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TERMINAL SCHEDULE OF DILAPIDATION REPORT

Upon

The Rush Green Bowl
Clacton Football Club
Rush Green Road
Clacton-on-Sea
Essex
CO16 7BQ



This report was prepared for Tendring District Council in February 2025 and gives an idea of the repair and maintenance required at that time.

No tenderer should rely on the contents of this report and should make their own enquiries / carry out their own inspection.

For

Tendring District Council

Inspected on: 21st February 2025

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SCHEDULE

External

	Description	Condition/Action	
1.	Boundary fencing.	Tired and dilapidated condition throughout.	

	Description	Condition/Action	
2.	Front gate.	Not tested. Areas of rusting present; general maintenance required.	

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	Description	Condition/Action	
3.	Front boundary wall	Leaning front wall due to tree damage.	

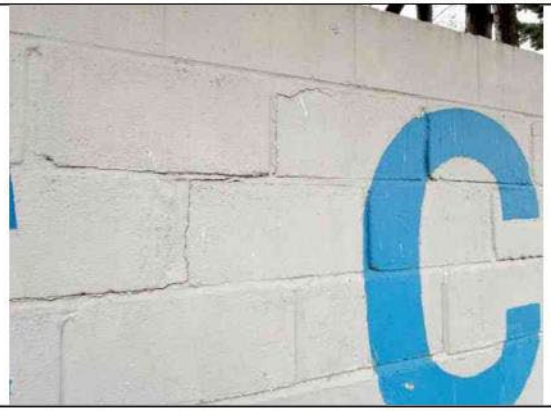
	Description	Condition/Action	
4.	Front boundary wall.	Cracking due to trees directly behind. Some stitching required. Will likely be a reoccurring defect until trees are removed.	

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	Description	Condition/Action	
5.	Front boundary wall.	See comments in point 4.	

	Description	Condition/Action	
6.	Broken pipe.	Repair or cap if redundant.	

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	Description	Condition/Action	
7.	Storage shed.	No internal inspection. Timber external joinery; general maintenance required.	

	Description	Condition/Action	
8.	Braced signage.	Generally satisfactory.	

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	Description	Condition/Action	
9.	Pitched roof with interlocking concrete tile roof covering.	Satisfactory. Ongoing maintenance required. Clear gutters.	

	Description	Condition/Action	
10.	Timber external joinery.	Normal decorations required to the entire building this summer to preserve life of timber elements.	

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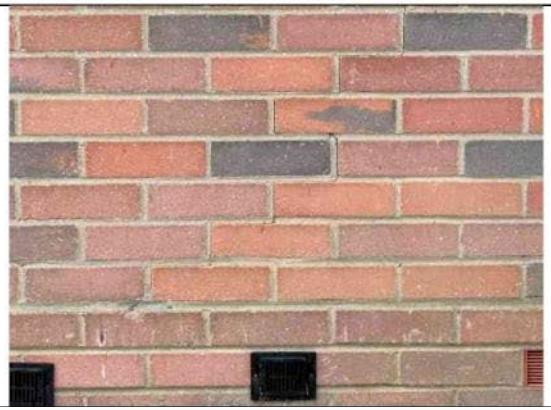
	Description	Condition/Action	
11.	Ventilation grille for methane on former landfill site.	Satisfactory. Keep vents clear.	

	Description	Condition/Action	
12.	Methane vent	Make good vent and overhaul vent system.	

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	Description	Condition/Action	
13.	Stepped hairline cracking.	Repoint and monitor.	

	Description	Condition/Action	
14.	Water splash back staining.	Weeping joint to downpipe above, reseal joint and remove staining with a stiff brush then allow to dry.	

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	Description	Condition/Action	
15.	Rust staining.	Paint chiller and remove staining with stiff brush. Likely to be a reoccurring defect due to projecting nature of unit.	

	Description	Condition/Action	
16.	Splash back staining to base of wall.	Ensure gutter seals are watertight, replace as required. Remove sign. Remove staining with a stiff brush.	

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	Description	Condition/Action	
17.	Significant movement to front porch areas.	Beyond economic repairs. Remove structure and rebuild if desired on deeper foundations.	

	Description	Condition/Action	
18.	Blocked gully.	Clear in short term, add correctly fitted box gutter guards to limit reoccurrence. Ongoing maintenance required.	

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	Description	Condition/Action	
19.	Significant movement to porch.	See comments in section 17.	

	Description	Condition/Action	
20.	Lack of complete safety railing on top of retaining wall.	Install safety barrier/railings.	

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	Description	Condition/Action	
21.	Unkempt grounds.	Hack back and overhaul.	

	Description	Condition/Action	
22.	Heavily blocked gutter.	Clear in the short term. All rainwater goods to all buildings to be cleared and cleaned down in the short term as part of ongoing property maintenance.	

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	Description	Condition/Action	
23.	Downpipe to left hand outbuilding.	Incorrect water discharge to the ground on a sloping site. Either extend further away from building to discharge near boundary line or form a soak away.	

	Description	Condition/Action	
24.	Left hand outbuilding.	Basic timber frame light weight structure on dwarf brick plinth. Sloping recorded internally from right to left due to sloping site. No remedial actions considered necessary at present. Ongoing monitoring required. Redecorate internal and external.	

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	Description	Condition/Action	
25.	Tired boundary fencing.	From vegetation throughout boundary line. Repair/replace panels where required.	

	Description	Condition/Action	
26.	Unkempt grounds.	Overhaul throughout.	

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	Description	Condition/Action	
27.	Left hand stand.	Remove stored/junk items. Decorations to eaves required.	

	Description	Condition/Action	
28.	Left hand stand.	Water damage to roof timbers. Seal minor holes in roof. Treat and paint timbers.	

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	Description	Condition/Action	
29.	Left hand stand dividing wall.	Missing bricks to end of dividing wall. Make good brickwork.	

	Description	Condition/Action	
30.	Tired timber beach seating.	Decorations required to all timbers elements. Repair/replace elements as required.	

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	Description	Condition/Action	
31.	Left hand stand diving wall.	Repoint hairline cracking.	

	Description	Condition/Action	
32.	Left hand stand.	Remove vegetation throughout structure.	

	Description	Condition/Action	
33.	Left hand stand diving wall.	See comments in section 29.	

	Description	Condition/Action	
34.	Rear stand. Subsidence to rear left hand corner.	Sign placed circa 5 years ago, still straight indicating no further movement.	

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	Description	Condition/Action	
35.	Rear stand. Significant movement to concrete slab.	Reform concrete base.	

	Description	Condition/Action	
36.	Rear stand. Roof spread.	Seal area with no roof sheeting between posts.	

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	Description	Condition/Action	
37.	Rear elevation of rear stand.	Opening up for rear wall due to movement. Rear clad in sheeting.	

	Description	Condition/Action	
38.	Rear elevation of rear.	Sloping grounds, no form of drainage.	

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	Description	Condition/Action	
39.	Concrete paths surrounding football pitch.	Overgrown throughout; maintenance required and repairs to the cracked concrete.	

	Description	Condition/Action	
40.	Pitch side railing.	Rusting railing surrounding pitch; maintenance required.	

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	Description	Condition/Action	
41.	Right hand pitch side stand.	General maintenance required. Wet rot to window frames recorded.	

	Description	Condition/Action	
42.	Right hand pitch side stand.	Cracked and weather-stained window. Clean down and repair.	

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	Description	Condition/Action	
43.	Right hand boundary fencing and fire escape route.	Tired and overgrown boundary fencing; fire and smoke hazard to fire escape route.	

	Description	Condition/Action	
44.	Right hand stand.	Maintenance required throughout including to cracks to concrete base.	

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	Description	Condition/Action	
45.	Boundary fencing.	Dilapidated fencing. Braced. Replacement required. Seen throughout, although chiefly to right hand boundary line.	

	Description	Condition/Action	
46.	Right hand boundary fencing.	Dilapidated, replace.	

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	Description	Condition/Action	
47.	Stored items and debris to front right hand corner of plot.	Clear and tidy up.	

	Description	Condition/Action	
48.	Stored items and debris to front right hand corner of plot.	Clear and tidy up.	

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	Description	Condition/Action	
49.	Stored items and debris to front right hand corner of plot.	Clear and tidy up.	

	Description	Condition/Action	
50.	Stored items and debris to front right hand corner of plot.	Clear and tidy up.	

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	Description	Condition/Action	
51.	Abandoned cars inside front boundary.	Remove.	

	Description	Condition/Action	
52.	Store to right hand flank wall.	Failing mineral felt roofing.	

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	Description	Condition/Action	
53.	Store to right hand flank wall.	Structural cracking due to proximity of trees. Wet rot to external joinery. Failing mineral felt roof. Recommend removing structure.	

	Description	Condition/Action	
54.	Rear right hand corner.	Poor detailing to corner. Missing tile and verge. Make good and seal with a lead flashing.	

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	Description	Condition/Action	
55.	Rear right hand corner steps.	Overhaul, make good and add handrail.	

	Description	Condition/Action	
56.	Portacabin.	No internal inspection possible. Remove.	

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	Description	Condition/Action	
57.	Rear roof covering.	Some sun damage to tiles. Heavy moss levels to be cleared. General maintenance required.	

	Description	Condition/Action	
58.	Walk way to pitch.	General maintenance required.	

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	Description	Condition/Action	
59.	Rear path behind main building.	Greening, moss and water ponding evident. Overhaul and clear. Remove greening with a stiff brush. Repair broken concrete.	

	Description	Condition/Action	
60.	Temporary style rear door.	Replace.	

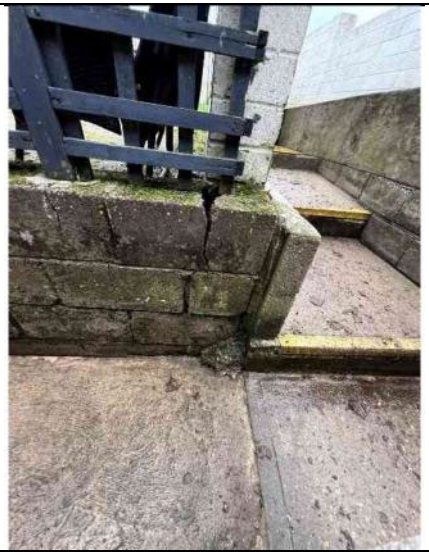
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	Description	Condition/Action	
61.	Rear elevation of main building. High ground levels blocking airbricks.	Lower ground levels to clear vents. Greening to walls; remove with a stiff brush.	

	Description	Condition/Action	
62.	Rear elevation of main building. Cracking to blockwork retaining wall.	Seen throughout length. Repairs and stitching required.	

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	Description	Condition/Action	
63.	Rear elevation of main building. Saturated bricks in multiple areas.	Gutter defect above needs to be repaired. The timber lean-to structure here will be exacerbating the defect and ideally, needs to be removed.	

	Description	Condition/Action	
64.	Rear elevation of main building. Saturated bricks.	Leaking tap; plumber to resolve.	

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	Description	Condition/Action	
65.	Steps to pitch.	Out of level and unevenly spaces. Hazard.	

	Description	Condition/Action	
66.	Rear left hand window reveal.	Hairline cracking above lintel. Repoint and monitor.	

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	Description	Condition/Action	
67.	Blockwork retaining pitch wall.	See comments in section 62.	
	Description	**Condition/Action**	
68.	Rear left hand corner.	Untidy and exposed wires. Secure, make safe and weathertight.	

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	Description	Condition/Action	
69.	Former ticket office to front left hand corner of building.	Dilapidated non-weathertight structure that has suffered from some movement. Remove.	

	Description	Condition/Action	
70.	Left hand flank wall at eaves level.	Poor filling out and packing to cement verge. Minor repointing required to brickwork.	

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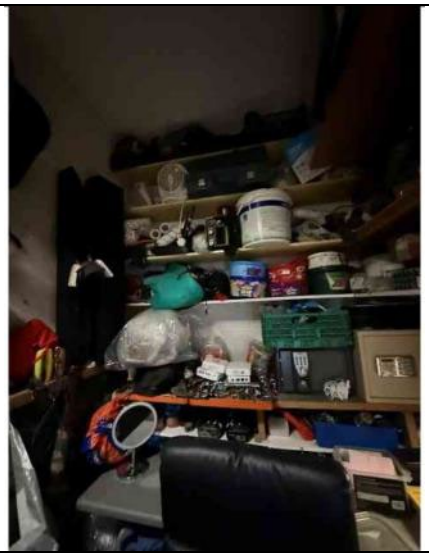
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	Description	Condition/Action	
71.	Concrete section to left hand side of building.	Cracked and sloping. Overhauling required.	

Internal

	Description	Condition/Action	
72.	Office	Vast amounts of stored possessions throughout, very limited inspection. Maintenance likely required when room cleared.	

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	Description	Condition/Action	
73.	Bar.	Satisfactory. No actions required.	

	Description	Condition/Action	
74.	Storage room.	Stored items limited inspection. General maintenance required.	

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	Description	Condition/Action	
75.	Roof void.	Truss roof, satisfactory. Repointing to blockwork wall required.	

	Description	Condition/Action	
76.	Roof void.	Tidy up wires and increase loft insulation.	

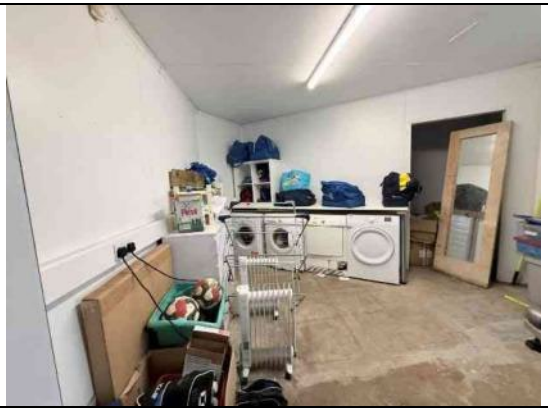
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	Description	Condition/Action	
77.	Water ingress to portacabin.	Roof leak to be found and resolved. Close to electrics and thus a safety issue.	

	Description	Condition/Action	
78.	Portacabin.	Movement/sloping from right to left. Structure sound but placed on sloping grounds. No remedial actions required at present. Redecorate.	

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	Description	Condition/Action	
79.	Portacabin.	Damp ingress from brick plinth. Silicone injected DPC required.	

	Description	Condition/Action	
80.	Portacabin.	Condensation to the ceiling. Largely due to construction elements, roof assessment required. Clear with mould spray.	

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	Description	Condition/Action	
81.	Lounge area.	Cracking and blown plaster. Seal	

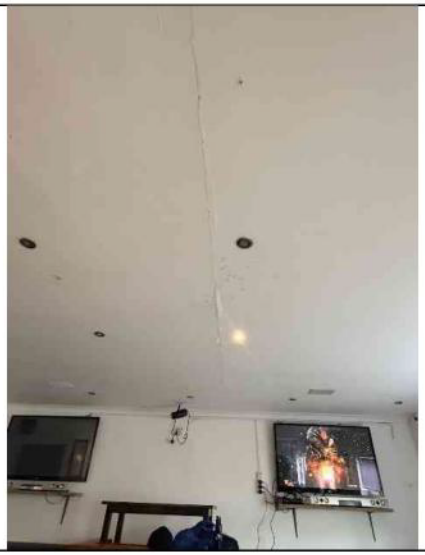
	Description	Condition/Action	
82.	Lounge area.	Sloping to rear corner. No signs of structural distress. Ongoing monitoring required.	

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	Description	Condition/Action	
83.	Lounge area.	Hairline cracking to plasterboard joints, simple filling required.	

	Description	Condition/Action	
84.	Bar/lounge area.	Hairline cracking to plasterboard joints, simple filling required.	

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	Description	Condition/Action	
85.	Entrance doors.	General maintenance/repair required.	

	Description	Condition/Action	
86.	Bar area.	Marks from light strip, making good required.	

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	Description	Condition/Action	
87.	Hallway.	Minor plaster defects, make good and add door stop.	
	Description	**Condition/Action**	
88.	Hallway.	Making good required around light fitting.	

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	Description	Condition/Action	
89.	Women's bathroom.	Plaster defects; make good.	

	Description	Condition/Action	
90.	Women's bathroom.	Confirm tested.	

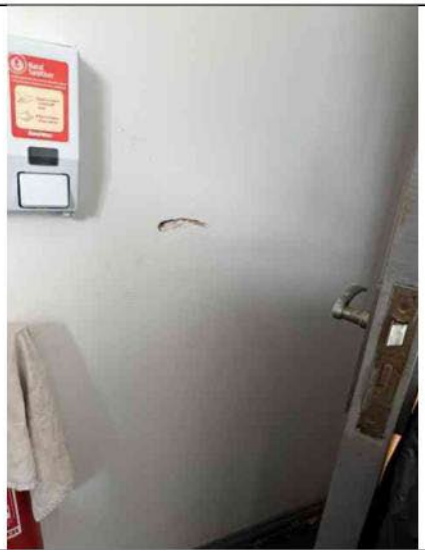
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	Description	Condition/Action	
91.	Hallway.	Defective socket. Electrician to repair/replace as required to make safe.	

	Description	Condition/Action	
92.	Hallway.	Plaster damage, make good and add door stop.	

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	Description	Condition/Action	
93.	Kitchen.	Minor plaster defect; make good.	

	Description	Condition/Action	
94.	Kitchen floor.	Re-grout tiles as part of ongoing maintenance.	

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	Description	Condition/Action	
95.	Kitchen air vent.	Fix to wall correctly.	

	Description	Condition/Action	
96.	Kitchen consumer unit.	Dated and likely defective consumer unit, upgrading and certification required.	

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	Description	Condition/Action	
97.	Men's bathroom.	Damage to door, overhaul/replace.	

	Description	Condition/Action	
98.	Men's bathroom.	DIY repair to waste pipe; overhaul/replace.	

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	Description	Condition/Action	
99.	Front locker room.	Damage to door; make good.	

	Description	Condition/Action	
100.	Front locker room.	Condensation marks, increase ventilation. Remove mould with bleach solution.	

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	Description	Condition/Action	
101.	Front locker room.	Residue to tiles and seals; general maintenance and clearing required.	

	Description	Condition/Action	
102.	Front locker room.	Poor decorations; make good.	

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	Description	Condition/Action	
103.	Front locker room.	Shower stall. Residue to tiles and seals; general maintenance required.	

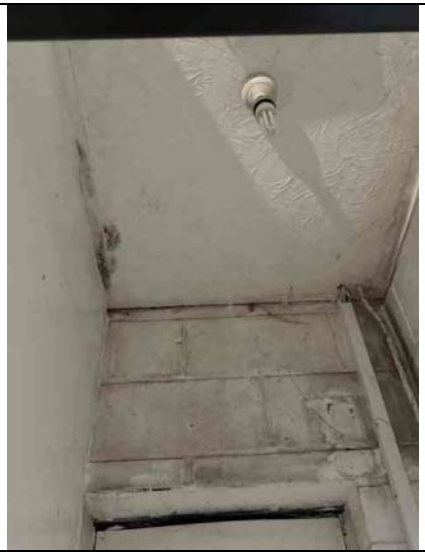
	Description	Condition/Action	
104.	Front locker room.	Decorations required.	

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	Description	Condition/Action	
105.	Rear locker room.	Condensation forming. Remove with bleach solution. Further decorations required.	

	Description	Condition/Action	
106.	Rear locker room.	Tired decorations, make good.	

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	Description	Condition/Action	
107.	Rear locker room.	Tired shower stall. Clear residue to tiles with bleach solution and general maintenance required.	

	Description	Condition/Action	
108.	Both locker rooms.	Tired decorations to both rooms.	

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	Description	Condition/Action	
109.	Rear locker room.	Flaking potential asbestos 'Artex' ceiling. Tested for contents with negative results. Simple decorations required. Increase ventilation in locker rooms with mechanical extractor fans.	

Yours sincerely,

Amelia Walker, AssocRICS

Graham Walker, FRICS Chartered Building Surveyor