



CHORLEY TOWN HALL

Client:

Chorley Council

Service provided:

Planned preventative maintenance
Building pathology

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For more information about this case study or if you would like to speak with us on how we can assist you, please feel free to contact us:

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HISTORY

Chorley Town Hall was designed by Architect 'Ladds and Powell of London'. Construction of the hall commenced in 1873 and the building was opened in 1879, 'with much ceremony', by the Right Hon. Col. Stanley, Secretary of State for War. The build cost was circa £24K, an equivalent of circa £3.5M today.

SURVEY BRIEF

Provision of a full condition inspection and subsequent planned preventative maintenance report. Particular focus was required on the condition of the roof coverings; stonework; windows and doors; public facing areas; and mechanical and electrical installations. The purpose of the report was to enable the client to prioritise repair work over a 10-year period.

SERVICE PROVIDED

Initially a desktop study was undertaken, reviewing all available building and maintenance records provided.

Prior to the inspection, a meeting was held with the client to review the proposed report format, ensuring their requirements were met. Following the inspection, a detailed and concise planned preventative maintenance schedule was prepared, with an encompassing report summarising all key building and estates data; and compliance data requirements for the building. Once the report was complete and submitted to the client, a period of review was undertaken. The report was then presented to the client, with further technical advice provided.

We recently found an article that stated 'unfortunately, maintenance is not considered a glamorous aspect of construction'. We disagree! A publication by BCIS (the Building Cost Information Service provided by RICS), titled, 'Economic Significance of Maintenance 2022 Report', found that maintenance poses a major contributor to the UK economy. Within this publication, it is reported that in 2020 £64bn was spent on maintenance, accounting for just under 3% of the UK Gross Domestic Product. From this expenditure, £35bn related to housing stock and the remaining £29bn, related to non-housing. The output of UK contractors for repair and maintenance provided 34.1% of the total construction output in 2020.