no facility for female/unisex showers, toilets and/or for disabled accessibility.</p> <p>Showers need to be upgraded to meet current regulations and standards.</p>                                                  |

| ITEM | PHOTOGRAPH                                                                          | DESCRIPTION / ISSUE                                                                                                                                                                                                       |
|------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3    |   | <p><b>CHANGING ROOM (HOME TEAM)</b></p> <p>The changing rooms are in a state of disrepair and does not have sufficient lighting, heating and ventilation.</p> <p>There is also no facility for female changing areas.</p> |
| 4    |  | <p><b>EMERGENCY LIGHTING</b></p> <p>Emergency lighting throughout the Pavilion needs to be tested, checked and were required provided / upgraded.</p>                                                                     |

| ITEM | PHOTOGRAPH                                                                          | DESCRIPTION / ISSUE                                                                                                                                                                                                                                               |
|------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5    |   | <p><b>WATER INGRESS</b></p> <p>Significant water ingress within the storeroom suggests the roof needs repairing / replacing.</p>                                                                                                                                  |
| 6    |  | <p><b>STOREROOM</b></p> <p>The storerooms sufficient lighting, heating and ventilation.</p> <p>Also requires smoke detection due to items being stored</p> <p>Also recommend racking is provided to store items safely and remove potential trip hazards etc.</p> |

| ITEM | PHOTOGRAPH                                                                          | DESCRIPTION / ISSUE                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7    |   | <p><b>HOT WATER</b></p> <p>Hot water generation is via an electric cylinder which has no time clock control.</p> <p>This method of hot water generation is not economical and should be replaced and upgraded to an ASHP and / or solar PV generating systems.</p> <p>Also, as more showers will be required to meet current regulations and standards the amount of required hot water storage would need to be increased to meet this peak demand.</p> |
| 8    |  | <p><b>MATCH OFFICIAL CHANGING ROOMS</b></p> <p>The match official changing rooms are in a state of disrepair and does not have sufficient lighting, heating and ventilation.</p> <p>There is also no facility for female changing areas, showers and toilets.</p>                                                                                                                                                                                        |

| ITEM | PHOTOGRAPH                                                                                                                                                              | DESCRIPTION / ISSUE                                                                                                                                                                                                                                                                                                                                                      |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9    | <br> | <p><b>ELECTRICAL INSTALLATION</b></p> <p>The current distribution board needs to be upgraded to meet current regulations.</p> <p>The last inspection and test was undertaken in 2021 with the next due in 2026.</p> <p>PAT testing also needs to be undertaken throughout the facility.</p>                                                                              |
| 10   |                                                                                      | <p><b>SHOWERS (AWAY TEAM)</b></p> <p>The current showers need to be upgraded and there are signs of damp and paint is peeling off of the ceilings and the ventilation is inadequate.</p> <p>There is no facility for female/unisex showers, toilets and/or for disabled accessibility.</p> <p>Showers need to be upgraded to meet current regulations and standards.</p> |

| ITEM | PHOTOGRAPH                                                                          | DESCRIPTION / ISSUE                                                                                                                                                                                                                                      |
|------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11   |   | <p><b>CHANGING ROOM (HOME TEAM)</b></p> <p>The changing rooms are in a state of disrepair and does not have sufficient lighting, heating and ventilation.</p> <p>There is also no facility for female changing areas.</p>                                |
| 12   |  | <p><b>DETERIORATION</b></p> <p>Throughout the building there are significant signs of deterioration of the fabric, paint and services.</p> <p>This is generally due to the age of the building, poor/no insulation, lack of ventilation and heating.</p> |

| ITEM | PHOTOGRAPH                                                                          | DESCRIPTION / ISSUE                                                                                                                        |
|------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 13   |   | <p><b>INTERNAL SECURE STORE</b></p> <p>This room within the front entrance / seating area has not lighting or smoke detection.</p>         |
| 14   |  | <p><b>ENTRANCE / SEATING AREA</b></p> <p>This area is again in a state of disrepair and does not have sufficient lighting and heating.</p> |

| ITEM | PHOTOGRAPH                                                                          | DESCRIPTION / ISSUE                                                                                                                                                                                                                                               |
|------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15   |   | <p><b>KITCHENETTE / TEA ROOM</b></p> <p>This area is again in a state of disrepair and does not have sufficient lighting and heating.</p> <p>Recommend heat detector is also installed. Hygiene issues are also likely due to the dis-repair within the room.</p> |
| 16   |  | <p><b>EXTERNAL</b></p> <p>No natural light provided due to windows being bricked up for security reasons.</p> <p>Roof in general needs replacing and upgrading.</p>                                                                                               |

| ITEM | PHOTOGRAPH                                                                          | DESCRIPTION / ISSUE                                                                                                                                                                                            |
|------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 17   |   | <p>EXTERNAL</p> <p>No natural light provided due to windows being bricked up for security reasons.</p> <p>Roof in general needs replacing and upgrading.</p>                                                   |
| 18   |  | <p>EXTERNAL</p> <p>No natural light provided due to windows being bricked up for security reasons.</p> <p>Roof in general needs replacing and upgrading.</p> <p>Insufficient external / security lighting.</p> |

| ITEM | PHOTOGRAPH                                                                         | DESCRIPTION / ISSUE                                                                                                                                          |
|------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19   |  | <p>EXTERNAL</p> <p>No natural light provided due to windows being bricked up for security reasons.</p> <p>Roof in general needs replacing and upgrading.</p> |
|      |                                                                                    |                                                                                                                                                              |

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## 4. Guidance Current Standards

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### 4.1 The Main Entrance

Entrance matting at the entrances is essential to prevent as much dirt and mud as possible from being carried into the clubhouse. Power assisted doors may be appropriate in clubs that cater for wheelchair sports.

### 4.2 Corridors

The corridors in clubhouses should be sufficiently wide with suitably spaced passing places to accommodate players who are likely to be carrying large kit bags or equipment, and for players, spectators or visitors in wheelchairs - see diagram below from Sport England's Accessible Sports Facilities Design Guidance Note.

As a minimum the unobstructed width of a corridor should be at least 1500mm. However, where the width is less than 1800 mm, there should be passing places at least 1800 mm long to allow two wheelchairs or players with bags to pass. Where lockers are included within corridors, the wall-to-wall width should be increased such that minimum clear width requirements are maintained up to the leading edge of locker doors when in an open position

### 4.3 Separation of Clean and Dirty Zones

The circulation to the wet muddy areas such as changing rooms should be separate from the circulation to social spaces and other accommodation in the building.

### 4.4 Doors

All internal circulation doors should achieve a minimum clear width of 875mm in an open position which can be achieved with a standard door set with a 1026 mm wide door leaf. To accommodate the associated door frame, typically, a structural opening width of c. 1110 mm or greater will be required, subject to specification and construction tolerances. Please refer to Accessible Sports Facilities Design Guidance Note and BS8300 and Building Regulations Approved Document M for further details of accessible and inclusive design.

### 4.5 Changing Rooms

The clubhouse should provide flexibility and reference should be made to the brief for the maximum number of users that are to be accommodated at various times.

#### Individual Changing Rooms

Individual team changing rooms are recommended by many sports governing bodies as they can efficiently provide private team spaces for pre-match and post-match talks and deter disagreements on the field from continuing afterwards

#### Dimensions

The changing accommodation should be big enough to accommodate the largest number of players likely to use the room. This may include substitutes, coaches and, where applicable, a physiotherapist. The minimum size of the changing area within a changing room (i.e. excluding showers and toilets) can be calculated at 1.0 m<sup>2</sup> per person. However, cricket requires 1.2 m<sup>2</sup> minimum for players carrying kit bags and there may be a wish to provide more space for adult teams and the home team changing rooms.

#### Specific Sports' Requirements

The space requirements for players, substitutes and their equipment vary from sport to sport. See the 'Design Examples' display panels for further information on sport-specific layouts. The NGB recommendations for minimum changing areas within changing rooms for the principal sports are as follows:

| Sport                | Changing area only |
|----------------------|--------------------|
| Association Football | 16m <sup>2</sup>   |
| Cricket              | 20m <sup>2</sup>   |
| Hockey               | 20m <sup>2</sup>   |
| Rugby                | 20m <sup>2</sup>   |

#### Benches

As a general guide for team changing benches, a notional 500 x 500mm space per player can be taken as one changing place\*. However, for facilities that are used solely by school children, reduced dimensions of 450 x 450mm may be acceptable. However, this is likely to feel cramped for adults and it should be noted that some NGBs recommend a wider bench width per player, for example, 650 mm for rugby players.

When benching is carried around an internal corner, there will be reduced space for seating (equivalent to two spaces).

The height of the bench should be 480 mm above the finished floor level and have a smooth finish to surfaces and edges. If assisted adult changing is required, a bench depth of 600 mm is required. Benches should ideally be wall hung for ease of cleaning. However, the walls must be designed for the structural loadings from such cantilevered fixtures and stronger heavy duty wall brackets will also be required.

#### Lockers

If lockers are provided, they should ideally be located outside the changing rooms. If one team's belongings are in lockers in a separate area, it allows the changing room to be used by another team whilst play is in progress.

#### Child Protection

Interlocking doors between changing rooms need to be carefully managed. If they are required for flexibility, they must be kept locked when the rooms are being used separately, particularly where there is a variety of age and gender groups using the facility.

All changing areas need to be designed with closed sightlines at the entrance to prevent views in from the circulation areas.

#### Toilets

Each of the changing rooms should be provided with access to toilet facilities. Small clubhouses may benefit from having some toilets accessible from a lobby or corridor so that they can be reached from the outside. This prevents the potential for someone accessing the WC from outside and walking across the 'clean' changing room floor.

Larger clubhouses with, say, four or more team changing rooms need a minimum of one toilet within each team changing unit, and additional WCs in a central location accessible from the changing room circulation area. This arrangement provides for convenience and flexibility.

#### Officials Change

The clubhouse should include a self-contained changing room for match officials. This room can potentially double up as a first aid room, treatment room or accessible change (if required) on non-match days.

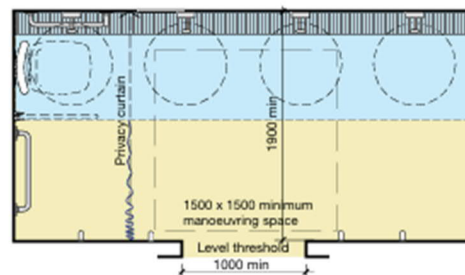
#### Showers

Each changing room requires a shower area. The shower entrance should be located as far as possible from the changing room entrance and WCs in order to minimise water migration and to separate mud and moisture. Other points to note:

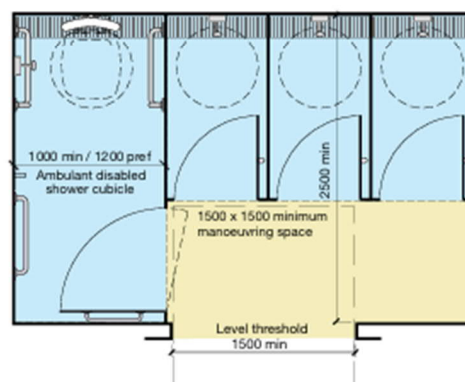
- Allow one shower point to every three or four changing spaces
- When provisionally calculating the overall space allowances for 'open' shower area arrangements, a rule-of-thumb is to allow 2.0 m<sup>2</sup> per shower point. This assumes 1.0 m<sup>2</sup> for the showering area and 1.0 m<sup>2</sup> for the adjacent drying area. For 'cubicle' shower area arrangements, more space is required for equivalent shower point provision.
- Shower outlets should be at 750 mm minimum intervals with 450-500 mm minimum between end shower heads and side walls.
- Always provide a drop-down seat with legs in the showering area to cater for users with a disability or a sports injury
- All floors within the shower areas or to be laid to falls away from the shower room entrance to assist drainage
- Avoid raised thresholds to avoid trip hazards and allow wheelchair access
- Self-closing / push button showers are recommended as they can avoid flooding due to misuse, abuse or vandalism.

The shower area design approach will depend on individual facility and user requirements. The examples below show alternative layouts for 'open' and 'cubicle' showers that follow a similar design principle. The accessible shower areas are efficiently planned with provision for ambulant and disabled access.

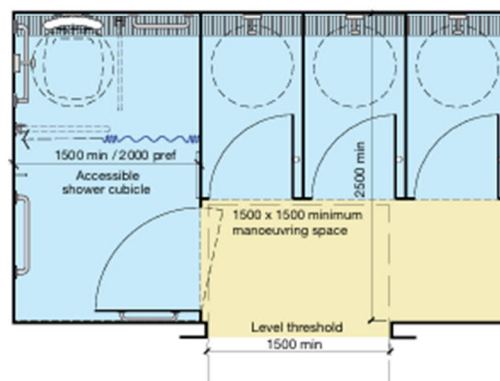
'Open' shower area arrangement



'Cubicle' shower area arrangement with an ambulant disabled shower cubicle \*



'Cubicle' shower area arrangement with an accessible shower cubicle

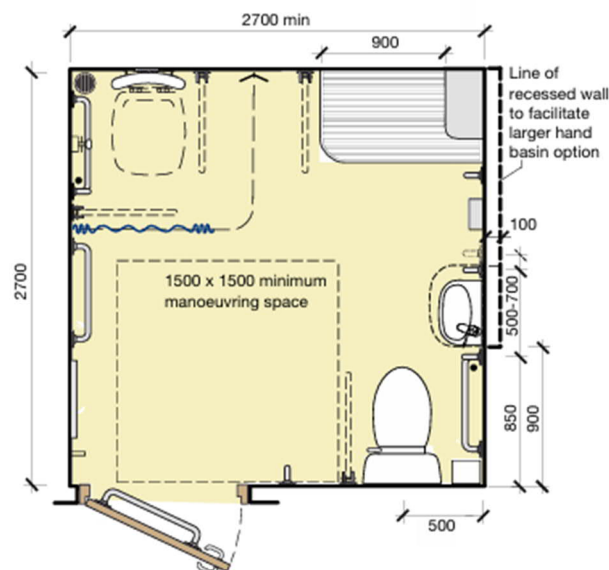


#### 4.6 Accessible Toilets/Changing

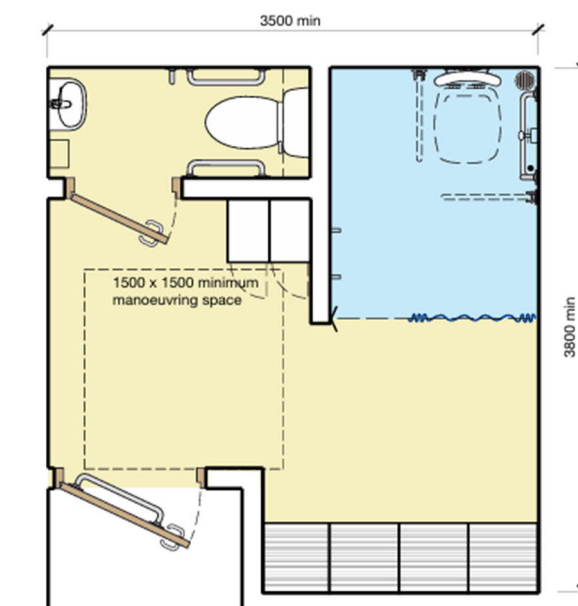
All changing areas must be designed so that they can be used comfortably by both able bodied and disabled people. This does not necessitate expensive design features, but it does require attention to detail and layout.

For clubhouses which serve more than one pitch: -

- One unisex accessible changing room should be provided with a shower and WC, and preferably a bench, that can allow assisted changing by either sex (see diagram below).
- In addition, it is recommended that an accessible changing cubicle within the main changing area is provided.



Where it is impractical to incorporate a separate accessible changing room (with shower, WC and bench) and separate officials changing provision as mentioned on page 20, dual accessible provision may be considered. Subject to the programme of use, appropriate management and accessible WC provision, there is potential to accommodate use by both the match officials and disabled users of the facility as shown below.



#### 4.7 Heating

For user comfort, temperatures should be:

- 20-22° for changing and shower areas
- 18-20° for toilets and other areas

The type of heat source is dependent on the fuel available and pattern of use. Advice from a Building Services Consultant should be sought to select the heat source appropriate to the particular situation.

Radiators or heaters should be sited beneath benches or in locations that prevent damage. The heating should be controlled centrally with a time clock and tamper-proof local thermostats to give a degree of limited local control and sensitivity.

#### 4.8 Lighting

Light fittings should be fixed directly to the wall or ceiling and be of robust, moisture-resistant design. It is recommended that the following is considered:

- The use of PIR (passive infrared sensor) detectors and photocells throughout. This avoids paying for the energy supplying lights left on unnecessarily.
- A minimum of 100-150 lux is provided throughout the changing block. This is the level of lighting considered appropriate for this use.
- Switches are controlled from a central, secure location so that all of the lights can be switched off together by the key holder avoiding any lights being left on by accident.
- LED (Light Emitting Diodes) or CFL (Compact Fluorescent Lamps) are types of energy efficient light bulbs. Install these where possible to minimise your energy bills.

#### 4.9 Power

A meter cupboard is always required no matter what size the clubhouse. Always allow space for this within the building.

Fit guarded power sockets for cleaning equipment throughout the building. These should be installed 1.2m from floor level in the changing rooms to avoid water damage from cleaning. The circuit should be protected with a residual current circuit breaker to avoid injury caused by misuse.

Consider providing a central control to power socket circuits to avoid use of electricity out of hours.

With the prevalence of mobile phones, the need for a public telephone is less likely. Provision is to be determined based upon specific need.

Consider an electronic security system and contact the local Crime Prevention Officer for advice.

#### 4.10 Water Services

Wherever possible, pipework should be concealed in accessible ducts to reduce accidental damage or vandalism and improve appearance. Any exposed pipework needs to be securely fixed to the wall.

Insulate all pipework to protect against frost damage and to reduce heat loss in hot water pipes.

Hot and cold-water storage should be in insulated tanks and located to the M&E designer's specification. If a drinks vending machine is fitted it will require a mains water supply.

Provide bib-cocks in shower areas to allow hosing down.



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## 5. SUMMARY & RECOMMENDATIONS

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### 5.1 General

The current building is not suitable for modern use, a well-designed, insulated and air-tight building with good natural daylight (by windows, rooflights or sun pipes) and with carefully selected components will minimise the demands on heating, lighting, power and water. This approach, coupled with well-designed mechanical and electrical systems will provide a comfortable and cost-effective design solution for a pavilion.

### 5.2 Hot Water Calorifiers

These units need to be replaced they are far past their economic life expectancy. We would recommend plate heat exchangers are utilised to generate the required hot water utilising buffer vessels for storage.

### 5.3 Electrical Systems Overview

#### 5.3.1 Portable Appliance Testing (PAT)

We are unable to determine at present the date of the last PAT Inspections these to be undertaken as a matter of urgency if current test records are not available.

#### 5.3.2 Fire Alarm System

A mains powered smoke / heat detection should be installed with manual call points at each emergency exit location.

#### 5.3.3 Lighting

The lighting generally throughout is a mixture of fluorescent T8 and T5 fittings which are not very energy efficient, and no lighting controls have been installed. The lighting needs to be updated to meet the required lux levels and replaced with LED fittings and PIR control.

#### 5.3.4 Emergency lighting

The emergency lighting system does not appear to be maintained and we would recommend the installation is upgraded to meet the required lux levels and current standards.

#### 5.3.5 Earthing

The Earthing and Bonding was inspected and tested as part of the fixed wire testing however no records are available the label on the distribution board states this was completed in 2021 and is next due in 2026.

### 5.4 Summary

The original building was constructed in circa 1953 and has not undergone any major upgrade / refurbishment since.

Most of the services, building fabric etc. is well beyond its life expectancy and will need major investment / replacement in the next few years. Much of this plant cannot be safely maintained and any major replacement works will be costly and difficult.

We would recommend the football club develop a new pavilion design to meet current regulations and standards and is fit for purpose to be utilised by multiple different sports and teams.