

Schedule of Condition



Property Address:	Royal Oak, Grendon Road, Polesworth, Tamworth, B78 1NU		
Property Reference Number:	2302984101		
Document Reference:	MMP/jkw	Rev.	
Survey Date:	3 rd November 2021		

A. Document Control Sheet.

This document was initially prepared by Brownill Vickers Limited on behalf of Star Pubs & Bars and, subsequent to the release of the initial document, revisions are made at regular intervals to reflect the requirements of Star Pubs and Bars' property inspection programme.

This section of the report provides details of the document status and details of whom and which company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.

Revision	Revision Date	Details of revision	Reviewers Company	Report Authors Name.



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C. Preliminaries

Name of company completing the schedule of condition

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Name of Surveyor who completed the schedule

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Date of site visit

3rd November 2021

Date of issue

10th November 2021



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D. Property Details

Summary of Construction:

Original buildings in traditional construction with brick walls and pitched roofs overlaid with clay tiled coverings. Bay windows to front elevation. Flat canopy roofs over front canopy and bays and rear porch and canopy.

Right end building in rendered brickwork under pitched roof with clay tile coverings. Half owned up to party wall.

Accommodation:

Ground floor front entrance lobby to open plan bar areas with servery. Commercial kitchen, ladies' and gent's toilets in rear offshot.

Basement cellar beneath open bar area with barrel drop in rear beer garden.

Staircase off rear corridor area to first floor private accommodation.

Storage in small building to right side (part building only, up to party wall).



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E. Survey Methodology

1. Description

In accordance with instructions received from Messer Star Pubs and Bars, Brownill Vickers Limited have carried out an inspection of the subject premises to provide a Schedule of Condition.

The weather was overcast at the time of inspection.

The subject premises were open for business.

2. Orientation

All references to front, left, rear and right are as standing in the named road. Our inspection was limited to those parts which could be seen from ground level within the boundaries of the property, from the public highway or from rights of way.

3. Limitations

Brownill Vickers Limited undertake a non-destructive visual inspection, this means we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Additionally, we do not remove secured panels or undo electrical fittings etc. We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Closer examination may reveal defects not visible from a ground level vantage point.

We do not inspect the roof structure from inside the roof space. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive. The property was fully furnished at the time of our inspection and no removal of furniture or floor coverings was undertaken. In particular, floor coverings were not removed or lifted at the edges and no inspection of any sub-floor voids was undertaken. We therefore cannot confirm the condition of underlying floor timbers.



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Fixtures and fittings, including all floor coverings, do not form part of the freehold. We assume that fixtures and fittings will be valued as part of a fixtures and fittings inventory and separately assessed, independent of this report.

It was not possible to inspect those parts of the property which were covered or unexposed at the time of the inspection and therefore we are unable to guarantee that these parts are free from defect.

No tests were carried out to any of the service installations, plant or beneath ground drainage, nor was an asbestos survey / management plan carried out as part of this instruction. Due to the weather conditions being dry on the day of inspection the guttering system was not seen to be tested.

As stated, this survey does not constitute an asbestos survey and therefore enquiries should be made to ascertain if a Type 2 or type 3 asbestos survey has been conducted and the findings thereof. Neither the whole nor any part of this report, or any reference thereto, may be included in any published document, circular or statement or published in any way without written approval from Brownill Vickers Limited of the form and context in which it may appear.

No testing of any sanitary ware or locking mechanisms to doors or windows has been undertaken as part of this inspection, unless stated otherwise. Testing with a protimeter has been undertaken.

Access was not available to the two front floor bedrooms at the time of inspection. We relied on our previous inspection on the 26th April 2019 and condition of the remaining areas.

Access was not available to view the left side elevation fully due to vegetation and large shrubs in the adjacent private garden.

Build-up of mosses, lichens and plants are common on poorly maintained roof coverings. These can cover underlying defects to these surfaces.



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E. Survey Methodology

4. Condition

Condition Rating	Definition
3 - Good Condition	Reported elements had no apparent defects, being clean and well maintained, element is likely to offer a long serviceable life.
2 - Satisfactory Condition	Reported element presented in a serviceable condition with some wear and tear or minor damage but not requiring immediate attention.
1 - Poor Condition	Reported element in a deteriorated condition or with disrepair evident, likely to require substantial repair or replacement.

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1	INTERNAL					
1.0	GROUND FLOOR		Photos 22-75			
1.1	Ground floor public accommodation; open plan bar areas and entrance lobby					
1.1.1	Ceiling	Entrance lobby ceiling over-boarded with timber tongue-and-grooved boarding with paint finish.	2			
1.1.2	Ceiling 2	Open bar area ceilings are textured finish with exposed beams and rafters and encased down stand beams.	1-2 Previous patch repairs. Minor holes around light fittings. Damage noted adjacent to bar servery where crude temporary repairs undertaken.			
1.1.3	Walls	Entrance lobby walls textured plaster or plaster board and skim with timber skirtings.	2 Impact damage from doorknob on inner lobby door.			
1.1.4	Walls 2	Textured plaster finishes to upper half on external walls or smooth plaster finish to dry linings and plaster board to internal walls with half height timber boarding or panelling and fixed seating to most areas.	2 Largely in reasonable order. High moisture readings are noted to left hand chimney breast.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
		Timber skirtings fitted where no fixed seating.				
1.1.5	Floor	Solid floor with barrier mat covering.	2 Slightly uneven beneath matting.			
1.1.6	Floor 2	Solid floor overlaid with carpet or wooden boarding.	2 Surface of boarding and stain coating is worn. No defects underfoot noted.			
1.1.7	Doors	Inner lobby doors are double rebated timber doors with top half glazing in small, fixed panes and over-head door closer.	2			
1.1.8	Fireplace	Fireplace to left side is timber surround on brick inset with small, tiled hearth and electric fire with painted chimney brickwork above.	2			
1.1.9	Fireplace 2	Right side fireplace on chimney stack is built in painted brickwork with inset timber surround and coal effect fire. Timber board to mantle top with textured wall plaster above.	2			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.1.10	Fixtures and fittings	Fixed seating to perimeter walls in timber with upholstered seat backs and cushions.	1-2 Loose end panels and torn seating.			
1.1.11	Radiators	Steel panel radiators with top grill affixed to wall x 2.	2 Top grill damaged x 1. Secure, not tested.			
1.1.12	Joinery	Small partition / screen in timber with top glazing, painted finish and similar boarded half height screen.	2			
1.1.13	Doors	Door to rear corridor timber framed with top half glazing in small, fixed panes and matching narrow side panel fitted with intumescent strip with brush and overhead door closer.	2			
1.2	Ground floor public accommodation; servery					
1.2.1	Ceiling	Woodchip paper finishes to plaster ceiling.	2 Minor patch repair.			
1.2.2	Servery counter	Wooden counter and top with access door and flap.	2 Wear and tear to counter top. Half door slightly ill-fitting.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.2.3	Servery	Undercounter shelving for glass storage in painted timber with PVC edging strips, inset stainless steel sink with worktop adjacent.	2 Failed sealants around sink top and worktop.			
1.2.4	Back bar fittings	Back bar constructed in matching timber counter with shelving beneath for drinks and glass storage with inset fridges. Over back counter timber framing to chimney with exposed brickwork.	2 Brickwork open jointed and flue recess used for till. Countertop worn.			
1.2.5	Floor	Altro sheet flooring on solid floor.	2 Poorly overlaid with Altro sheet flooring. No effective sealant at perimeter of Altro.			
1.2.6	Door	Door to porch is flush timber fire door fitted with lever latch lock and intumescent strip with brush in timber frame.	1-2 Tight fitting / binding on intumescent brushes. Door ill-fitting.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.3	Ground floor public accommodation; rear porch					
1.3.1	General	<p>Porch built at rear of building between brickwork walls in timber framing with timber boards lining ceiling and external wall.</p> <p>Door to beer garden as described externally.</p> <p>Floor overlaid with anti-slip vinyl.</p>	<p>2</p> <p>Painted brickwork walls are uneven beneath decorations.</p> <p>Isolated redundant fixing holes to wall boarding.</p> <p>No effective sealant at perimeter of floor vinyl.</p>			
1.4	Ground floor public accommodation; rear corridor					
1.4.1	Ceiling	Woodchip paper.	<p>2</p> <p>Paper peeling near kitchen down stand and along external walls to beer garden.</p> <p>Deterioration noted to underlying surfaces.</p>			
1.4.2	Walls	Textured coating to solid walls and woodchip covering to partition wall, timber skirtings.	<p>2</p> <p>Soiling and minor gouges.</p> <p>Previous patch repair.</p> <p>Woodchip paper peeling.</p> <p>High moisture content noted to skirtings on external wall and plaster above.</p>			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.4.3	Floor	Entrance barrier matting to solid floor.	1-2 Matting heavily worn to high traffic areas.			
1.5	Ground floor public accommodation; gent's toilets					
1.5.1	Ceiling	Fine texture or smooth plaster finishes, painted.	2 Isolated surface defects.			
1.5.2	Walls	Painted plaster, textured plaster at high level and ceramic tiling to door head height to three walls. Timber skirtings fitted to exposed walls.	2 Damp noted at low level to front wall and skirtings. Minor cracking to surfaces and previous patch repairs to plaster in lobby. Some discoloration to grouting to tiles and damage where fixtures and fittings have been removed.			
1.5.3	Floor	Solid floor with quarry tile finish.	2 Soiled grout. Rough infill strip at edges and isolated minor defects.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.5.4	Doors	Entrance door is timber panelled internal door with overhead door closer in timber framed partition boarded both sides.	2 Minor damage to paint surface.			
1.5.5	Doors 2	Inner lobby door is internal panelled timber door with pull handle.	1-2 Warped and ill fitting. Door is hinge bound and levering door lining causing damage to plaster on wall.			
1.5.6	Windows	2 x uPVC opaque double glazed windows with top opening lights to external wall to left side.	2 Windows not visible externally due to foliage and shed in private garden.			
1.5.7	Sanitary ware	Slab urinal with tiled raised upstand and high level cistern.	1-2 Joints failed at junction of slabs and trough and poor detailing to upstand tiling and trough junction. Improvements required for hygiene purposes.			
1.5.8	Sanitary ware 2	2 x wash basins affixed to wall with pipe boxing formed beneath in PVC cladding and moulding. Basins fitted with push taps.	2 Wastes soiled, basin inner surface pitted and no plugs and chains fitted.			
1.5.9	Sanitary ware 3	Low level w.c. suite with seat and lid.	1-2 Seat and lid loose.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.5.10	Joinery	Formica cubicle erected with door and indicator bolt.	1-2 Door binding/creaking. Locking mechanism defective.			
1.5.11	Radiator	Steel panel radiator with top grill.	2 Secure. Not tested. Corrosion noted.			
1.6	Ground floor public accommodation; ladies' toilets					
1.6.1	Ceiling	Textured finish to lobby ceiling painted plaster to toilet area.	2 Previous patch repair between light fittings over cubicles.			
1.6.2	Walls	Textured plaster finishes to lobby and outside wall. Inner lobby wall formed in timber stud work with PVC cladding finish.	1-2 Minor impact damage to lobby wall from overhead door closer. High moisture readings noted to textured surfaces at low level.			
1.6.3	Walls 2	Toilet area walls painted plaster to solid walls and half height PVC cladding and skirtings.	1-2 Minor cracking and hollow plaster to chimney. Previous patch repair to front wall. Rough plaster finish behind w.c.s with high moisture level to wall and skirtings.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.6.4	Floor	Solid floor overlaid with timber effect vinyl sheet.	2 Heavily stained, appears damp beneath.			
1.6.5	Radiator	Steel panel radiator with top grill affixed to front wall with radiator housing formed in timber.	2 Secure radiator, not tested. Timber housing is loose.			
1.6.6	Fixtures and fittings	Formica toilet cubicles x 2 with indicator bolts to doors.	2 Damage caused at junction of cubicle and wall plaster inside cubicle.			
1.6.7	Sanitary ware	2 x low level w.c. suite with seat and lid and 1 x wash basin with basin mixer tap fitted over inbuilt vanity unit.	1-2 No plug fitted to basin. No back in vanity unit therefore bare plaster wall visible and vanity unit shelf missing. Generally soiled inside cupboard. Both toilet plans loose to fixings.			
1.6.8	Doors	2 x panelled internal timber doors to entrance and inner lobby with pull handles and door closers.	2 Some deterioration to decorative surfaces.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.6.9	Internal joinery	Timber partitioning to two cubicles with doors and locking mechanisms	2 Discoloration noted to surfaces. Doors stiff and difficult to operate.			
1.7	Ground floor public accommodation; commercial kitchen					
1.7.1	Ceiling	Painted plaster ceiling with previous patch repairs.	2 Minor cracking to ceiling surfaces with discoloration noted to decorative finishes.			
1.7.2	Walls	Walls lined with washable panel to kitchen and freezer store area except part of rear wall where original painted brickwork and infilled window opening are visible. Timber pipe and services boxing at high level with paint finish.	2 Minor gaps and cracking at junction of ceiling and pipe boxings, brick dust and blistered paintwork to exposed brick wall in freezer area. Restricted access and inspection due to appliances.			
1.7.3	Floor	Altro sheet flooring on solid floor.	1 Altro floor appears cracked, damaged and uneven. Altro sheet flooring is poorly sealed with bubbling and cracking noted.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.7.4	Door	Entrance from corridor is via flush panelled timber fire door with lever latch and lock furniture, fitted with intumescent strip with brush and overhead door closer.	2			
1.7.5	Door 2	Door to beer garden as described externally.	2			
1.7.6	Fixtures and fittings	Installed kitchen worktop and base units for storage of crockery with stainless steel shelving above affixed to wall. Stainless steel sinks with drainer on stand. Raised plinth to freezer area at rear with quarry tile finish.	2			
1.7.7	Window	Window to beer garden as described externally.	2 Cracked paintwork and cut out on projecting timber sill internally.			
1.7.8	Cupboarding	Timber boarding to house fuse boards.	1 One door damaged and not fixed at time inspection. Deterioration to timberwork throughout.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.0	BASEMENT		Photos 76-87			
2.1	Cellar areas					
2.1.1	Ceiling	Main cellar brick vault ceiling at different levels with paint finish.	2 Blistered and stained from damp penetration.			
2.1.2	Walls	Painted brick walls.	2 Heavily stained and blistered at front.			
2.1.3	Floor	Concrete floor with raised concrete barrel plinths with brick edgings.	2 Concrete cracked to main floor.			
2.1.4	Door	Solid flush timber fire door fitted with lever latch and lock furniture, overhead door closer and intumescent strip with brushes.	2 Stiff and difficult to operate.			
2.1.5	Stairs	Access stair soffit over-boarded, walls painted brickwork and timber panelling to ground floor corridor. Stairs and top landing laid in brick.	2 Damp staining to below ground walls and inside access door at ground floor level.			
2.1.6	Joinery	Handrail fitted to stairs and timber panelling to corridor.	2 Minor defects around fixings in timber framing and splits to panels in partition. Handrail secure.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.1.7	Corridor	Brick vault ceiling and walls painted, brick floor.	2 Walls damp and blistered and floor damp stained.			
2.1.8	Draught curtain	PVC draught curtain fitted to main cellar.	2			
2.1.9	Barrel drop	Checker plate doors in steel frame, painted brick walls with brick steps and timber barrel ramp to centre and concrete to sides.	2 Concrete to sides of barrel ramp is broken. Brickwork discoloured and stained with blistered areas due to damp penetration.			
2.2	Lobby /Area between cellar and barrel drop					
2.2.1	General	Brick vaulted ceiling and walls and concrete floor as main cellar.	2 Blistering and damp staining to walls and damage to concrete floor from barrels.			
3.0	FIRST FLOOR		Photos 1-21			
3.1	Staircase to first floor					
3.1.1	Staircase	Timber staircase and balustrade, carpet covering.	1 Top newel post cracked and loose.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.1.2	Ceilings & walls	Ceilings and walls are textured plaster finishes with timber skirtings.	2 Walls and skirtings at base of staircase are damp.			
3.1.3	Floor	Quarry tile floor.	2 Stained.			
3.1.4	Radiator	Steel panel radiator affixed to wall.	2 Secure, not tested.			
3.2	First floor accommodation					
3.2.1	Ceiling	Painted plaster board or textured plaster finishes. Exposed beams in living area and bathroom.	2 Random cracking and unevenness to some original ceilings. Damaged textured finish to bathroom.			
3.2.2	Walls	Painted plaster or textured plaster finishes and timber skirtings. Bathroom walls tiled.	1-2 Minor diagonal cracking to walls in living area to left side and below windows. Uneven area of plaster on chimney breast in front bedroom. General imperfections and minor defects. Various redundant fixing holes, including to tiles in bathroom.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
			Non-matching infill to tiling at end of bath. High moisture readings noted within rear right hand office.			
3.2.3	Floor	Timber floor boarding beneath carpet. Vinyl sheet to bathroom.	2 Uneven floors with various levels and steps. Loose boards. Defective board under carpet outside bedroom on landing.			
3.2.4	Doors	Flush or panelled timber doors, double doors to living area fitted with intumescent strip with brushes.	2			
3.2.5	Windows	UPVC or timber windows as described externally.	2			
3.2.6	Fixtures and fittings	Kitchen installation to living area with wall and base units, worktops with inset sink and hob and built in appliances. Laminate raised floor with guard rail around.	2 Dated but intact at time of inspection.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.2.7	Fixtures and fittings 2	Fireplace to living area with timber surround and marble inset with coal effect fire and marble hearth.	2			
3.2.8	Radiators	Steel panel radiators affixed to walls.	2 Secure, not tested.			
3.2.9	Sanitary ware	Bathroom fitted with pedestal basin with push taps, bath with end and side panel, wall lining panel and shower screen and close couple w.c. with seat and lid.	2 w.c. seat and lid loose. No plug and chain fitted to basin.			
4.0	STORE BUILDING					
4.1	Ground floor store building					
4.1.1	General	<p>Right end building used for storage only up to party wall with front section belonging to adjacent cottage.</p> <p>No access above ceiling to roof void area.</p> <p>Ceiling exposed joists and boards and partially underdrawn.</p> <p>Walls painted brickwork and floor comprises mixture of concrete and lower level original brick laid floor.</p>	<p>1-2</p> <p>Ceiling boarding water stained and damaged with area missing at rear.</p> <p>Walls have historic cracking and open jointed brickwork to right side above infilled window openings.</p> <p>Paint finish to walls is worn and damp.</p> <p>Rear wall brickwork is loose at low level below window.</p> <p>Concrete floor to rear section is raised and has minor cracking.</p>			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
			Original brick floor to centre section up to party wall is mostly obscured by timber boards and storage.			
5	EXTERNAL					
5.1	Buildings		Photos 88-109 / 118-129			
5.1.1	Roofs	Pitched roofs overlaid with clay tile coverings with mortar pointing to verges.	<p>1-2</p> <p>Tiles undulate slightly on front roof slope over rafters.</p> <p>Verge pointing defective to left end of front building.</p> <p>Several replacement ridge tiles to rear building, non-matching design. Ridge tiles uneven on rear building with gaps at bed joint.</p> <p>Tiles appear uneven at eaves level over gutter to left side on rear building.</p> <p>Large number of non-matching tiles adjacent to left hand chimney stack.</p>			
5.1.2	Roofs 2	Building at right side has pitched roof overlaid in clay tiles with mortar pointing to verge.	<p>2</p> <p>Open bed joints to ridge tiles.</p> <p>Isolated displaced tile.</p> <p>Minor cracking and defects to verge</p>			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
			pointing. Inner slope not fully visible over front half abutting cottage.			
5.1.3	Roofs 3	Centre building has pitched roof with clay tile coverings and mortar pointed verges. Stepped lead flashing to abutment with main building.	1-2 Damaged ridge tile x 1. Isolated broken or displaced tiles and rear slope undulating over rafters. Inner front slope not seen at valley with main front building. Minor defects to verge pointing.			
5.1.4	Roofs 4	Flat roof with felt covering to rear canopy and porch with upstands to abutment with rear wall of building and mortar pointing to upstand.	1-2 Structure is uneven with large amount of pooling water present.			
5.1.5	Roofs 5	Flat roof with felt coverings to front canopy and bays with upstand at abutment with front wall of main building and mortar pointing to upstand.	2 Heavily affected by moss. Partial view only from upper windows.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.1.6	Chimneys	2 x brick chimney to front building fitted with clay pot or cowls with mortar fillets and / or lead flashings. Aerial fitted to left end chimney.	1-2 Left end stack has weathered mortar joints. Other chimney has been partially repointed. Left end chimney leans away from roof.			
5.1.7	Chimneys 2	1 x brick chimney to rear main offshot roof with 2 x clay pots and aerial fitted. Lead flashings.	1-2 Delimitation noted at low level with rot present.			
5.1.8	Chimneys 3	1 x brick chimney to centre building at right end with clay pot fitted.	2 Cracking to mortar flaunching around pot.			
5.1.9	Rainwater goods	Cast iron gutters and downpipes fixed on brackets into brickwork walls. Replacement PVC downpipes and hopper to front. PVC replacement gutter and downpipe supported on new brackets fixed into brickwork to rear slope. Replacement PVC gutter on new	1-2 Corrosion to cast iron gutters and downpipes. Poor decorations. Previous taped repairs to gutter joints on front. No leakage defects noted due to dry conditions.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
		PVC brackets fixed to brickwork to right side of main rear building discharging to PVC downpipe onto lower roof of centre building.				
5.1.10	Rainwater goods 2	Cast iron gutter replaced with PVC to rear of centre building. PVC downpipe discharging to canopy at rear.	2			
5.1.11	Joinery	Timber fascia boards to front bays and canopy with paint finish and supporting timber batten with painted soffit to canopy.	2 Paintwork deteriorating and split. Minor splits to fascias at ends.			
5.1.12	Joinery 2	Timber fascia to rear canopy with paint finish. Stain finished timber boards to soffit of canopy.	2 Paint splitting.			
5.1.13	Joinery 3	Timber cladding to rear wall of porch under rear canopy.	2 Minor defects to boards, decay at left end to end of boards and edge of capping timber.			
5.1.14	Joinery 4	Rear porch under canopy formed in timber framing with Georgian wired glass panels and mid-rail and glazing above door head height.	2			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.1.15	Doors	Front entrance door is timber panelled with clear vision panel set in timber frame with mock door fixed panel adjacent with letter plate.	2 Door handle loose to fixings.			
5.1.16	Doors 2	Door to right end building rear store is flush panel timber with lever lock latch set.	2 Latch plate to opening edge is loose.			
5.1.17	Doors 3	Door to rear porch is flush panel fire exit door with emergency egress push bar ironmongery.	2			
5.1.18	Doors 4	Door from rear corridor is flush panel fire exit door with emergency egress push bar ironmongery.	2			
5.1.19	Doors 5	Door to kitchen from rear yard area is flush panelled timber with lever latch and lock set and kickplate.	2 Door binding.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.1.20	Walls	Brickwork walls to main building at front and left side with painted panel for signage on left end.	<p>2</p> <p>Minor stepped cracking x 2 through mortar joints over front canopy roof at each end.</p> <p>Isolated holes and hairline cracks to mortar joints in bay structure at right side.</p> <p>Isolated holes to mortar joints at low level at left end on front elevation.</p> <p>Left end partially obscured by shrubs in adjacent private garden.</p>			
5.1.21	Walls 2	Right side wall of right end building is painted render between lower courses of painted brickwork and underside of brickwork courses at eaves level.	<p>1-2</p> <p>Open / loose brickwork to rear right corner and open joints to high level bricks.</p> <p>Hairline random cracking to render and damp damage with previous patch repairs at low level.</p> <p>Isolated open joints to low level brickwork.</p>			

F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.1.22	Walls 3	Rear wall of right end building is painted brickwork.	<p>2</p> <p>Uneven previous patch repairs under paint decorations and scuffs and chips to paintwork.</p> <p>Hairline cracking at junction with lean-to building.</p> <p>Timber battens fixed to wall at low level, decaying.</p> <p>Steel angle bolted to wall at rear right corner.</p> <p>Hairline cracking around window opening and at end of lintel over.</p>			
5.1.23	Walls 4	Main rear offshot building at rear and centre building have fair faced brickwork to rear and right side elevations with brick arch or brick on edge lintels over windows.	<p>1-2</p> <p>Previous patch repairs with non-matching bricks above rear canopy and beneath canopy where opening infilled at rear of centre building.</p> <p>To main rear offshot building:-</p> <p>Open joints to brickwork at high level beneath guttering on right side.</p> <p>Minor cracking above first floor window on rear.</p> <p>Brick arch lintel to window at rear has</p>			

F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
			<p>failed and bricks are displaced.</p> <p>Cracking to other brick arch lintel on same elevation at first floor level.</p> <p>Open jointed brickwork area at ground floor level to rear elevation.</p>			
5.1.24	Walls 5	Brick sills to windows at rear of property.	<p>1-2</p> <p>Open joints to most areas.</p>			
5.1.25	Windows	<p>Front windows x 3 timber framed to first floor with small, fixed panes, single glazed with opening casements.</p> <p>Paint finish.</p>	<p>2</p> <p>Minor deterioration to paintwork and glazing bars.</p> <p>First floor left hand window heavily condensation marked.</p>			
5.1.26	Windows 2	<p>2 x bay windows to front elevation in timber replacement windows with double glazed small, fixed panes and top opening lights.</p> <p>Paint finish.</p>	2			

F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.1.27	Windows 3	Steel framed single glazed window with centre opening light to rear elevation of store building.	1-2 Opening light painted shut. Non-matching obscure glazing and 2 x panes broken. Some corrosion noted.			
5.1.28	Windows 4	Replacement uPVC windows with opening casements to rear offshot building x 5 at first floor level.	2			
5.1.29	Windows 5	Rear offshot building ground floor windows are timber framed with opening casements or top opening lights and small fixed panes to right side. Rear window to kitchen is blocked and over-boarded at rear with timber boarding.	2 Minor putty pointing defects and cracks to older windows.			
5.1.30	Windows 6	To centre building first floor 2 x timber windows with centre opening casements.	2 Minor splits and deterioration of decorations and timber and redundant fixing holes.			
5.1.31	Windows 7	Ground floor of rear centre building 1 x timber framed window with small, fixed panes and top opening lights.	2			



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F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
6.0	SITE AREAS		Photos 110-117 / 130-132			
6.1	Site to rear of property and boundary walls					
6.1.1	Beer garden	Beer garden with artificial grass area laid over concrete yard. Infill concrete beneath rear window of centre building and new barrel drop access doors installed adjacent.	2 Exposed concrete has cracks across from inspection chamber covers and previous patch repair.			
6.1.2	Gates	Gates from right side to beer garden are double framed braced and ledged with bolt fastenings and Suffolk latch.	2 Minor damage to boarding.			
6.1.3	Bin store area	Area to rear of offshot building access via timber gate and side panel. Partially concrete and brick paving with unmade areas.	1 Gate and adjacent timber boarding are heavily deteriorated. Paving to bin store area is in very poor condition with uneven and missing areas. Raised timber edging around garden is decayed.			

F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
6.1.4	Boundary walls	Brick boundary walls to rear and left side to adjacent private property are brickwork of varying heights with purpose made toppers.	2 Previous patch repairs and pointing to bin store area internally. Cracking at change of direction of walls and open joints. Section of brickwork missing where abutting walls removed. Wall to beer garden area is painted, with isolated open joints and holes where bricks removed.			
6.1.5	Boundary walls 2	External faces of brickwork boundary walls fair faced at rear of bin store with infilled opening and painted to beer garden.	2 Isolated cracking to mortar joints and open joints. Previous mortar repairs spalling. Frost damage to bricks particularly to infilled opening. Deterioration noted to decorative finishes.			

F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
6.2	Site areas outside boundary walls					
6.2.1	Right side tarmac surfacing	Tarmac surfacing to area outside beer garden gates at end of right side building and to right end of property between building and public footpath bounded by concrete bollards with paint finish.	2 Minor vegetation at base of building wall and around bollards affecting tarmac surface. Tarmac deteriorated along base of building wall and minor cracking and eroded surface elsewhere.			
6.2.2	Forecourt	Public footpath and lay-by used as seating area, laid in tarmac with concrete drainage channels.	1-2 Tarmac wearing course is cracked and worn with patches missing and uneven. Minor vegetation at perimeter of building and channels.			

G. Photographs



Photo 001



Photo 003



Photo 002



Photo 004

G. Photographs



Photo 005



Photo 007



Photo 006



Photo 008

G. Photographs



Photo 009



Photo 011



Photo 010



Photo 012

G. Photographs



Photo 013



Photo 015



Photo 014



Photo 016

G. Photographs



Photo 017



Photo 019



Photo 018

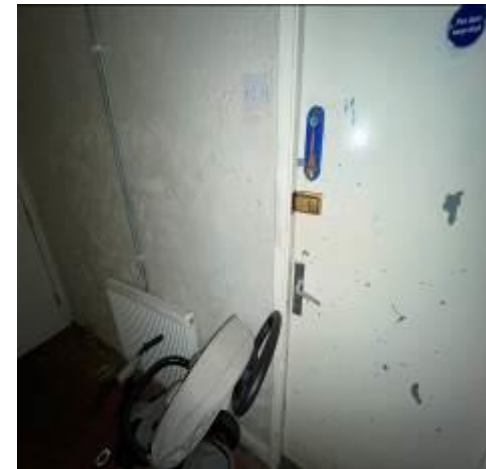


Photo 020

G. Photographs



Photo 021

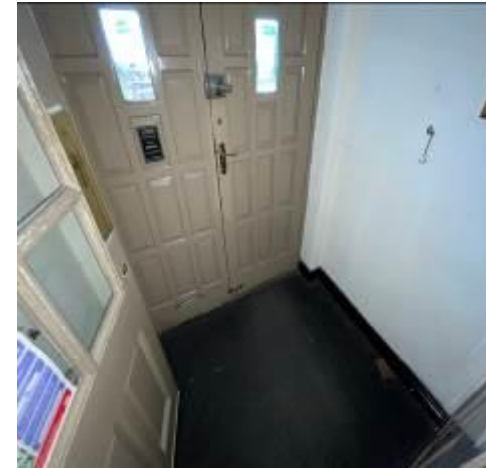


Photo 023



Photo 022

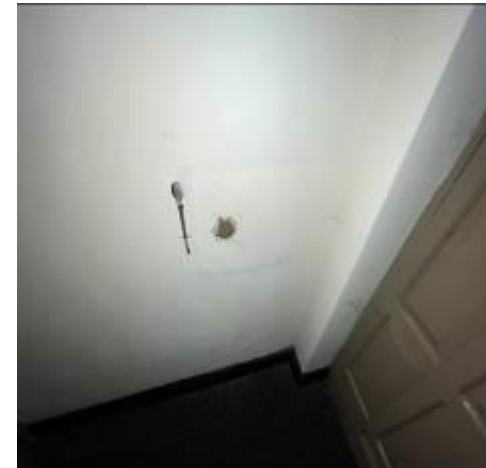


Photo 024

G. Photographs



Photo 025

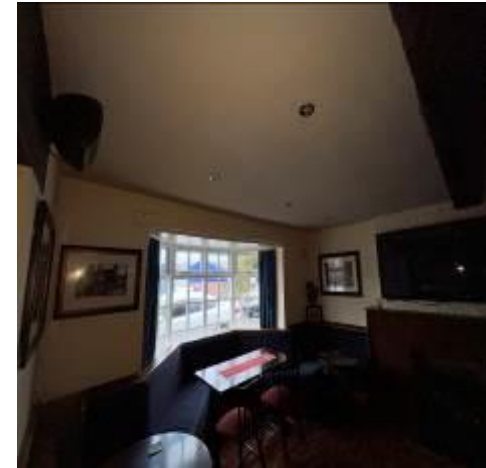


Photo 027



Photo 026

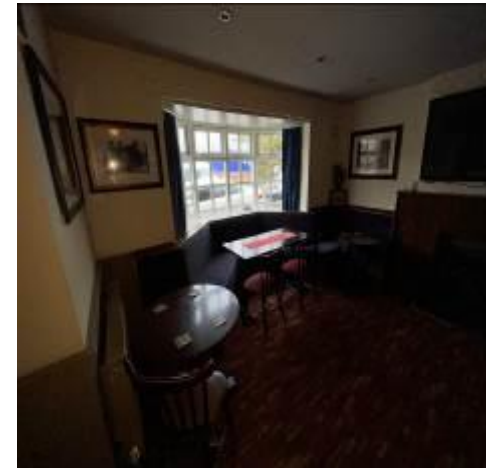


Photo 028

G. Photographs



Photo 029



Photo 031



Photo 030



Photo 032

G. Photographs



Photo 033



Photo 035



Photo 034



Photo 036

G. Photographs



Photo 037



Photo 039



Photo 038



Photo 040

G. Photographs



Photo 041



Photo 043



Photo 042

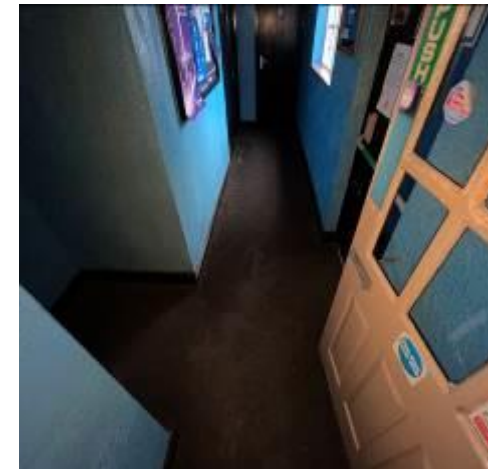


Photo 044

G. Photographs



Photo 045



Photo 047



Photo 046



Photo 048

G. Photographs



Photo 049

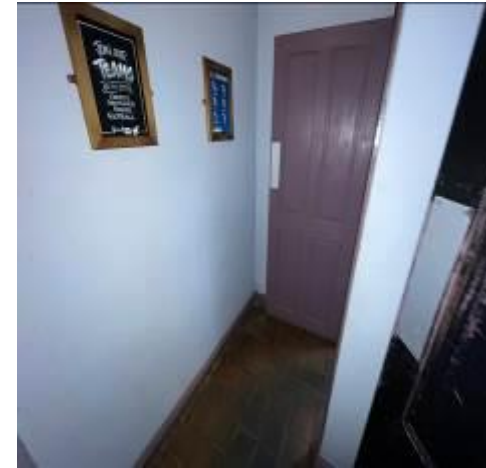


Photo 051



Photo 050



Photo 052

G. Photographs



Photo 053



Photo 055



Photo 054



Photo 056

G. Photographs



Photo 057

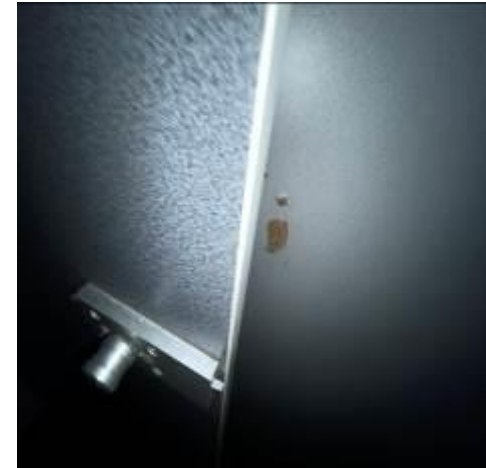


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Photo 058

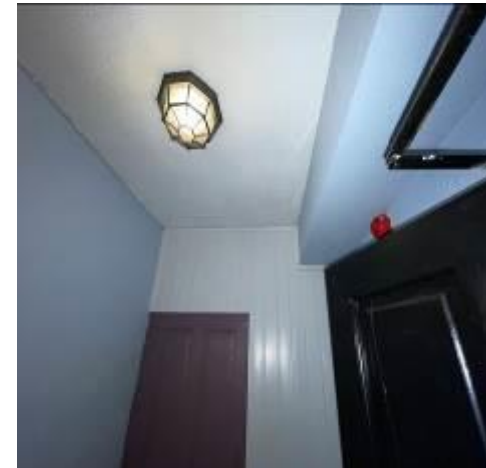


Photo 060

G. Photographs

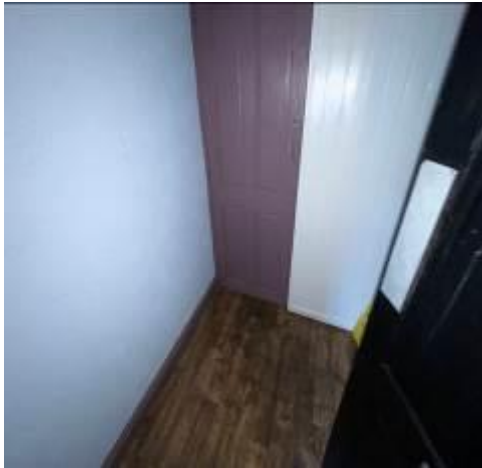


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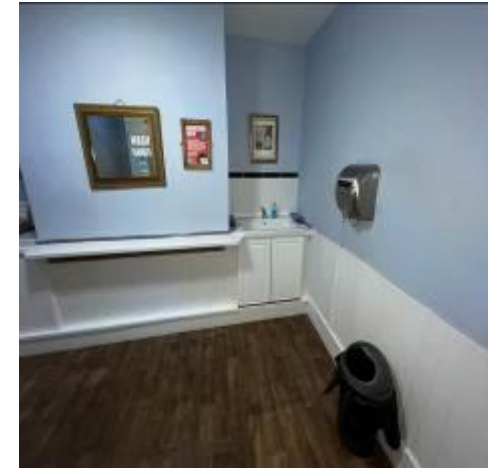


Photo 063



Photo 062

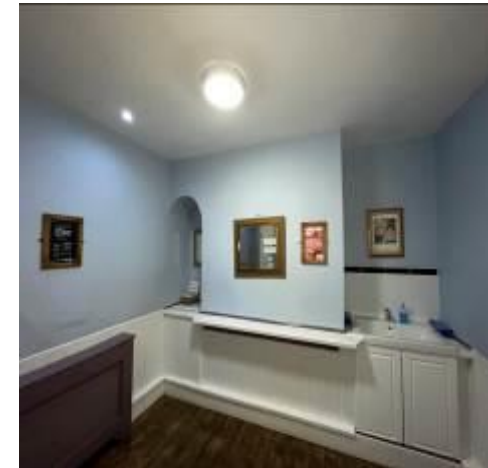


Photo 064

G. Photographs



Photo 065



Photo 067



Photo 066



Photo 068

G. Photographs



Photo 069



Photo 071



Photo 070



Photo 072

G. Photographs



Photo 073



Photo 075



Photo 074

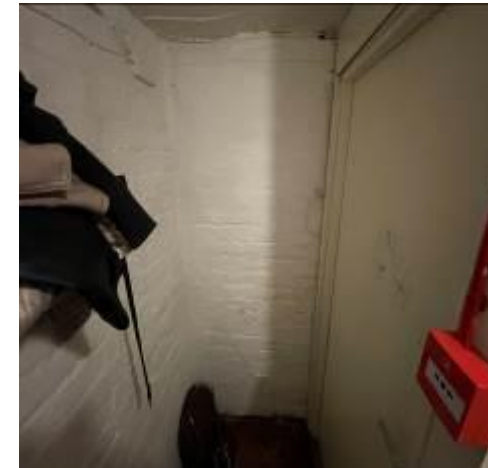


Photo 076

G. Photographs



Photo 077



Photo 079



Photo 078



Photo 080

G. Photographs



Photo 081



Photo 083



Photo 082



Photo 084

G. Photographs



Photo 085



Photo 087



Photo 086



Photo 088

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G. Photographs



Photo 089



Photo 091



Photo 090



Photo 092

G. Photographs



Photo 093



Photo 095



Photo 094



Photo 096

G. Photographs



Photo 097



Photo 099



Photo 098



Photo 100

G. Photographs



Photo 101



Photo 103



Photo 102



Photo 104

G. Photographs



Photo 105



Photo 107



Photo 106



Photo 108

G. Photographs



Photo 109

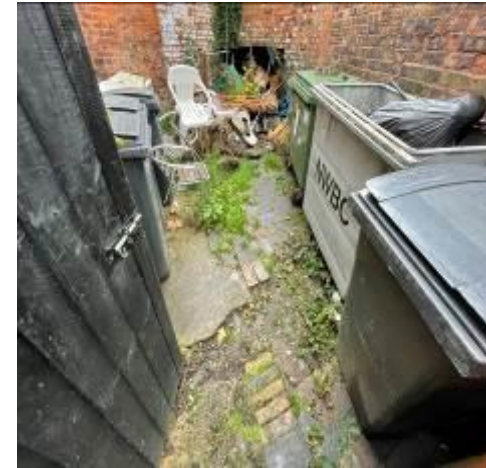


Photo 111



Photo 110



Photo 112

G. Photographs



Photo 113



Photo 115



Photo 114



Photo 116

G. Photographs



Photo 117



Photo 118



Photo 119



Photo 120

G. Photographs



Photo 121



Photo 123



Photo 122



Photo 124

G. Photographs



Photo 125



Photo 126



Photo 127



Photo 128

Property Address: Royal Oak, Grendon Road, Polesworth, Tamworth, B78 1NU

G. Photographs



Photo 129



Photo 131



Photo 130



Photo 132

H. Declaration of document publication

H1. Original Document Issue

I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection.

Signature



Lee Sidebottom MRICS

For and on behalf of Brownill Vickers Limited

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Property
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Client's name

Star Pubs & Bars

Date this report
Was produced

9th November 2021



Property Address: Royal Oak, Grendon Road, Polesworth, Tamworth, B78 1NU



H. Declaration of document publication

H2. Amended document Publication declaration

Document Revision	Declaration “I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection. Signed:	Publication Date	Signatories company and position



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