



## **Stock Condition Survey**

**Cradley Heath Community Centre  
Reddal Hill Road,  
Cradley Heath  
B64 5JG**

**Cradley Heath Community Centre**

**Job No: 34456  
Date: 22 December 2022**

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**Authorised for Issue:**   
Mark Ellis (Dec 22, 2022 11:51 GMT)  
For and on behalf of Baily Garner LLP  
Dec 22, 2022

Version	Issue Date	Reason for Issue
-	22 December 2022	For Information

# Condition Survey

Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG

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# Condition Survey

**Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG**

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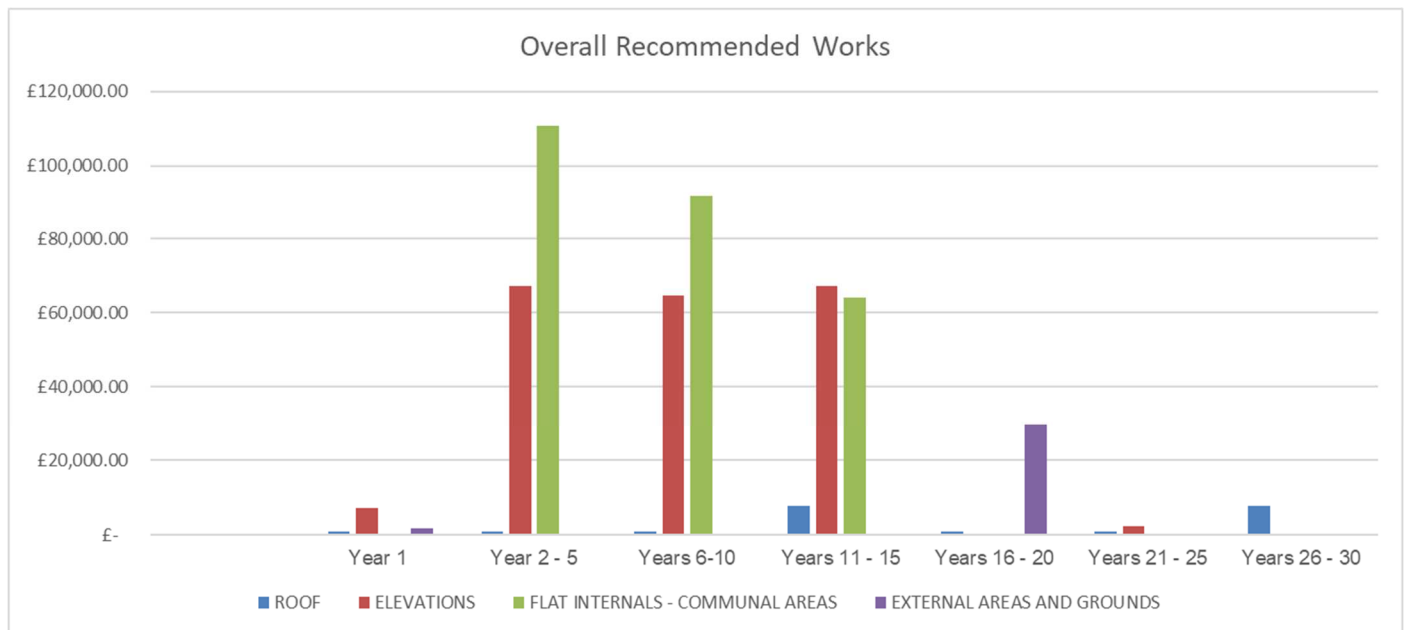
## 1.0 Executive Summary

The following summary includes the key defects identified for each of the elements at this site. Not all defects have been listed below and the schedules in the Appendix should be reviewed to understand the full extent.

### 1.1 Condition D Items

- Window – Rear Window to the gable of Room 2 has severely deteriorated beyond repair
- External Lighting – Completely redundant and tripping the electrical services internally.

### 1.2 Overall Site Cost Summary



# Condition Survey

## Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG

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### 2.0 Introduction

#### 2.1 Objectives and purpose of the survey

Baily Garner LLP have been instructed by Sandwell Metropolitan Borough Council to inspect the external building fabric, internal areas and external areas and ground forming Cradley Heath Community Centre.

The Condition Surveys will assess all main elements of the property to identify elements that have deteriorated and are in need of repair or replacement, including, but not limited to the following:

- Roof covering (where visible)
- External windows and doors
- Main structure including walls and floors
- External elevations
- Guttering and chimney stacks
- Electrical and mechanical equipment & systems to communal areas
- Internal and external decoration to communal areas
- Boundary walls, fences, and gates
- Car parking and external ground covering

We understand that this report is required in consideration of costs associated with identified essential works and to provide information regarding the overall condition of the assets including a future maintenance investment plan.

The purpose of this report is to summarise the initial findings and to identify the major areas of repair and any pressing immediate defects requiring urgent attention.

##### 2.1.1 Date of Survey

29<sup>th</sup> November 2022.

##### 2.1.2 Weather Conditions at Time of Survey

Dry, 8c.

### 2.2 General Property Description

The former school was constructed circa 1870's with an extension constructed in the early 1900's. It contains a timber frame structure with brickwork solid walls and gothic arched timber windows to the front and rear façade with PVC to the 1900s extension. There are still cast-iron rainwater goods and features from the original construction, though these are in a poor condition. The doors and windows are a mix of PVC and timber, with the latter is a poor condition due for replacement.

# Condition Survey

## Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG

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The roofs are generally pitched cut timber structures with clay tiles and a single brickwork chimney feeding the flue from the boiler room. There is a single ply flat roof section to the 1900s extension.

### 2.3 Scope and Limitations of the Survey

#### 2.3.1 Generally

Unless expressly provided, no term in the agreement between Baily Garner LLP and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by any person other than Baily Garner LLP or the Client.

We will report on obvious health and safety hazards only to the extent that they were apparent from elements of the facility considered as part of the inspection.

We will not comment or advise on any matter the significance of which in relation to the facility was not apparent at the time of the inspection from the inspection itself.

We will not undertake any structural or other calculations.

Costs are budgetary unless otherwise indicated and are based on a like for like replacement.

#### 2.3.2 Accessibility

We will inspect as much of the internal and external surface area of the property as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the site or adjacent public areas.

We will not open up or inspect those parts of the structure that are unexposed, or inaccessible. We will therefore be unable to confirm such parts are free from defective concrete, corrosion, condensation, wet rot, dry rot, woodworm or any other defect.

We will not lift any floorboards nor will we lift any ply, hardboard, fitted carpets or other fixed floor coverings.

We will not move any obstruction to inspection including, but not limited to, furniture, fixtures, fittings or equipment.

We will not carry out any exposure work or destructive testing, however in the event of our suspicions being aroused, we will recommend further exposure. Such intrusive investigations, if instructed by the Client, will be at the risk and liability of the Client and will be assumed to be with the agreement between the Client and the property owner.

#### 2.3.3 Services

We will not carry out any specialist tests of gas, electric, water or drainage installations. The report is based upon a visual external inspection only, we will advise upon the need for any specialist tests if deemed necessary within the body of the report.

#### 2.3.4 Areas Not Inspected

N/A

#### 2.3.5 Environmental Issues

Particular noise and disturbance affecting the facility will only be noted if it is significant at the time of the inspection and specific investigations will not be undertaken.

# Condition Survey

## Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG

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Our survey and report will not take into account the energy performance of the facility.

### 2.3.6 Hazardous Materials

Noted from the existing asbestos documentation provided:

- Encapsulated asbestos boiler house gaskets
- Encapsulated asbestos boiler house gaskets textile rope
- Encapsulated asbestos boiler house fuse tapes

Should any refurbishment works arise from the forthcoming condition survey, the necessary refurbishment and demolition surveys will be required further to undertaking of any works to the property.

### 2.3.7 Ground Conditions

We will not comment upon the possible existence of radon, noxious substances, landfill or mineral extraction implications, or any other forms of contamination.

## 2.4 Methods of Reporting and Evaluation

The following schedules outline the defects identified during our survey on the various building fabric, finishes and fittings, mechanical and electrical installations, and external areas; and provide outline budget costs and priority for recommended remedial works.

For ease of reporting, we have summarised the cost and priority of works into the different elements for the building. The full schedules of condition for each individual room within the building are listed within Appendix A for Building Fabric elements and External Areas and Grounds Schedules.

In the interests of assisting with your preparation of bids for capital investment grants, we have provided costs on the basis of priority spread over a five-year period.

Where remedial works have been recommended in the condition schedules, a budget estimate has been allowed. The budget costs are based on price book information provided by Building Cost Information Services (BCIS) of the Royal Institution of Chartered Surveyors (RICS).

The attached cost schedule in Appendix A, has been costed as a replacement of the item and includes a 35% uplift to account for main contractor's preliminaries, overheads and profits and other associated costs and fees.

# Condition Survey

Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG

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## 2.5 Glossary of Terminology Used in the Condition Schedules

Existing Condition Grading	
Grade	Definition
A	Good. Performing as intended without deterioration
B	Satisfactory. Performing as intended but exhibiting deterioration.
C	Poor. Exhibiting major defects and/or not operating as intended.
D	Bad. Life expired and/or serious risk of imminent failure.



# APPENDIX

C

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**Sandwell Metropolitan Borough Council - Condition Surveys**  
**Cradley Heath Community Centre**

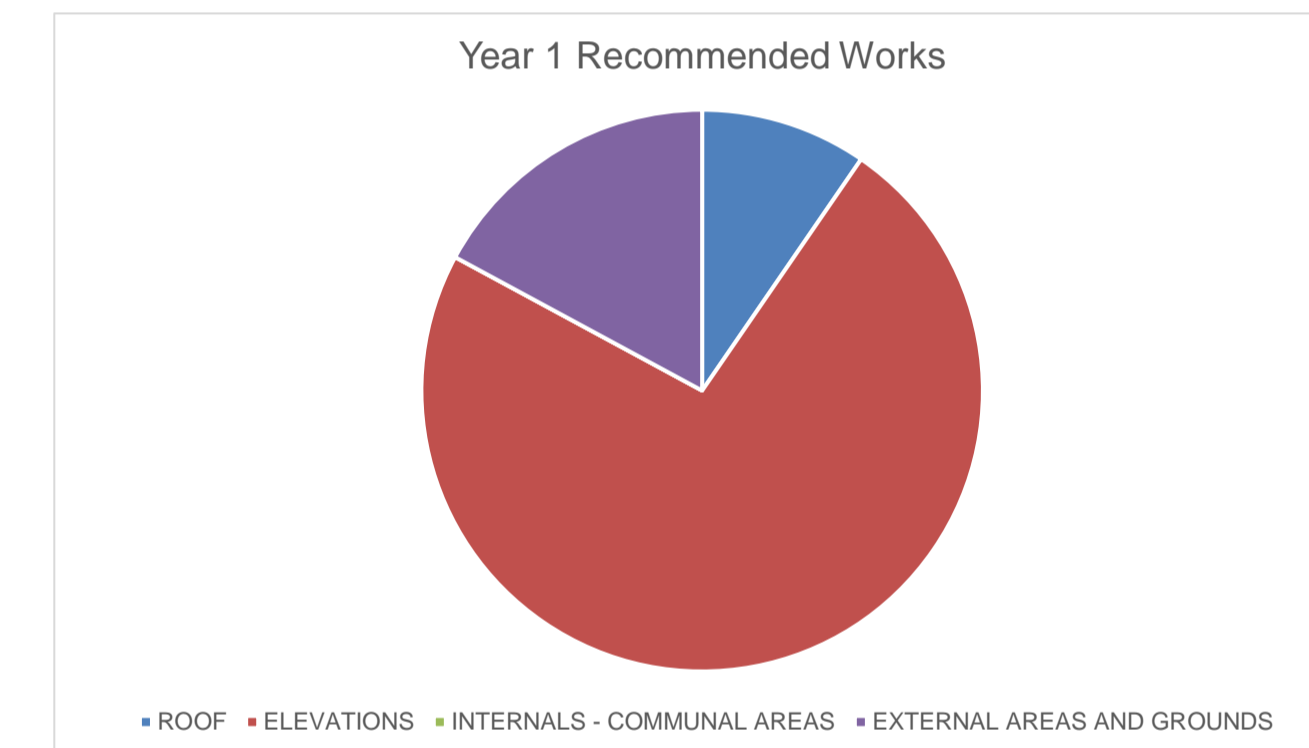
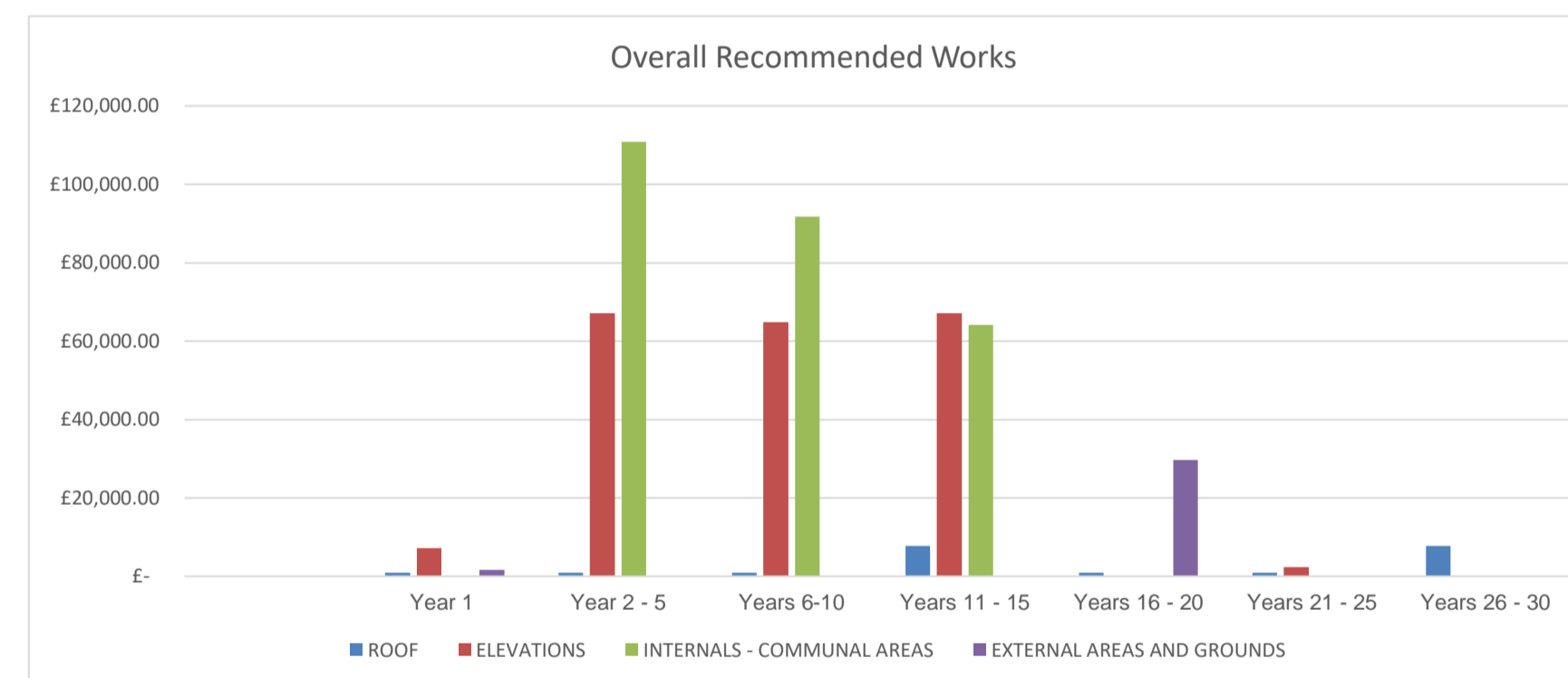


Site Name:	Cradley Heath Community Centre
Site Address:	Reddal Hill Rd, Cradley Heath B64 5JG
County:	West Midlands
Property Type:	Victorian Former School
No. of Stories:	1no.
Property Age/Era:	Victorian

Date of Survey:	29th Novemeber 2022
Baily Garner Surveyor:	Emlyn Evans
Weather Conditions:	Dry, 6c
Areas not Inspected:	N/A
Listing Status:	N/A

Financial Uplift for Main Contractor Prelims & OH&P	35%
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COMMON BUILDING AREAS	Year 1	Year 2 - 5	Years 6-10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Total
ROOF	£ 945.00	£ 945.00	£ 945.00	£ 7,695.00	£ 945.00	£ 945.00	£ 7,695.00	£ 20,115.00
ELEVATIONS	£ 7,225.00	£ 67,162.50	£ 64,800.00	£ 67,162.50	£ -	£ 2,362.50	£ -	£ 208,712.50
INTERNALS - COMMUNAL AREAS	£ -	£ 110,835.00	£ 91,800.00	£ 64,125.00	£ -	£ -	£ -	£ 266,760.00
EXTERNAL AREAS AND GROUNDS	£ 1,687.50	£ -	£ -	£ -	£ 29,700.00	£ -	£ -	£ 31,387.50
<b>SUB-TOTAL</b>	<b>£ 9,857.50</b>	<b>£ 178,942.50</b>	<b>£ 157,545.00</b>	<b>£ 138,982.50</b>	<b>£ 30,645.00</b>	<b>£ 3,307.50</b>	<b>£ 7,695.00</b>	<b>£ 495,587.50</b>



Sandwell Metropolitan Borough Council - Condition Surveys  
Cradley Heath Community Centre



Site Name:	Cradley Heath Community Centre
Site Address:	Reddall Hill Rd, Cradley Heath B64 5JG
County:	West Midlands
Property Type:	Victorian Former School
No. of Stories:	1no.
Property Age/Era:	Victorian

Listing Status:	N/A
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Date of Survey:	29th November 2022
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Roof/Elevation/Flat Reference	Room Reference (internal only)	Element	Sub-Element	Make/Model/Additional Info	Condition Rank	Faults/Defects	Remedial Action	Works Urgency	Unit	Quantity	Rate	Cost of Work	Total Cost of Work Incl. Uplift	Year 1	Year 2 - 5	Years 6-10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30
<b>ROOF</b>																				
Original Structure		Roof Structure	Pitched - Timber	Exposed rafters at gable ends	B							£ - £ -								
Original Structure		Roof Covering	Pitched - Concrete Tiles		B							£ - £ -								
Original Structure		Fascia and Soffits	PVCu		C	Timber decoration is weathered generally around the building and requires treatment to prolong its life expectancy to avoid rotting and subsequent replacement.	Repair	Essential	lm	200	£ 25.00	£ 5,000.00	£ 6,750.00				£ 6,750.00			£ 6,750.00
Original Structure		Rainwater Goods	PVCu		B							£ - £ -								
Original Structure		Chimney	Brick	Brick fed from Boiler Room	B							£ - £ -								
Extensions		Roof Structure	Flat - Timber	Assumed	B							£ - £ -								
Extensions		Roof Covering	Flat - Built Up Felt	Assumed - no access	B							£ - £ -								
Extensions		Fascia and Soffits	Timber		B							£ - £ -								
Generally		Rainwater Goods	PVCu		C	Many instances of the rainwater goods to the rear of the building requiring clearance of vegetation.	Maintenance	Essential	Day	1	£ 350.00	£ 350.00	£ 472.50	£ 472.50	£ 472.50	£ 472.50	£ 472.50	£ 472.50	£ 472.50	£ 472.50
Generally		Rainwater Goods	Cast Iron		C	Many instances of the rainwater goods to the rear of the building requiring clearance of vegetation.	Maintenance	Essential	Day	1	£ 350.00	£ 350.00	£ 472.50	£ 472.50	£ 472.50	£ 472.50	£ 472.50	£ 472.50	£ 472.50	£ 472.50
														£ 945.00	£ 945.00	£ 945.00	£ 7,695.00	£ 945.00	£ 945.00	£ 7,695.00
<b>ELEVATIONS</b>																				
Generally		Elevation	Brick		B	Regular areas of mortar missing from elevations and the rear shed. Requirement to maintain the elevations with periodic repointing with a lime based mortar.	Maintenance	Essential	Day	5	£ 350.00	£ 1,750.00	£ 2,362.50		£ 2,362.50		£ 2,362.50		£ 2,362.50	
Rear		Elevation	Brick		C	Significant stepped crack to the corner of Room 2 externally. It would appear that underpinning of the corner of the building may be required, however, a structural engineer should assess the area.	Repair	Essential	Item	1	£ 1,150.00	£ 1,150.00		£ 1,150.00						
Generally		Windows	PVC-U		B		Monitor	Longer Term				£ - £ -								
Rear	Room 2	Windows	Hardwood - Timber		D	Severe degradation of the frames and glazing putty.	Replace	Urgent	Day	1	£ 4,500.00	£ 4,500.00	£ 6,075.00	£ 6,075.00						
Generally		Windows	Hardwood - Timber		C	Deterioration of the frames and glazing putty.	Replace	Essential	No.	32	£ 4,500.00	£ 144,000.00	£ 194,400.00		£ 64,800.00	£ 64,800.00	£ 64,800.00	£ 64,800.00		
Citizens Advise		Windows	PVC-U		B		No Action	Longer Term				£ - £ -								
Generally		External Doors	PVC-U		B		Monitor	Longer Term				£ - £ -								
Rear	Room 2	External Doors	Softwood - Timber		C	Completed rotted frame to rear building door into basement.	Replace	Essential	Item	2	£ 3,500.00	£ 7,000.00	£ 9,450.00							
Citizens Advise		External Doors	Aluminium		B		No Action	Longer Term				£ - £ -								
														£ 7,225.00	£ 67,162.50	£ 64,800.00	£ 67,162.50	£ -	£ 2,362.50	£ -
<b>INTERNAL COMMUNAL AREAS</b>																				
Generally		Ceilings	Plaster		B	Decoration required.	Maintenance	Longer Term				£ - £ -								
Generally		Ceilings	Suspended Ceiling		B	Dated, but sound. Likely most cost effective to replace the suspended ceilings in line with LED upgrade. Cost for LEDs are listed below.	Maintenance	Longer Term				£ - £ -								
Generally		Wall Partitions	Brick/Block		B	Generally the masonry walls are in a satisfactory condition, though it should be noted that the cause of the flaking low level paint is the use of 'plastic' emulsion paints. A breathable silicate based paint should be utilised. Cost for decoration provided.	Maintenance	Longer Term	m²	600	£ 8.00	£ 4,800.00	£ 6,480.00							
Generally		Wall Partitions	Timber Stud Wall	Some areas not plastered	B		Maintenance	Longer Term				£ - £ -								
Generally		Wall Finishes	Plaster		B		Maintenance	Longer Term				£ - £ -								
Generally	WCs & Kitchens & Showers	Wall Finishes	Other (Specify)	Tiling	B		Maintenance	Longer Term				£ - £ -								
Generally		Wall Finishes	Other (Specify)	Painted Brick/Block	B		Maintenance	Longer Term				£ - £ -								
Circulation Areas	2/16/17/18/20/31	Floor Coverings	Non-slip		B		Maintenance	Longer Term				£ - £ -								
		Floor Coverings	Carpet		B		Maintenance	Longer Term				£ - £ -								
	Dance Hall - 8	Floor Coverings	Floor Tiling		B		Maintenance	Longer Term				£ - £ -								
	Main Hall - 19	Floor Coverings	Other (Specify)	Laminate	B		Maintenance	Longer Term				£ - £ -								
	15	Floor Coverings	Other (Specify)	Exposed concrete	B		Maintenance	Longer Term				£ - £ -								
Generally		Internal Doors	Non-Fire Door		C	In multiple locations across the site Nominal Fire Doors are located. The term 'Nominal Fire Door' is used where an existing fire door's fire performance cannot be proven because it is a historical installation. Baily Garner advise that these doors are the subject of a specific, intrusive fire door risk assessment to ensure they are able to resist the spread of smoke and flame appropriately. Cost for a fire risk assessment has been provided.	Monitor	Essential	Item	1	£ 2,100.00	£ 2,100.00	£ 2,835.00		£ 2,835.00					
Generally	WCs	Sanitaryware	Vitreous China		B		Maintenance	Longer Term				£ - £ -								
Generally	Male Changing Room - 14	Sanitaryware	Steel	Urinal	B		Maintenance	Longer Term				£ - £ -								
	2/28	Sanitaryware	Steel	Kitchen	B		Maintenance	Longer Term				£ - £ -								
	2/28	Kitchen	Communal - Worktop		B		Maintenance	Longer Term				£ - £ -								
	2/28	Kitchen	Communal - Units		B		Maintenance	Longer Term				£ - £ -								
Boiler Room	Basement	Heating	Boilers		C	Dated installation - inefficient and nearing the end of its life expectancy - asbestos removal included in replacement cost.	Replace	Essential	No.	1	£ 80,000.00	£ 80,000.00	£ 108,000.00		£ 108,000.00					
Generally		Heating	Radiators	Cast Iron	C	Dated installation - inefficient and nearing the end of its life expectancy - asbestos removal included in replacement cost.	Replace	Essential	No.	40	£ 1,200.00	£ 48,000.00	£ 64,800.00			£ 64,800.00				
Generally		Heating	Pipework Distribution	Cast Iron	C	Dated installation - inefficient and nearing the end of its life expectancy - asbestos removal included in replacement cost.	Replace	Essential	lm	500	£ 70.00	£ 35,000.00	£ 47,250.00				£ 47,250.00			
Boiler Room	Basement	Heating	Pipework Distribution	Insulation	B	Functional in plantroom, requirement to replace alongside pipework.	Replace	Desirable	lm	500	£ 25.00	£ 12,500.00	£ 16,875.00				£ 16,875.00			
Basement - not boiler room	Room 7	Heating	Pipework Distribution	Insulation	C	Damaged pipework insulation	Replace	Desirable				£ - £ -								
Boiler Room	Basement	Heating	Pipework Distribution	Insulation	C	Damaged pipework insulation	Replace	Desirable				£ - £ -								
Boiler Room	Basement	Heating	Controls	Ser-Tec Systems	C	Dated installation nearing the end of its life expectancy	Replace	Essential	Item	1	£ 20,000.00	£ 20,000.00	£ 27,000.00		£ 27,000.00					
Boiler Room	Basement	Heating	Other (Specify)	Lower Pumpset	C	Dated installation	Replace	Desirable	Item	1	£ 7,500.00	£ 7,500.00	£ 10,125.00							
Carpark		Heating	Other (Specify)	Gas Supply Meter	C	Dated installation	Replace	Desirable	Item	1	£ 7,500.00	£ 7,500.00	£ 10,125.00							
Generally		Electrical Installations	Wiring		C	Dated installation with carbonated pipework	Replace	Desirable	Item	1	£ 7,500.00	£ 7,500.00	£ 10,125.00							
Generally		Electrical Installations	Fittings		B		Maintenance	Longer Term				£ - £ -								
Generally		Electrical Installations	Other (Specify)	Main Distribution/Switchboard - Schneider KQ Loadcentre 3 Phase	C	Dated Installation	Replace	Desirable	Item	1	£ 3,000.00	£ 3,000.00	£ 4,050.00							
Generally		Electrical Installations	Other (Specify)	Sub-Main Distribution	C	Dated Installation	Replace	Desirable	Item	1	£ 5,000.00	£ 5,000.00	£ 6,750.00							
Generally		Electrical Installations	Other (Specify)	Newlec - Switching Isolators	C	Dated Installation	Replace	Desirable	Item	1	£ 2,750.00	£ 2,750.00	£ 3,712.50							
Generally		Electrical Installations	Other (Specify)	Meter - EDMI Atlas MK10a	C	Dated Installation	Replace	Desirable	Item	1	£ 2,500.00	£ 2,500.00	£ 3,375.00							
Generally		Electrical Installations	Other (Specify)	External Lighting	B	Redundant installation onsite	Replace	Essential	Item	5	£ 1,150.00	£ 5,750.00	£ 7,762.50							
Generally		Electrical Installations	Other (Specify)	Internal Lighting	C	Recommend upgrade to LEDs	Replace	Desirable	Item	100	£ 45.00	£ 4,500.00	£ 6,075.00							
Generally		Detection Systems	Fire Alarm	Cityfire - Surface Mounted	B	No faults noted on the day of the site visit.	Maintenance	Longer Term				£ - £ -								
														£ -	£ 110,835.00	£ 91,800.00	£ 64,125.00	£ -	£ -	£ -

Sandwell Metropolitan Borough Council - Condition Surveys  
**Cradley Heath Community Centre**



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Property Age/Era:	Victorian

Listing Status:	N/A
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Baily Garner Surveyor:	Emlyn Evans
Weather Conditions:	Dry, 6c
Areas not Inspected:	N/A

Financial Uplift for Main Contractor Prelims & OH&P	35%
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Roof/Elevation/Flat Reference	Room Reference (internal only)	Element	Sub-Element	Make/Model/Additional Info	Condition Rank	Faults/Defects	Remedial Action	Works Urgency	Unit	Quantity	Rate	Cost of Work	Total Cost of Work Incl. Uplift	Year 1	Year 2 - 5	Years 6-10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30		
<b>EXTERNAL AREAS AND GROUNDS</b>																						
		Boundary Structures	Walls	Brick Wall Surrounding the Site	B	Wall mortar requires repointing.	Repair	Desirable	m²	200	£110.00	£ 22,000.00	£ 29,700.00					£ 29,700.00				
		Boundary Structures	Walls	Brick Wall Surrounding the Site	C	Rear Wall requires assessment in relation to the steep elevation change at the back of the site. Cost is included within the Structural Engineer cost noted previously.	Monitor	Urgent	Item	1	£1,250.00	£ 1,250.00	£ 1,687.50	£ 1,687.50								
		Hardstanding	Tarmac		B		No Action	Longer Term				£ -	£ -									
		Hardstanding	Concrete Slabs		B		No Action	Longer Term				£ -	£ -									
		Hardstanding	Cast Insitu Concrete	Covering historic external WCs and potential basement bunker	B	Minor cracking	Maintenance	Longer Term				£ -	£ -									
														£ 1,687.50	£ -	£ -	£ -	£ 29,700.00	£ -	£ -		
<b>TOTAL</b>														£ 9,857.50	£ 178,942.50	£ 157,545.00	£ 138,982.50	£ 30,645.00	£ 3,307.50	£ 7,695.00		

# APPENDIX

A

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## Community Housing Group – Stock Condition Survey

Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG  
– Photographic Schedule

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Photo

Description



Photo 1

Photo 1 - Example of Repointing



Photo 2

Photo 2 - Poor Condition Timber Window

# Community Housing Group – Stock Condition Survey

Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG  
– Photographic Schedule

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**Photo 3**

**Photo 3 - Stepped Cracking**



**Photo 4**

**Photo 4 - Cracking to Tarmac suggests Footing Issues to Wall**

# Community Housing Group – Stock Condition Survey

## Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG – Photographic Schedule

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**Photo 5**

**Photo 5 - Dated Mechanical Equipment**



**Photo 6**

**Photo 6 - Dated Building Management**



**Community Housing Group – Stock Condition Survey**

**Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG  
– Photographic Schedule**

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**Photo 7**

**Photo 7 - Existing Pipework**



**Photo 8**

**Photo 8 - Gas Meter with Corroded Pipework**

## Community Housing Group – Stock Condition Survey

### Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG – Photographic Schedule

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Photo 9

Photo 9 - Fire Alarm Board



Photo 10

Photo 10 - Concreted Historic WCs

## Community Housing Group – Stock Condition Survey

### Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG – Photographic Schedule

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Photo 11

Photo 11- Uninsulated Pipework



Photo 12

Photo 12 - Dated Electrical Installations

## Community Housing Group – Stock Condition Survey

### Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG – Photographic Schedule

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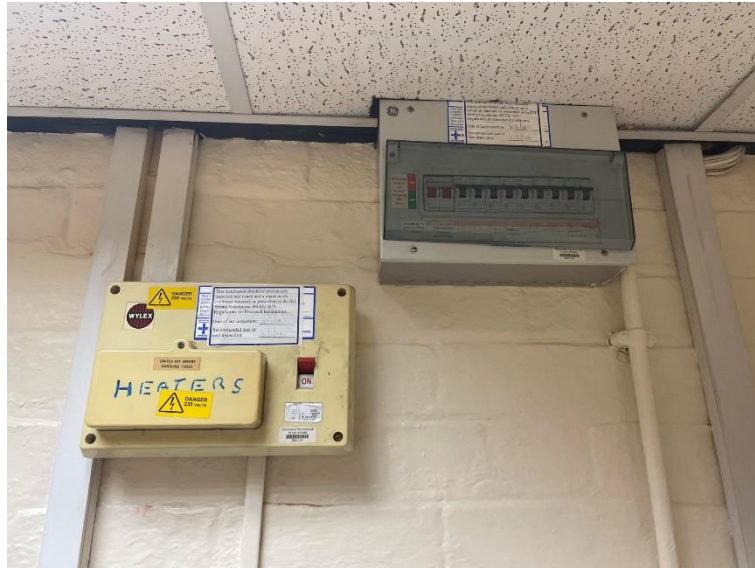


Photo 13

Photo 13 - Dated Electrical Installations



Photo 14

Photo 14 - Exposed Cast Iron Radiators

## Community Housing Group – Stock Condition Survey

Cradley Heath Community Centre, Reddal Hill Road, Cradley Heath, B64 5JG  
– Photographic Schedule

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Photo 15

Photo 15 - Dated Light Fitting Example

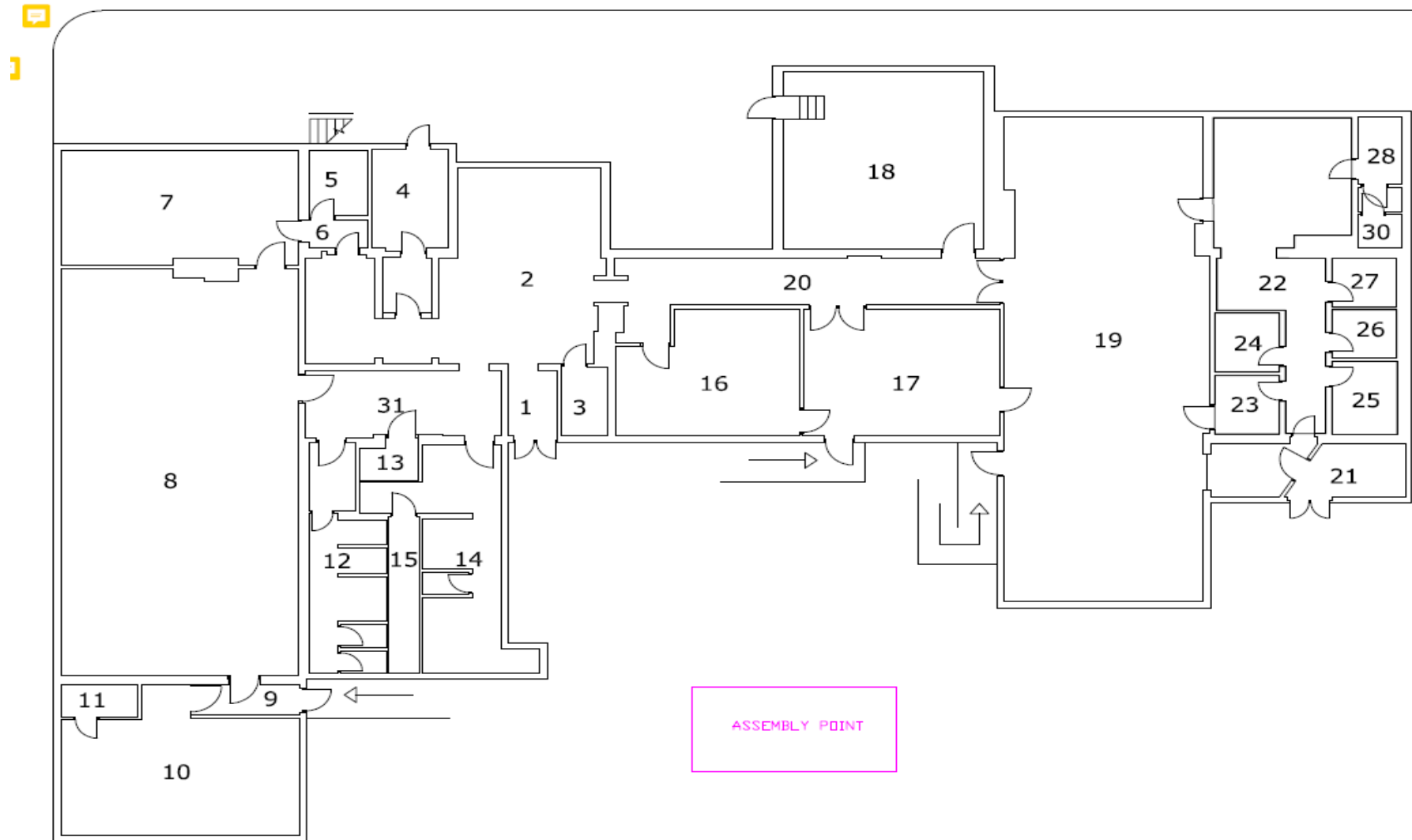
# APPENDIX

**B**

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## Cradley Community – Centre Floor Plan



2. Reception/Kitchen 3. Office 7. Storage 8. Hall A 10. Community Space 12/13/14 Toilets 16/17/18 Community Rooms 19 Hall B  
21-28 Citizens Advice Bureaux

Community Partnerships Team - Sandwell Council. Operations and Development Centre.

Roway Lane. Oldbury. B69 3ES – 0121 569 2537