



INTEGA.

Technical Due Diligence Condition Survey Report

Prince of Wales Theatre, Church
Street, Cannock WS11 1DE

April 2026

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For and on behalf of INTEGA Building Consultancy Ltd

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Dashboard Summary

The following summarises the principal observations and comments arising from our inspection of the property on 25th March 2026 and highlights where further enquiries, requests for information or assurances should be sought. It should be noted that the text of the full report and photographic schedule contain additional detail and information on other, more minor issues which should, nevertheless, be referred to and considered.

Our advice has been assessed against RAG risk classifications which are defined at the end of this summary.

Summary

In accordance with your instructions, we have undertaken an inspection of the Prince of Wales Theatre, Cannock in order to comment upon its construction and condition to inform your future strategy for the property.

The property is understood to be approximately 43 years old and whilst there is evidence of repair and maintenance works, key elements of the exterior fabric are now in poor condition and are considered to have reached the end of their effective lifespan. Comprehensive renewal and repair works are required, to include the replacement of flat roof coverings, windows and doors to the principal premises, together with the recladding of the standalone main entrance tower.

We highlight that the roof decking material is formed from channel reinforced wood wool slabs, which are classified as a fragile material and should be treated as such. Further investigations are recommended to determine their suitability for on-going use, however, in the context of works to replace the roof coverings, careful consideration will need to be given as to whether this approach is appropriate. We have therefore recommended that the wood wool decks be replaced in parallel with the roof repairs.

It will need to be established if the steel frame and reinforced concrete encasement to the superstructure is designed to perform in a composite manner. Composite structures can be less adaptable to alteration and whilst we understand structural investigations have been undertaken, these findings will need to be confirmed to determine any limitation this may pose on flexibility for future alterations.

Demolition works to remove adjoining properties to the south and west of the property have left parts of the elevations exposed and removed previous means of escape. The south elevation will need to be extensively reclad and alterations are required to ensure adequate means of escape are reinstated to the west.

Internally, finishes are generally worn and dated in appearance and have suffered to more localised areas from the effects of rainwater ingress via the external fabric. Whilst the internal accommodation may be maintained over the short term through targeted repair and redecoration, consideration needs to be given towards comprehensive refurbishment and modernisation works.

We have also identified several Health and Safety and Fire Safety matters. This includes loose materials to roof areas at risk of wind uplift, missing edge protection and inadequately secured doors to high level areas. Gaps were also identified in fire stopping through compartment walls and floors. A Health and Safety Audit and Fire Risk Assessment should be undertaken where unavailable.

Finally, we have coordinated on your behalf an inspection of the building services installations by consultants, Crookes Walker Consulting. A copy of their report is attached at Appendix 3 and should be read in conjunction with our findings.

Technical Assessment

	Risk
1 Structure: During the course of our inspection, we did not carry out any intrusive investigations to determine the form of foundations or the nature of the sub-surface ground bearing strata. However, from our visual inspection of the building we did not observe any indications of any significant problems that might suggest defects in the foundations or problems with ground conditions.	■
2 We identified localised areas of concrete planks to the second floor structure. Whilst these appear consistent with a reinforced pre-cast concrete plank, access for inspection is limited and we recommend further investigations to confirm that no Reinforced Autoclaved Aerated Concrete (RAAC) is present.	■
3 The superstructure is formed from a reinforced concrete encased steel frame which by nature can be less adaptable to modification. Whilst we understand that previous investigations have been undertaken, we are not aware of these findings and consideration will need to be given towards any limitations this may pose in the event of significant alterations are proposed.	■
4 Roof and Rainwater Goods: The flat roof coverings are in poor condition with evidence of localised rainwater ingress and more widespread signs of encapsulated moisture within the roof build up. We consider the roof coverings are approaching the end of their effective lifespan and recommend these be replaced with a guaranteed solution.	■
5 The flat roof decks are formed from channel reinforced wood wool slabs which are classified as a fragile material in roof construction. Careful consideration needs to be given towards the impact this may have on both current access to the roof areas and the long term approach towards the repair of the flat roofs. However, for the avoidance of doubt these should be treated as fragile unless proved otherwise.	■
6 Whilst further investigations may support circumstances where the flat roof decking can be retained, it is difficult at this stage to support a case for replacing roof coverings over a material classified as fragile. It may be viable to provide additional support to strengthen the roof deck, however, in the long term interest we recommend that the wood wool decks be replaced.	■
7 Our inspection of the roof areas also identified several minor defects associated with localised splits to the roof coverings, poorly formed services penetrations and health and safety matters associated with inadequate edge protection and loose materials.	■
8 Localised leaks were identified to the cast rainwater pipes, with evidence of corrosion. We recommend CCTV surveys be undertaken and the rainwater goods overhauled.	■
9 Elevations including Windows & Doors: The principal brickwork elevations generally remain in a satisfactory condition, subject to localised re-pointing, targeted repairs and cleaning.	■
10 The completion of adjacent demolition works to adjoining buildings and the removal of former link bridges has necessitated the need for more significant repairs to the elevations. This briefly includes recladding of the exposed south elevation, the making good of redundant apertures and reinstatement of safe means of escape to the west elevation.	■
11 The fibreglass cladding to the main entrance tower is in poor condition and we consider this is life expired. The cladding is degraded, impact damaged and fixings display evidence of corrosion. The	■

cladding is also lined internally with expanded polystyrene insulation which is expected to be highly flammable. We recommend the cladding is replaced in its entirety.	
12	The plastisol coating to the profiled metal cladding to the stage fly tower and north west stairwell has almost entirely failed. The cladding sheets and fixings are in poor condition and we recommend the metal cladding is replaced. ■
13	The metal framed windows and curtain walling display a range of defects, including failed double glazed units, solar degradation, defective ironmongery and poor patch repairs. Rainwater ingress is also occurring to the perimeter of the windows. It may be possible to repair and refurbish the windows and curtain walling, however, regular maintenance will be required and further failures are likely. Assuming a longer term solution is desired, we recommend these be replaced with a modern equivalent. ■
14	The external fire doors are generally in poor condition and should be replaced in conjunction with wider making good to areas of adjacent demolition works. Elsewhere the arrangement of the loading doors is bespoke to the former market hall use and the doors are generally worn and in need of repair. ■
15	Floors & Staircases: The load bearing capacity of the floor structures are unknown, however our visual inspection revealed no evidence of overloading or significant defects. ■
16	We recommend that further investigations are undertaken to assess for any evidence of timber decay to the suspended timber floor construction within the main entrance tower landings and link bridge areas. Whilst no decay was identified from our inspection, further investigation is recommended with attention to locations subject to rainwater ingress. ■
17	Internal Accommodation & Finishes: The internal accommodation is generally dated in appearance and finishes are worn and soiled. The internal accommodation requires refurbishment and modernisation. ■
18	Localised and minor cracks were identified to walls within the north west stairwell areas. This may be consequential to adjacent demolition works and we recommend this be monitored. ■
19	Building Services: Please refer to the Crookes Walker Consulting MEP Report at Appendix 3. ■

Statutory Compliance

20	Fire Safety: We have not undertaken a Fire Risk Assessment, however we have identified various observations at Section 8.1. This includes the reinstatement of alternative means of escape to the west, replacement of combustible insulation, gaps in fire stopping and the replacement and repair of defective fire doors. ■
21	Health & Safety: We have not undertaken a full Health and Safety Audit, but as part of our inspection we identified matters for further investigation and / or action and a list of the key observations is included at Section 8.2. This includes inadequate edge protection, fragile roof decking materials, loose materials to roof areas and the safeguarding of exposed high level fire doors to the west elevation. ■
22	Asbestos: We understand that a Refurbishment Asbestos Survey has been instructed, and whilst the full report is awaited, initial test results have confirmed the presence of asbestos containing materials ■

(ACM's) within mastic to the main roof. A full copy of the report will need to be reviewed to determine the extent of these ACM's and any further findings or limitations on the scope of the survey.

23 Equality Act: We have not carried out an Access Audit as part of our survey and recommend you obtain a copy of the Access Audit and Action Plan if one exists. Based on our inspection we did not identify any significant concerns in this regard. ■

Sustainability and Environmental Considerations

24 Energy Performance: We have searched the national database for the Energy Performance Certificates (EPC's) for the property, however, this has now expired and a new EPC will need to be arranged. ■

25 Environmental: We have not been instructed to commission on your behalf a Phase 1 Environmental Assessment of the site. ■

26 We have not carried out a flood risk assessment, however, we have reviewed the Environment Agency website which confirms that the site is an area at very low risk of flooding from rivers and the sea and very low surface water risk. ■

Recommendations for Further Investigation

	Yes / No	Results / Status	
Asbestos	No	Review Refurbishment Asbestos Survey once available	■
Concrete (HAC, Chlorides and Woodwool)	Yes	Check for the presence of any RAAC	■
Cladding	No	Remove flammable expanded polystyrene insulation	■
Flood risk	No		■
Underground drainage	Yes	Undertake CCTV survey	■
Structural	Yes	Investigate the integrity of the channel reinforced wood wool slab roof decks.	■
Other	Yes	Check localised areas of suspended timber floors for evidence of decay	■

Guidance

The RAG categories are identified below:

High Risk Significant issue where an urgent remedy is required or a serious defect requiring immediate attention. Health & Safety matters are usually categorised as High Risk. ■

Medium Risk Key issue to be clarified and/or fully considered or repairs having a significant cost implication. 

Low Risk A minor issue which is not considered to constitute a material issue in the short term. 

Information For information only. 

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1 Introduction

1.1 Instructions

- 1.1.1 Instructions were received from Neil Edwards of Tetra Tech Limited on behalf of Cannock Chase District Council (CCDC) on 5 March 2026 to inspect and report on the condition of the Prince of Wales Theatre, Church Street, Cannock WS11 1DE. The scope of service was confirmed within our letter of 20 February 2026, as were INTEGA Building Consultancy Ltd's Terms and Conditions of Appointment and the Limitations that apply to this instruction.
- 1.1.2 The survey was undertaken on 25th March 2026 by Steve Tutty BSc (Hons) MRICS. The weather conditions at the time of inspection were cold with strong winds and heavy showers.
- 1.1.3 For the purposes of this report the front elevation facing Church Street and containing the main entrance to the theatre is deemed to face due east and all references are given on this basis.

1.2 Specialist Consultants

- 1.2.1 Mechanical, Electrical & Plumbing (MEP) Consultants, Crookes Walker Consulting, have been appointed to undertake an inspection of the building services installations.

1.3 Limitations of Inspection and Inaccessible Areas

- 1.3.1 This Technical Due Diligence Report and our inspection have been undertaken and prepared in accordance with our Standard Survey Limitations (Commercial Building Surveys), as attached at Appendix 1.
- 1.3.2 No opening up or testing of the building fabric or building services installations has been undertaken unless stated to the contrary in this report. You will appreciate we could not inspect parts of the property and grounds which are covered, inaccessible or not exposed. We cannot therefore report that they are free of any defect which may subsequently become apparent.
- 1.3.3 In addition to the published limitations, we were restricted during our inspection in the following aspects:
- Access for inspection of the elevations was restricted by on-going demolition works. This was particularly limited to the south and west, however, the perimeter of the building more generally falls within the boundaries to the demolition site.
 - Our inspection of the roof coverings and high level areas with the use of a UAV (Drone) was severely limited by strong winds and use of this equipment had to be aborted shortly into the inspection.
 - Inspection of the principal roof was limited to those areas that could be safely inspected. No access was possible to the perimeter roof areas or elevated roof covering above the stage floor and stairwell.
 - The CAT ladder to the entrance tower roof hatch was fitted with a ladder guard and access to this roof was not possible.
 - Suspended ceiling tiles were removed to allow inspection of the floor soffits and ceiling voids. However, it was not possible to view all areas and this was limited to a representative sample only.

- It was not possible to remove the ceiling tiles above the ground floor market hall areas owing to their height.
- We have not undertaken a CCTV survey of the surrounding underground drainage systems or rainwater goods.

1.4 Information Requests

- 1.4.1 INTEGA has been provided with certain property information to assist us in our reporting, but some of the documentation has not been received as summarised below.

	Information Requested	Received	Risk
Structural / Fabric	Planned Maintenance Programme	Yes	■
Building Services	Statutory Maintenance and Test Documentation	No	■
Statutory Compliance	Fire Risk Assessments	No	■
	Health & Safety Risk Assessment	No	■
	Access Audit	No	■

2 The Property

2.1 General Description

- 2.1.1 The property briefly comprises a theatre building and market hall located on Church Street to the east of Cannock Town Centre in Staffordshire.
- 2.1.2 The building is laid out over the ground and three upper floors. This includes a ground floor market hall area which is distinct from theatre and accessed directly via a series of loading and personnel doors to the north, east and west elevations.
- 2.1.3 The theatre building extends above these areas and is accessed via a detached main entrance tower located to the north east corner of the property and which includes a link bridge to the main premises at first and second floor. The entrance tower includes a passenger lift and stair which extends to the upper floors.
- 2.1.4 The theatre is laid out to provide a large auditorium space which we understand has a capacity of 427 seats and this includes ancillary bar areas, toilets and changing room facilities to its perimeter.



Fig 1 - View of front (east) elevation and main entrance to the property.

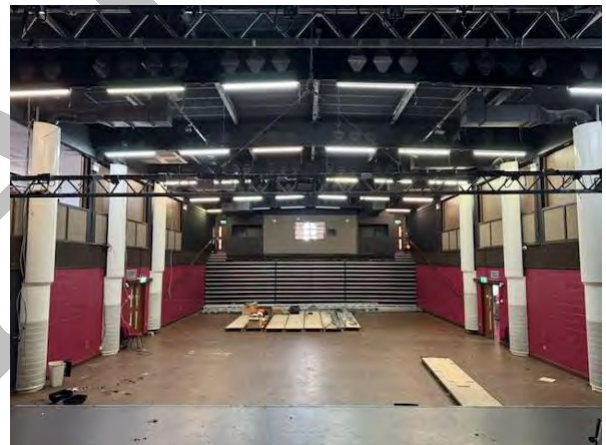


Fig 2 - View of the principal theatre auditorium.

- 2.1.5 A fire escape stair is provided to the north west of the property, which extends from the first floor to a part third floor plant room and provides access to the principal roof areas. Elsewhere, an elevated fly tower / loft is provided over the stage floor, which accommodates lighting rigs, pulleys and associated production equipment.
- 2.1.6 It is estimated that the property was constructed in the 1980's, and information found online suggests the theatre opened in 1984.
- 2.1.7 At the time of inspection, both the theatre and market hall areas were vacant and demolition works were advanced to the adjacent retail and parking areas, which we understand forms part of a wider town centre regeneration scheme.

2.2 Structure, Including Foundations

- 2.2.1 We are unable to confirm the nature of the foundations to the property without intrusive investigations or review of the original development drawings.
- 2.2.2 We have been provided with images of previous intrusive investigations, which include localised opening up works to a column base and revealing an assumed concrete pad foundation. However, further investigation would be necessary to more formally confirm this position and determine if this is representative throughout.
- 2.2.3 The property is formed from a concrete encased, steel frame structure comprising a series of columns and downstand beams, which provide support to the upper floors. From review of previous opening up works to columns within the market hall, this confirms the concrete encasement includes steel reinforcement.



Fig 3 - View of concrete encasement to steel column and beams, including exposed steel bracing

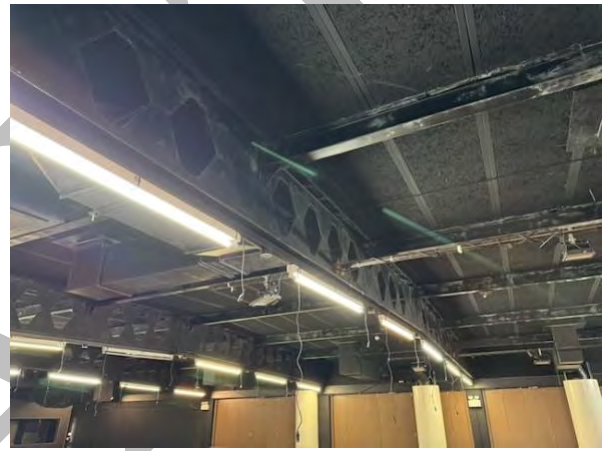


Fig 4 - View of castellated steel beams over the auditorium and primary support to the roof.

- 2.2.4 Long span castellated steel beams extend over the auditorium and together with rolled steel beams to perimeter areas form the primary structure to the roof deck. The beams span from the east to west and include a slight fall to support drainage of the flat roof coverings above.
- 2.2.5 The beams provide support to a series of steel purlins which span perpendicular to these beams and support the channel reinforced woodwool slabs to the roof deck. Elsewhere, tubular steel wind bracing is visible to the perimeter.

2.3 Roofs and Rainwater Goods

- 2.3.1 The roof coverings at the property can be broken down into four separate roof areas as identified in the aerial image below. This includes the principal roof above the second floor, the elevated roof above the fly tower, the north west stairwell roof and separate roof areas over the main entrance tower and its associated link bridge.
- 2.3.2 The respective roofs are generally of consistent construction and comprise of a channel reinforced wood wool slab roof deck, which is weathered with felt and a liquid applied waterproofing of an unknown specification. Further intrusive investigation and core sampling would be required to determine the exact build up, however, we expect that a layer of mastic asphalt and some form of carrier board is present below these areas, possibility incorporating a layer of insulation.

- 2.3.3 The flat roofs fall to recessed rain water channels and parapet gutters, which drain to internal cast rainwater pipes. The rainwater outlets are generally fitted with leaf guards.
- 2.3.4 Shallow parapets are provided to the perimeter of the roofs. To the principal roof, the parapet is fully encapsulated by the roof coverings, whilst the elevated roofs are bound by a profiled metal cladding, which includes a bull nose arrangement at parapet level. Elsewhere, pressed metal parapet capping are provided to the main entrance tower.



Fig 5 - Aerial view of the respective flat roof areas.



Fig 6 - View of the principal flat roof which falls to the east and west elevations.

- 2.3.5 A series of non-slip paths are provided across the principal roof areas, which are formed from interlocking rubber mats and provide access to roof mounted plant and equipment.
- 2.3.6 Fixed and free standing tubular steel edge protection is provided along the parapets to the principal roof, however this is limited to parts of the west elevation only.
- 2.3.7 A manually operated polycarbonate roof access hatch is provided to the main entrance tower roof, however, this could not be accessed and opened.

2.4 Elevations, Including Windows and Doors

- 2.4.1 The elevations to the property are largely formed from red facing brickwork, which is laid in a stretcher bond and incorporates bands of soldier course brickwork to the window apertures. Elsewhere larger segmental brickwork arches are provided over the ground floor loading doors to the former market hall areas.
- 2.4.2 The brickwork elevations are fitted with a series of metal brackets and former signage and festoon lighting installations remain in part along the north and east elevations. A series of plastic planters and mouldings are also provided more generally to the elevations between the ground and first floors.
- 2.4.3 A polymer based damp proof course is partially visible to the brickwork elevations at low level and horizontal movement joint and bead of bitumen sealant is visible in these locations. We expect this may correspond with the location of masonry support angles and / or fire breaks, however, localised opening up or review of as built construction would be required to confirm this.

- 2.4.4 The elevations appear to be formed from cavity brick and blockwork construction with internal blockwork visible to localised areas. It is not possible to determine if any form of cavity insulation is provided and opening up works would need to be undertaken to confirm this position and determine the depth of the cavities. Cavity weep holes were also identified to the brickwork at the respective floor levels, however, these are not consistent in their arrangement.
- 2.4.5 The concrete encased steel frame structure is exposed to the south elevation where adjoining buildings have been removed as part of recent demolition works. The facing blockwork and brick in this location appears to have been constructed over-hand and is likely of single skin construction. An expanded polystyrene insulation is also visible to parts of the exposed structure.



Fig 7 - View of the south and west elevations, including the cladding to the stage fly tower.

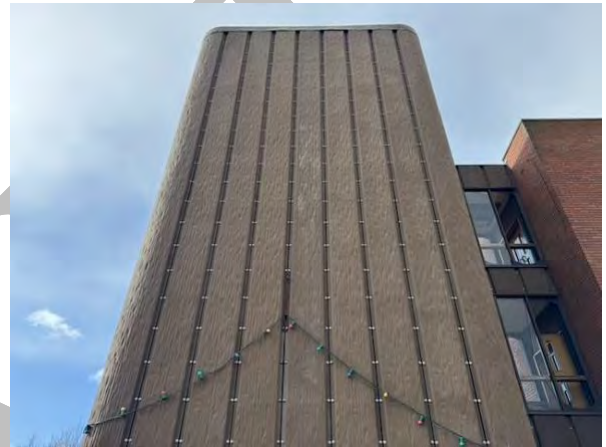


Fig 8 - View of fibre glass cladding to the entrance tower.

- 2.4.6 Elevations to the main entrance tower are clad in vertically laid fibreglass cladding sheets, which are supported via timber cladding rails and steelwork. The cladding sheets also include a layer of expanded polystyrene insulation boards to their internal face.
- 2.4.7 Profiled metal cladding is provided to the stairwell and fly tower elevations where these extend above the principal roof area. The metal cladding includes a cranked, curved, profile at the roof parapets and is applied with a plastisol factory applied finish.
- 2.4.8 Windows to the upper floors comprise of single and double glazed powder coated metal windows. The windows are fitted with both centrally pivoted and top hung opening lights, which include opening restrictors and are fitted with level handle and quadilent stay ironmongery.
- 2.4.9 Single glazed, powder coated metal framed, curtain walling is provided at ground floor to the main entrance tower and incorporates matching entrance doors. Elsewhere external fire escape doors are of painted timber construction, however, these have generally been boarded over where external link bridges and means of escape have been removed.
- 2.4.10 At ground floor, an extensive number of sectional panel 'up and over' loading doors are provided to the north, east and west elevations, which provide access into the former market hall accommodation.

2.5 Floors and Staircases

- 2.5.1 Where visible the ground and upper floors are of cast in situ concrete construction, which we expect incorporates steel reinforcement. The ground floor slab would appear to be ground bearing, however, this could only be more confirmed through intrusive investigation.
- 2.5.2 Localised areas of pre-cast concrete plank construction are visible to the east of the second floor structure. The concrete planks are fitted with metal fixing lugs along their longitudinal edges.



Fig 9 - View of cast in situ concrete floor soffit (second floor).

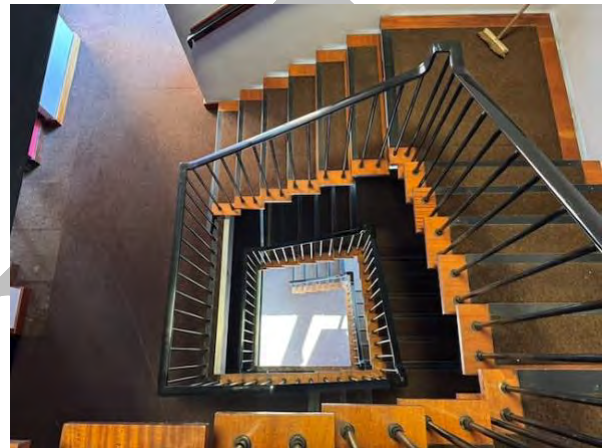


Fig 10 - View of the steel framed and timber stairs within the main entrance tower.

- 2.5.3 We assume that the floor structures are overlaid with a screed, however, further investigation would need to be undertaken to determine the nature of the screed, depths of the floor construction and the load bearing capacities of the respective floors.
- 2.5.4 The upper floors within the main entrance tower comprise a combination of steel and suspended timber construction to the upper floor landings and link bridge. Where floor finishes could be removed the suspended timber joists are overlaid with plywood sheeting.
- 2.5.5 A feature, dual steel stringer staircase is provided to the main entrance tower, which extends from the ground to second floor. The stair includes floating timber treads and open risers and is fitted with metal balustrades and moulded plastic handrail cappings.
- 2.5.6 A concrete fire escape stair is provided to the north west of the property, which extends between the first and part third floor plant room and provides access to the roof. The stair and landings are finished with a terrazzo floor finish, including skirting upstands. Metal balustrades and plastic handrails cappings are also provided consistent with the main entrance stair.

2.6 Internal Accommodation and Finishes

- 2.6.1 The upper floors of the property have been comprehensively fitted out as a theatre, complete with a two storey high central auditorium and stage area to the south. These areas are bound to the north, east and west by associated theatre areas, which are sub-divided between bars, toilets, changing facilities and general circulation space.

- 2.6.2 The internal areas are fitted out with a large stage formed from suspended timber construction, which is supported on blockwork honeycomb sleeper walls. The stage areas are fitted out with pulley systems, lighting rigs and associated production equipment and a small mezzanine deck of steel framed construction is provided to the west of the stage which is accessed via a fixed ladder.
- 2.6.3 Toilets and changing rooms are fitted with vitreous china sanitaryware, including shower facilities and laminated timber cubicles systems and vanity units.
- 2.6.4 Bar areas are formed from timber panelled construction and these include security shutter and basic kitchen / food preparation areas.



Fig 11 - View of the auditorium and retractable seating.



Fig 12 - View of the bar areas to the east of the first floor.

- 2.6.5 Internal finishes briefly comprise carpet tile and vinyl sheet floor finishes and painted plaster and painted blockwork walls. Elsewhere, a portaflek paint finish is provided to the north west fire escape stairwell and more localised internal areas.
- 2.6.6 Suspended ceilings are fitted throughout the ancillary areas and include moulded plaster ceiling tiles, which we expect are original, together with more modern mineral fibre ceiling tiles and exposed metal grid suspended ceilings.
- 2.6.7 The market hall areas at ground floor are in state of partial strip out and are currently being used as storage accommodation of adjacent construction activities. However, timber stalls and display areas remain in part to the south.
- 2.6.8 The market hall is provided with a block paviour floor finish, whilst walls comprise painted plaster and blockwork, which is interspersed by extensive loading doors. Internal columns comprise painted concrete.
- 2.6.9 A modern, mineral fibre tile, suspended ceiling is provided to the market hall and a layer of mineral fibre insulation quilt is visible above these areas. Where exposed the first floor soffit and downstand beams are painted.

2.7 Mechanical and Electrical Installations

- 2.7.1 Please refer to the Crookes Walker Consulting Report at Appendix 3.

2.8 Vertical Transportation

2.8.1 Not instructed

2.9 External Areas

2.9.1 Not Applicable.

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3 Property Condition

3.1 Structure, Including Foundations

- 3.1.1 During the course of our inspection, we did not carry out any intrusive investigations to determine the form of foundations or the nature of the sub-surface ground bearing strata. However, from our visual inspection of the building and external areas we did not observe any indications of any significant problems that might suggest defects in the foundations or problems with ground conditions.
- 3.1.2 We have been provided with photographic records of previous intrusive investigations coordinated by Tetra Tech, which include the opening up of the concrete encasement to columns and beams, together with localised investigations to expose column bases and foundations. The images provided confirm the presence of a steel reinforced concrete encasement to the principal steel frame and assumed concrete pad foundations at column positions. It is reasonable to assume these investigations are representative of the wider structure.
- 3.1.3 In our experience the use of concrete encasement to steel framed structures of this period is common and whilst this is generally considered a robust form of construction, this can create a more a rigid, composite structure, that can be less adaptable to modification. In the event significant changes are proposed to the arrangement of the premises, consideration will need to be given to the flexibility of the structure to alteration and any limitations this may pose.



Fig 13 - View of previous investigations showing the steel frame, concrete encasement and steel reinforcement

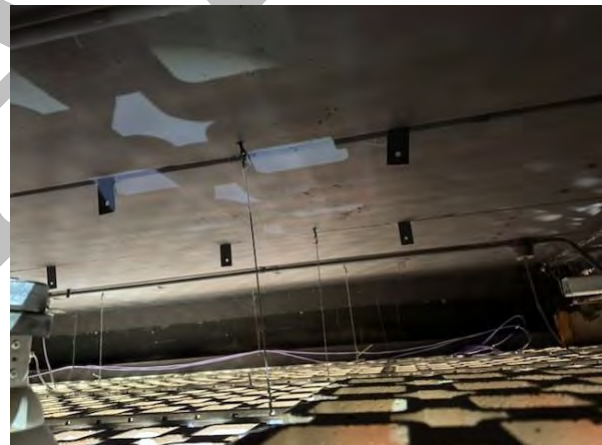


Fig 14 - View of pre-cast concrete planks noted to parts of the second floor soffit.

- 3.1.4 We are not aware of the brief behind the previous intrusive investigations undertaken to the building structure by Tetra Tech and have not seen any supplementary reports setting out the findings from this exercise. We have been provided with a copy of an email from the appointed structural engineer, suggesting the frame does not appear to have been designed as a composite concrete and steel structure. However, further details setting out of the scope and outcome from these investigations, including any limitations on alteration works to the primary structure and its load bearing capacity will need to be established.
- 3.1.5 Further investigations are recommended to determine the extent and nature of the concrete planks identified to parts of the second floor soffit. The floor structure in this location appears consistent with pre-cast concrete planks, however, the soffits are painted black and underdrawn with suspended ceilings making their visual

inspection difficult. Further investigation is therefore recommended to verify that no Reinforced Autoclaved Aerated Concrete (RAAC) planks are present.

- 3.1.6 RAAC is a lightweight form of precast concrete, commonly used in buildings in the UK between the mid-1960s and the mid-1980s and is significantly less durable than traditional concrete. RAAC is widely considered as a deleterious material with problems of failure well documented in recent years and it is recommended therefore that further investigations are undertaken.
- 3.1.7 The structural frame and sub-structure along the south elevation has been partially exposed by works to demolish the adjoining property. This does not appear to have had any detrimental effect on the buildings structure, however, proposals will need to be developed to reclad the exposed frame and make good the sub-structure where disturbed to avoid deterioration.

3.2 Roofs and Rainwater Goods

- 3.2.1 The roof coverings are in poor condition with evidence of moisture encapsulated within the roof build up and localised evidence of rainwater ingress to the roof soffits and internal accommodation below.
- 3.2.2 Blisters were identified in the liquid applied waterproofing and the assumed felt roof coverings below have de-bonded where moisture is trapped. Elsewhere, surface rucking is visible to the roof coverings indicative of thermal movement, possibly to older mastic asphalt roof coverings, which have previously been overlaid. A notable split was also identified through the roof coverings to the south east of the fly tower, which corresponds with evidence of significant rainwater ingress at second floor.



Fig 15 - View of blistering noted to the roof coverings. No edge protection is provided to the shallow parapet.



Fig 16 - View of the channel reinforced woodwool slab roof deck and evidence of previous rainwater ingress.

- 3.2.3 We recommend that further investigations are undertaken to determine the build-up of the roofs, including the condition of any underlying legacy roof coverings, the extent of encapsulated moisture and condition of the roof decks. However, whilst it may be possible to repair active areas of rainwater ingress and prolong the life span of the roof coverings, further failures are likely and we consider the roof coverings are reaching the end of their effective lifespan.
- 3.2.4 The appropriate approach towards the treatment of the roof coverings will also need to take in to account the nature of roof decking material. The channel reinforced woodwool slabs noted to the flat roof soffits are

classified as a fragile material under HSE guidance where utilised in roof construction (Health and Safety in Roof Work (HSG33)). Factors such as the depth of the slabs, exposure to water, condition of reinforcement and roof loads will need to be established, to determine the level of risk, however, where this cannot be determined the roof deck should be treated as a fragile.

- 3.2.5 We identified evidence of deterioration and damp staining to the woodwool slabs internally in locations of rainwater ingress and whilst this remains relatively isolated, the extent of deterioration is masked somewhat by the black paint finish. It is also recommended that the exterior (concealed) face of the woodwool slabs and channel reinforcement be checked upon removal of roof coverings, with attention to locations where encapsulated moisture is evident.
- 3.2.6 We can only speculate at this stage on the condition of the woodwool roof decks and their suitability for on-going use. However, the fragile classification of this material, will require very careful risk management and the continued patch repair of overlaying of the roof coverings will reach a point where this is not viable. In the longer term interest of the property, it is therefore recommended that roof decks be replaced in conjunction with works to renew the roof coverings with a fully guaranteed solution.



Fig 17 - View of roof mounted plant and poor condition of insulation.

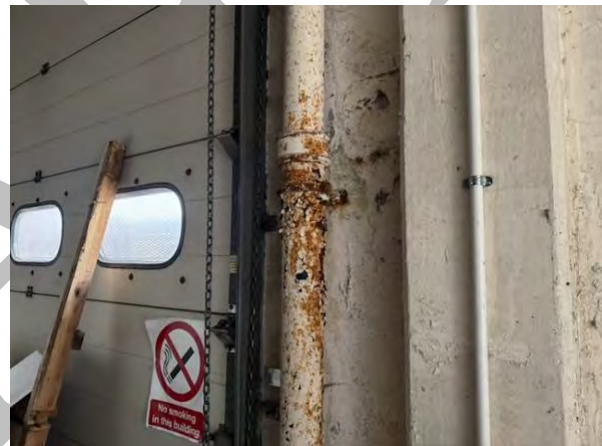


Fig 18 - There is evidence of leaks and corrosion to cast rainwater pipes.

- 3.2.7 A significant volume of roof mounted plant and equipment is also present to the principal roof areas and we recommend that more immediate checks are undertaken to confirm the adequacy of the roof deck to accommodate the relevant loads. We have also identified immediate concerns with regard the presence of loose materials to the roof areas, safe means of access and edge protection. Further comment in this regard is included at Section 8.2.
- 3.2.8 Penetrations for services distribution between the premises and roof mounted plant and equipment are poorly formed and will be vulnerable to rainwater ingress. As part of a wider package of roof repairs and plant renewal we recommend that dedicated service entry hoods are incorporated into the design of the roof coverings to ensure a watertight.
- 3.2.9 The cast rainwater pipes are generally concealed, but where checked above suspended ceilings and exposed market hall areas there is evidence of localised leaks and corrosion. We recommend that a CCTV survey of the rainwater pipes is undertaken to assess the extent of corrosion or any blockages and the rainwater goods overhauled and redecorated in conjunction with the roof repairs.

3.3 Elevations Including Windows and Doors

- 3.3.1 The brickwork elevations were generally found to be in satisfactory condition and no significant issues were identified.
- 3.3.2 Localised areas of eroded mortar are visible and patch repointing is recommended. The facing brickwork is also soiled, with several areas of more significant run off staining below window cills, former link bridge positions and roof parapets and will require cleaning. Several redundant brackets and fittings were also identified to the elevations which should be removed and the brickwork made good.
- 3.3.3 The completion of demolition works to remove adjoining buildings has left the south elevation exposed to weathering and the blockwork and brick walls at ground and first floor are visibly poor having seemingly been erected 'over-hand' up to the former adjoining property. Interim repairs or hoardings are required in more exposed locations to mitigate against rainwater ingress and proposals will need to be developed to reclad this elevation. This will need to comply with current building regulations with respect to thermal insulation and any specific acoustic requirements associated with the buildings use as a theatre will need to be allowed for.



Fig 19 - View of exposed south elevation where adjoining buildings have been removed.



Fig 20 - View of west elevation where link bridges / means of escape have been removed.

- 3.3.4 The concrete encased steel frame structure to the south elevation is similarly exposed, including remnants of expanded polystyrene insulation boards, whilst elsewhere former door apertures and fire escapes have been boarded over along the west elevation where link bridges have been removed. The affected areas will need to be reclad and made good, including the reinstatement of fire escapes where appropriate to ensure adequate means of escape. The expanded polystyrene insulation noted is also likely to be highly flammable and should be removed.
- 3.3.5 The fibreglass cladding to the entrance tower is in poor condition and we consider this has reached the end of its effective lifespan. Localised areas of impact damage are visible at low level and the cladding coating is solar degraded and has delaminated to more localised areas exposing the underlying substrate. Elsewhere, holes are visible through the cladding panels where former signs and the like have been removed.
- 3.3.6 Internally, the entrance tower cladding is lined with a layer of expanded polystyrene boards. The boards are missing and displaced in some locations and we expect these will be highly flammable and present a fire

risk. We recommend that the cladding and insulation to the entrance tower facade be replaced in its entirety with a modern equivalent to meet current regulations.

- 3.3.7 The profiled metal cladding to the fly tower and north west stairwell is in poor condition. The plastisol finish to the cladding sheets has delaminated to significant parts exposing the underlying metal substate. Where accessible the cover caps to the cladding fixings are also solar degraded and these have become brittle and are missing in some locations.
- 3.3.8 Localised damage is also visible to the cladding sheets and apertures have been formed for services distribution between these elevations and the adjacent roof mounted plant and equipment. The services apertures through the cladding sheets are poorly formed and will be vulnerable to rainwater ingress.
- 3.3.9 It may be possible to re-coat the cladding sheets in conjunction with the replacement of damaged cladding sheets and repairs to fixing and cover caps, however, the cladding is in poor condition and we recommend this be replaced. We were also unable to determine the nature and condition of any underlying insulation and its replacement will provide opportunity to upgrade the exterior fabric to current regulations.



Fig 21 - View of the profiled metal cladding to the north west stairwell.

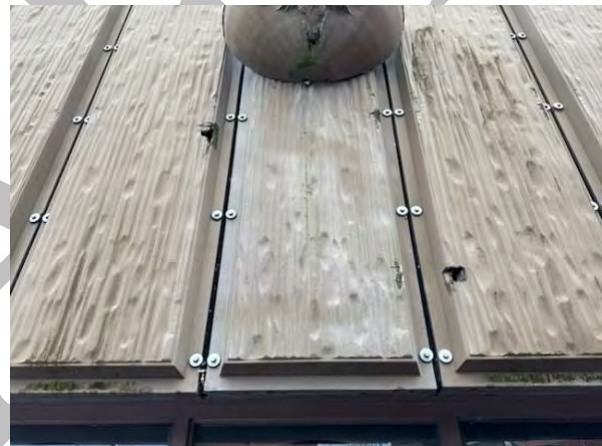


Fig 22 - View of the fibreglass cladding to the main entrance tower.

- 3.3.10 The metal windows and curtain walling to the principal elevations and main entrance tower remain in an operational condition, however, several disrepairs were identified as summarised below.
- 3.3.11 The seals to several double glazed units at second floor have failed and display interstitial condensation. It is estimated that this is currently affecting approximately 15% to 20% of the windows, however, this is indicative of further failures arising over the short to medium term. Elsewhere, windows at first floor are single glazed and have been replaced in some locations with perspex sheeting. The perspex sheets are obscure in appearance and these repairs are to a poor standard.
- 3.3.12 Where tested the window opening lights were operational, however, the internal window ironmongery is damaged to a significant number of windows and several of the opening lights are difficult to operate.
- 3.3.13 There is evidence of rainwater ingress and damage to internal plaster reveals around the windows, including localised areas of standing water to internal cills. Access for external inspection of high level windows was limited, however, we expect that the mastic sealant to the perimeter of the frames has split and will require

replacement. Isolated evidence of penetrating damp is also visible at joints to the metal window frames and the powder coated finish to the frames is solar degraded and faded in appearance.

- 3.3.14 We expect that the windows and curtain walling can be refurbished through a coordinated package of repair works, to include the replacement of defective glazing, ironmongery and sealant, together with the recoating and localised repair of the window frames. However, these will continue to fall short of the performance criteria provided by a modern equivalent window, particularly regarding thermal and acoustic insulation. Where budgets permit it is therefore recommended that consideration is given towards replacement.



Fig 23 - View of interstitial condensation to second floor window.



Fig 24 - View of loading doors to the former market hall areas.

- 3.3.15 The timber fire doors to the west elevation have been boarded over in conjunction with works to demolish the adjacent building and link bridges. The doors could not be tested, however, there are in poor condition and would need to be replaced as part of any proposals to re-occupy or refurbish the premises. Consideration will also need to be given toward the number and location of fire doors to ensure appropriate means of escape are provided. Subject to proposals for the development of the adjacent land, external stairs will need to be provided to all upper floor fire exits where link bridges have been removed.
- 3.3.16 The volume and setting out of the up and over loading doors is somewhat bespoke to the use of these areas as a market hall and are likely to require alteration where alternative uses are proposed. It was not possible to test all doors and whilst it is evident a number of the doors remain in use, there is evidence of impact damage to the sectional door panels and the external paint finish are heavily soiled and delaminating.
- 3.3.17 Assuming the doors are retained, we recommend that these are serviced and overhauled in conjunction with repairs to replace impact damage sections. The exterior paint finishes will also need to be fully prepared and to include removal of all delaminating paint and doors redecorated or resprayed with a new proprietary paint.

3.4 Floors and Staircases

- 3.4.1 The allowable live loadings of the floor structures are unknown, however our visual inspection revealed no evidence of gross overloading or significant defect in the form of settlement or cracking that would indicate a structural problem. However, we would recommend that the load bearing capacity is checked where significant alterations are proposed. Where visible the cast in situ concrete flooring is in a good condition and we did not identify any evidence of structural deflection

- 3.4.2 Suspended timber joists were identified to part of the floor structures within the entrance tower, including the link bridge areas and stair landings. Suspended ceiling tiles were removed to allow inspection and where visible the floors are in satisfactory condition. However, we did identify evidence of rainwater ingress via the exterior fabric, particularly to the link bridge areas, and staining is visible to the plywood floor substrate below internal floor finishes. We recommended that further opening up works are undertaken to confirm that no timber decay has occurred in these locations.



Fig 25 - View of limited suspended timber flooring to link bridge and landing areas.

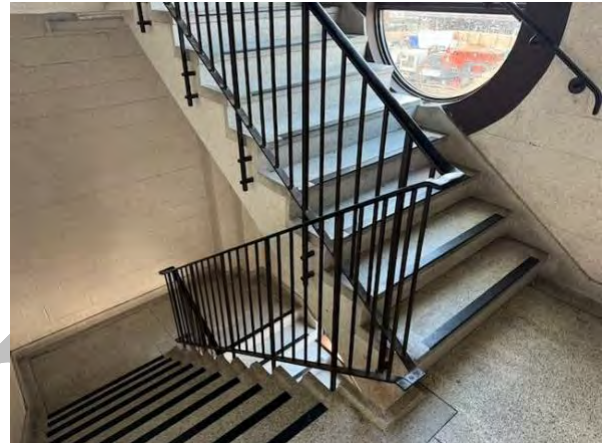


Fig 26 - View of the north west fire escape stair.

- 3.4.3 The stairs and balustrades to both the entrance tower and principal premises are generally in satisfactory condition and no significant issues were identified.

3.5 Internal Accommodation and Finishes

- 3.5.1 The internal accommodation and finishes to both the theatre and market hall areas are generally dated and worn in appearance. Whilst there is evidence of alterations and repairs to the toilets and internal accommodation more generally, we consider the internal areas need refurbishment and modernisation works.
- 3.5.2 Floor finishes, suspended ceilings and decorations are soiled and more localised areas of damage were identified in locations subject to rainwater ingress via the external fabric. This includes delamination of paint finishes around windows apertures and more localised leaks via the roof coverings.
- 3.5.3 Elsewhere the paint finish to the exposed steel work within the auditorium and below the principal roof coverings is in poor condition and is faded and chalky in appearance. It is not clear if this is the consequence of general wear or if this has been accelerated by leaks from the roof coverings.
- 3.5.4 Defects were identified to the internal fire doors and joinery more generally. We have recommended that a full audit of all fire doors be undertaken, however, it is expected that several doors will require replacement.
- 3.5.5 The refurbishment of the internal accommodation will need to be developed with consideration to the buildings wider fire strategy, including the reinstatement of means of escape to the west where previous fire exits have been removed by demolition works.



Fig 27 - View of penetrating damp around window apertures



Fig 28 - The paint finish to the steelwork is in poor condition.

- 3.5.6 Localised cracking was identified through the portflek paint and blockwork walls within the north west stairwell areas between the first and second floor. The cracking is minor and has possibly been caused by the removal of link bridge structures and demolition works adjacent these areas, however, this cannot be confirmed and we recommend this is monitored.

4 Building Engineering Services

4.1 Services Overview

- 4.1.1 Crookes Walker Consulting have been appointed to report on the MEP Services. Their report is attached at Appendix 3.

4.2 Vertical Transport

- 4.2.1 Not Instructed.

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5 Prejudicial Materials

5.1 Asbestos

- 5.1.1 We have not carried out an asbestos survey of the property, however, we would highlight that the use of all Asbestos Containing Materials (ACM's) in the UK was officially banned in 1999.
- 5.1.2 We understand that a Refurbishment Asbestos Survey has been instructed directly and undertaken by Athena Environmental Solutions in March 2026. A full copy of this is awaited, however, we have been provided a copy of the initial findings certificate dated 17 March 2026, which includes details of the samples taken and the associated test results.
- 5.1.3 The certificate confirms that 30nr samples were taken with only 1nr sample testing positive for asbestos. This relates to the presence of chrysotile identified within mastic to main building roof.
- 5.1.4 A copy of the accompanying report will need to be provided by Athena Environmental Solutions and it is important that this is reviewed to determine any limitations in the scope of the survey or restrictions on access. From our review of these findings, we have summarised below our initial recommendations;
- 5.1.5 The extent, location and condition of the mastic tested positive for asbestos should be established. It is not clear at this stage if this relates to an isolated area of the roof or if this is more widespread to these areas. This will need to be determined in order that this can be appropriately managed. This may also influence the approach towards the repair of the roof areas.
- 5.1.6 It is not clear if the sample locations extend to include the ground floor market hall areas and this will need to be confirmed. The samples refer to levels 1, 2 and 3, and include both the main building and entrance tower, however, it is not clear if the market hall has been included in this survey.

5.2 Concrete

- 5.2.1 Please refer to our separate comments at section 3.1 and recommendations to undertake further investigations to determine if any Reinforced Autoclaved Aerated Concrete (RAAC) planks are present at the property.

5.3 Woodwool Slabs

- 5.3.1 Channel reinforced woodwool slabs were identified to the various roof decks and comments on the fragile nature this material are included at Section 3.2.
- 5.3.2 We did not identify the use of woodwool slabs being used as permanent formwork to concrete.

6 ESG

6.1.1 We have not been instructed to carry out a detailed ESG Report. Therefore, the comments in this section are neither detailed nor exhaustive and set out only a broad overview of the principal ESG issues relating to the built environment.

6.1.2 Additional commentary is included within the Crookes Walker Consulting Report which should be referred to and includes comment on opportunities to improve the EPC ratings.

6.2 Energy Performance Certificate

6.2.1 We have not carried out an Energy Performance Assessment.

6.2.2 An Energy Performance Certificate (EPC) is a mandatory requirement in the UK for transactional purposes. The Minimum Energy Efficiency Standards (MEES) in England and Wales prohibited the letting of property with an EPC rating of F and G. As such, the EPC rating is a critical factor in assessing the risk for commercial assets.

6.2.3 For England and Wales, the government is currently considering bringing in a minimum rating of a B by 2030 with a possible interim measure of a C by 2027. This means that buildings with a current E or D rating may require future investment in both services and fabric to ensure they are not 'energy obsolete' looking towards 2027 and 2030. Therefore, for Buildings with a current D to C rating which we consider to be Medium Risk you should consider a draft EPC now to ensure you are fully appraised of the works required to improve the EPC prior to the MEES taking effect.

6.2.4 We have not been provided with any EPC certificates and from review of the government database we highlight that the EPC Certificate for the premises has now expired. This is summarised below. A new EPC certificate is therefore required.

Building			EPC Rating	EPC Expiry Date	Predicted MEES Compliance
Prince	of	Wales	B48	29/06/2025 (EXPIRED)	PASS (Low Risk)
Theatre					

EPC Risk definitions:

- **High risk** (F-G or non-existent): non-compliant and falling below current MEES legislation.
- **Medium risk** (E-C): compliant with current MEES legislation but poses a significant investment risk, as future MEES legislation is likely to surpass the current EPC rating. This may lead to value reductions in the asset at the point of sale in anticipation of future MEES compliance issues.
- **Low risk** (A-B): compliant with current MEES legislation and all expected MEES legislation until 2030.

6.3 Health and Wellbeing

- 6.3.1 There has been a significant shift towards benchmarking buildings to evidence a healthy environment for building users. Benefits include improved staff productivity and user experience and, as a result, buildings certified with health and wellbeing attributes are considered more attractive.
- 6.3.2 There are a range of third-party certifications available to support and measure health and wellbeing in buildings. These include the WELL Building Certificate and Fitwel.
- 6.3.3 As far as we are aware, the property does not hold a health and wellbeing certification and this may be considered as part of any proposed refurbishment works.

6.4 Sustainability and Energy Efficiency

- 6.4.1 A building's energy efficiency depends on both the inherent efficiency of its fabric and services installations (as noted by its EPC rating) and how it is used by the building's occupiers. Increased energy efficiency will reduce the financial impact of CRC (where applicable), running costs and CO2 emissions.
- 6.4.2 Under the Energy Performance of Buildings (Certificates and Inspections) England and Wales Regulations 2007, the owner or occupant of a building with an air conditioning system of over 12 kW output is required to have the installation inspected every 5 years, by an accredited Energy Assessor. Evidence of the report is to be maintained at the building.

6.5 Building Insulation Standard and Thermal Performance

- 6.5.1 Whilst we expect the building will have been constructed to Building Regulation requirements in place at the time of the original development, the exterior fabric would not meet current Building Regulations requirements with respect to its insulation and thermal performance.
- 6.5.2 Further detail is included within this report, but this includes single glazed windows and limited evidence of insulation to roof coverings and elevations. However, opportunities exist to improve thermal insulation as part of future repair schemes to the roof coverings and windows.
- 6.5.3 The subject property has not been fitted with any low carbon technology installations (such as a biomass boiler, combined heat and power unit, ground source heat pump, etc.)

6.6 Transport

- 6.6.1 The property benefits from its central location and is close to various local amenities and transport links. However, parking is limited and consideration may be given towards bicycle storage facilities.

7 Environmental Matters

7.1 Contaminated Land

- 7.1.1 We have not been instructed to commission on your behalf a Phase 1 Environmental Audit of the site.
- 7.1.2 We did not identify the presence of any invasive plant species, such as Japanese Knotweed or Giant Hogweed to the perimeter of the property.

7.2 Flood Risk

- 7.2.1 We have checked the Environment Agency database and confirm that the site is an area at very low risk of flooding from rivers and the sea and very low surface water risk.
- 7.2.2 A very low risk is defined as having a chance of flooding of less than 0.1% each year.
- 7.2.3 The database further confirms that flooding from reservoirs is unlikely in this area and that the location is outside of a groundwater flood alert area.

8 Asset Management Considerations

8.1 Fire Safety

- 8.1.1 INTEGA is unable to comment or advise upon building regulation or statutory compliance with respect to Fire Safety matters and we are not Fire Engineers.
- 8.1.2 We have not undertaken a Fire Risk Assessment as part of this survey and have not seen a copy of a Fire Risk Assessment or Fire Strategy.
- 8.1.3 The Regulatory Reform (Fire Safety) Order 2005 (RRFSO) applies to all non-domestic properties. The Regulations are based on a risk assessment approach maintained by the "Responsible Person" who in this instance, because of the vacant nature, is the Landlord. Accordingly, appropriate fire risk assessments are required to establish where shortfalls have been identified and ensure compliance with the RRFSO and BS:9999.
- 8.1.4 We have summarised below several fire safety observations noted from our inspection;
- Gaps in fire stopping were identified around services penetrations through compartment walls and floors.
 - It is not clear if the paint finish to the steel downstand beams below the second floor is an intumescent paint. This will need to be confirmed and upgraded accordingly or fixed fire protection installed to the exposed steelwork in these areas.
 - Fire exits and alternative means of escape need to be reinstated where link bridges have been removed along the west elevation. The location and number of fire exits will need to be carefully considered and aligned with future refurbishment or alterations to the arrangement of the premises.
 - The expanded polystyrene insulation identified to the rear of the entrance tower cladding and parts of the south elevation is expected to be highly flammable. This should be discussed with the buildings insurers and removed.
 - Internal fire doors are worn and localised damage was identified to intumescent strip and smoke seal. Several doors do not close effectively and are impact damaged. An audit of the fire doors should be undertaken.

8.2 Health & Safety

- 8.2.1 We have not carried out a Health and Safety Audit as part of our survey. However, we have identified below the key observations noted from our inspection. The following should not be deemed a compliance check or audit.
- No means of safe access is available to the elevated roof areas above the stairwell, fly tower or entrance link bridge.
 - Edge protection is missing to most of the roof areas. Where provided the edge protection is in poor condition and no test certification was available.

- A significant build-up of loose material was identified to the roof areas, which is at risk of wind uplift. This includes insulation and access hatches to roof mounted plant and ductwork. This should be removed as a priority and all loose materials secured.
- The limitations on the load bearing capacity and fragile classification of the wood wool slab roof decks needs to be carefully considered. Further investigation is recommended to assess the load bearing capacity and condition of the woodwool with attention to locations of rainwater ingress.
- The roof coverings are slippery and non-slip walkways are displaced to parts of the roof and provide only limited coverage.
- Warning signage, hoardings and fixed edge protection requires upgrading to the redundant fire exit doors along the west elevation to avoid accidental use.

8.3 Equality Act 2010

- 8.3.1 We have not carried out an Access Audit as part of our survey. Since the introduction of the Disability Discrimination Act 1995 as amended and now under the Equality Act 2010 (DDA), Service Providers and Employers must take steps to ensure that they do not discriminate against disabled people. In the context of your proposed ownership the Tenants would be considered Service Providers for the demised areas, with the Landlord being the Service Provider for the common parts.
- 8.3.2 We did not identify any significant shortcomings from our inspection, however, you should obtain a copy of the Access Audit and Action Plan if one exists.

Appendix 1 General Terms & Conditions

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Introduction

At INTEGA, we value our reputation for high professional standards. We are committed to providing you with the highest quality of service and handling your instructions with professional skill, care and attention. As an RICS Regulated Firm we are bound to operate in accordance with the rules and ethics of the Royal Institution of Chartered Surveyors. ("RICS")

If there is any inconsistency or contradiction between the Letter of Engagement and these Conditions of Business, the provisions of the Letter of Engagement will prevail.

Definitions

"the Client" means the person(s) or company to whom the Terms of Engagement are addressed and the person(s) or company receiving the Services.

"INTEGA" means INTEGA Building Consultancy Ltd (company registration number 8577664) whose registered office is at 3rd Floor, One St Peter's Square, Manchester, M2 3DE.

"the Fee" means the fees payable by the Client in consideration of INTEGA carrying out the Services.

"the Property" means the location, site or building(s) which is the subject of the Services.

"the Services" means the service(s) provided by INTEGA in carrying out the Client's instructions.

"the Report" means any document, report, drawing specification, calculation, form or table which is written, produced or created by INTEGA in the course of carrying out the Services.

"Letter of Engagement" means the letter which accompanies these Conditions of Business which has been or will be sent to the Client by INTEGA and which sets out details of the Client, Services, Property and Fee together with such other details relating to the Services as may be appropriate.

"the Terms of Engagement" means this document together with the Letter of Engagement.

Communications

If you have any questions and/or queries concerning our service then please raise them with your Relationship Person. The Relationship Person will not necessarily undertake all or even the majority of your work. Our policy is to use the most appropriate specialists to deal with each instruction.

Instructions

We shall not be responsible for any failure to advise or comment on any matter which falls outside the scope of your instructions or the services we have agreed to provide.

A client can be an individual, firm, company and/or any other entity.

Charges

There are a number of different bases upon which we may charge for our services. Our Letter of Engagement will normally specify which basis is to apply to a particular matter, but if no specific basis of charging is expressly agreed with you then you will be charged based on our hourly rates.

Hourly Rates

Where our charges are on a time basis they will be based on an hourly rate. The rates, which might vary by location, are advised within the Letter of Engagement. Our time is calculated in units of six minutes. Time spent on your affairs will include meeting with you and perhaps third parties, time spent travelling, inspections, considering, discussing the matter with colleagues, preparing, working on papers, attendance notes, correspondence, making and receiving telephone calls, preparing for and attending court or tribunal. The charge out rates are reviewed with effect from 1 January each year and any new rates will take effect from that date.

Expenses

It is often inevitable that we have to pay expenses (sometimes called "disbursements") on your behalf. Examples include planning fees, mechanical hoist hire, and land registry search fees. Unless you instruct us to the contrary, we will take it that we have your authority to pay such expenses as we consider necessary in respect of any particular matter. We also charge photocopying, document production and printing, faxes and travelling expenses as separate expenses.

Our charges for certain expenses include an element of profit costs. These will be billed as such. A list of these expenses is available on request but mileage charges are payable at 63p per mile with distances measured from the nearest office.

Value Added Tax

Any amounts are net of Value Added Tax. Value Added Tax will be charged at the appropriate rate on our fees and on those expenses that are subject to Value Added Tax. Value Added Tax may not be payable if you are based outside the European Union.

Invoices

It is our general policy to render regular interim invoices. This may not be appropriate for some types of work. For example, in many property matters, work is undertaken over a short period and our invoice will normally be rendered on completion or before issue of our report. However, we reserve the right to render interim invoices as and when we think necessary.

Payments

Our standard terms of business require payment to be made no later than 14 days from the date of invoice. Where specific reports such as building surveys, planned maintenance schedules, schedules of dilapidations, feasibility reports, reinstatement cost assessments we often require payment before release of the report. In these circumstances an invoice will be raised on instruction.

If any invoice is overdue for payment, we shall be entitled to refrain from continuing to do work for you. This applies to the matter to which the invoice relates and any other matter for which we may be working for you. We shall also be entitled to retain any documents and papers belonging to you, together with our papers, until all sums outstanding to us for any work are paid.

Conditions of Business



We may charge interest on unpaid bills (both before and after judgment) and will do so at the rate of 8%. We will also be entitled to charge you for all time and costs associated with pursuing the payment of overdue accounts on a time charge basis.

Disclosure in Disputes and “Legal Privilege”

In any action you will be required by the court or arbitrator to disclose to the other parties all documents, correspondence, notes, memoranda or other items which are or have been in your possession, custody or power and which relate in any way to the issue in the dispute.

You should be aware that legal professional privilege does not extend to pre-action communications between a client and surveyor.

International Work

Where we carry out services with an international element, it may be necessary or advisable to seek advice from lawyers or surveyors in other relevant jurisdictions.

Complaints and Termination of Relationship

If you are dissatisfied with any aspect of our service, please let us know as soon as possible. To resolve swiftly any client dissatisfaction, we operate a complaints handling procedure which is published on our website at integabc.co.uk. If you want to discuss any aspect of the way in which your instructions are being undertaken and you do not wish to do so with the individual surveyor involved, please speak to your Relationship Person, their details can be found in the Letter of Engagement accompanying this document.

If you remain dissatisfied or your complaint relates to your Relationship Person then please speak directly with the Managing Director, Richard Pearse, who can be contacted at 3rd Floor, One St Peter's Square, Manchester, M2 3DE or richard.pearse@integabc.co.uk. Any complaint will be investigated promptly and thoroughly and an explanation of the investigation will be given to you. This will be in writing if required. If you are not satisfied with this internal procedure, you may seek further help from the Centre for Effective Dispute Resolution (General Public) RICS Dispute Resolution Services (Corporate)

Our relationship is based on mutual trust and confidence. In the event of that coming to an end, it would be undesirable for us to continue to act. Accordingly, we believe it is right that you should be entitled at any time to cease instructing us and similarly we should be entitled at any time to cease to act for you (subject in our case to any overriding professional requirement on us to continue acting).

We may decide to stop acting for you only with good reason. For example, this may be if you do not pay an interim bill, if you do not make any payment on account when requested, if you do not pay any invoice of ours or we are subject to a conflict of interest. We will, where possible, give you advance notice of our ceasing to act for you.

You will be liable to pay us for all expenses and work carried out up to the time when we cease to continue acting for you.

We reserve the right to keep all papers, documents and funds, irrespective of the matter to which they relate, until all fees and expenses owed by you to us in relation to any matter are paid in full.

In the event that it becomes necessary for us to commence proceedings against you for non-payment of fees, expenses or other sums, you will be liable to pay our costs of doing so on a full indemnity basis. Such costs will be based on our hourly rates at that time and the time spent.

Statutory Cancellation Rights for Individuals

If you are a private individual and you have instructed us in relation to a non-business related matter then you may have a statutory right of cancellation if the contract between us was formed either by any means of distance communication or in your home or place of work.

Where your statutory right of cancellation does apply, then you may generally exercise that right of cancellation within 14 days from the date of receipt of these Conditions of Business.

If you exercise your statutory right of cancellation within that period, you will only be required to pay for any work we undertake before the end of the cancellation period on your written request.

Please note that you always have the right to cease instructing us in relation to any work in any event.

Insurance, Liability and Third Parties

INTEGA shall provide the Services with all reasonable professional skill and care.

The liability of INTEGA for its own acts and omissions whether in contract or in tort or otherwise for any loss, injury or damage sustained shall be limited in each of the following respects:

We shall not in any event be liable for more than INTEGA's just and equitable proportionate share of the loss, injury or damage assuming that all other professionals/consultants/specialists (either directly or sub-appointed) who are responsible are equally obliged to exercise reasonable professional skill and care and that they have been appointed on terms no less onerous and shall be deemed to have paid to the Client their just and equitable proportionate share of the liability.

We shall not in any event be liable unless proceedings by way of court action or arbitration or alternative dispute resolution have been commenced within six years from completion of the Services.

We carry professional indemnity insurance for the services we provide. Currently, insurance is in place which covers up to £1million per claim, subject to the specific RICS Fire Insurance Limitations which are detailed below which provides for £1million in the aggregate for buildings which are 4 storeys or less.

We exclude any and all liability for damages, claims, actions, proceedings, demands, awards, compensation, costs, expenses and all other losses and/or liabilities which exceed the amount covered by our professional indemnity insurance from time to time. This limit applies to the level of claim and not

Conditions of Business



the value of the transaction or work to which a claim may relate. This limit and level of insurance is reviewed annually.

You will not be entitled to recover, and hereby disclaim and waive any right that you may otherwise have to recover lost profit or revenues or indirect or consequential loss or damage as a result of any breach (including without limitation, negligence) by INTEGA of our obligations in respect of the Services.

The maximum liability of INTEGA shall be limited to £1million in total for all claims arising in connection with the Services.

No liability shall attach to INTEGA either in contract or in tort or otherwise for loss, injury or damage sustained as a result of any defect in any material or the act, omission or insolvency of any party other than INTEGA and INTEGA shall not be liable to indemnify the Client in respect of any claim made against the Client for any such loss, injury or damage.

We exclude, to the extent permitted by law, any and all liability for any damages, claims, actions, proceedings, awards, compensation, costs, expenses and all other losses and/or liabilities to third parties who are not a client of ours in relation to the relevant matter.

No use may be made of any advice we give to you where such use would expose you or us to any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, laws or regulations of the European Union, United Kingdom or United States of America. We exclude any and all liability for damages, claims, actions, proceedings, demands, awards, compensation, costs, expenses and all other losses and/or liabilities arising out of or in connection with any such use of any advice we give to you.

You agree not to bring any claim in respect of loss and/or damage suffered by you arising out of and/or in connection with the services provided by us (including but not limited to negligence or non-performance of the services by us) against any individual Director, employee and/or consultant of INTEGA. This restriction will not operate to limit or exclude the liability of INTEGA for the acts and/or omissions of any individual member, Director, employee and/or consultant of INTEGA. It is agreed that any individual employee and/or consultant of INTEGA will have the right to enforce this clause under the Contracts (Rights of Third Parties) Act 1999.

You agree to indemnify us and keep us indemnified against any damages, claims, actions, proceedings, awards, compensation, costs and expenses and other losses and/or liabilities which arise from a third party obtaining from you any aspect of the advice provided by us, unless we have agreed in writing to accept liability to such third party or the third party was a client of ours in relation to that advice. All third party rights are excluded and no third party may enforce the contract between yourself and us unless we expressly agree in writing to the contrary or is stated in these Conditions of Business.

We may accept liability to third parties in appropriate cases. We do this only where we expressly agree to do so in writing and in any event it is subject to these terms to the extent that they refer to our liability. Our fees may be adjusted to reflect this

additional risk. If you wish to extend the limit of our liability for any particular matter then we may agree a revised limit with you. Our fees may be adjusted to reflect this additional risk.

In acting for a company, we do not assume a separate legal responsibility for advising shareholders and/or directors and/or employees of the company unless specifically requested by such individuals to do so and the giving of such advice is the subject of a separate Letter of Engagement.

Each of the limitations and/or exclusions contained in these Conditions of Business is deemed to be repeated and apply as a separate provision for each of liability in contract (including material/ fundamental breach), liability in tort (including negligence), liability for breach of statutory duty and liability for breach of common law except our cap on liability which applies once to cover all of these bases of liability. The above limitations do not limit and/or exclude our liability for death or personal injury due to our negligence, liability for our fraud and/or any other liability of ours which it is not permitted to limit and/or exclude as a matter of applicable law. Contact details of our insurers are available on request.

RICS Fire Insurance Limitations

Excepting buildings which are under 4 storeys (not including basement or mezzanine levels) INTEGA will not be liable for any Claim, costs or matter otherwise insured directly or indirectly arising out of or connected to the combustibility or fire safety requirements of any cladding, glazing, doors, insulation, cavity barrier, external wall system or internal wall system of any building or structure; including (but not limited to) any component, gasket, composite product or material used in the manufacture, assembly or construction thereof.

Excepting buildings which are under 4 storeys (not including basement or mezzanine levels) INTEGA will not be liable under this Policy to the extent that any Claim, costs or matter otherwise insured arises from, relates to or involves building standards or building regulations in respect of fire resistance or fire retardant characteristics of buildings.

For Buildings of 4 storey or less the aggregate cover of our Insurance Policy in a year is limited to £1,000,000.

Introduction & Referral Payments

We may make payment to other firms for introduction and referrals of business and will disclose full details to you on request.

Property Inspections

The safety of our staff, the client and members of the public is important. You agree to provide us with copies of relevant Asbestos Surveys where they are available in advance of our inspections. You will also advise us of any known health and safety risks. We reserve the right to terminate any inspection at any time should we consider there to be a health and safety risk. Where an inspection is undertaken our advice will be based upon a visual inspection of all accessible internal parts of the Property as available to us at the time of the visit. Any specific areas to which access is not possible will normally be highlighted in the Report. Without limiting the foregoing we will

not inspect any part of the Property which is covered or unexposed or move anything.

The Report will be based upon a visual inspection of so much of the Property as is accessible safely and without undue difficulty. Access to external parts of the Property above 3m in height will usually be limited to the use of fixed access already available, except in the instances where the scope of our instructions require the hire and use a powered access hoist. Use of the latter will be limited to those parts of the Property where vehicular access at ground level can be secured. Subject to this the external visual inspection will be of so much of the Property as can be seen while standing at ground level within the boundaries of the Property or adjacent public or communal areas.

Elements of construction contained in concealed voids of the Property and any defects located within these areas will not be visible without opening up or invasive testing which we will not undertake unless specifically agreed in writing with the Client. We will not open up any part of the fabric for detailed examination unless agreed in writing with the Client in which case any such works will require the Property owners' express permission and will, where deemed necessary, need to take place on a subsequent visit and at an additional cost when permission has been granted.

We will not examine whether deleterious or hazardous materials or techniques have been used whether in the original construction or subsequently unless specifically agreed with the Client in writing. We will endeavour to look into accessible service ducts and riser shafts where these are present. However, access to lift shaft enclosures will not usually be possible during normal hours of occupation. Therefore, we will not as a matter of course gain access to lift shafts, and if such a need is identified, and agreed with the Client, in writing, this would entail a subsequent out of hours inspection at additional cost.

Where access is not made available in accordance with an agreed appointment, whether this arises by action of the Client or a Third Party the additional cost of any re-inspection required to complete the services shall be payable by the Client.

Specialist Surveys

We will consider and advise if specialist surveys such as structural or building services may be appropriate but will not arrange or undertake such surveys unless expressly agreed with you in writing. If we arrange any inspection or other work by any other party this is done so on the Client's behalf. The Client must satisfy itself as to the terms and conditions on which such party renders its services. We do not assume or accept any liability whatsoever in connection with any arrangement or recommendation including without limitation for the acts or omissions of such other party.

We are unable to provide an assessment of environmental or land contamination risk relating to the Property but are able to recommend specialist companies who can provide such advice, if required at additional cost.

Unmanned Aerial Vehicle (UAV) Deployment

In instructing us to undertake a property inspection you confirm that we are authorised to take off and land UAVs, and fly UAVs close to the occupiers, building or structures on the property where the property is under your control. INTEGA's UAV operators are certified by the Civil Aviation Authority and will only undertake drone operations in accordance with current regulations. Where non-fault weather or other external factors prevent safe operation additional inspections will be undertaken.

Confidentiality and Conflicts of Interest

All information regarding your business and affairs will be regarded as and kept confidential at all times unless you instruct us to disclose information or we are compelled by law to disclose it (in certain criminal proceedings or money laundering cases, for example). In order to protect your interests, we cannot act or continue to act in circumstances where there is a conflict of interest, except in limited circumstances. The rules regarding conflicts of interest are complex. In simple terms, a conflict of interest occurs in two situations; firstly, where we owe separate and/or distinct duties to two clients and these duties conflict or there is a significant risk that they will conflict; secondly, where your interests conflict, or there is a risk that they will conflict, with our interests. There are limited exceptions which may allow us to act. If a conflict of interest arises during our dealings with you we will discuss the position with you and determine the appropriate course of action.

Key Dates

Unless we have agreed with you otherwise, we are not responsible to log, diarise and remind you of key and/or important dates which may require action by you. These are your own responsibility and you should ensure you have adequate systems to ensure they are not missed and/or overlooked. This also applies to key dates which are dependent upon external factors and/or events of which we may not be aware. However, this does not apply to any key dates which are directly covered by your instructions to us and which fall within the scope of our work for you.

Artificial Intelligence

In the delivery of certain aspects of the Services we may utilise artificial intelligence ("AI") systems to assist with tasks such as document summarisation, drafting, research or data analysis. AI systems are used as support tools only and all outputs are reviewed and validated by a suitably qualified surveyor prior to reliance.

We will take reasonable steps to ensure that confidential or personal information is not uploaded to AI systems unless appropriate safeguards and permissions are in place.

Where AI systems are used in connection with the Services, we will provide information upon reasonable request regarding the type of system used and the safeguards implemented to ensure reliability. If the Client does not wish AI systems to be used in connection with the Services they must notify the Consultant in writing at the time of instruction.

File Storage

We will store details and other papers relating to your matters for such time as we judge reasonable or for such time as we are required by law to do so. This is usually at least six years. Files or papers may be preserved by means of image processing or digital means. We shall dispose of files or papers at the expiry of the relevant storage period in accordance with our office procedures. We do not normally make a charge for retrieving stored papers in response to new or continuing instructions to act for you. However, we reserve the right to make a charge based on our then current hourly rates for the time we spend reading papers, writing correspondence and/or carrying out other work necessary to comply with your instructions.

Fax Transmissions and Post

Communication by fax and post is a part of business. Whilst all communications between a surveyor and client are confidential, you must accept that transmission via fax and/ or post is not an entirely confidential method of communication. You are responsible for ensuring that, when fax and/or post are used as a method of communication, the necessary safeguards are in place at the receiving point to maintain the confidentiality of the items sent to you.

Email and Internet

We may communicate with you in relation to the work being carried out by us by email unless you specifically request that we must not do so. We do not record telephone conversations at this time.

Please note that emails and any attachments sent to you will not have been encrypted. They may therefore be liable to be compromised. Please also note that it is your responsibility to scan an email and attachments for viruses. Viruses and compromises of security are inherent risks in relation to email.

We do not, to the extent permitted by law, accept any liability (whether in contract, negligence or otherwise) for any virus infection and/or external compromise of security and/or confidentiality in relation to transmissions sent by email.

If you use any online internet service provided by us you agree and accept that it will be provided, in addition to the terms of these Conditions of Business, subject to the conditions of business relevant to that service which will be available to be accessed at the relevant website.

Privacy & Data Protection

INTEGA Building Consultancy Ltd's Privacy Policy applies to all the personal information that we hold on individuals, sole traders and partnerships. For the purposes of The EU General Data Protection Regulation (GDPR) 2016 the data controller is INTEGA Building Consultancy Ltd.

We respect your right to privacy and will only use the information which you give us or which we legally receive from another organisation or person as allowed by The General Data Protection Regulation, The Privacy and Electronic Communications (EC Directive) Regulations 2003 and any

other privacy laws that apply. A copy of our full Privacy Policy is available on our website.

The information which you have and/or will provide to us will be used by us in fulfilling our obligations to you in relation to any matter on which we are instructed by you. We will not pass your information to any third party other than for this purpose. We may therefore pass this information to third parties for use by them to perform services and/or supply products which are reasonably necessary for us to perform our services for you. You give your consent to such information being passed to such third parties. We would also like to use your information to let you know about services offered by us which we think will be of interest to you, to inform you of new property industry developments and to conduct satisfaction surveys. You will only receive this type of information by email if you have either confirmed to us that you are happy to receive this type of information in this way and/or you have not informed us that you do not wish to receive it.

If at any time in the future you wish to stop receiving any marketing information from us then please contact a member of our Marketing department on 0161 509 3900, by email at info@integabc.co.uk, by post to Marketing, INTEGA, 3rd Floor, One St Peter's Square, Manchester, M2 3DE or by informing your normal INTEGA contact.

If you have registered your details on a system in order not to receive telephone calls for marketing purposes but you still wish to be contacted by telephone to receive this type of information from us, then please contact a member of our Marketing department.

Money Laundering

We are required by United Kingdom legislation and the law of the European Union to report to the relevant government agencies and authorities any evidence or suspicion of money laundering, the use of the proceeds of crime or terrorist financing. We are prohibited from notifying you of the fact that a report has been made. This legislation also requires us to carry out customer due diligence by obtaining certain information which verifies your identity and any beneficial owners. Our Letter of Engagement contains details of the customer due diligence information that we may require but additional information may be required from time to time to comply with the relevant legislation and approved guidelines. The firm may employ the services of electronic verification providers for these purposes. If we cannot carry out the customer due diligence verification measures required of us by law we are required to terminate our contract and relationship with you. If we have to terminate the contract with you for these reasons, you will be liable to pay us for all expenses and work carried out up to the time we terminate the contract.

Copyright

The copyright in the Report and other documents produced by us in connection with the Services (the "Proprietary Material") shall remain vested in us, but you shall have an irrevocable royalty-free and non-exclusive licence to copy and use such drawings and other documents and to reproduce the designs contained in them for any purpose related to the Services,

including, but without limitation, the construction, reconstruction, completion, maintenance, letting, promotion, management, sale, advertisement, reinstatement, repair, alteration, modification, extension and use of the Property. Such licence shall carry the right to grant sub-licences and this licence and such sub-licences shall be transferable to third parties. We shall not be liable for any use of the Proprietary Material for any purpose other than that for which the same was prepared and provided.

Regulation

We are Regulated by the RICS. Further details is available from www.rics.org

General

INTEGA is constituted as a Limited Company. The term "Director" is used, and may continue to be used, because it is a term which people are comfortable with. It does not indicate that the employees of INTEGA are carrying on business in Directorship for the purposes of the Directorship Act 1890.

All contracts entered into and/or advice provided in relation to our business by individuals who are Directors, employees or consultants of INTEGA are entered into and/or provided on behalf of INTEGA and not such individuals personally.

We reserve the right to assign our rights and/or obligations under our agreement with you to any business which is a successor to our current business.

Unless otherwise agreed, these Conditions of Business apply to any future instructions you give to us. Your continuing instructions in this matter will amount to your acceptance of these Conditions of Business and any accompanying letter of engagement. Even so, we ask you to sign, date and return to us the Letter of Engagement which accompanies these Conditions of Business. If at any time any provision contained in the Terms of Engagement is or becomes illegal, invalid or unenforceable in any respect, it will not affect or impair the legality, validity or enforceability of any other provision contained in the Terms of Engagement.

INTEGA Staff

Where individual INTEGA staff are named in an appointment, INTEGA will use all reasonable efforts to ensure that the named individual(s) are used. However, this is not guaranteed. Where changes in staff are necessary, reasonable notice of the changes will be given. If any INTEGA staff, engaged by you under this or other appointments, are approached by you or any third party associated with you, with the intention of employing or contracting directly with them, within 12 months of the date of this Appointment, then you shall pay an introduction fee to INTEGA in accordance with the following levels:

Director	£20,000
Associate	£15,000
Surveyor & Senior Surveyor	£10,000
Trainee	£5,000

Where applicable, this fee will be invoiced to the Client on the last day of the individual's employment with INTEGA.

Jurisdiction

The arrangements between us are governed by English law. We both agree to submit to the non-exclusive jurisdiction of the English courts in the event of any claim or dispute.

These Conditions of Business are important. Please keep them in a safe place for future reference.

END – March 2026

INTEGA Building Consultancy Ltd

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info@integabc.co.uk
www.integabc.co.uk

Appendix 2 Record Photographs

DRAFT

1.	General view of the east (front) elevation and return to the north.	
2.	View of the main entrance tower.	
3.	The glass reinforced plastic (GRP) cladding is solar degraded and localised impact damage is evident to the low level areas and corners.	

4.	The coating to the GRP cladding is failing.	
5.	The sealant between the cladding panels is degraded and split and the fixings and cover caps are in poor condition. Localised fixings are missing.	
6.	The cover caps are rust stained suggesting the underlying fixings are corroding.	

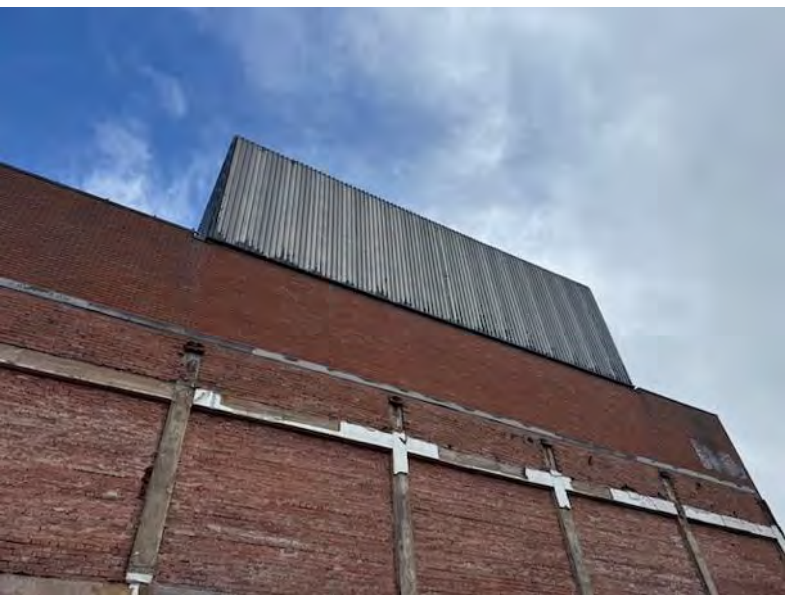
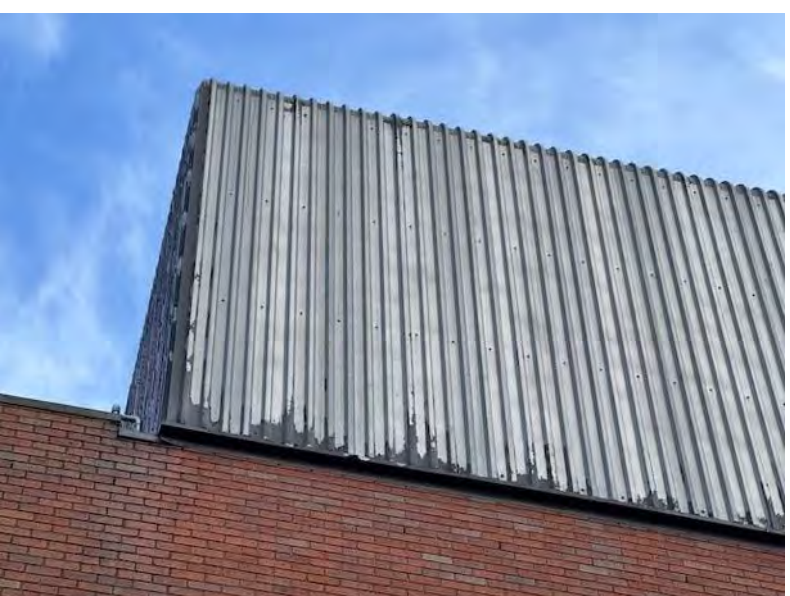
7.	View of the aluminium main entrance doors and glazing at ground floor.	 A photograph showing the exterior of the Prince of Wales Theatre. The main entrance features large aluminium-framed glass doors and windows. To the left of the entrance, there is a blue circular sign with a white arrow pointing down and to the left, and a red and white striped barrier. A sign on the barrier reads 'FLOWERS MOVED TO CANNOCK SHOPPING CENTRE'. The ground is paved with bricks.
8.	The paint finish is solar degraded and delaminating.	 A close-up photograph of the aluminium frame of the entrance doors. The paint finish is visibly degraded, showing signs of solar degradation and delamination, with the underlying metal exposed in some areas.
9.	Localised damage and patch repairs are evident to the cill.	 A close-up photograph of the cill (sill) of the entrance doors. The cill is made of aluminium and shows signs of localised damage and patch repairs, with some debris and peeling paint visible.

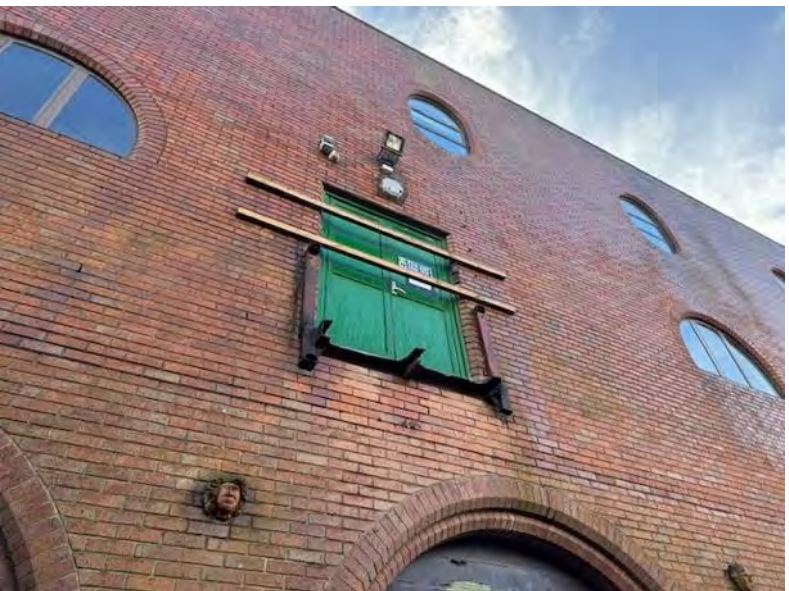
10.	General view of the north elevation.	
11.	View of the link bridge at first and second floor.	
12.	View of the link bridge soffit and cladding.	

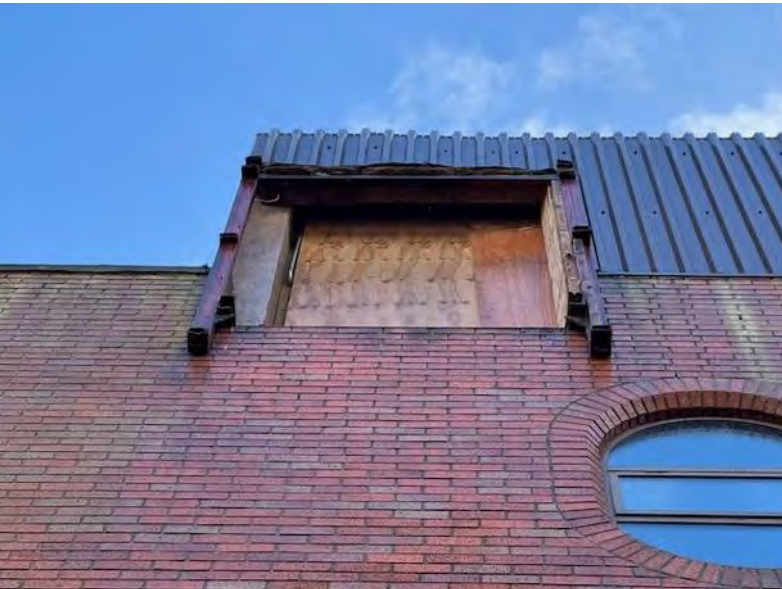
13.	General view of the east elevation and up and over loading doors to the former market hall.	
14.	View of the facing brickwork typical to the principal elevations. The brickwork is generally in a satisfactory condition subject to soiling and localised damage.	
15.	Decorative planters, brackets and legacy fixtures and fittings remain to the elevations.	

16.	The movement joint compound has bled slightly to the elevation between the ground and first floor. This remains relatively isolated.	
17.	The damp proof course (dpc) is visible at low level and appears to be performing satisfactorily.	
18.	Localised opening up works have previously been undertaken to the south east corner revealing the concrete encasement to the corresponding column. We assume this relates to previous structural investigation works. It would be prudent to check if any brick slips are present to the elevation with attention to the upper floor levels.	

19.	General view of the south elevation. The structural frame and low level blockwork is exposed to these areas following the completion of demolition works to the adjoining premises.	
20.	As above.	
21.	The brick and blockwork to the ground and first floors is generally irregular in appearance and has likely been laid over-hand up to the former adjacent property. Consideration will need to be given towards the repair of this elevation with attention to weatherproofing, thermal and acoustic performance. Expanded polystyrene insulation boards remain to the parts of the exposed frame.	

22.	Remnants of the floor and substructure to the former adjoining premises remain at low level.	 A photograph showing the remnants of a floor and substructure at a low level, adjacent to a concrete wall. The ground is covered in rubble, including broken concrete slabs and debris. A concrete wall is visible on the left, and a gravel area is on the right.
23.	View of the facing brickwork and profiled metal cladding to the high level areas.	 A photograph showing the facing brickwork and profiled metal cladding to the high level areas of a building. The brickwork is red, and the metal cladding is silver. The building is viewed from a low angle, looking up.
24.	The coating to the cladding has entirely failed exposing the metal substrate.	 A photograph showing the profiled metal cladding with a failed coating, exposing the metal substrate. The cladding is silver, and the brickwork below is red. The building is viewed from a low angle, looking up.

25.	Geneal view of the west (rear) elevation. Significant rainwater run off and soiling is visible to the high level brickwork	
26.	The removal of adjacent link bridges and structures as part of the adjacent demolition works has left former door openings exposed.	
27.	Reinstatement of alternative means of escape will need to be considered as part of any future alteration works.	

28.	Temporary protection works should be upgraded to avoid accidental use.	
29.	View of extensive up and over loading doors to the former market hall areas. Several doors are impact damaged and whilst these could not all be tested the doors are visibly in poor condition.	
30.	As above.	

31.	General view of the north elevation.	
32.	The loading doors are generally consistent with those noted to the east and west elevations.	
33.	View of the facing brickwork and windows to the north elevation. Further comment in respect of the windows is included within the internal areas, however, these were generally found to be in poor condition.	
34.		

35.	Aerial view of the property looking west.	
36.	Aerial view of the flat roof coverings and associated roof mounted plant and equipment.	
37.	Aerial view of the flat roof areas looking south.	
38.	Aerial view of the flat roof areas looking east.	

39.	View of the flat roof coverings above the principal flat roof areas and non-slip walkways installed across these areas. Please also refer to our comments in respect of the channel reinforced wood wool slabs forming the roof deck which should be deemed fragile.	
40.	The flat roof falls to parapet gutters along the east and west elevations, draining to rainwater outlets and internal cast rainwater pipes.	
41.	Core sampling is required to determine the exact makeup of the roof coverings, however these appear to comprise of felt overlaid with a liquid resin waterproofing. We expect a carrier board or a layer of former asphalt roof coverings may also be present below these areas. Several areas of blistering and undulation are visible to the roof coverings.	

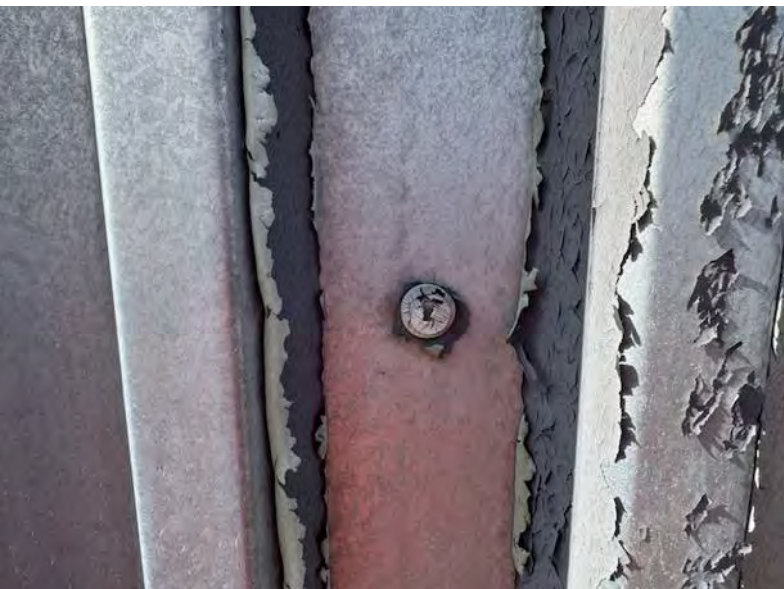
42.	View of the parapet gutter along the east elevation. The gutter was generally free flowing with only localised areas of silt and vegetation noted. More significant accumulations of silt, vegetation and waste materials were identified to the west parapet gutter. Note: Edge protection and safe means of access to the roof areas is inadequate and missing entirely to significant part of the roofs.	
43.	Further view of undulation noted to the roof coverings.	
44.	Several areas of encapsulated moisture are present below the roof coverings. We consider the roof coverings are life expired. The proposed solution to the replacement of the roof coverings will also need to be carefully considered in the context of the woodwool slab roof deck.	

45.	Kerb upstands are provided to the perimeter of the central plant area which incorporate openings for rainwater drainage.	
46.	Accumulations of moss and vegetation growth are evident in these locations	
47.	A localised split was identified through the roof coverings to the south east with evidence of previous patch repairs which have failed.	

48.	Localised rucking is visible to the surface of the roof coverings indicative of thermal movement to assumed underlying asphalt.	
49.	Localised damage is visible to the kerb upstands and plinths to the roof mounted plant and equipment.	
50.	The roof mounted plant and equipment is in poor condition. Widespread areas of loose insulation and materials are strewn across the roof presenting an immediate health and safety risk.	

51.	Attempts have been made to secure the insulation however, these have failed and represent a short term solution only.	
52.	View of displaced insulation accumulations across the roof.	
53.	Immediate repairs are required to remove or secure all loose materials to mitigate against wind uplift.	

54.	The non-slip walkways are displaced to the south west roof areas.	
55.	Fixed edge protection is secured to parts of the west parapet. The edge protection is in poor condition and there is no evidence of test certification.	
56.	Fixing bolts to the edge protection are corroded and this detail represents a vulnerable detail to rainwater ingress.	

57.	A free-standing edge protection system is installed to the south west corner. No evidence of certification was identified and the coverage provided by this system is very limited.	
58.	The factory applied plastisol finish to the profiled metal cladding to the stairwell elevation has entirely failed.	
59.	Cover caps are solar degraded and brittle with evidence of corrosion to the underlying fixings.	

60.	Several poorly formed services penetrations are visible across the roof areas which will be vulnerable to rainwater ingress.	
61.	As above.	
62.	Access was not possible to inspect the roof coverings to the link bridge, entrance tower or elevated roof areas to the stairwell and stage gantry. However, where visible these appear to be consistent with the principal roof. A cat ladder and access hatch is provided to the entrance tower roof, however, this has been locked and could not be accessed safely.	

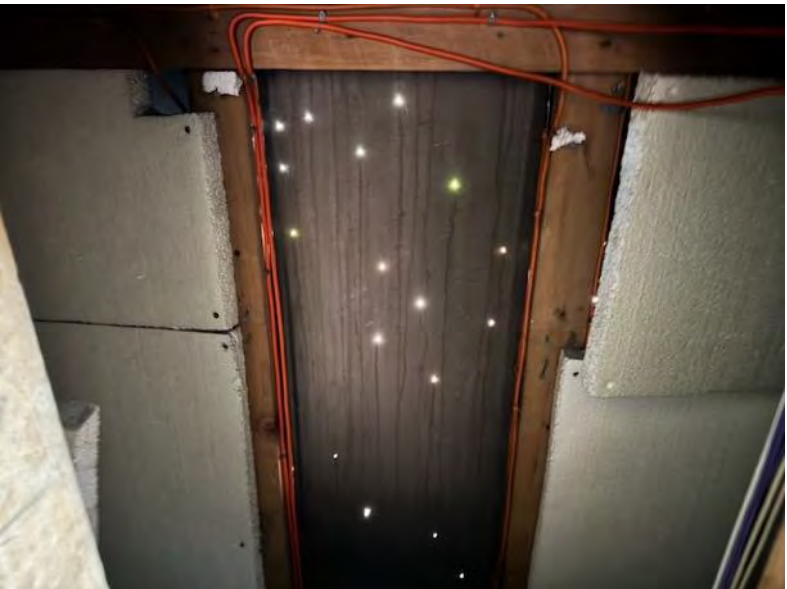
63.	General view of the former market hall areas at ground floor.	 A wide-angle photograph of a large, industrial-style interior space. The ceiling is a white grid with several square light fixtures. The floor is a light-colored, possibly concrete or polished stone. Several tall, green-painted metal columns support the ceiling. In the background, a blue car is parked. To the right, there is a large pile of white material, possibly bags or debris, and some red plastic barriers. The overall impression is of a large, open, and somewhat cluttered space.
64.	Parts of the former market stalls remain to the south. These areas are otherwise currently being used as storage accommodation for construction plant and equipment.	 A photograph showing a section of the interior space. On the left, there are yellow metal structures that appear to be remnants of market stalls. In the center, there are stacks of wooden planks. To the right, a red scissor lift is parked. The floor is dark and appears to be concrete. The ceiling is white with some exposed pipes and ductwork.
65.	Internal view of the extensive up and over loading doors. Several doors appear to remain operable.	 A photograph looking through a large, open up-and-over loading door. The door is white and has several small windows. The interior space beyond the door is visible, showing a concrete floor and some debris. To the right, there is a red fire extinguisher and a yellow bag. The overall impression is of a large, open, and somewhat cluttered space.

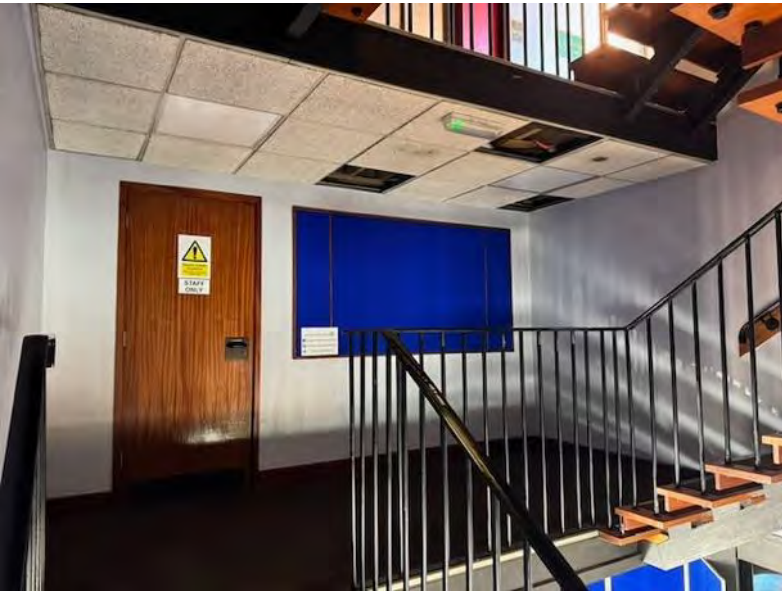
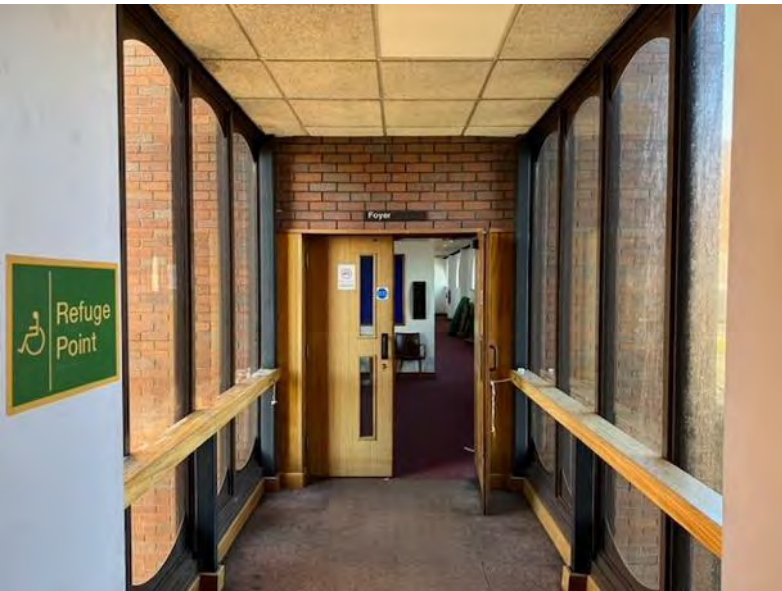
66.	Evidence of previous investigative works and making good noted to the column positions.	
67.	Extract of an earlier photograph provided by Tetra Tech showing the reinforced concrete encasement to the steel frame structure.	
68.	Extract of an earlier photograph provided by Tetra Tech showing intrusive investigations to reveal a concrete pad foundation to a column base. The principal structure appears to be performing satisfactorily and no significant concerns were identified. Flexibility towards future alterations and its load bearing capacity will need to be carefully considered as part of any future proposals.	

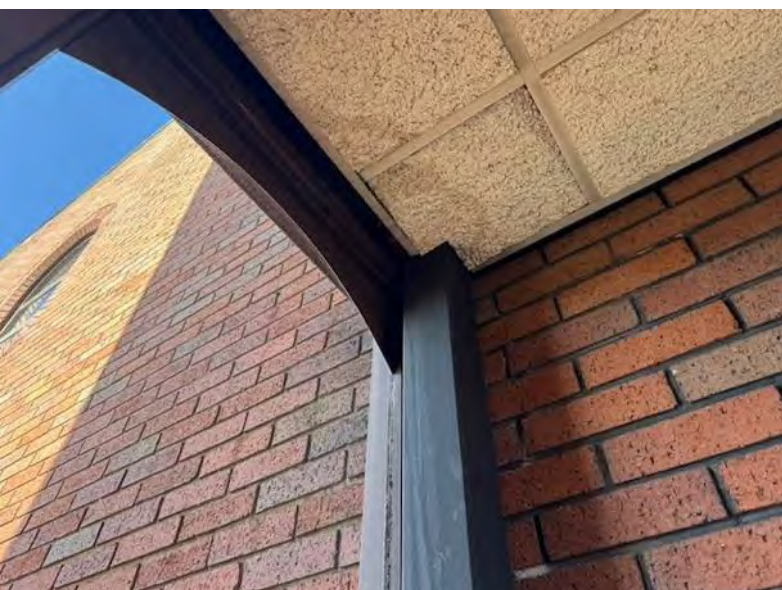
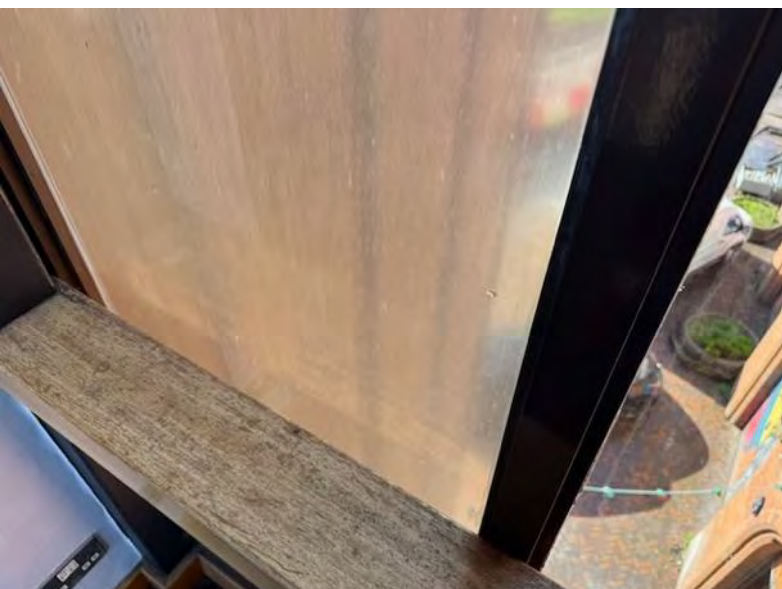
69.	The first floor soffit within the market hall is largely underdrawn with a lay in grid suspended ceiling and could not be viewed owing to the height.	
70.	A loose laid mineral fibre insulation appears to be provided above the suspended ceiling.	
71.	View of assumed cast-in-situ concrete floor soffit and concrete encased steel downstand beams to the exposed perimeter of the market hall.	

72.	View of service aperture through the assumed cast-in-situ concrete floor soffit. Fire stopping at services penetrations through compartment floors needs to be checked and appears missing in some locations.	
73.	Several soil pipes extend below the first floor soffit serving the theatre areas above.	
74.	View of internal rainwater pipe. The cast pipes are corroded locally where leaks have occurred.	

75.	View of the ground floor main entrance / reception to the theatre and stairs to the tower structure.	 A photograph showing the ground floor main entrance of the Prince of Wales Theatre. The entrance features a large glass door and a set of stairs leading up to the tower structure. The interior has a carpeted floor and a fire extinguisher is visible on the right.
76.	A single passenger lift is provided between the ground and second floor.	 A photograph of a single passenger lift with glass doors, set against a red wall. A fire extinguisher is visible on the left and a blue panel is on the right.
77.	View of the stairwell. The dual steel stringer stair and open riser timber treads remain in good condition	 A photograph of a stairwell with dual steel stringers and open riser timber treads. The stairs are well-maintained and lead to an upper level.

78.	An expanded polystyrene insulation is visible to the rear of the GRP cladding to the tower.	
79.	The expanded polystyrene insulation is displaced to areas. We expect this insulation is highly flammable and should be replaced.	
80.	View of the rear of the GRP cladding. Several redundant fixing holes are visible where previous signs or similar have previously been installed.	

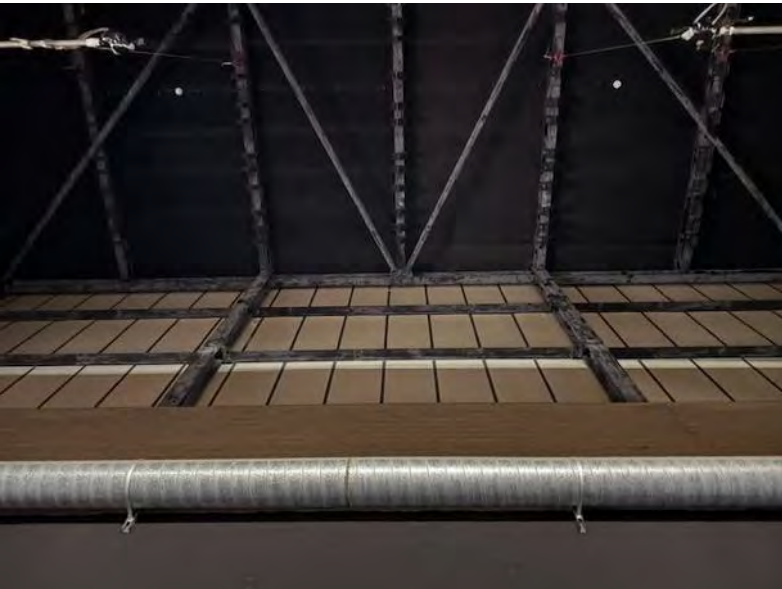
81.	View of the landings to the entrance tower.	
82.	The landings are of steel framed and suspended timber construction.	
83.	View of the link bridge arrangement at first and second floors.	

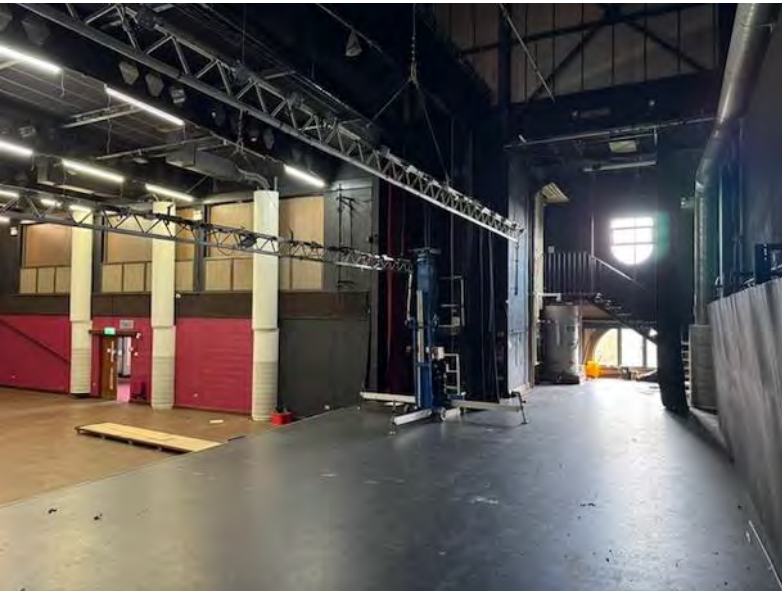
84.	There is evidence of rainwater ingress via the exterior fabric to the link bridge.	
85.	Staining is visible to ceiling tiles where previous leaks have occurred. This appeared historic.	
86.	Glazing to an isolated number of the windows has been replaced with perspex sheeting.	

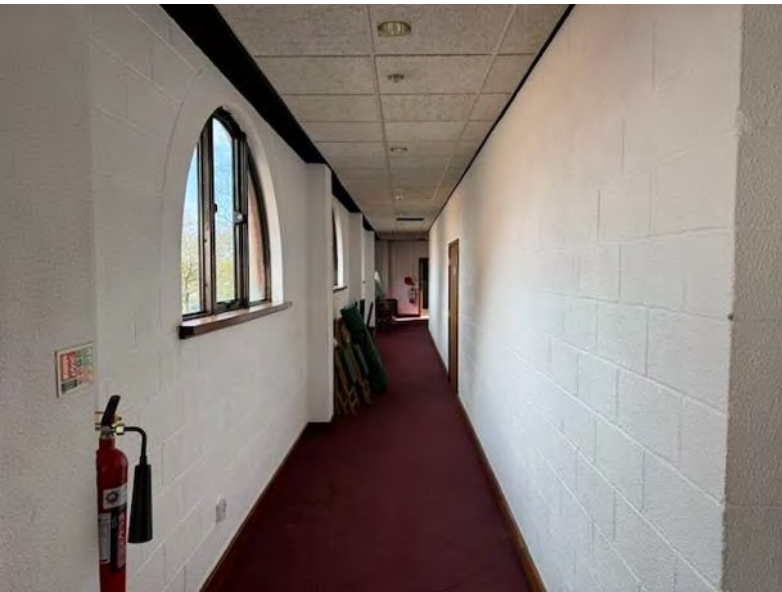
87.	Rainwater ingress is occurring via the windows with evidence of rusting to the steel columns and deterioration of joinery within these areas.	
88.	As above. Note vegetation growth to the base rail where sustained rainwater ingress is occurring.	
89.	There is evidence of water staining to the plywood floor substrate and surface irregularity to the link bridge floors. Where visible above the suspended ceilings the timber floor joists were found to be in satisfactory condition, however, these will be susceptible to rot in areas of sustained rainwater ingress and further opening up is recommended.	

90.	General view of the theatre and stage area.	
91.	General view of the theatre and retractable seating to the rear.	
92.	View of the castellated steel beam, steel purlins and channel reinforced wood wool slabs forming the roof structure. Woodwool slabs in roof construction are classified as a fragile material under HSE – Health and Safety in Roof Work (HSG33) Guidance. Factors such as the depth of the slabs, exposure to water, condition of reinforcement and roof loads will need to be established, to determine the level of risk, but where this cannot be determined the roof deck should be treated as a fragile. Consideration will need to be given towards the replacement of the roof deck as part of any works to replace the roof coverings. This will be a significant undertaking.	

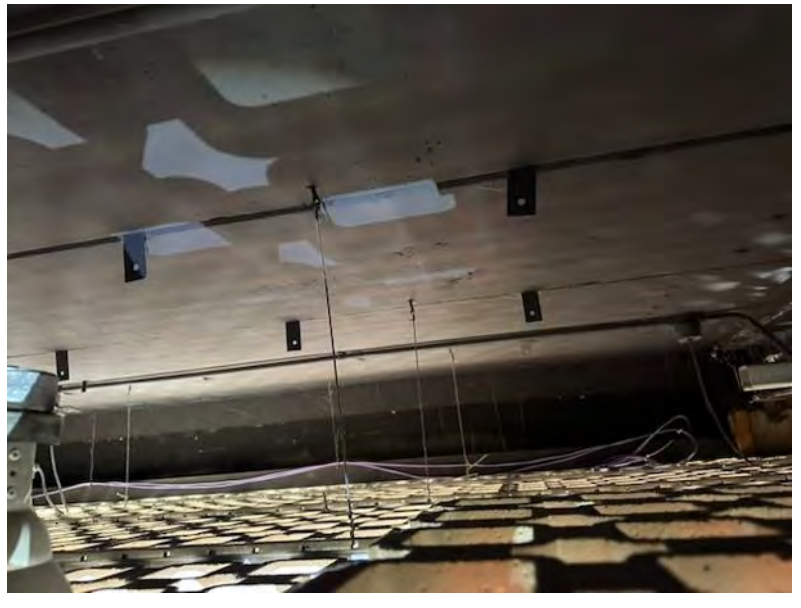
93.	View of the castellated steel beams and steel purlins.	
94.	The paint finish to the high level steelwork is in poor condition. It is not clear if this is in part caused by problems of rainwater ingress via the roof coverings.	
95.	The painting of the channel reinforced woodwool slabs in black makes the visual assessment of their condition difficult. However, there is evidence of localised deterioration and rainwater ingress.	

96.	View of the elevated roof soffit above the stage areas.	
97.	As above and including image of internal cast rainwater pipe. The paint finish to the steel frame in these areas is similarly poor and there is evidence of staining to the cladding around the rainwater pipe indicative of leaks.	
98.	There is evidence of deterioration and delaminating paint to the channel reinforcement to the roof deck.	

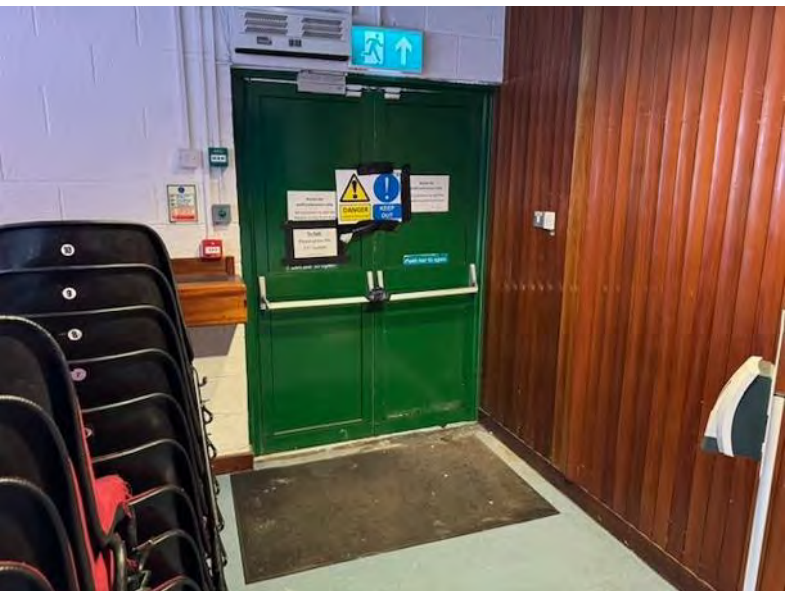
99.	General view of the stage areas.	 A wide-angle photograph of a large, industrial-style interior space, likely a stage area. The floor is a smooth, light-colored concrete. In the background, there are large windows and a red wall. A blue hydraulic lift is visible in the center. The ceiling is high with exposed steel trusses and lighting rigs.
100.	General view of the stage areas, lighting rigs and small mezzanine floor area.	 A photograph showing a close-up view of the stage area, focusing on the lighting rigs and the small mezzanine floor area. The image shows a complex network of pipes, cables, and structural elements. A red curtain is visible on the right side.
101.	View of the sub-floor void, honeycomb concrete block sleeper walls and timber joists forming the stage.	 A photograph showing the sub-floor void, featuring honeycomb concrete block sleeper walls and timber joists forming the stage. The image shows a close-up view of the concrete blocks and the wooden joists. A small electrical box is visible on the wall.

102.	General view of bar and ancillary areas to the east of the first floor. Finishes are generally dated and worn.	 A long, narrow room with a red carpet and a textured, grid-patterned ceiling. On the left, there are several long wooden tables with metal legs. On the right, there are blue noticeboards and a wooden door. The room appears to be a bar or ancillary area.
103.	General view of corridor areas at first floor.	 A long, narrow corridor with a red carpet and a white wall. On the left, there is a large arched window and a fire extinguisher. The corridor leads to a doorway at the end.
104.	General view of bar and ancillary areas to the west of the first floor.	 A room with a blue carpet and a textured, grid-patterned ceiling. On the left, there are blue noticeboards and a wooden counter. On the right, there are rows of black chairs. In the background, there is a bar area with a wooden counter and a sign.

105.	General view of typical toilet accommodation at first floor.	 A photograph of a public toilet facility. On the left, there are two white ceramic sinks with chrome faucets. In the center, three white urinals are mounted on a light blue wall. To the right, there is a white paper towel dispenser and a black trash bin. A yellow 'Caution' sign is on the floor. The room has a drop ceiling with fluorescent lights and a window on the left.
106.	Finishes within the toilets are generally worn and dated in appearance.	 A photograph showing the interior of a toilet stall area. The walls are a light green color, and the floor is a grey speckled tile. There are white partitions for the stalls. A white toilet is visible in the background. A silver trash bin is in the foreground. The ceiling has a drop grid with fluorescent lights.
107.	General view of the electrical distribution room to the north east of the first floor.	 A photograph of an electrical distribution room. It features several large, dark grey metal cabinets with multiple doors and drawers. A large black server rack is visible in the background. The room has a concrete floor and a window on the right side with a wooden frame.

108.	View of the cast-in-situ concrete second floor soffit visible above the suspended ceilings. No significant issues were identified.	
109.	A pre-cast concrete plank floor structure was noted to part of the second floor soffit to the east of the property. The planks incorporate fixing lugs for hanging ceilings, however, these are not utilised. The planks would appear to be limited to a small area of the second floor only. The floor soffit is painted black making its visual inspection and identification of defects difficult. Whilst these appear consistent with a pre-cast concrete plank, further investigation is required to verify that no Reinforced Autoclaved Aerated Concrete (RAAC) planks have been utilised.	
110.	No fixed fire protection is provided to the steel downstand beams below the second floor. We expect the exposed steel work has been applied with an intumescent paint however further investigation is required to confirm. The paint finish is also degraded in areas of previous leaks.	

111.	View of the metal framed windows at first floor. Windows at first floor are single glazed and offer poor thermal performance.	
112.	Glazing to an isolated number of windows have been replaced with Perspex sheeting. This contrasts significantly with the adjacent glazing and is obscured.	
113.	Where tested the opening lights were generally operational, however, the window ironmongery is in poor condition.	

114.	Ceiling voids were generally free from obstruction, however, localised gaps in fire stopping are evident around services penetrations through compartment walls. A fire stopping audit is required.	
115.	Fire stopping around waste pipework penetrations is inadequate.	
116.	Additional protection measures are required to avoid misuse of external fire doors where former link bridges and safe means of escape have now been demolished. Alternative means of escape will need to be considered as part of any future alterations.	

117.	General view of the bar and ancillary areas to the east at second floor. Finishes are generally dated and worn.	
118.	General view of the corridor areas at second floor.	
119.	General view of the theatre changing room areas to the west of the second floor.	

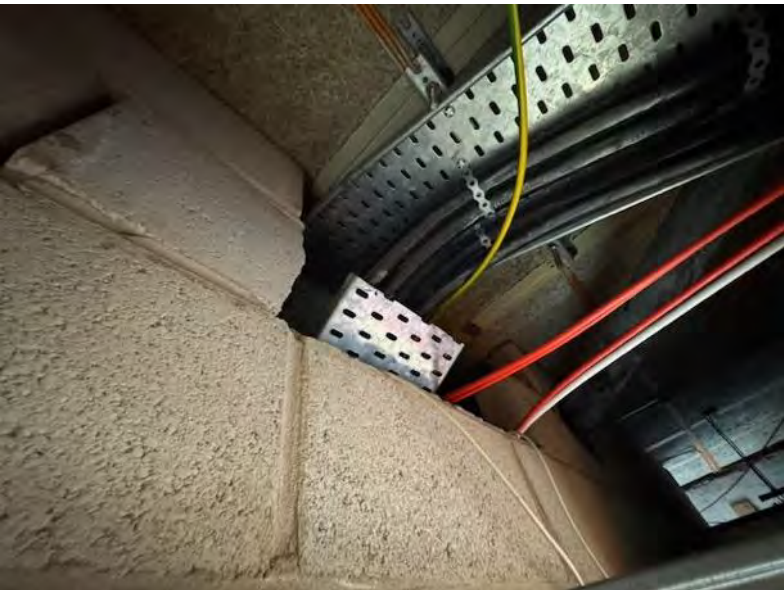
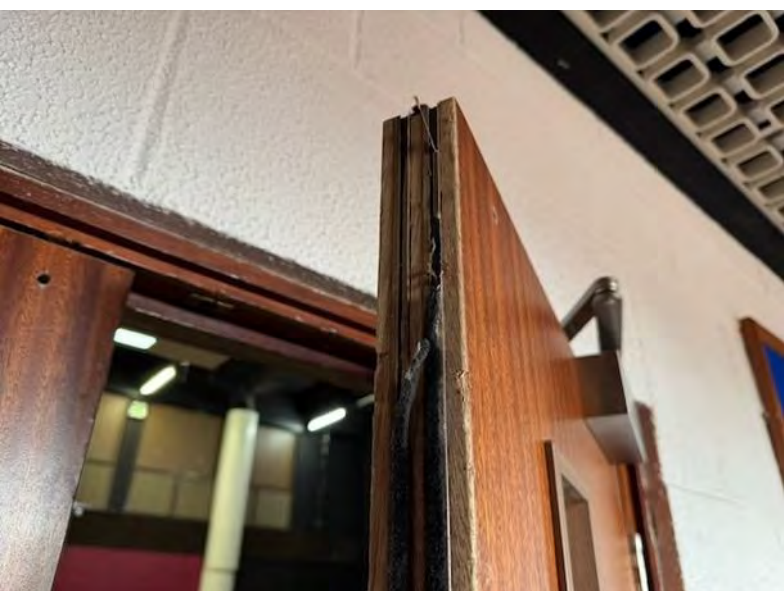
120.	View of limited office accommodation to the north west of the second floor.	
121.	View of the staff toilet facilities. Finishes are generally dated and worn.	
122.	View of staff toilet and shower facilities.	

123.	View of the suspended ceiling voids below the roof deck.	
124.	There is evidence of rainwater ingress via the roof coverings, particularly to the south east, with evidence of deterioration to the channel reinforced woodwool slabs and steelwork.	
125.	As above.	

126.	Further evidence of rainwater ingress and associated damage to the roof deck and steel downstand beams in these areas.	
127.	There is evidence of leaks to the internal rainwater pipes. A CCTV survey is recommended to determine the condition of the pipes and to ensure these are free of blockages. Repairs are likely to be required at joints.	
128.	View of exposed tubular steel wind bracing to the roof structure. The steel columns and beams to which these connect are encased in concrete as noted elsewhere.	

129.	The double glazed windows at second floor are in poor condition. Whilst it may be possible to repair the windows, we consider these have reached the end of their lifespan and recommend these be replaced with a modern equivalent.	
130.	Several failed double glazed units were identified which display interstitial condensation.	
131.	There is evidence of damp ingress to the window reveals where perimeter mastic seals are degraded externally.	

132.	The quadilient stay ironmongery to the window opening lights is in poor condition and the opening lights are difficult to operate.	 A close-up photograph of a black metal window stay mechanism. The mechanism is mounted on a dark brown window frame. The metal shows signs of wear, including rust and peeling paint. The window glass is visible in the background, showing some condensation or dirt.
133.	Further evidence of rainwater ingress to the second floor windows. This is typical throughout.	 A close-up photograph of a window frame. The frame is made of dark brown material, possibly wood or metal. There is a visible gap between the frame and the wall, and some white, crystalline deposits are visible on the frame, indicating water ingress and mineral deposits.
134.	As above to the west elevation.	 A close-up photograph of a window frame. The frame is made of dark brown material, possibly wood or metal. There is a visible gap between the frame and the wall, and some white, crystalline deposits are visible on the frame, indicating water ingress and mineral deposits.

135.	There is evidence of staining to the suspended ceiling tiles where leaks have occurred from the roof coverings. Some of these appear to be historic.	
136.	Gaps in fire stopping were identified around services penetrations through compartment walls.	
137.	Internal doors are generally worn and dated in appearance, with evidence of more significant impact damage and defective intumescent strips / smoke seals to the principal circulation areas. An audit of all fire doors will need to be undertaken, however, significant door replacements will be required.	

138.	View of the fire escape stairwell to the north west. A terrazzo style floor finish is provided to the stairs and landings. Walls to these areas are provided with a portafleck paint. Finishes are dated and worn.	
139.	Localised cracking is evident through the internal blockwork face along the west elevation. This remains relatively minor, however, we recommend this is monitored. The cracking identified may be linked to adjacent construction works.	
140.	Additional and more robust protection measures are required to avoid misuse of external fire doors where former link bridges and safe means of escape have now been removed along the west elevation.	

Appendix 3 MEP Building Services Report

DRAFT



CWC

crookes walker
consulting

Prince Of Wales Theatre, Cannock

Intega

M&E Condition Report

Date: 16.04.2026

Ref: 3731-CWC-XX-RP-N-0001

Revision Record

Date	Reference	Revision	Prepared By	Checked By	Authorised By
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			NS BH	SW	NS BH
16.04.2026	3731-CWC-XX-RP-N-0001	1	Nick Street Ben Hawsworth	Simon Woods	Nick Street Ben Hawsworth
			NS BH	SW	NS BH

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1.0 General

1.1 Introduction

As part of Crookes Walker Consulting's (CWC) commission by Intega, CWC investigated the Mechanical and Electrical services infrastructure at the Prince of Wales Theatre, Cannock.

Nick Street and Ben Hawsworth of CWC undertook a site survey on 25th March 2026, to gain an understanding of the existing main Mechanical and Electrical plant which currently serves the site.

The existing Electrical and Mechanical systems were reviewed as part of these works to determine the age and condition of the installed services.

This summary report highlights the findings and results of the surveys with respect to the Mechanical and Electrical Building Services.

1.2 Site Description

The site is located at Church Street, Cannock WS11 1DE and comprises a community theatre venue which was previously earmarked for demolition as part of the Civic Centre regeneration scheme.

The site comprises a dedicated theatre entrance area at ground floor, theatre hall and supporting spaces at first and second floors and plant spaces at roof level.

In addition to the theatre demise, there is a defunct market hall at ground floor which is currently being used as a parking and site storage space by the demolition Contractors.

The majority of the primary building services plant is located at roof level with an LV switchroom located on the second floor.

The building was constructed in 1984 and has a capacity of circa 427 people.

The majority of the M&E plant and equipment appears to be original and would therefore be approximately 42 years old.

1.3 Life Expectancy of Plant and Equipment

Life expectancy of plant equipment is compared against industry recommended guidance. In accordance with the Chartered Institution of Building Services Engineers (CIBSE) life expectancy criteria (Appendix 12, Guide M).

This appendix gives the indicative economic life expectancy, beyond which it is expected that breakdowns and unreliability will increase together with associated operating costs.

It may be possible to extend service life beyond the recommended life with increased maintenance and / or repairs however the increased costs associated with breakdowns, unreliability, repairs and other downtime generally make this counterproductive.

1.4 Limitations

The inspection of the premises is limited to all visible, exposed and accessible elements of the M&E services. The report includes comments on the visual condition of the M&E services installations within the context of the type and age of the property. The report does not cover aspects of the Mechanical and Electrical services where they are part of a larger development.

This type of high-level visual survey may not fully establish the true condition of the equipment, as it is common for plant to appear satisfactory from an external inspection, but may have a history of operational problems.

Maintenance records were not available to review in full and comments on maintenance are made, primarily based upon the visual inspection.

Unless noted otherwise, CWC did not carry out any intrusive investigations, operate any plant, test the performance of the M&E services nor inspect any flues, ducts, voids or any similarly enclosed areas to which access was not readily available at the time of the inspection. CWC are therefore unable to report that such services remain free from defect or operate fully as intended. Further, CWC have not investigated the plant and equipment for obsolescence, unless specifically noted within the report.

CWC have made general observations with respect to compliance with current legislation, British Standards, Building Regulations, CIBSE guidelines and current good practice.

Please note that compliance with UK Standards often requires a more detailed study, which is outside the scope of our commission.

It should be noted that no design checks were carried out within the scope of this survey and it is assumed that the systems are capable of meeting the original design parameters unless otherwise noted.

2.0 Executive Summary

The M&E installations at the Prince Of Wales Theatre, Cannock, appear to largely be from the original construction, and have generally reached or passed their economic life expectancy. The existing installations are generally in poor/fair condition with significant deterioration and obsolescence present.

No O&M manuals, as-fitted drawings or maintenance records have been made available for review therefore observations are based on a visual survey and the previous PPM information provided only.

There are elements of the installations which have been replaced or amended however the majority of the existing services are recommended for replacement.

As the majority of the services are recommended for replacement, significant expenditure is required to bring the services up to an operational and compliant standard.

Should replacement of the systems not be viable, statutory maintenance and testing should be undertaken, at a minimum, and any faults, defects and areas of non-compliance rectified to ensure the installation is safe.

3.0 Record Information

3.1 O&M Manual

No Mechanical and Electrical O&M manuals have been made available for review.

3.2 As-Fitted Drawings

No Mechanical and Electrical as-fitted drawings have been made available for review.

3.3 Maintenance Records

No Mechanical and Electrical Maintenance records have been made available for review.

3.4 Energy Performance Certificate (EPC)

From a review of the EPC register, the buildings EPC rating is an 'E' rating and the certificate expired on the 29th of June 2025.

3.5 Display Energy Certificate (DEC)

From a review of the EPC register, the buildings DEC rating is an 'B' rating and the certificate expired on the 1st of July 2021.

3.6 Air Conditioning Inspection Certificate

From a review of the EPC register, the buildings Air conditioning inspection certificate expired on the 19th of December 2024.

3.7 PPM Report

The previous Planned Preventative Maintenance (PPM) report was undertaken by CBRE in October 2024.

The PPM report generally identifies the installations as in 'Poor' or 'Fair' condition and includes significant expenditure over the next 10 years.

It does not appear that any of the recommendations of the report to replace the M&E plant and equipment have been undertaken, and the condition of the services would appear to have deteriorated since the inspection in October 2024.

The previous PPM report references 'Unsatisfactory' elements recorded within the previous Electrical Installation Condition Report (EICR) carried out in 2022.

It is not clear whether these elements have been rectified as no copies of the previous EICR's have been made available for review however should these be outstanding; it is recommended that these are rectified as soon as practicable to ensure the systems are safe and operable.

4.0 Mechanical Services

The site is served by the following mechanical engineering services:

- Utility-metered incoming water supply
- Heating & Cooling systems
- Auditorium & Stage mechanical ventilation systems
- WC extract ventilation systems
- Hot and cold-water systems
- Above ground drainage systems
- BMS systems

4.1 Incoming Water Supply

The incoming main cold water enters the building at Ground Floor within the Market Hall, with the utility meter located at roof level within the internal cold water storage plantroom.

4.2 Auditorium & Stage Mechanical Ventilation Systems

The Auditorium & Stage areas are served by 2No Air Handling Units (AHU) located at roof level, 1No serving Auditorium and 1No serving the Stage.

The AHU consists of panel and bag filter sections, frost and heating coils, chilled water coil, plate heat exchanger for heat recovery and inverter driven centrifugal supply and extract fans.

The Air Handling Units (AHUs) deliver both heating and cooling to the Auditorium and Stage areas. Heating is provided via integral electric heater batteries installed within each AHU, while cooling is achieved through an external, dedicated chiller that supplies chilled water to the AHU cooling coil.

The conditioned fresh air is delivered to the spaces via vertical floor mounted, semicircular displacement diffusers, located around the perimeter of the Auditorium and Stage areas.

Extract air is removed via high level bell mouth ductwork connections.

The condition of the AHU's is in poor state of repair, with the Stage AHU having several panels removed or detached, leaving internal components fully exposed to the external environment. The external distribution

ductwork is also in a poor condition, with thermal insulation coming away, and completely removed in sections.

The AHU's are circa 1970's and are way past their economical life expectancy, and given the current state of the units, would require immediate replacement

4.3 Heating & Cooling systems

4.3.1 Auditorium & Stage Heating & Cooling Systems

Heating to the Auditorium and Stage areas is provided by electric heating elements integral to the Air Handling Units (AHUs) serving each space. As previously noted within this report, the AHUs appear to be original installations dating from the building's construction in 1984 and are in a poor state of repair.

The units were not operational at the time of inspection, and their observed condition indicates that they have exceeded their economic life expectancy. As such, the AHUs are considered unsuitable for refurbishment or reuse and will require full replacement.

Cooling is provided by a dedicated air-cooled chiller serving cooling coils integral to each AHU. The chiller also appears to be original to the building and is in poor condition. The cooling system was not operational at the time of inspection, and the visible condition of the plant suggests that it has exceeded its economic life expectancy. The chiller and associated cooling components are therefore deemed unsuitable for reuse and will require replacement.

4.3.2 First Floor Entrance Foyer and Second Floor Balcony Bar Area

The heating and cooling requirements of the First Floor Entrance Foyer and the Second Floor Balcony Bar Area are served by ceiling-mounted cassette fan coil units, with associated external condensers located at roof level.

The systems are understood to have been installed circa 2005. Based on visual inspection, the fan coil units and associated equipment are in a generally poor condition and have exceeded their economic life expectancy. As a result, the systems are

considered unsuitable for continued use or reuse and will require full replacement.

4.3.3 First Floor Theatre Bar Area

The heating and cooling requirements of the First Floor Theatre Bar Area are served by a single split, ceiling-mounted cassette unit, with the associated external condenser located at roof level. The system is understood to have been installed circa 2021.

Although the unit was not operational at the time of inspection, it appears to be in good visual condition. Subject to satisfactory operational testing, the system is considered suitable for retention and continued use, if required.

4.3.4 WC, Circulation and Changing Areas

Heating to the WC, circulation, and changing areas is provided by electric heating systems only, comprising predominantly electric panel heaters, with wall-mounted electric fan heaters installed in some locations. The age of the electric panel heaters varies, with some units appearing to have been replaced more recently.

However, in general, the majority of the panel heaters and fan heaters are of an age and condition that indicate they have exceeded their economic life expectancy. As such, the existing heating equipment is considered unsuitable for long-term retention and will require replacement.

4.4 Extract Ventilation Systems

4.4.1 Toilet Extract Systems

There are several separate toilet extract systems which serve the male, female and disabled WC. They generally consist of ceiling mounted extract fans located within the space they serve.

The extract units are installed flush with the suspended ceiling grid. Each unit consists of a square mounting plate housing a circular, louvred assembly. The grille incorporates multiple concentric rings and perforations to allow airflow, indicating an integrated fan or powered extraction element behind the fascia rather than a passive air grille. Access above the ceiling was not available but it is expected that these units are ducted locally to the façade and discharge directly to outside.

The extract fans vary in age, but all appear to be installed around circa 1990s. The ceiling units incorporate integral fan assemblies rather than passive grilles. Both the control interface and ceiling extract fans show signs of age-related deterioration consistent with systems that have surpassed their expected economic service life.

Given their age and visible condition, the units should be considered at or beyond their operational lifespan and are therefore recommended for full replacement with modern, compliant mechanical extract ventilation equipment.

4.5 Hot and Cold-Water Systems

The domestic hot water to the building is provided by a central electric calorifier which is located adjacent to the BOH Stage area at Ground Floor level.

The calorifier is a 700-litre vertical indirect stainless steel calorifier manufactured by World Heat Cylinders Ltd. The unit was manufactured in December 2021 and therefore is a recent installation within the last 5 years.

The unit appears to be in good condition commensurate with its age.

The domestic cold water is provided by a utility metered supply which enters the Ground Floor within the Market Hall, with the utility meter located at roof level within the internal cold water storage plantroom.

The installation comprises an internal GRP (glass-reinforced plastic) sectional potable uninsulated water storage tank. The tank incorporates a top-mounted access hatch for inspection and maintenance and is connected to associated inlet, outlet, and overflow pipework with isolation valves. The tank was drained at the time of inspection, and the internal cleanliness of the tank was poor. The tank itself is reasonable condition commensurate of its age, however, due to its age and its poor cleanliness we would recommend that the tank is replaced.

The domestic water pipework condition could not be determined as it is largely concealed and where exposed has thermal insulation applied.

The pipework is insulated with traditional mineral wool pre-formed sections, finished with a stitched calico or cloth outer jacket, with joints secured using

metal banding and foil tape. This form of insulation system was commonly installed in older plant rooms and service risers.

This insulation type is now considered obsolete and is no longer consistent with current best practice. The calico/cloth jacket provides limited vapour resistance, making the insulation vulnerable to moisture ingress, damage, and degradation over time. As a result, the system often suffers from reduced thermal performance, increased heat losses, and poor long-term durability, particularly where jackets are torn or loosely fitted.

Replacement would be advisable but is constrained by limited access, as much of the pipework is concealed, making full renewal difficult and disruptive.

4.6 Above-Ground Drainage System

The toilet areas are served with a soil and water system vented at roof level and stacks dropping through the building, connecting to the below-ground drainage system at ground floor level.

The drainage installation is largely concealed, however, in some instances it could be located and appears the main stacks are installed in cast iron, with branch drainage pipework installed in uPVC.

The above drainage pipework is within its economic life expectancy, and should be suitable for re-use, depending on a CCTV survey to confirm no defects.

4.7 Building Management System (BMS)

The building is provided with a BMS which controls and monitors all major plant and equipment.

The system comprises of 1No MCP (Mechanical Control Panel). The MCP is located within the roof internal plantroom where the cold water storage tank is located, which monitors/controls the following:

- Auditorium AHU
- Stage AHU
- Air Cooled Chiller (enable only)

The BMS systems appears to be an original installation (circa 1980's) and appears in poor condition. There was no power to the MCP at the time of inspection, therefore it cannot be confirmed if the panel is operational.

5.0 Electrical Services

The site is served by the following electrical engineering services:

- Electrical supplies and metering
- Low voltage distribution switchgear and cabling
- Lighting and emergency lighting installations
- Fire alarm installation
- Small power installation
- Security Systems (CCTV, Intruder Alarms)
- Earthing and bonding
- Accessible WC Alarms

5.1 Electrical Supply

The building is supplied via a dedicated power supply, derived from a National Grid substation, located externally, adjacent to the site.

The substation is located to the North of the site, beneath the old car park entrance ramp and has the reference "Market Hall 8852". The substation is owned and controlled by the DNO, National Grid, and therefore was no access to the substation at the time of visit.

The power supply to the building appears to be a low voltage, three-phase and neutral (TP&N), 50Hz supply. No utility bills have been provided for review therefore the Approved Supply Capacity is not currently known.

The existing LV cabling is routed below ground from the substation to the North corner of the building where it rises internally within the Market Hall, to the LV switch room at First Floor.

The main electrical meter is located within the LV Switchboard, within the switch room and is an Elster A1100 utility meter. The meter is an MID approved meter and the meter reading was 220573kWh at the time of survey.

The incoming supply cabling appears to be of considerable age and was likely installed during the construction of the building.

The building is not provided with any life-safety or secondary power supplies and is serviced via the main incoming LV supply only.

5.2 LV Main Infrastructure

The electrical services within the building are supplied via a floor mounted, cubicle type switchboard, located within the First Floor switchroom.

The main LV switchboard is a top entry, top exit panel which serves the various distribution boards around the building.

The switchboard was constructed by Blackburn Starling and contains Dorman Smith devices. The switchboard appears to have been installed as part of the original construction in 1984 and is past it's economic life expectancy.

Whilst the main LV switchgear is past it's economic life expectancy, it does appear to be operational and serviceable with continued ongoing maintenance, however consideration should be made for the replacement in the medium term.

The main incomer is rated at 600A with a breaking capacity of 35kA. The outgoing sub-mains are generally protected by fused switch disconnectors.

The outgoing ways are not provided with any metering. The only metering present is the incoming utility meter. The metering should be reviewed as part of any proposed works to ensure sufficient metering is provided for Part L compliance.

There are asbestos warning notices affixed to the front of the panel which are likely due to the presence of asbestos flash guards. The asbestos register should be reviewed prior to any works being undertaken on the main LV switchgear.

No electrical distribution schematic is currently provided within the main switchroom.

No rubber mats or resuscitation and electric shock notices are currently provided within the main switchroom.

No Power Factor Correction or Harmonic Filtration is provided.

5.1 LV Distribution

The building is provided with a number of LV distribution boards, located around the property, serving final circuits throughout.

These distribution boards are supplied via PVC/SWA armoured sub-main cables, derived from the main LV switchboard at First Floor.

The majority of the electrical distribution boards and sub-mains cables appear to have been installed as part of the original construction in 1984.

The distribution boards are generally in poor condition and have passed their economic life expectancy and consideration should be given to their replacement.

A couple of the distribution boards, including DB4 at First Floor and the Lift DB within the Lift Motor Room at First Floor have been replaced circa 2021 and are in good operational condition.

Where older distribution boards remain, it is recommended that these are replaced with new, split-metered distribution boards complete with RCBO protective devices to ensure the electrical installations remain safe, operational and serviceable.

The Market Hall area at Ground Floor is supplied via a separate distribution board, located at high level within the Market Hall. This distribution board appears to be of considerable age and in poor condition therefore it is recommended that consideration is given to its replacement.

The sub-mains cabling appears to be in satisfactory condition however the cables have not been inspected along the entirety of their lengths.

The latest Electrical Installation Condition Report (EICR) was carried out in 2022 and will identify any outstanding issues with the cabling. Should any issues be identified within the latest EICR's, these should be rectified accordingly.

Final circuit cabling is carried out using a mixture of cable types including PVC twin and earth cables and MICC "Pyro" cables.

No design checks have been carried out to verify the sizing of the existing sub-mains cabling and distribution boards.

5.2 Earthing and Bonding

Earthing and bonding of the electrical installation was visible in various locations however the full extent of the earthing systems was not visible at the time of survey.

It is recommended that the latest EICR's are reviewed and any defects or issues raised are rectified to ensure the earthing and bonding is safe and compliant with The IET Wiring Regulations BS7671 and BS7430.

5.3 Containment Systems Installation

The cabling throughout the building is generally routed within ceiling voids within metallic conduits or clipped direct to building fabrics.

Where cabling is contained within metallic conduits, these appear to be in good condition.

A significant amount of cabling is routed within the ceiling voids and is unsupported or is supported from conduits using plastic cable ties.

Where cabling is unsupported or is fixed using plastic cable ties, new containment or metallic fixings should be installed to ensure cabling is adequately supported throughout to ensure compliance with British Standards.

5.4 General Lighting Installation

The lighting installation comprises a mixture of luminaire types throughout with some recessed luminaires and some surface mounted luminaires.

The installed luminaires are generally fluorescent fittings, some of which have been converted to LED's. The lighting installation appears to be mostly operational however the luminaires are of considerable age and in poor condition.

The entrance area comprises LED 600x600mm recessed luminaires with surface mounted fluorescent luminaires installed within the stairwells.

The corridors are provided with a mixture of recessed circular downlight luminaires and linear surface mounted luminaires that have been retrofit with LED's.

The lighting within the bar areas comprises recessed fluorescent downlight luminaires.

Within the WC areas, the lighting is provided via newer LED 600x600mm recessed luminaires which generally appear to be in good, operational condition.

Within the main theatre area, there are linear fluorescent luminaires which have been converted to LED. These luminaires are generally operational but appear to be in poor condition.

The stage lighting has been recently replaced with LED luminaires.

The lighting at roof level consists of fluorescent surface mounted luminaires which are of significant age and in poor condition.

The Market Hall area at Ground Floor is provided with metal halide floodlights at high-level, supplemented by linear fluorescent luminaires within the market stalls.

The lighting within the Market Hall area was not viewed as operational at the time of survey.

It is recommended that the lighting throughout is generally replaced with new LED luminaires and final circuits replaced accordingly.

5.4.1 External Lighting

The external lighting consists of wall-mounted LED floodlight luminaires at high-level and surface mounted luminaires at lower level, which appear to be circa 15-20 years old.

The operational condition of these luminaires is not known however they appear to be in poor condition.

It is recommended that the external lighting is replaced in it's entirety.

5.4.2 Controls Installations

The lighting installation throughout is generally controlled via manual switches, located locally to the luminaire positions.

The lighting within the WC areas is controlled via local automatic presence detection.

The lighting within the main theatre area is controlled via manual switches within the control booth.

There are wall-mounted dimmer packs within the LV switchroom at First Floor which are used to control the hall and theatre lighting.

The lighting controls throughout are of considerable age and in poor condition. It is recommended that the lighting controls are replaced throughout.

5.5 Emergency Lighting

Emergency lighting is provided in all areas and generally comprises standalone emergency luminaires within integral battery packs.

The emergency luminaires are a mixture of fluorescent luminaires and LED luminaires and are tested via emergency keyswitches.

Within the hall area, the emergency lighting is provided via standalone, wall-mounted twin-spot luminaires which appear to be in good operational condition.

Illuminated exit signage is provided throughout.

The emergency luminaires throughout were generally showing green indicators throughout.

Where fluorescent luminaires remain, it is recommended that these are replaced with new LED emergency fittings.

The installed LED emergency luminaires appear to be relatively new and in good operational condition. With continued, ongoing maintenance, the emergency lighting installation should continue to operate for several years.

5.6 Small Power Installation

The small power installation throughout comprises general socket outlets and dedicated power supplies to items of plant and equipment throughout.

The small power circuits are derived from the local distribution boards and utilise a mixture of cable types, with cabling generally routed within ceiling voids.

At roof level, the power supplies to the items of plant and equipment are cabled using multicore SWA armoured cables, terminating at rotary isolators, local to the items of plant. The power installation at roof level generally appears to be in poor condition.

The latest Electrical Installation Condition Report (EICR) was carried out in 2022 and will identify any outstanding issues with the cabling. Should any issues be identified within the latest EICR's, these should be rectified accordingly.

The small power installation appears to be operational however the installation is

of considerable age and has reached the end of its economic life expectancy. As a result, it is recommended that consideration is given to its replacement.

5.7 IT and Data Installations

The site is provided with IT and Data services throughout. The IT and Data services comprises data outlets to certain areas and are served via a wall mounted data cabinet, located within the 2nd Floor office.

The data cabinet appears to be in fair condition however the front door of the cabinet was missing at the time of survey.

The data cabling appears to utilise CAT 5e cabling and appears to be circa 20+ years old.

If operational requirements do not require Data and IT upgrades, the system should remain operational for several years. Consideration should be given to the replacement of the systems in the medium term.

5.8 Fire Alarm Installation

The site is provided with an automatic fire detection system throughout. The fire alarm installation appears to be 20+ years old and has reached its economic life expectancy.

The main fire alarm panel is located within the 2nd Floor office, which is a Protec Algo-Tec 6300 series panel.

A Protec 6300 series LCD repeater panel is also located at the main building entrance.

The Protec 6300 series panels are of considerable age and are now obsolete and no longer supported by the manufacturer.

It is recommended that these panels are replaced with new, supported digital addressable fire alarm panels, such as the Protec 6500 Series panels.

A FireClass FC501 Analogue Addressable fire alarm panel is provided within the Market Hall area.

The category of the existing fire alarm system is not known therefore it has been established whether the fire alarm system meets the requirements for the required category.

There is extensive cabling routed within the ceiling voids which is unclipped and/or unsupported. Where cabling is not adequately supported with metallic fixings, it is recommended that metallic fixings are installed to ensure compliance with British Standards.

As the installation has reached the end of its economic life expectancy and the panels are now considered obsolete, it is recommended that consideration is given to the replacement of the fire alarm system.

5.9 Intruder Alarm

An intruder alarm system is provided to the building with door contacts provided to external doors and presence detectors provided within perimeter rooms and spaces.

The intruder alarm appears to be an ADT system with control panels and PSU's located within the LV Switchroom.

The intruder alarm system appears to be 20+ years old and in poor condition.

It is recommended that consideration is given to its replacement.

5.10 CCTV Installation

The building is provided with a CCTV system with internal and external cameras present. The CCTV cameras provide coverage to key entrances and circulation areas.

The system comprises a mixture of PTZ and dome cameras with an on-site Digital Video Recorder (DVR) and monitor screen located within the 2nd Floor office.

The installation appears to be of considerable age and approaching end of life. The manufacturer was not readily identifiable.

The CCTV system was not viewed in operation at the time of survey therefore the operational status of the system is not currently known.

The CCTV system should be inspected by the incumbent CCTV specialist to ensure the cameras are fully functional.

5.11 Accessible WC Alarm Installation

Accessible WC alarms are provided to the WC areas comprising pull-chords, reset buttons and overdoor indicators.

The accessible WC alarms are of considerable age and are past their economic life expectancy. The alarms are in poor condition and consideration should be given to their replacement.

5.12 Lightning Protection System

No lightning protection system was visible during the survey.

As the wider site is currently undergoing demolition, it is recommended that a lightning strike risk assessment is undertaken by an accredited lightning protection specialist to determine whether a lightning protection system is required.

5.13 Lifts and Vertical Transport

Lifts and other vertical transportation services do not fall under the scope of this M&E review, however the below is noted with regard to the system.

The building is served by a single lift rated for 630kg (8 person). The lift serves the ground floor, first floor and second floor.

The lift appears to be in good operational condition however it is recommended that a specialist lift consultant is appointed to carry out a condition survey and provide a detailed report for the lift installation.

DRAFT

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