

2025 MAN12009

The Former Reed Hotel / Public House

1 Reed Hill, Rochdale OL16 1DF

Structural Condition Report



Date of Report: 22/01/2026

Report Revision: A1

Structural & Civil Engineering Consultants

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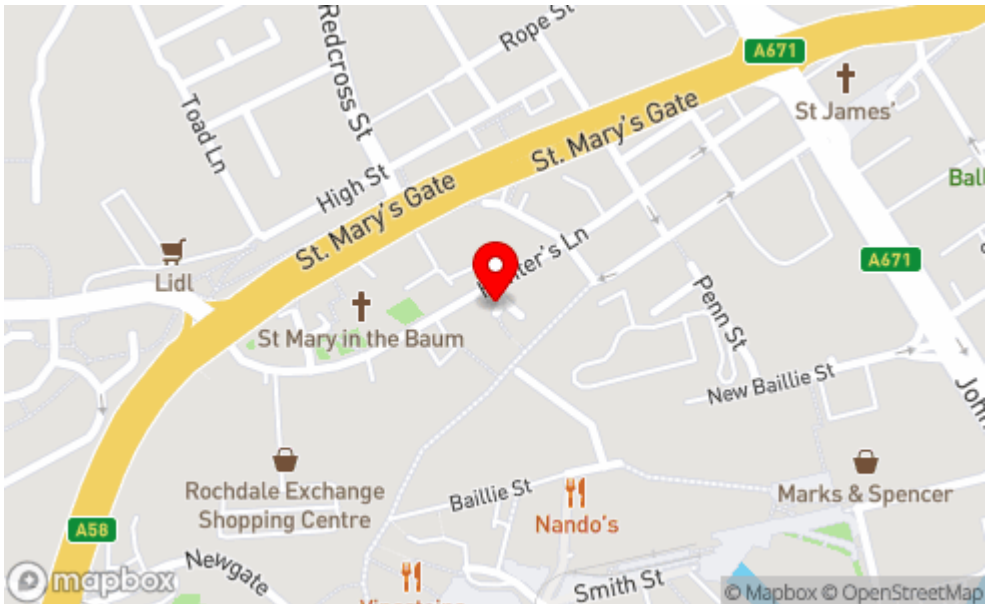
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Revision	Author	Checked By	Approved By	Issued to	Issue Date
A0, First issue	Steven Faulkner IEng IMIStructE	Nick Forman IEng IMIStructE MICE	Nick Forman IEng IMIStructE MICE	Client	22/01/2026
A1, Second issue	Steven Faulkner IEng IMIStructE	Nick Forman IEng IMIStructE MICE	Nick Forman IEng IMIStructE MICE	Client	03/02/2026

1. Client

Client	The Brightwise Group
Address	39 Broughton Street
	Manchester
	M8 8LZ

2. Subject Property

Address	The Former Reed Hotel / Public House
	1 Reed Hill
	Rochdale
	OL16 1DF
Property Location Map	

3. Survey Overview

BDI Reference	2025 MAN12009
Date of visit	13/01/2026
Time of visit	1:30 PM
Survey/Inspection by	The survey was undertaken by Steven Faulkner IEng IMIStructE. Steven Faulkner is a qualified structural engineer, registered with the Engineering Council, and an Incorporated Member of the Institution of Structural Engineers since 1997. He has over 30 years' experience in low rise buildings and has reported on building defects for over 25 years.
Weather at Time of Visit	Cloudy and overcast with light winds
Background and reason for Structural Survey	The client has engaged BDI Structural Solutions Limited to undertake a visual structural inspection of the building and provide a written report for planning purposes in respect of the structural condition and impact on / suitability of the building structure in respect to the proposed conversion.

4. Terms of Reference

Terms of Reference	Attend the subject property and undertake a visual structural inspection and report upon the general condition of the building and suitability for conversion to provide residential accommodation.
Survey Limitations	We have not inspected the property for evidence of timber rot, infestation or dampness to walls and floors. If you have concerns in relation to these aspects, we recommend that you engage a suitably qualified specialist surveyor who is a member of the BWPDA. We would always recommend that a Timber and Damp survey is appropriate for a property of this age. We have not lifted carpets, moved items of furniture or generally broken into the fabric of the building to undertake this visual structural inspection.

The report is limited to a visual inspection of the load bearing elements of the building structure and does not consider or report on the condition of windows, roof coverings, flashings, gutters, finishes, services, etc. unless considered relevant.

The external and internal observations are limited to aspects that we consider to be of relevance to the terms of reference. The observations relate to the significant aspects and should not be considered a detailed condition survey.

5. General Description of Building and site

Building type	Former Hotel / Public House which is now vacant
Age of Property	Circa 1900
Structural Form	Load bearing masonry
Structural Stability	Buttressing walls and floor plates
Number of Stories	3
External Walls	Solid brick walls
Roof Covering	Medium slates
Roof Structure	Cut timber rafters and purlins supported by timber trusses
Upper Floors	Timber floor joists with lath and plaster ceiling finishes
Ground Floors	Timber floor joists
Internal Walls	Brick walls and non-loadbearing partitions
Cellar/Basement	Yes
Describe Cellar/Basement	Cellar area used for storage
Site Topography	Generally level left to right. Generally level front to rear
Retaining Walls	Internal faces of the masonry retaining walls exposed within the cellar
Trees and Vegetation	N/A

Below Ground drainage relevant to terms of reference	No - Not Inspected as drainage not relevant to Terms of Reference
Below Ground Drainage Generally situated	Assumed to all elevations of the building

6. Observations

6.1 External Observations

No	1
Location	Front Elevation (north east) - general
Observations	General view showing the front elevation. The elevation is of solid construction with headers every alternate course. The elevation is in reasonable horizontal and vertical alignment.
Photographs	

No	2
Location	Front Elevation - general
Observations	Ground floor level brickwork below the first floor feature band is of contrasting brick face appearance to that above. Brickwork is slightly weathered and open jointed.
Photographs	

No	3
Location	Front Elevation – spalling to lintels and cills
Observations	Spalling is noted to concrete lintels and cills to window openings, probably attributable to frost / thaw action of penetrating rainwater.
Photographs	  

No	4
Location	Front Elevation – roof structure
Observations	Slight deflection is noted to the roof hip members and ridge. Isolated tiles are displaced. Brickwork to the external chimney stacks is weathered and open jointed.
Photographs	  

No	5
Location	Left Hand Elevation (south east) - general
Observations	The elevation is in reasonable horizontal and vertical alignment. Brickwork is open jointed at low level. No access was possible to allow closer inspection of the first link structure in which the gents w/c is located.
Photographs	  

No	6
Location	Left Hand Elevation – first floor link structure
Observations	There is a first floor link structure which abuts the adjacent property. External walls are supported by steel beams. Low level brickwork appears to have been locally rebuilt. Slight deflection is noted to the roof ridge.
Photographs	

No	7
Location	Right Hand Elevation (north west) - general
Observations	General views showing the right-hand elevation and single storey extension. Brickwork is in reasonable horizontal and vertical alignment.

Photographs



No	8
Location	Right Hand Elevation – spalling to lintels and cills
Observations	Spalling is noted to concrete lintels and cills to window openings, probably attributable to frost / thaw action of penetrating rainwater. Local areas of brickwork have been rebuilt with previous openings infilled.
Photographs	

No	9
Location	Right Hand Elevation – single storey extension
Observations	Timber to the single storey extension is showing signs of deterioration.
Photographs	

No	10
Location	Rear Elevation (south west) - general
Observations	General views showing the rear elevation and steel fire escape staircase. Brickwork appears to be in reasonable horizontal and vertical alignment although close inspection was not possible.
Photographs	 

No	11
Location	Rear Elevation – chimney stacks
Observations	Brickwork to the external chimney stacks stack is generally weathered and open jointed.
Photographs	

6.2 Internal Observations

No	12
Location	Cellar - general
Observations	General views within the cellar. The suspended ground floor timber joists are supported by loadbearing masonry walls, piers and miscellaneous steelwork.
Photographs	 

No	13
Location	Cellar – exposed steelwork
Observations	Surface corrosion is noted to exposed steelwork at ceiling level, probably attributable to the damp environment noted.
Photographs	

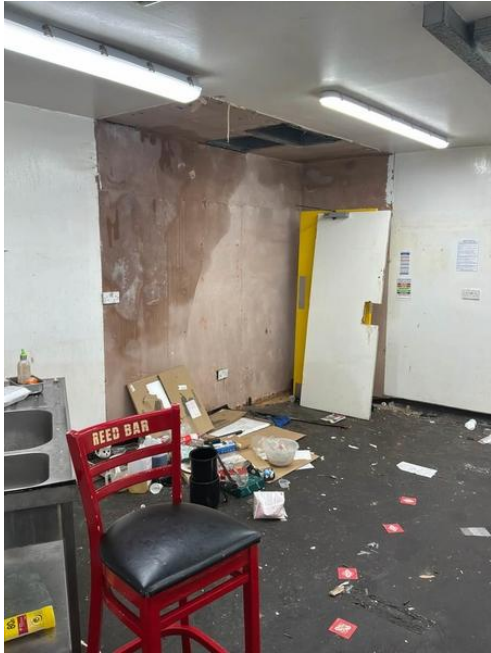
No	14
Location	Cellar – retaining walls
Observations	Exposed brickwork faces to the perimeter retaining walls are damp in areas throughout the cellar.
Photographs	

No	15
Location	Cellar – damage to ceilings
Observations	Widespread cracking is noted to lath and plaster ceiling finishes throughout with local areas detached from the underside of the ground floor joists.
Photographs	

No	16
Location	Ground Floor – previous public areas
Observations	General views within the main bar areas. Internal walls are a combination of loadbearing masonry and partitions. There is a central masonry spine wall which extends front to back supporting steelwork running perpendicular which in turn support the first floor timber joists. The retained fixtures and fittings suggests that the property has only recently been vacated.
Photographs	  

No	17
Location	Ground Floor – supporting steelwork
Observations	General views showing the downstand steel beams spanning between loadbearing masonry walls visible above the previous bar area.
Photographs	

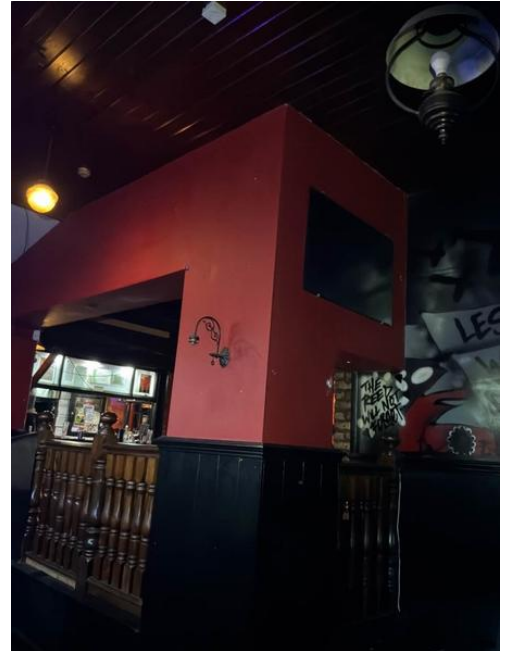
No	18
Location	Ground Floor – first floor joists
Observations	A local area of damage to ceiling finishes has exposed the timber first floor joists above which span from front to back. The joists are measured at 63mm wide x 200mm deep at 340mm centres.
Photographs	

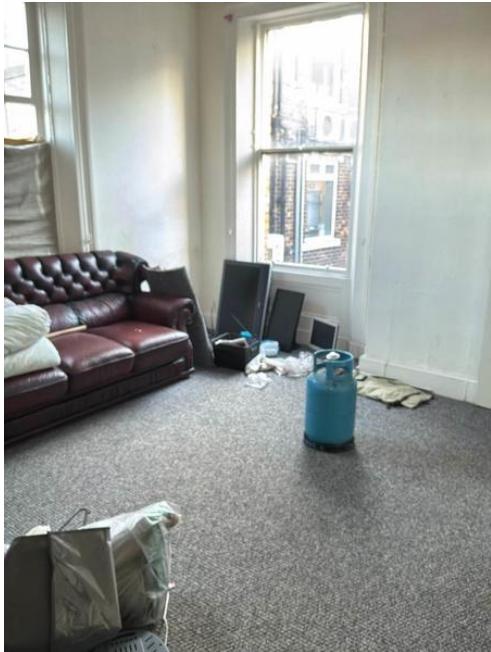
No	19
Location	Ground Floor – rear storeroom
Observations	Evidence of ongoing water ingress is noted to the rear left-hand corner of the property within the storeroom to the rear of the main property.
Photographs	

No	20
Location	Roof Space – above storeroom
Observations	No obvious defects are noted to the roof structure above the storeroom. Timber members appear to be of adequate section size with a felt layer noted above the rafters.
Photographs	

No	21
Location	Ground Floor – single storey extension
Observations	General views within the single storey extension. No obvious structural defects noted.

Photographs

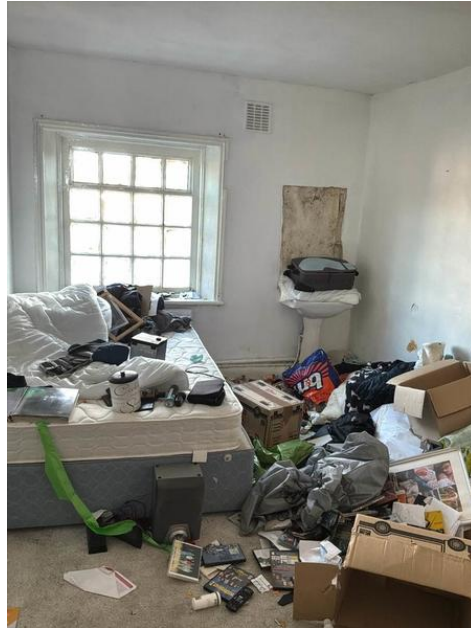


No	22
Location	First Floor - general
Observations	Images showing the general condition of the property at first floor level. The central masonry spine wall noted at ground floor level extends up to first floor level. The floor footprint has been sub-divided to provide separate accommodation areas.
Photographs	 

No	23
Location	First Floor – water ingress
Observations	Water ingress is noted around the chimney breast towards the rear left-hand corner of the property.
Photographs	

No	24
Location	Second Floor - general
Observations	Images showing the general condition of the property at second floor level. The central spine wall extends up to roof level.

Photographs



No	25
Location	Second Floor – damage within rear left corner chamber
Observations	Locally collapsed ceiling finishes and evidence of water ingress is noted around the chimney breast towards the rear left-hand corner of the property. Floor joists generally span from front to back. Brickwork is exposed to the rear elevation and generally appears dry. The rear elevation is approximately 400mm thick.
Photographs	 

No	26
Location	Second Floor – front left hand corner chamber
Observations	Evidence of water ingress is noted around the chimney breast towards the front left-hand corner of the property.
Photographs	

No	27
Location	Second Floor – rear right hand corner chamber
Observations	Slight deflection of the second floor joists and sloping window head / cill is noted towards the rear right-hand corner of the property.

Photographs



No	28
Location	Second Floor - front right hand corner chamber
Observations	Evidence of water ingress is noted through the external walls towards the front right-hand corner.
Photographs	A photograph of a room corner. The wall is covered in a light blue or greyish material, possibly a tarp or plastic sheeting, which appears to be peeling or damaged. The floor is covered in dark, possibly wet, material. A small white object is visible on the floor. A photograph of a room corner, similar to the first one. The wall is covered in a light blue or greyish material. The floor is covered in dark, possibly wet, material. A window is visible on the right side of the image.

No	29
Location	Roof Space - general
Observations	General views within the roof space showing the timber roof structure which comprises trusses, hips, purlins and rafters. All members visible appear to be of adequate section size.
Photographs	   

No	30
Location	Roof Space – water ingress
Observations	Evidence of water ingress is noted around the chimney breast towards the rear left-hand corner of the property. A felt later is noted above the rafters.
Photograph	

7. Discussion and Conclusions

The client has engaged BDI Structural Solutions Limited to undertake a visual structural inspection of the building and provide a written report for planning purposes in respect of the structural condition and impact on / suitability of the building structure in respect to the proposed conversion to provide residential accommodation.

The property is considered typical in structural arrangement and construction to other buildings of this type and age. There are no non-standard or unusual structural features.

The main property is of 3 storey height and rectangular shaped on plan. External walls are of solid brickwork construction of robust thickness supporting a timber roof above comprising timber hips and purlins which in turn are supported by internal timber trusses.

Internally, a central masonry spine wall extends front to back from cellar to roof level, supporting steelwork running perpendicular which in turn support the first floor timber joists. Floor joists generally span from front to back at all floor levels.

The retained fixtures and fittings noted during our inspection suggest that the property has only recently been vacated. The general condition of the property would seem to confirm the above.

Based on our visual inspection of the building it appears that there is no evidence of any structural movement that would be considered attributable to foundation movement / subsidence.

Below we detail our opinion and recommendation in respect of the cause and significance of the minor issues that we have noted throughout the building:

Roof

A brief inspection within the roof space confirmed that the roof structure comprises timber hips and purlins supported by internal timber trusses. All timber structural members appeared to be of adequate section size, however, it must be appreciated that we have not carried out any design checks to confirm this in accordance with our brief.

It is evident from observations made on site, that the original roof covering has been subject to repair in the past including installation of a felt membrane.

However, internal inspection confirmed evidence of water ingress, primarily around chimney breasts where the external stacks extend above with lead flashings dressed into external brickwork.

Because the property is vacant, it may have been subject to vandalism and theft of leadwork at roof level. We therefore recommend that a specialist roofing contractor is appointed to carry out a survey of all the roof areas and prepare a specification and schedule of work (beyond the scope of this report) including consideration of requirements for thermal insulation to satisfy current Building Regulations. Associated work will include repointing of brickwork and joints together with the refurbishment of rainwater outlets.

Walls

External elevations to the main building are constructed of brickwork. In general, the brickwork is in reasonable horizontal and vertical alignment and, with the exception of points noted below, free from evidence of significant cracking.

However, a common problem to all elevations, and more so to those exposed to the prevailing weather conditions i.e. south and west, is erosion of mortar joints, particularly at high level where more exposed, resulting in weathered brickwork and local spalling of individual bricks. Similarly, there are areas where concrete lintels and cills have spalled due to the effects of weathering with local concrete repairs required.

In these most highly weathered areas, the loss of pointing results in the brickwork becoming prone to water ingress, leading to acceleration of deterioration in the condition of the brickwork overall, including additional spalling. It is therefore recommended that repointing work is carried out to high level areas to all elevations where necessary, with the requirement for repointing diminishing with height of the building.

It is noted at several locations that there are steel fixings to the face of the external elevations with a steel staircase noted to the rear elevation. Steelwork has the potential to corrode and expand to a significant degree and, where fixed to brickwork, this can result in cracking.

It is recommended that all redundant steel fixings be removed. Confirmation will be required as to whether the steel staircase is to be retained. Although not inspected closely, it can be reasonably assumed that the fire escape is fixed to the masonry and likely to be suffering some degree of corrosion.

In isolated areas, the presence of self-seeded vegetation is noted. Where not maintained and removed, vegetation can cause physical damage by lifting brickwork and masonry. All self-seeded vegetation should be fully removed and any masonry disturbed by the growth of vegetation should be locally rebuilt.

Floors

Local areas of the suspended timber floor joists were exposed. First floor joists were measured at 63mm wide x 200mm deep at 340mm centres.

Structural design checks will be required to confirm the suitability of the existing timber joists and supporting steelwork.

Whereas slight deflection of the floor joists was noted at second floor level, floors generally appear structurally sound underfoot.

Subject to proposals within the cellar as part of the conversion works, consideration should be given to waterproofing the walls and floor slab.

Foundations

On the basis of our observations, the building appears free from evidence of significant foundation related movement.

The cellar extends throughout the area of the main property, resulting in the likelihood that foundation depths are fairly consistent throughout.

On the basis of our observations, we do not consider that any foundation remedial work, such as underpinning, will be necessary, and we anticipate that the foundations will remain reasonably stable for the foreseeable future in the absence of any significant influencing factors such as defective drainage.

8. Summary

This Summary must be read in conjunction with the previous sections of this report.

- The building is robust and free from evidence of significant structural movement.
- There are areas of spalling to concrete lintels and cills which require repair to restore integrity.
- The original roof covering has been subject to repair in the past including installation of a felt membrane. However, internal inspection confirmed evidence of water ingress, primarily around chimney breasts. We therefore recommend that a specialist roofing contractor is appointed to carry out a survey of all the roof areas and prepare a specification and schedule of work.
- Weathering of the external elevations has resulted in brickwork being open jointed. There is a requirement for repointing work.
- Self-seeded vegetation and redundant metalwork require removal and possible local patch repair of adjacent masonry.
- At present we are not aware of any definitive plans to carry out structural alterations, partial demolition, or extensions. These plans may of course impact upon the nature and extent of any structural repairs.
- **However, we understand that it is proposed to take down some existing basement walls to open up areas for residential use as shown on architect's drawings issued to us for review. It should be feasible to remove these walls, provided that adequate structural support is installed, designed and detailed by a structural engineer to support the retained structure above, possibly supported by new independent foundations.**
- A Schedule of Investigations should be carried out to identify the nature and extent of repairs required and to enable a Schedule of Work and Specifications to be prepared in order that costs can be determined for the necessary remedial work.
- All remedial works will require consultation with the Local Authority.
- Based on the findings on our visual inspection we consider that the existing building structure will be suitable for proposed conversion to residential use, subject to the findings of the further investigations and structural design checks confirmed above.

Appendix A | Understanding This Report

This report is written for the benefit of the named client in relation to the subject property only. It should not be used for any other purpose and may only be copied to a third party with the permission of the Client or BDI Structural Solutions Limited.

The scope of this report is limited to the consideration of the issues described under the terms of reference.

Unless specifically referred to in the report we have not inspected woodwork or other parts of the structure, which are covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect.

The various sections of the report contain information as follows:

General Description of Property

A brief summary of the type of building. This is factual information and does not describe the condition of the property.

Background

Outlines the reasons for the client instructing BDI structural solutions to carry out the survey and report. Any special instructions or particular relevant background information given to us will also be included in this section.

Observations

The damage or other characteristics of the subject property are described in this section. Factual observations are recorded, including any measurements taken, but opinions on causes and recommendations are not given in this section.

Discussions and Conclusions

This section summarises our expert consideration of the damage and any other characteristics relating to the subject property. In many cases the options will be discussed and where appropriate the advantages and disadvantages of different solutions are discussed.

Suggested Timescale and Budget Costing

Where appropriate we give an indication of the timescale that should be considered for any recommended solutions. Where budget costings are provided these are purely provided as a guide and are based upon our experience of costs of similar repairs to similar properties. Accurate costings should be obtained from suitably qualified and experienced building contractors.

Queries

We try wherever possible to avoid the use of unfamiliar technical terms or jargon and to provide practical technical advice. If you are unclear about the meaning of any words or phrases, or the conclusions of our report, please call us and we will clarify matters for you. If necessary, we will revise and reissue this report.