

It should be assumed that the mechanical and electrical installations within the north dormitory have been lost in their entirety, with installations in the adjacent washroom areas also smoke and potentially heat damaged.

We would also draw your attention to the fact that the absence of a temporary roof is leaving the fire damaged section of the building exposed to the elements and this has the potential to exacerbate the situation further.

The southern end of the building is largely unaffected save for smoke damage.

### **Conclusions and Recommendations**

Based on our visual inspection of the property, it is our opinion that the level of damage will allow the building to be reinstated without the need for wholesale demolition. The external walls remain in-situ and exhibit no significant evidence of structural distress or distortion, with the loss of the roof having allowed the fire to vent with modest damage to surrounding areas.

On the basis of the above, we would propose that the debris associated with the fire be removed and the external envelope of the building reinstated at the earliest opportunity to allow the structure to dry-out. This could be achieved by physical installation of a new roof and windows to the external elevations combined with use of dehumidifiers if desired (or simply providing a temporary roof and boarding over window apertures).

In tandem with the above, a specification and tender documents could then be produced to allow competitive tendering of the necessary works which will need to be designed to achieve current building regulations.

From a logistical perspective the above may create certain issues given the use profile of the site and risks associated with interaction of construction workers. As such, the fact that reinstatement of the building is feasible does not preclude you from undertaking demolition of the building if desired or to simply make the building wind and weathertight in the short term with a view to reinstatement in the future.

In terms of budget costs for the works, we have not been asked to produce a detailed cost plan as part of this commission, but would expect the reinstatement works to be in the order of £70,000 to £95,000 (exclusive of VAT) depending on the scope of work adopted (including extent of building services replacement), whilst a demolition and rebuild of the building would likely be in the order of £185,000 to £200,000 excluding VAT but including professional fees. These costs assume that no asbestos contamination is present which would increase the cost of management and waste disposal.

Note that prior to undertaking any works an asbestos R&D survey will be required to confirm the presence or otherwise of asbestos containing materials within the building. We have had sight of an asbestos management plan for the site and a previous R&D survey which appear to show that only very limited ACM is present (which is consistent with the age profile of the building).

In the event that you wish to proceed with either of the above options, [REDACTED] would be pleased to provide a fee proposal to produce and specification for the necessary works and undertake the role of Contract Administrator.