

**READING BOROUGH  
COUNCIL**

Arthur Hill Baths

Condition survey

13<sup>th</sup> April 2015



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## 1.0 INTRODUCTION

Faithful+Gould was instructed by Reading Borough Council to carry out a schedule of condition of the building fabric together with building services, to provide an accurate recording of the condition of Arthur Hill Baths, Reading. The report includes a photographic record of the condition of the property as of 26<sup>th</sup> January 2015.

This report is based upon a visual inspection of the property only and is intended to identify and record the condition of the external and internal elements of the property.

The fabric survey was undertaken on 26<sup>th</sup> January 2015 by Jenny Beilby of Faithful+Gould. The weather at this time was overcast but dry.

The building services survey was undertaken on 26<sup>th</sup> January 2015 by Phillipe Gomez of Troup Bywaters + Anders.

The structural survey was undertaken on 26<sup>th</sup> January 2015 by Ken Paul of KRP consulting.

## 2.0 EXECUTIVE SUMMARY

The building was constructed circa 1911 as a purpose built swimming pool facility. A later addition at the rear houses a gymnasium. The front of the building houses offices and a small spin studio on the first floor.

### **Structural (see detailed report in Appendix 1)**

The overall structural condition of this building is considered to be poor. There is significant evidence of structural defects affecting primarily the basement concrete structures including the pool 'tank', pool surround, and suspended ground floor and support structures.

These defects are a consequence of long term water leakage through the structure due to a breakdown of the pool surround and tank waterproofing, the effects of chlorides, defective drainage, all leading to a breakdown of the protection normally afforded the embedded steel by the concrete, and resulting in corrosion induced expansion, cracking and spalling of the concrete elements. The remedial works to the basement beams, temporary propping and waterproofing surfacing to the tiled surround has been effective, albeit with minor defects. These works were not intended as a long term solution and should be regularly monitored.

We noted no evidence to indicate progress differential foundation movement, with the exception of the rear chemical store which clearly has suffered subsidence.

The cracking noted to the masonry structures, in various locations, is due primarily to moisture and thermal movement. The lack of movement joints may be a contributing factor. These defects are relatively minor in nature, and although they do not currently affect the stability of the building structure, they should be repaired to prevent progressive deterioration.

Similarly, defects noted to the roof structures need to be investigated and assessed further, to prevent progressive deterioration and possible instability.

It should be noted that the majority of previous repairs were observed to have failed to varying degrees. This may be due to a variety of causes as stated above, and / or due to inappropriate repair materials and methods. It should also be noted that since our previous inspections, progressive deterioration does appear to have occurred.

In its current condition and without further urgent remedial works, the defects already noted will continue to deteriorate. The rate of deterioration however, is difficult to predict with any certainty.

It is clear that, for this building to remain operational, in the long term, it should be further investigated to verify the full extent, severity and cause of the defects, and subsequently repaired and maintained to a sustainable, serviceable, safe and secure condition.

### **Building Services (see section 3 for more detail)**

Parts of the building services are beyond their design life and now require replacement;

- Heating distribution pipework
- Hot and cold water pipework
- Pool water supply pipework
- Extract fans
- Hand dryers
- Comfort cooling/Air conditioning
- Pool heating plant
- Emergency lighting
- Intruder alarm

### **Building Fabric (see section 3 for more detail)**

Externally there are various repairs required to the flat roof at the rear and rainwater goods, to prevent continued water ingress.

Brickwork repairs are required to eroded & spalled brickwork, particularly around the front elevation.

Windows are timber throughout and are in poor decorative condition, they should be repaired and redecorated to prevent ongoing deterioration.

Internally the building is tired and in a poor decorative condition throughout. The decorations and floor finishes should be replaced. The toilet facilities are limited and in poor decorative condition with mould growth prevalent.

In addition to the condition of the building there are significant concerns over safeguarding within the building. It would appear that users of the gym have to access the poolside to change and shower. With showers on the poolside this would appear to be a potential safeguarding risk with users of the pool.

Staff welfare facilities are very poor, currently a small office is used that is very untidy with no appropriate kitchen facilities.

## **3.0 CONDITION SURVEY**

### **3.1 External fabric**

#### **.1 Walls & finishes**

The walls are fair faced brickwork externally with a stone feature door surround to the main entrance door and stone window cills. Feature brick quoins are present to the front elevation. Inspection of the side elevations was limited to those areas accessible from the rear access of adjacent properties. The rear elevation is fair faced brickwork with tiled cills.

Various areas of worn pointing and spalled/eroded bricks were noted around the building. These areas should be repointed to prevent water ingress and continued deterioration. Of greater concern was the condition of the brickwork and pointing around the entrance to the rear plant room. The bricks and pointing were significantly eroded in this area. Extensive brick dust was present to the floor. The affected bricks should be cut out, replaced and repointing undertaken.

The brick reveal to the LHS fire exit door on the front elevation was badly eroded with mortar missing to the depth of the brickwork. This reveal should be rebuilt completely with new bricks.

A crack was noted to the brickwork on the RHS of the rear elevation at roof level. This should be monitored for further movement.

A render finish is present to the rear elevation on the higher section of wall above the gym. This is cracked and poorly decorated, the render should be repaired and redecorated accordingly.

On the church elevation there are several wall vents, two of these are missing their grilles and have been stuffed with rubbish. These should be cleared out and grilles fitted.

Two significant vertical cracks were present in the brickwork walls to the steps leading down to the rear plant room. These should be monitored for continued movement. They would indicate settlement under the building, which may be historic.

#### **.2 Roofs**

The front elevation roof over the office area is a pitched roof with clay tiles. Two chimneys are located to the sides of the front elevation – one to each side. One chimney has a stone detail. A curved lead covered gable is present centrally to the front elevation. The fascias and soffit are timber, the soffit being styled with a dentil effect. Internally there was evidence of roof leaks, therefore an allowance should be made for repair work. The fascias/soffits require redecoration. It is likely that an amount of timber decay has occurred therefore an allowance should be made for repair prior to decoration.

The roof over the pool hall is a profiled metal sheeting. There were no obvious signs internally of water leaks and the external condition when viewed from the ground appeared good.

The roof over the rear of the property (gym) is a flat construction. This was noted to be leaking internally in various locations. The roof is anticipated to be near the end of its life and requires repair or replacement to prevent ongoing deterioration of the building.

The roof slab to the rear of the property is concrete, the exposed edge is spalling with various cracks. These should be repaired to prevent water penetration.

The rainwater goods and soil & vent pipe are metal to the front elevation. These should be cleaned out, realigned and decorated to keep them operating properly.

The rainwater goods to the rear and side elevations are PVC, these should be realigned to prevent water leaks down the face of the brickwork. Evidence was noted of leaking gutters to the side elevations.

### **.3 Windows & Doors**

Windows to the front elevation are timber single glazed sliding sash windows with stone cills. These appear to be original to the building and are in poor decorative condition with areas of timber decay. Repair work and redecoration is required to all windows to prevent ongoing deterioration.

The front entrance doors are stained timber with glazed panels. These appear to be in good condition. The doors are surrounded by feature stone columns to create a portico effect.

Fire doors to the front elevation are painted timber. These should all be redecorated to prevent timber decay and deterioration. The fire door to the LHS of the front elevation should be replaced, as there is extensive timber decay at the bottom.

Windows to the rear elevation are timber single glazed sliding sashes and fixed windows. These are in poor decorative condition and it is likely that timber decay has occurred. The windows should be repaired and redecorated to prevent future deterioration.

### **.4 Miscellaneous**

A cast iron fire escape was present to the front elevation. This was in satisfactory condition, although would benefit from redecoration.

A low level boundary wall to the front elevation with Kings Road was in poor condition. The coping stones were missing and there was evidence of impact damage. The wall should be repaired and coping stones replaced.

A cage and brick bund were constructed around the rear chemical store. The brickwork was not constructed square. There was no evidence of movement and as the cage has been constructed to match the slope on the brickwork it is assumed that the brickwork bund was built off square.

The steps to the basement rear boiler room are spalled with cracked steps. A redundant frame is present around the steps which should be removed. The steps should be repaired in conjunction with the brickwork repairs noted above.

The chainlink fencing to the rear boundary should be refixed, an area has become loose and is leaning over.

### **3.2 Internal fabric – ground floor**

#### **.1 Walls & finishes**

The majority of walls throughout the building are of solid construction with a mix of plaster, paint and wall tiling. Due to the age of the building and the internal environmental conditions the walls around the pool in particular are deteriorating. Generally in other locations the walls are in satisfactory condition.

#### Pool hall

There is a mix of painted brickwork and exposed fair faced brickwork. There is a feature area of render to the wall at the deep end of the pool where the diving board was previously situated. There are isolated areas of cracking where steel trusses are built into the walls and they have corroded. A raking crack was noted above the emergency exit at the front of the pool hall. The raking crack should be repaired with brick stitching.

Minor vertical movement cracks were noted to the render on the gym wall, these should be filled and made good prior to decorating. Extensive deterioration of the render around the base of the door surround to the gym has occurred. This should be stripped off, reapplied and redecorated completely.

The fair faced brickwork wall adjacent to the female WC and emergency exit requires urgent repointing. The current mortar is turning to dust and is eroding significantly. The reveal to the emergency exit has lost extensive amounts of mortar and it is possible to see through to the outside in between the bricks.

The painted brickwork within the cubicles is also suffering from mortar erosion to the pointing. In the majority of cubicles there is an area of repointing required where it has disintegrated.

#### Poolside toilets

The walls are of solid construction with a painted brickwork finish. The paint finish is in poor condition with peeling paint and extensive mould growth was noted around the female WC cistern, and to the side of the Male WC. The mould growth around the cisterns is related to the humid atmosphere condensing on the cold water cistern. The mould should be cleaned off regularly, consideration should be given to using a mould inhibiting paint in these areas.

#### Gym

The walls are solid construction with a plaster painted finish. There are various locations with hairline plaster cracking and areas where the paint finish is peeling. The walls should be rubbed down, filled and redecorated.



#### Ground and first floor offices

The walls are painted brickwork to the staffroom and painted plaster in the reception office and first floor office, there is a small tiled splashback to the sink area. The decoration quality to the ground floor rooms is poor and dated. These rooms should be redecorated.

#### Entrance lobby

The walls are a painted plaster finish with decorative plaster effect panelling. Condition is satisfactory.

#### Stairs

The walls are painted plaster, and there is extensive plaster crazing throughout. The existing plaster skim should be removed and reskimmed with new decorations over.

#### Spin room & boiler cupboard

The walls to the spin room are painted plaster, these are generally in satisfactory condition. There are minor areas of cracking, and these should be filled and redecorated.

The boiler cupboard walls are painted brick/blockwork, generally in satisfactory condition.

#### First Floor WC

Walls are solid construction with a painted brickwork finish. There is no splashback to the wash hand basin. Condition generally is satisfactory, although a splashback should be fitted to prevent ongoing decoration to the wall.

#### Plant room and stairs

The walls are painted brickwork, the paint finish is in poor condition and dated. However due to the nature of the space, it is not recommended that redecoration be undertaken.

## **.2 Ceilings**

There is a mix of ceiling finishes throughout the building. Generally these are aged and have damage/water stains/peeling paint. Consideration needs to be given to replacing tiles and redecorating where necessary.

#### Pool hall

Over the pool, the ceiling is the underside of the metal roof panels. This is in good condition and there is no evidence of water leaks.

#### Poolside toilets

The ceilings are flat plastered ceilings. These are in satisfactory condition, although as with the walls there is mould growth around cold water pipes in particular. The ceilings should be decorated using mould inhibiting paint.

#### Gym

There is a 600mm x 600mm suspended ceiling grid with mineral tiles. The ceiling is dated and in relatively poor condition with staining indicating roof leaks and also various tiles sagging, lifting and faces peeling off. The ceiling tiles should be replaced, although the grid can be retained.

#### Ground and first floor offices

The ceilings are a textured coating on a board finish. No significant defects, although the paint finish is peeling and should be redecorated. Note that textured coating will require testing for asbestos prior to undertaking any work that would require rubbing down the finish.

#### Entrance lobby

A 600mm x 600mm suspended ceiling is present. This has a sculpted pattern in it to create a feature. The ceiling is in satisfactory condition, although is dated and dirty.

#### Stairs

There is a mix of ceilings to the stairs, with a textured coating to the ground floor and a suspended ceiling to the first floor. Both are in satisfactory condition, although the textured coating requires redecorating. Evidence of water leaks were apparent to the suspended ceiling.

#### Spin room & boiler cupboard

Both rooms have a 600mm x 600mm suspended ceiling. Generally the ceilings are dated, there are missing tiles to both rooms and some broken tiles in the boiler cupboard. The missing tiles should be replaced. It would make sense to use the boiler cupboard tiles to replace those in the spin room to ensure that they match. The boiler room tiles should be replaced in order to contain the loose laid insulation above.

#### First Floor WC

The ceiling has a 600mm x 600mm suspended ceiling installed. There are various water stains, possibly indicating roof leaks, or leaks from services above. Tiles should be replaced once the water leaks have been resolved.

#### Plant room and stairs

The exposed concrete soffit forms the ceiling and no defects were noted.

### **.3 Floors & Stairs**

#### Pool hall & toilets

The flooring around the pool has a quarry tile finish. This has been coated within the past year using a non slip applied coating. Whilst generally this has worn well, there are areas, particularly to the shower and toilet areas where the coating has failed and should be reapplied.

#### Gym

The floor is of solid construction with carpet tiles over. The carpet is worn and edges of carpet tiles are fraying in places, creating a tripping hazard. The carpet should be replaced completely.

#### Ground and first floor offices

The floor is of solid construction with carpet tiles over. The carpet is in very poor and dirty condition. This should be replaced.

#### Entrance lobby

A granolithic floor is present which is in satisfactory condition, with the exception of a large crack across the floor near the doors to the pool hall. This crack appears to be historic. It should be filled and the floor polished.

#### Stairs

The stairs are of concrete construction. The finish is polished concrete, with white painted nosings. The first floor landing has a carpet finish.

The stairs are in satisfactory condition, the carpet to the first floor is very dated and stained. This should be replaced.

#### Spin room & boiler cupboard

The spin room has a timber laminate floor which is generally in good condition.

#### First Floor WC

The concrete floor has carpet over, which is in appropriate for a wet area. This should be replaced with a vinyl finish in order that it can be cleaned more easily.

#### Plant room and stairs

The floor comprised exposed concrete, in satisfactory condition.

### **.4 Joinery & Fittings**

#### Pool hall

Melamine faced chipboard cubicles line the sides of the pool. These are in satisfactory condition. Each cubicle has a varnished timber bench which are also in good condition. The ceiling to each cubicle is a sheet of plywood, which in most instances was bowed due to the humidity and moisture in the building. Consideration should be given to replacing these ceilings within five years before they work loose and fall.

There is a timber walkway over each run of cubicles. Only the right hand was accessible. There are isolated loose floorboard noted on the right hand walkway. These had been overlaid with thin ply that was worn and created a tripping hazard. The timber steps up to the walkway are worn and deteriorated, particularly the bottom three steps. The loose boards, ply and bottom three steps should be replaced.

The steps up to the left hand walkway are uneven, and part of the bottom nosing is missing. If the public access these areas, then consideration should be given to the risk posed by the uneven steps and replacement may be considered an option.

#### Poolside toilets

The doors to the toilets are painted timber panel style. There is some evidence of impact damage at the bottom of the frames. This should be repaired and then redecorated.

#### Gym

The doors to the gym from the pool hall are painted timber panel doors with glazing pane. Generally these are in satisfactory condition.

#### Ground and first floor offices

Doors are timber panelled, with glazing panes. All are in satisfactory condition.

The kitchen sink and base units in the staffroom was in very poor condition and should be replaced.

#### Entrance lobby

Timber panelled doors separate the lobby from the pool hall. These are generally in good condition, however the right hand frame has come loose from the floor, leaving the door frame hanging only from the ceiling fixing. This should be refixed.

#### First floor

The doors throughout are painted timber panelled, generally in good condition.

#### Plant room and stairs

The doors are painted timber panelled, generally in good condition.

A very dated and damaged kitchen sink and base unit was located in the plant room. This is in very poor condition and should be replaced if still needed.

### **.5 Sanitaryware**

#### Poolside toilets

The male WC was fitted with 2no urinals, together with 1no WC and basin in a separate cubicle. Whilst the fittings were in satisfactory condition, the configuration of the space means that urinal users have to use the basin in the WC cubicle. This is impractical and the basin should be relocated to the urinals area where it can be accessed by all.

The female WC was fitted with 1no WC and 1no basin. These were in satisfactory condition.

#### First Floor WC

The WC comprised a WC suite and basin. Both in satisfactory condition.

### **3.3 Mechanical Services**

#### Heating

The heating requirements of the offices, gymnasium, toilets and general circulation areas of the building are provided by a Worcester type gas fired combi heating boiler with domestic type controls that was installed around 2008 and generally appears in satisfactory condition. Heating is delivered through steel type radiators via a low temperature hot water (LTHW) distribution circuit and is of mild steel and copper construction. The installation is approaching the end of anticipated life cycle and is recommended for replacement in the short term.

#### Hot and Cold Water

The domestic hot water requirements for the building are provided by the combi heating boiler.

Hot and cold water is distributed through steel and copper pipework throughout the building. The installation is mostly in poor condition with some pipework and connectors showing signs of corrosion. Consider replacement in the short term.

Excessive corrosion was observed to the main water inlet pipework within the pool plant room that poses a potential flood risk. Prompt maintenance is required to replace the section of pipework.

#### Gas Distribution

The main gas supply consists of 6" steel distribution with reduction pipework to heating boilers and generally appears in satisfactory condition. A gas line diagram is required within the main boiler plant room.

#### Ventilation

A supply and extract AHU with integrated heating coil provides tempered air to the swimming pool area through rigid steel ductwork and is located above the gymnasium suspended ceiling void. The system generally appears in satisfactory condition. However consideration should be given to replacement in the medium term due to age of installation.

A wall mounted extract fan is present within the basement pool plant room and generally appears in poor condition; consider replacement in the short term.

Hand dryers within toilet areas are at the end of their anticipated life cycle and are recommended for replacement.

#### Air Conditioning

Split type comfort cooling systems serving the reception and staff room are not operational and beyond their useful life, replacement is recommended in the short term.

The split type comfort cooling system serving the gymnasium is operational but in poor condition. The system is suspected of operating with R22 type refrigerant which is now banned and renders the system obsolete. Replacement is recommended in the short term.

#### Swimming Pool Plant

The heating requirements of the swimming pool are provided by two CTC type, force draught gas fired heating boilers that are beyond their anticipated life cycle. Consider replacement in the short term.

Two 11kw pumps circulate water to the swimming pool, one of which is in poor condition and recommended for replacement. Water is distributed through a combination of 8" ABS and cast iron pipework. Approx. 50% of the circulation pipework is cast iron type with excessive corrosion observed within the undercroft of the swimming pools. Replacement is advised in the short term.

Filtration is achieved through two GRP type sand filled filtration units that are in satisfactory condition. One redundant steel calorifier is recommended for removal.

The swimming pool dosing system was generally found in satisfactory condition.

### **3.4 Electrical Services**

#### **Main Switchgear & LV Distribution**

LV switchgear consists of three and single phase isolators and MCB type distribution boards that are generally in satisfactory condition.

#### **Small Power**

Power is distributed throughout the building via flush and surface mounted wiring, metal trunking and conduit with metal and plastic accessories. The system is approaching the end of anticipated life cycle with some corrosion observed to conduit within the pool plant room. Consider replacement in the medium term.

#### **Lighting**

Lighting wiring is distributed throughout the building via flush and surface mounted wiring, metal trunking and conduit with metal and plastic accessories. The system is approaching the end of anticipated life cycle and is recommended for replacement in the medium term.

Several luminaire types are utilised throughout the building including bulkhead 2D fluorescent luminaires, linear fluorescent luminaires with prismatic diffusers, modular recessed fittings and metal halide flood lighting. Replacement is recommended in the medium term due to age and general wear and tear.

It was observed during the inspection that no lighting exists within the changing cubicles which become very dark with the doors closed. It is therefore recommended that suitable lighting be installed within the cubicles around the perimeter of the swimming pool.

A number of areas have benefitted from replacement emergency exit luminaires. However, approx. 90% of the installation appears in poor condition and is recommended for replacement in the short term.

#### **Fire Alarm**

A four zone fire alarm panel is located within the admin office and is in satisfactory condition. However, MICC type wiring, heat detectors and bells appear in poor condition and is at the end of useful life. Replacement is recommended in the medium term.

#### **Security Systems**

The intruder alarm system consists of digital keypad, flush and surface wiring with PIR and magnetic detection and generally appears in poor condition. Consideration should be given for replacement in the short term.

#### **Miscellaneous**

Supplementary bonding generally appears in poor condition and is recommended for replacement in the medium term.

## 4.0 COSTINGS

See Appendix 2 for detailed costing breakdown

### **Notes**

All costs are exclusive of VAT

Costs are current at Q1 2015

Costs do not include loss of income during any shutdown

Costs are for work required between 2015 & 2020



**APPENDIX 1 – STRUCTURAL REPORT**

## APPENDIX 2 – COSTING BREAKDOWN

| <b>Condition category</b> | <b>Description</b>  |
|---------------------------|---|
| A                         | As new  |
| B                         | Only minor decorative marks to finishes noted   |
| C                         | Element capable of serving its purpose, but in fair condition only and requiring minor repair.  |
| D                         | Failed, or in very poor decorative order and/or more significant damage to element requiring extensive repair.  |
| <b>Priority rating</b>    | <b>Description</b>  |
| 4                         | Works required in excess of five years  |
| 3                         | Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.         |
| 2                         | Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation. |
| 1*                        | Urgent work required within 6 months that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation.     |
| 1                         | Urgent work required immediately to prevent an immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.                           |

**APPENDIX 3 – FABRIC SURVEY PHOTOGRAPHS**



Floor covering to gallery on poolside



Eroded pointing within pool hall



Eroded pointing to changing cubicles



Deteriorated render to column in pool hall



Eroded waterproof coating to shower area



Mould growth under toilet cistern



Water stained ceiling to gym



Staff area



Stained carpet to first floor



Water stained ceiling to first floor



Timber windows to front elevation



Typical fire exit door to pool



Eroded brickwork around pool fire exit



Side elevation windows and leaking rainwater goods



Chemical store bund



Eroded brickwork to basement



Crack to basement steps



Leaking rainwater gutter



Chainlink fence to rear



Corroded water pipe to pool



**APPENDIX 4 – RECORD DRAWING**

**Reading Borough Council  
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