

CONDITION REPORT

The Old Creamery Works, Ashwell.

Eight faults across seven areas.

FAULTS

8

CRITICAL

5

RATING

End of Life

» The picture at a glance.

A full condition survey of The Old Creamery Works, Ashwell identified eight faults across seven areas. Five are critical and should be addressed first to keep the building watertight.

The survey identified numerous defects across the roof covering and gutters, several of which are causing the water ingress. We recommend removing the existing roof and gutter and replacing them with modern equivalents. A replacement gutter can be sized to cope with current rainfall in deluge conditions, and renewing the covering also resolves the other ingress paths, including the ridge. Given the age of the roof, repairs would add only a short period to the covering's remaining life, so the spend is better directed at replacement. Our advice is to replace or over-clad.

THE SITE

ADDRESS

The Old Creamery Works, Barton Lane,
Ashwell Moor, Somerset, TA20 9GZ

VISIT

14 Jul 2026 · 10:00 · Dry / clear

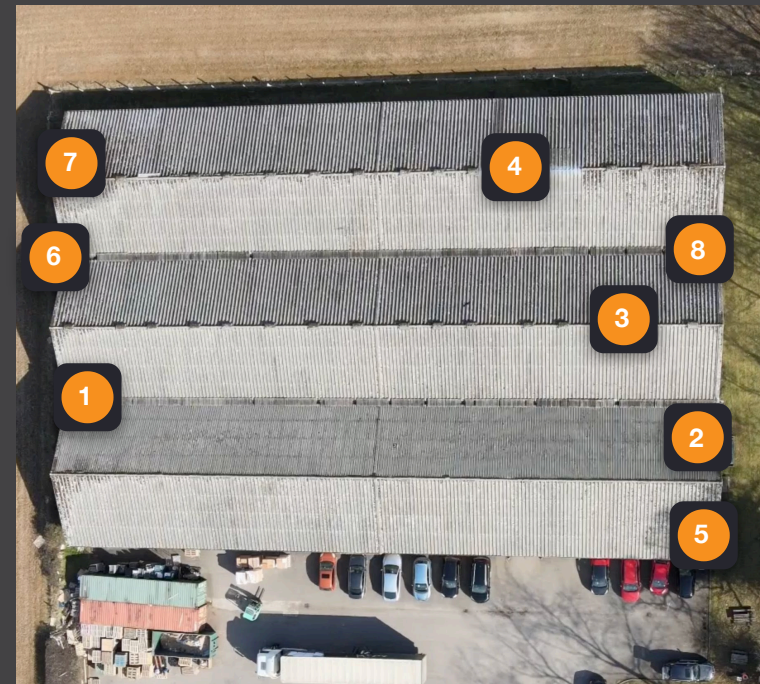
SURVEYOR

Jamie Gibbs, MloR

WORKS BRIEF

The site was experiencing water ingress, and the client wanted to establish likely causes, including suspected gutter overflow.

AERIAL SITE FIGURE



Aerial capture with fault locations

01 · EXECUTIVE SUMMARY (CONTINUED)

WHAT THE CLIENT REPORTED

During heavy rain, the gutters would be overwhelmed, resulting in water entering the valley gutter. There were other areas of the site that they had concerns about, which will be reviewed (client advised during the site walkthrough).

SITE CONTEXT

The site is an occupied building with manufacturing activities being undertaken by operatives. During periods of heavy rain, operatives are being moved to other areas of the building, which disrupts production.

WHERE THIS ROOF STANDS

Rated End of Life today. Replacement is required to restore the roof to a serviceable condition.

● Critical 5

● Poor 3

● Fair 0

● Monitor 0

IF YOU DO NOTHING

5 years

Before failure

WITH THE PRIORITY WORKS

10 years

Of remaining life with replacement

AREAS SURVEYED

» 7 areas, 8 faults.

AREA	● CRITICAL	● POOR	● FAIR / MONITOR
Valley 1 1 fault	Critical		
Bay 1 - slope 2 1 fault		Poor	
Bay 2 1 fault	Critical		
Bay 3 - Ridge area 1 fault		Poor	
Roof and walls 1 fault	Critical		
Gable end 2 faults	Critical		
Multiple 1 fault		Poor	

» Every fault, and the cost.

REF	LOCATION	SEVERITY	RECOMMENDED ACTION	EVIDENCE	COST
Valley 1					1 fault
F1	Valley 1	CRITICAL	Clear all debris, moss and sediment from the affected gutters and waterways and flush to confirm free flow to all outlets, following HSE guidance HSG210 task A10 for clearing debris from guttering on an asbestos cement roof, with debris handled as potentially contaminated waste. Inspect the gutter body, brackets and fixings on clearance and report any corrosion, joint failure or failed sections. Establish a planned preventative maintenance programme on a minimum twice-yearly cycle.		£300
SUBTOTAL · VALLEY 1					£300
Bay 1 - slope 2					1 fault
F2	Pitched roof area close to gable end on building 1	POOR	Remove all failed and redundant patch repair materials from the affected area and expose the underlying substrate for inspection. Establish the root cause of the original defect rather than over-patching. Carry out a permanent repair appropriate to the substrate and its condition: localised renewal of the lining or covering, re-lapping and sealing of failed joints, or replacement of the affected section, finished to match the surrounding system and to the relevant manufacturer or trade body guidance. Where multiple failed patches are present across an element, this generally indicates the covering has reached the end of its serviceable life and wholesale renewal should be costed as the durable option.		£850
SUBTOTAL · BAY 1 - SLOPE 2					£850

» Every fault, and the cost.

REF	LOCATION	SEVERITY	RECOMMENDED ACTION	EVIDENCE	COST
Bay 2					1 fault
F3	Bay 2	CRITICAL	The ridges could be allowing rain to enter the buildings when high winds are present, as they are currently vented, which was for the purposes of livestock in their previous use state. The areas need replacing with new closed ridges.		£2,790
SUBTOTAL · BAY 2					£2,790
Bay 3 - Ridge area					1 fault
F4	Ridge	POOR	A liquid coating has been applied to the ridge historically as a repair and has since failed. Remove or make good the failed coating and expose the ridge line and its junctions for inspection to establish whether the coating was masking cracked, displaced or open ridge cappings beneath. Carry out a permanent repair appropriate to what is found: re-bed and re-point sound cappings, or renew failed sections to match the existing profile, finished to the relevant manufacturer or trade body guidance. A surface coating over a defective ridge is a cosmetic measure that does not address water tracking at the apex; where the ridge line is found to be failing along its length, wholesale ridge renewal should be costed as the durable option rather than recoating.		£1,200
SUBTOTAL · BAY 3 - RIDGE AREA					£1,200

» Every fault, and the cost.

REF	LOCATION	SEVERITY	RECOMMENDED ACTION	EVIDENCE	COST
Roof and walls					1 fault
F5	All areas where rooflights were located	CRITICAL	Remove and dispose of all failed rooflight units. Supply and fix replacement rooflights to match the existing sheet profile, manufactured from GRP or multi-wall polycarbonate as appropriate, complete with new foam fillers and perimeter sealing in accordance with the sheet manufacturer's current installation guidance. All replacement rooflights to comply with ACR non-fragility requirements for the current classification. Perimeter sealing at rooflight-to-sheet interfaces to be formed using 50 x 8mm butyl co-laminate tape sealant as specified in the Kingspan Day-Lite Trapezoidal Rooflight installation guide.		£30,800
SUBTOTAL · ROOF AND WALLS					£30,800

» Every fault, and the cost.

REF	LOCATION	SEVERITY	RECOMMENDED ACTION	EVIDENCE	COST
Gable end					2 faults
F6	The valley gable ends	CRITICAL	Option A (lining, where the gutter body is structurally sound): supply and fix Plygene Gutterline GRP lining system (HD Sharman) to all affected gutter sections, following thorough preparation, degreasing and priming of the substrate to the manufacturer's specification. All outlets, stop ends and gutter angles to be formed in the same system. Option B (replacement, where the gutter body is beyond lining): remove and dispose of all failed gutter sections. Supply and fix new gutters to match the existing type and profile, complete with new outlets, stop ends, downpipe connections and brackets at the manufacturer's recommended spacing.		£2,000
F8	Each elevation	CRITICAL	Remove and dispose of all failed flashing sections. Supply and fix new colour-matched flashings formed from minimum 0.7mm polyester powder coated steel to all affected junctions, lapped a minimum of 150mm at joints and fixed at 450mm centres with colour-matched self-drilling screws and EPDM-backed washers. Profile foam fillers to be supplied and fixed at all sheet-to-flashing junctions prior to flashing installation to close the profile void and prevent wind uplift.		£1,600
SUBTOTAL · GABLE END					£3,600

» Every fault, and the cost.

REF	LOCATION	SEVERITY	RECOMMENDED ACTION	EVIDENCE	COST
Multiple					1 fault
F7	All elevations	POOR	Clear moss, lichen and organic growth by controlled biocidal treatment, in accordance with HSE guidance HSG210 (task A12 for weathered asbestos cement roofing and cladding, task A10 where gutter debris is cleared). On asbestos cement, high-pressure jetting and dry or wire brushing are not used, as they disturb the surface and can release fibres; the biocide is applied and left to act, the dead growth removed at low pressure without abrasion, and stubborn roots left in place rather than risk damage. Control run-off, handle removed material as potentially contaminated waste, clear the gutters and waterways of any debris carried into them, and establish a planned preventative maintenance programme on a minimum twice-yearly cycle.		£8,780
SUBTOTAL · MULTIPLE					£8,780

» Every fault, and the cost.

REF	LOCATION	SEVERITY	RECOMMENDED ACTION	EVIDENCE	COST
Site-wide items					4 items
	Access / MEWP		Site-wide provision		£1,800
	Site days		Site-wide provision		£3,600
	Waste and disposal		Site-wide provision		£1,800
	Travel		Site-wide provision		£900
SUBTOTAL · SITE-WIDE ITEMS					£8,100

RECONCILIATION

Valley 1	£300	Roof and walls	£30,800
Bay 1 - slope 2	£850	Gable end	£3,600
Bay 2	£2,790	Multiple	£8,780
Bay 3 - Ridge area	£1,200	Site-wide items	£8,100

TOTAL FOR THE WORKS

£56,420 +VAT

Critical 5 · Poor 3 · Fair 0 · Monitor 0 · 8 faults total

» The serious few, up close.

The schedule covers all eight faults. The five critical faults are detailed here with evidence. Every fault's full photo set lives in the online gallery, referenced by fault number.

F1 Blocked gutter

CRITICAL
LOCATION **EXTENT**
Valley 1 **90 m**
OBSERVATION

Gutters at valley 1 contain significant accumulations of debris, moss and sediment. Blocked gutters are unable to convey rainwater effectively to the drainage outlets, resulting in risk of overflow at the eaves and potential ponding against vulnerable roof details. Overloaded gutters also impose additional loading on the gutter brackets and fixing supports beyond the design capacity.

RECOMMENDED ACTION

Clear all debris, moss and sediment from the affected gutters and waterways and flush to confirm free flow to all outlets, following HSE guidance HSG210 task A10 for clearing debris from guttering on an asbestos cement roof, with debris handled as potentially contaminated waste. Inspect the gutter body, brackets and fixings on clearance and report any corrosion, joint failure or failed sections. Establish a planned preventative maintenance programme on a minimum twice-yearly cycle.

EVIDENCE PHOTO


FULL EVIDENCE SET

nova-limited.com/g/nov-surv-2
026-waye7?f=F1

Filter F1 · 1 photo

F3 Cracked or displaced cement ridge

CRITICAL
LOCATION **EXTENT**
Bay 2 **12.8 Lin m**
OBSERVATION

Cement ridge cappings at Bay 2 are cracked, displaced or missing, allowing water ingress at the apex and risking further displacement in high winds.

RECOMMENDED ACTION

The ridges could be allowing rain to enter the buildings when high winds are present, as they are currently vented, which was for the purposes of livestock in their previous use state. The areas need replacing with new closed ridges.

EVIDENCE PHOTO


FULL EVIDENCE SET

nova-limited.com/g/nov-surv-2
026-waye7?f=F3

Filter F3 · 1 photo

F5 Failed or degraded rooflight

CRITICAL

LOCATION

All areas where rooflights were located

EXTENT

76.8 Sq m

OBSERVATION

Rooflights at all areas where rooflights were located have been found to be significantly yellowed, cracked or otherwise failed. GRP and polycarbonate rooflights degrade progressively through UV exposure, becoming brittle and discoloured over time. Cracked or failed rooflights represent both a weathertightness risk and a fragile surface hazard. Failed rooflight areas must not be walked upon under any circumstances.

RECOMMENDED ACTION

Remove and dispose of all failed rooflight units. Supply and fix replacement rooflights to match the existing sheet profile, manufactured from GRP or multi-wall polycarbonate as appropriate, complete with new foam fillers and perimeter sealing in accordance with the sheet manufacturer's current installation guidance. All replacement rooflights to comply with ACR non-fragility requirements for the current classification. Perimeter sealing at rooflight-to-sheet interfaces to be formed using 50 x 8mm butyl co-laminate tape sealant as specified in the Kingspan Day-Lite Trapezoidal Rooflight installation guide.

EVIDENCE PHOTO



FULL EVIDENCE SET

nova-limited.com/g/nov-surv-2
026-waye7?f=F5

Filter F5 · 1 photo

F6 Gutter failure or corrosion

CRITICAL

LOCATION

The valley gable ends

EXTENT

4 Each

OBSERVATION

Gutters at the valley gable ends have been found to be significantly corroded, with failed joints, bracket failure or structural deformation. Failed gutter sections are unable to contain and convey rainwater, resulting in uncontrolled discharge at the building eaves, risk of water ingress to the building fabric and potential overloading of the supporting structure.

RECOMMENDED ACTION

Option A (lining, where the gutter body is structurally sound): supply and fix Plygene Gutterline GRP lining system (HD Sharman) to all affected gutter sections, following thorough preparation, degreasing and priming of the substrate to the manufacturer's specification. All outlets, stop ends and gutter angles to be formed in the same system. Option B (replacement, where the gutter body is beyond lining): remove and dispose of all failed gutter sections. Supply and fix new gutters to match the existing type and profile, complete with new outlets, stop ends, downpipe connections and brackets at the manufacturer's recommended spacing.

EVIDENCE PHOTO



FULL EVIDENCE SET

nova-limited.com/g/nov-surv-2
026-waye7?f=F6

Filter F6 · 1 photo

F8 Failed flashing

CRITICAL

LOCATION EXTENT
Each elevation 12 Each

OBSERVATION

Flashings at each elevation have been found to be lifted, cracked, detached or absent. Deterioration or absence of the flashing detail at roof-to-wall, roof-to-roof and eaves junctions allows water penetration at these vulnerable interfaces, with risk of progressive damage to the building fabric, insulation and internal finishes.

RECOMMENDED ACTION

Remove and dispose of all failed flashing sections. Supply and fix new colour-matched flashings formed from minimum 0.7mm polyester powder coated steel to all affected junctions, lapped a minimum of 150mm at joints and fixed at 450mm centres with colour-matched self-drilling screws and EPDM-backed washers. Profile foam fillers to be supplied and fixed at all sheet-to-flashing junctions prior to flashing installation to close the profile void and prevent wind uplift.



EVIDENCE PHOTO



FULL EVIDENCE SET

nova-limited.com/g/nov-surv-2026-waye7?f=F8

Filter F8 · 1 photo

» By the numbers.

COST BY AREA

Valley 1	£300
Bay 1 - slope 2	£850
Bay 2	£2,790
Bay 3 - Ridge area	£1,200
Roof and walls	£30,800
Gable end	£3,600
Multiple	£8,780

SITE-WIDE ITEMS

Access / MEWP	£1,800
Site days	£3,600
Waste and disposal	£1,800
Travel	£900
Site-wide items subtotal	£8,100

Total for all works **£56,420 +VAT**

TOTAL FOR ALL WORKS

£56,420 +VAT

Seven area totals of £48,320 plus site-wide items of £8,100. Targeted repairs, area by area.

FAULTS BY SEVERITY

● Critical	5	● Poor	3
● Fair	0	● Monitor	0

LIFE
EXPECTANCY

5_{yr}

Do nothing

10_{yr}

With works

Priced line by line in the condition schedule. Subject to access and to no concealed defects being found on opening up.

05 · THE NEXT STEP

» From this report to a roof signed off.

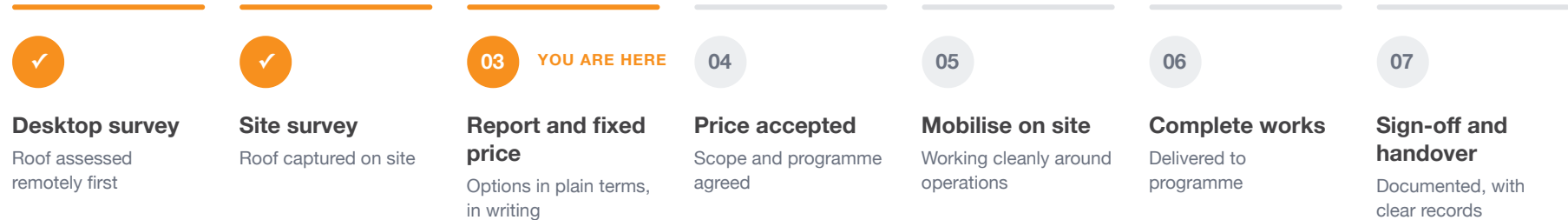
OUR RECOMMENDATION

Full re-roof. The existing covering has reached the end of its serviceable life.

NEXT STEPS

We would be happy to provide a work schedule for the required tasks or can price against this report for replacement if that is your chosen way forward.

THE JOURNEY



GET IN TOUCH

We have laid out what we found at The Old Creamery Works, Ashwell and what we recommend. The next conversation is the practical one.

0203 479 2994



GET IN TOUCH

When you are ready, we are ready.

We have set out what we found and what we recommend. The next move is yours. Call, email, or visit the website to take the next step.

CALL US

0203 479 2994

EMAIL

hello@nova-limited.com

WEBSITE

nova-limited.com

OFFICE

45 Albemarle Street, 3rd Floor
London W1S 4JL

The truth from above.

Sample report. Based on a real survey; client identity anonymised.

Nova (SW) Limited · Registered in England & Wales · Company No. 16369950 · nova-limited.com

