

# SoC Report

## Schedule of Condition



### Club Energy

Club Energy Otley  
Station Road  
Otley  
LS21 3HX

Sircle  
March 2021

Club Energy Otley  
Schedule of Condition



**Address**  
Club Energy Otley  
Station Road  
Otley  
LS21 3HX

**Prepared for**  
Club Energy  
Station Road  
Otley  
LS21 3HX

**Survey Date**  
31st March 2021

**Prepared by**  
Ben Noble  
**Email** ben.noble@sircleuk.com  
**Telephone** 01202 443300  
**Mobile** 07534 099233  
**Website** <https://sircleuk.com/>

**Approved by**  
Anthony Walker  
anthony.walker@sircleuk.com

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# SoC Report

## 1.0 Introduction

- 1.1 A Schedule of Condition (SoC) report is a factual record of the condition of a property and what it looked like at the point it was occupied/purchased and may identify any existing defects prior to occupation or commencement of work. SoCs can be prepared for either residential or commercial buildings and are used to protect the interests of the Landlord and the Tenant with regard to potential future disrepair claims when the Lease expires.
- 1.2 Sircle were appointed by Club Energy to prepare a SoC report.
- 1.3 The survey was carried out on 31st March 2023 by Ben Noble and Anthony Walker of Sircle.
- 1.4 The weather at the time of inspection was dry and sunny.
- 1.5 Building Location and Description

### Location

The property holds a prominent central location within the market town of Otley and is accessed off Station Road. The site is predominantly surrounded by supermarkets, local amenities and other commercial properties all located within close proximity.

### General Building

The Old Tannery comprises approximately 990m<sup>2</sup> of gross internal floor area, split over ground and mezzanine floor levels. The building was previously utilised in an industrial capacity. Following the planning application 16/03318/PLU and the decision dated 16th September 2016, a change of use at the property was granted, enabling the property to operate as a gym and leisure facility.

Club Energy is multi-purpose gym facility predominately consisting of free weights, cardio and studio areas; boxing facilities and a female's only section of the gym is also provided.

The main vehicular access to the site is via Station Road. Car parking is afforded to the principal entrance of the property and provides parking for 4no members of staff, in addition to 1no disabled parking bay. No customer parking available in this location. The Car park comprises a tarmac/adam surface with bays and markings delineated utilising thermoplastic paint.

### Building Details

The property is constructed utilising a steel portal, structural steel frame, incorporating a load bearing ground floor concrete slab. Masonry elevations are evident throughout, comprising a combination of stonework, masonry brickwork and concrete blockwork.

The roof covering consists of profiled steel sheeting, incorporating GIP roof lights and drains to eaves guttering and subsequent U-PVC downpipes. A powder coated, aluminium framed, glazed curtain walling system is also present to the principal entrance of the property.

There are two separate 1st floor mezzanines within the property, one of which providing additional ancillary accommodation to members of staff and the other a larger mezzanine floor level, where the majority of the cardio equipment is located. The latter of the two was constructed in the last year.

### Building Use

Club Energy is a multi-purpose gym and leisure facility accommodating numerous members of various ages. All areas are currently utilised.

- 1.6 The property was subject to a visual non-disruptive inspection. No testing of services or opening of the structure was undertaken.
- 1.7 The property was unoccupied at the time of the survey.
- 1.8 The SoC provides a record of the state of repair of the property both in writing and with photographs.
- 1.9 Measurements stated within this SoC and survey report are approximate.
- 1.10 For the purposes of inspection and reporting, 'left' or 'right' assume a viewpoint facing the element, and the front elevation is that which incorporates the principal entrance.
- 1.11 A list of limitations that apply to the survey are set out in section 5 of this report.
- 1.12 The SoC does not offer opinion of the cause of condition found or provide advice on repair. Sircle would welcome the opportunity to provide further advice on putting in place a strategic property maintenance.

## 2.0 Glossary of Terms

### 2.1 Condition Ratings

The condition ratings within this report which describe the overall condition of the element is expressed as one of four categories:

| Grade | Expression   | Definition  |
|-------|--------------|---|
| A     | Good         | As new and performing as intended and with regular maintenance will continue to operate efficiently.                            |
| B     | Satisfactory | Performing as intended but exhibiting minor deterioration.  |
| C     | Fair         | Exhibiting major defects and/or not operating as intended and will require attention in the short term, although not immediate. |
| D     | Poor         | Life expired and/or serious risk of imminent failure.   |

### 2.2 Crack Classification

Where reference to cracks are made, the crack is expressed as one of five categories:

| Category | Damage      | Description  | Approximate crack width mm |
|----------|-------------|--|----------------------------|
| 0        | Negligible  | Hairline cracks. No repair action required.  | Less than 0.1mm            |
| 1        | Very slight | Fine cracks. Generally restricted to internal wall finishes. Easily treated using normal decoration.   | Up to 1mm                  |
| 2        | Slight      | Cracks easily filled. Not necessarily visible externally, but doors and windows may require adjusting to prevent sticking. Can be masked by suitable linings.  | Up to 5mm                  |
| 3        | Moderate    | Cracks that require opening up. Weather-tightness and service pipes may be affected. External brickwork may need repointing or, in some cases, to be replaced. | 5 to 15mm                  |
| 4        | Severe      | Extensive damage. Windows and door frames become distorted, walls lean or bulge noticeably. Requires breaking out and replacement of wall sections.            | 15 to 25mm                 |
| 5        | Very severe | Structural damage. Beams lose their bearing, walls require shoring and the structure is generally unstable. May require major repair works.                    | Greater than 25mm          |





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## 3.0 Schedule of Condition





The table below lists condition issues identified:

| Area     | Location    | Element   | Condition    | Description  | Photo   | SmartPin |
|----------|-------------|---|--------------|--|---|----------|
| Internal | Boxing Area | Internal Walls/<br>Partitions -<br>Blockwork Wall | Satisfactory | Penetrating dampness to the right-hand column at the rear fire exit. | <br>Photo 1  | 9465-4   |
| Internal | Boxing Area | Roof Structure<br>- GRP<br>Rooflights             | Fair         | UV degradation and soiling evident to 3 number GRP rooflights.       | <br>Photo 2  |          |
| Internal | Boxing Area | Doors and<br>Frames - Rear<br>Fire Door           | Poor         | Evidence of wet rot to the lower part of the fire door.              | <br>Photo 3 <br>Photo 4 | 9465-1   |

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| Area     | Location    | Element   | Condition    | Description   | Photo  | SmartPin |
|----------|-------------|---|--------------|---|--|----------|
| Internal | Boxing Area | Floor Finishes -<br>Interlocking<br>rubber tiles                      | Good         | Interlocking rubber tiled floor covering in good condition.   | <br>Photo 5 | 9465-2   |
| Internal | Boxing Area | Roof Lining<br>Panels -<br>Profiled roof<br>internal lining<br>panels | Good         | Some minor corrosion at joints.   | <br>Photo 6 | 9465-3   |
| Internal | Boxing Area | Internal Walls/<br>Partitions -<br>Blockwork wall                     | Satisfactory | Isolated areas of impact damage evident to blockwork columns.   | <br>Photo 7 | 9465-5   |
| Internal | Boxing Area | Internal Walls/<br>Partitions -<br>Blockwork wall                     | Satisfactory | Evidence of previous fixings present throughout blockwork walls. Photo identifies an area to the right elevation adjacent to the entrance to the boxing area. | <br>Photo 8 | 9465-6   |

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Photo 1



Photo 3



Photo 2



Photo 4



GROSS INTERNAL AREA  
FLOOR 1: 813 m<sup>2</sup>, FLOOR 2: 174 m<sup>2</sup>  
TOTAL: 987 m<sup>2</sup>  
NOTE: AREA AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

sircle