

Lloyds Bank

Wates

41-43 South St, Worthing BN11 3AU
Wind & Watertight

Scope of Works

27TH NOVEMBER 2025

V.1.0



General Overview

Wates visited the branch to undertake an initial survey on 22nd July 2025.

We were tasked with reviewing the condition of the branch against a wind & watertightness scope of works.

A drone survey had been previously undertaken under other workstreams, and was available to ensure suitable images were available for assessment & to provide recommendations for review.

The branch is a Grade II listed building located within a Conservation Area.

The following pages outline our findings, recommendations and expectations.



The branch is located on a prominent corner of Worthing centre, & occupies the basement, ground, first, second & third floor levels with a basement beneath.

There are residential properties adjacent which overlook the flat roof area 4 & 5.

A pitched roof to the front area and a flat roof area to the rear of the branch can be seen in the adjacent image.



Location Plan

Roof 8 & 9 are located above ground floor passageway which provides access to residential property and other units to rear.

Statutory Approvals

Listed Building Consent:

- Grade II listed.
- Consent required. TBC

Advertising Consent:

- Not required.

Building Regulations.

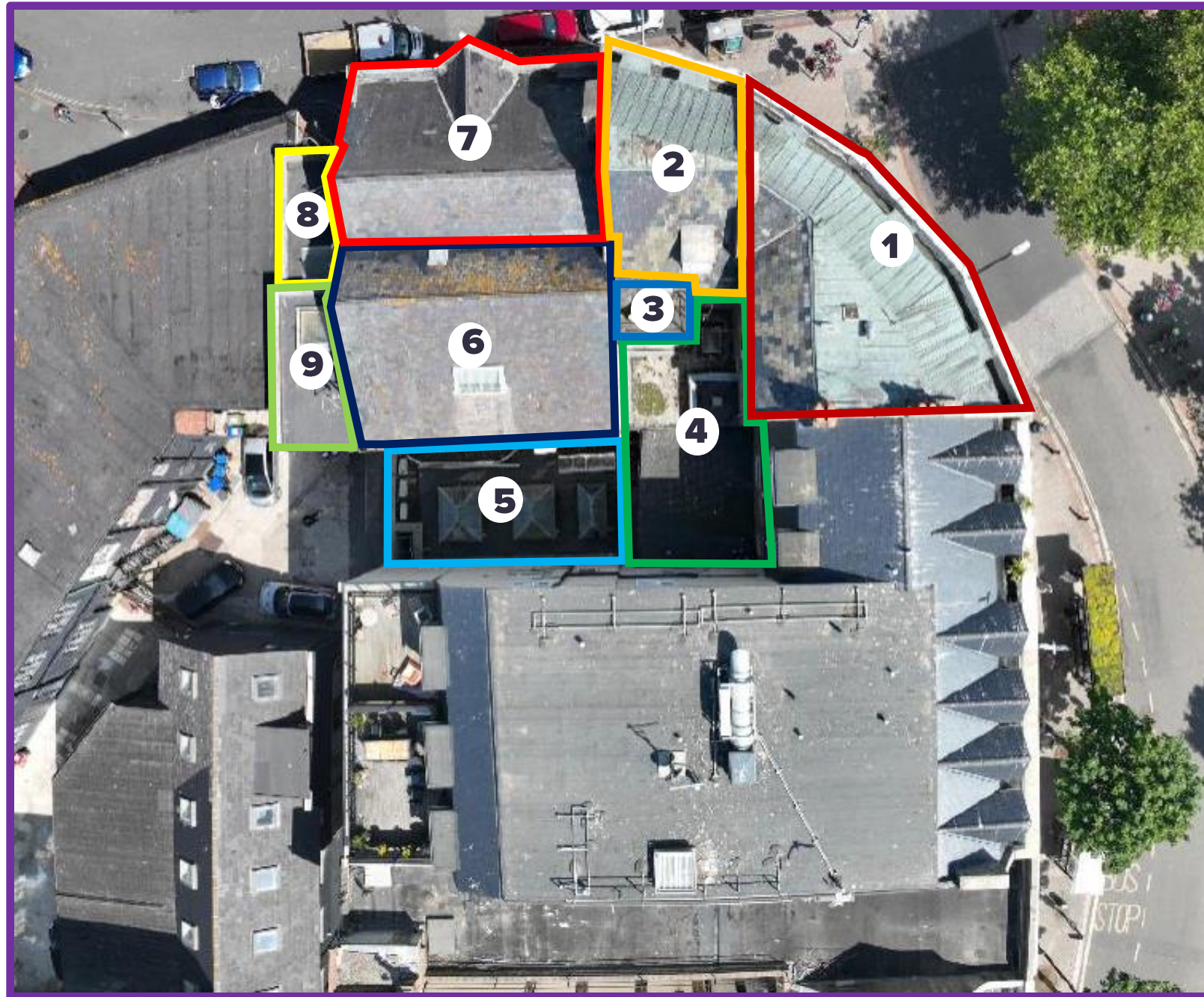
- TBC once scope agreed.
- Not expected

Landlord Consent:

- TBC once scope agreed.

Party Wall Agreement.

- TBC once scope agreed.
- Not expected

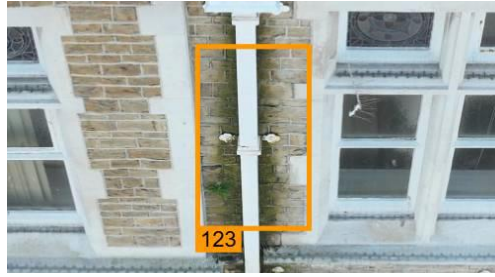




Scope of Works

Shopfront Elevations

- Remove moss / vegetation from parapet walls.
- Clear gutters and downpipes.
- Repair existing cast iron gutters / downpipes. Survey required to confirm.
- Structural engineer to survey and provide recommendations for cracking above windows.
- Remove loose objects from ground, first and second floor level plinths.
- Make good to all bird spikes, currently loose or dislodged.

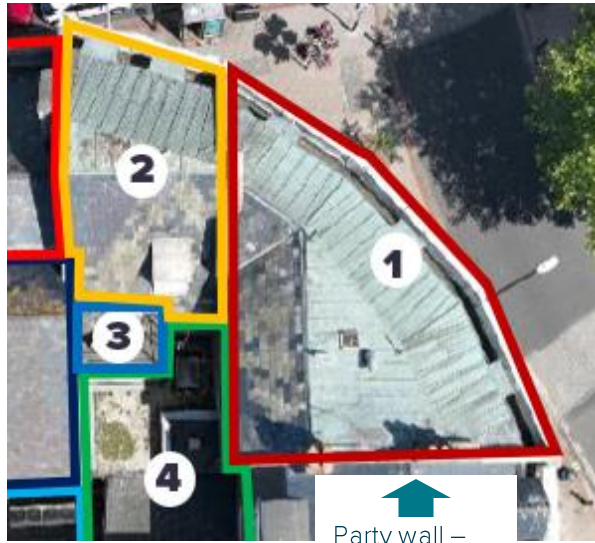


Shopfront Elevations

- Front elevation gutters and downpipes to be cleared out to ensure free flowing.
- Survey timber fascia lead capping
 - Repair, make good and reseal including drainage outlets.



Roof 1



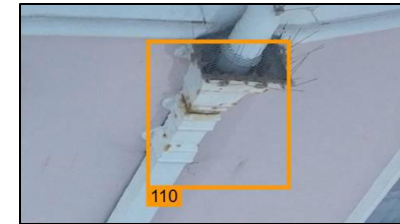
Party wall –
parapet wall.



Flat roof area at ridge level.



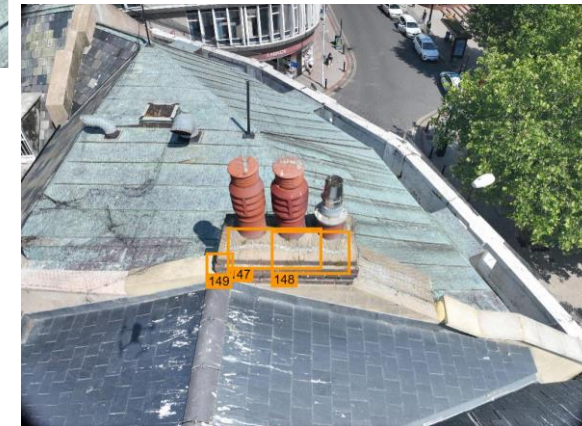
- Repair / refix dislodged, missing or damaged roof slate to match existing.
- Survey condition of copper / asphalt flat sections & flashings at ridge level.
 - Repair existing copper if required.
 - Repair / install new flashings to roof plant exhaust sections.
- Party wall. Review
 - Cracked render finish to determine requirements.
 - Assess parapet coping stone to confirm details / requirement to make W&WT.
- Remove vegetation & accumulated debris from front elevation box gutter / surround area.
- Paint finish has failed to upper section of parapet stone to front elevation.
 - Prepare & decorate.
- Remove moss & vegetation from parapet etc. repoint and make good as necessary.
- Replace leaf guards in box gutter outlets.
- Clear gutters and downpipes.



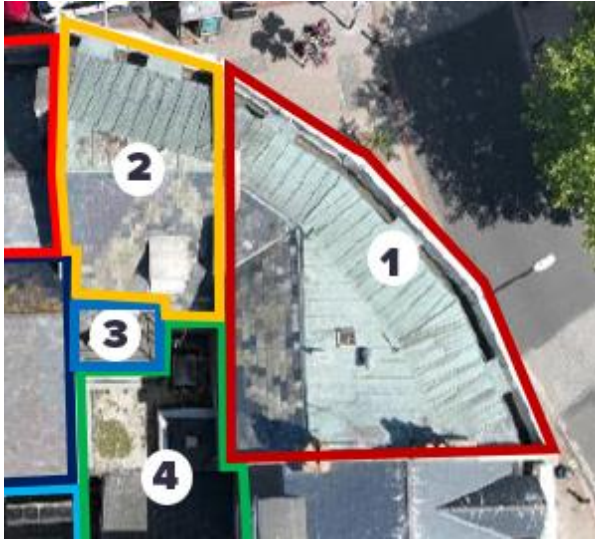
Roof 1



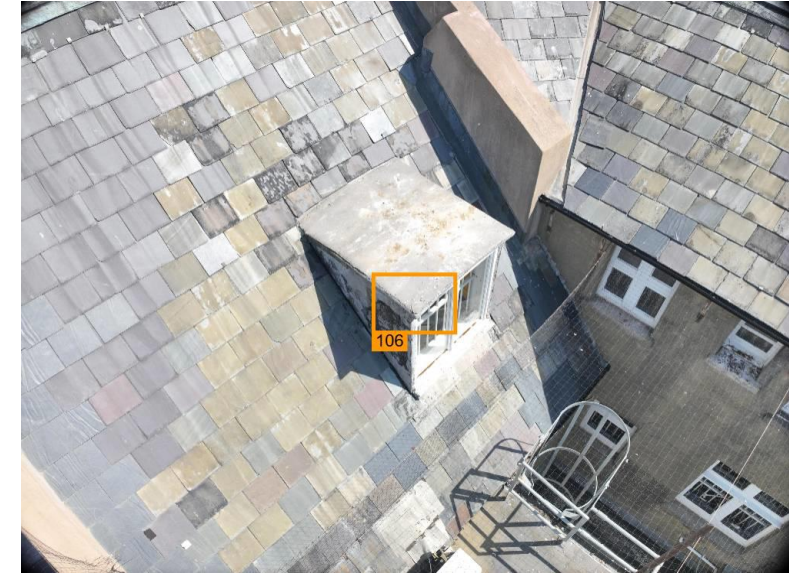
- SE to survey cracking to façade stone works.
- SE to survey wall construction to determine cause of wall staining.
- Remove vegetation from chimney flaunching and re-mortar as necessary, making good.
- Replace missing flaunching as required.
- Suitable deterrent to be installed within chimneys to prevent bird nests
- Install new flashings to wall abutments where missing.



Roof 2



- Repair / refix dislodge, missing or damaged roof slate to match existing.
- Patch repair asphalt flat sections at ridge level.
- Remove vegetation & accumulated debris from front elevation box gutter / surround area.
- Paint finish has failed to upper section of parapet stone to front elevation. Prepare & decorate.
- Remove moss & vegetation from parapet etc. repoint and make good as necessary.
- Dormer window to be surveyed. Frame & roof.
 - Rub down and decorate timber frame as necessary.
 - Install suitable edge detailing to roof and replace as required.
 - Ensure dormer cheeks are W&WT. Detail to be confirmed.



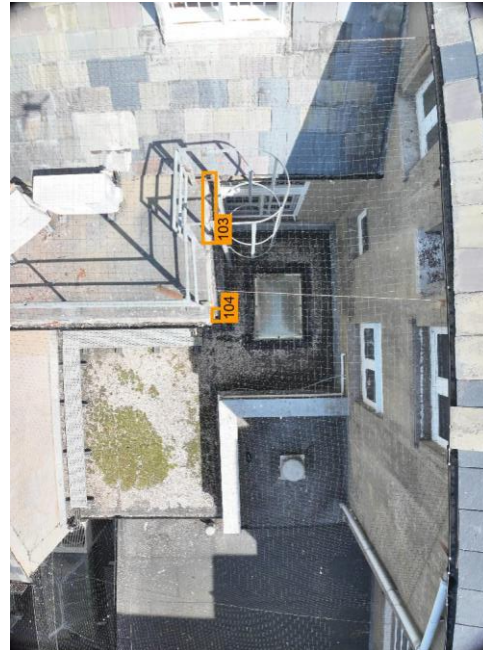
- Structural survey of external cracking repairs to side elevation above roof 6.
- Repair / replace missing mortar to roof verges.
- Make good to wall render as necessary
- Install new flashings to wall abutments where missing.



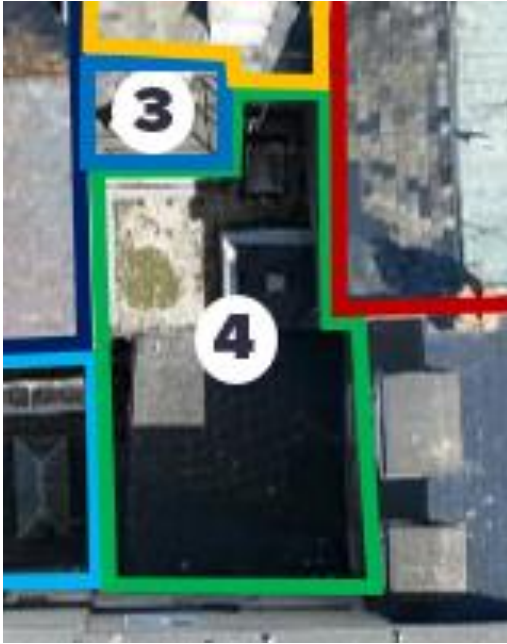
Roof area 3.



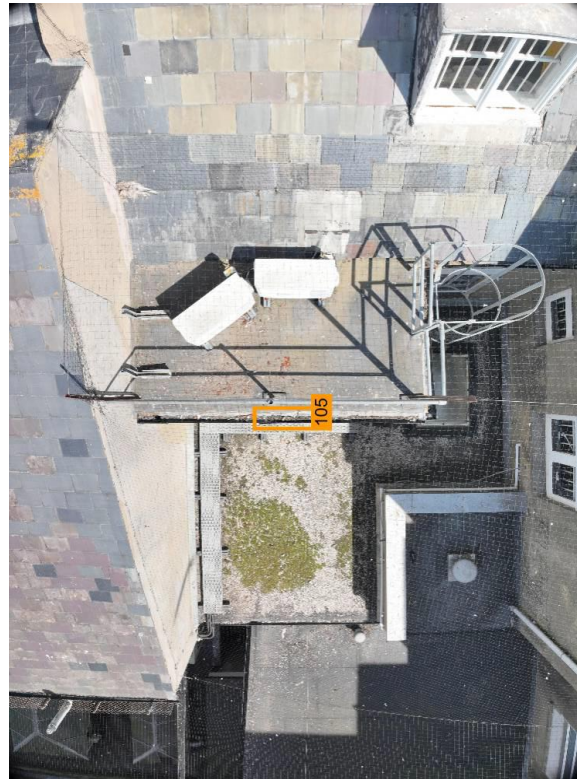
- Patch repair asphalt flat roof.
- Repair / repoint areas of missing mortar at verge areas.
- Clear gutters and downpipes.
- Install new flashings to wall abutments where missing.



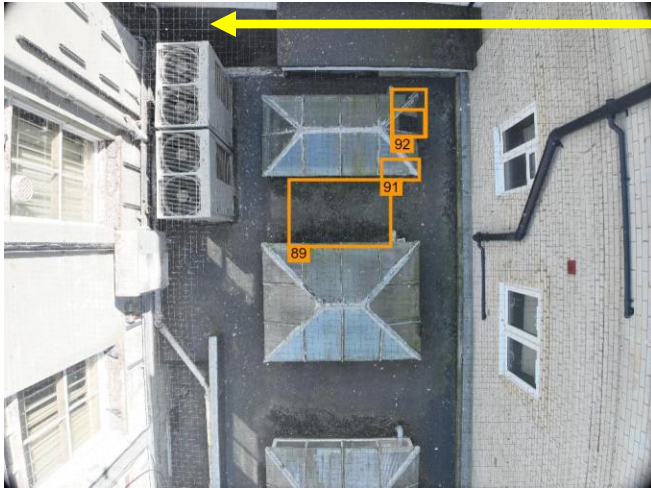
Roof area 4.



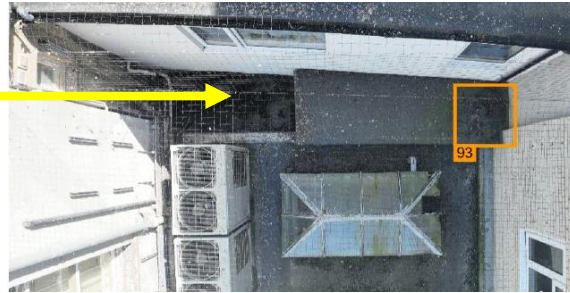
- Patch repair asphalt flat roofs including flashings.
- Remove vegetation debris.
- Survey flashings to roof light.
- Clear gutters & downpipes of debris.



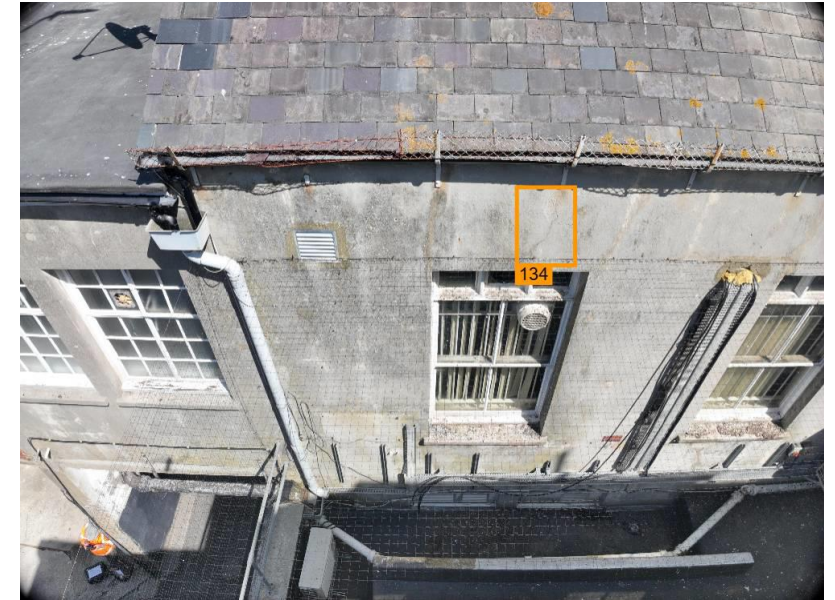
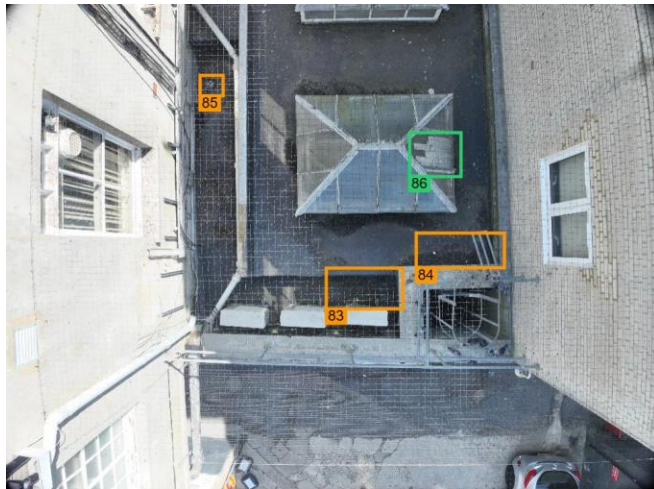
Roof area 5.



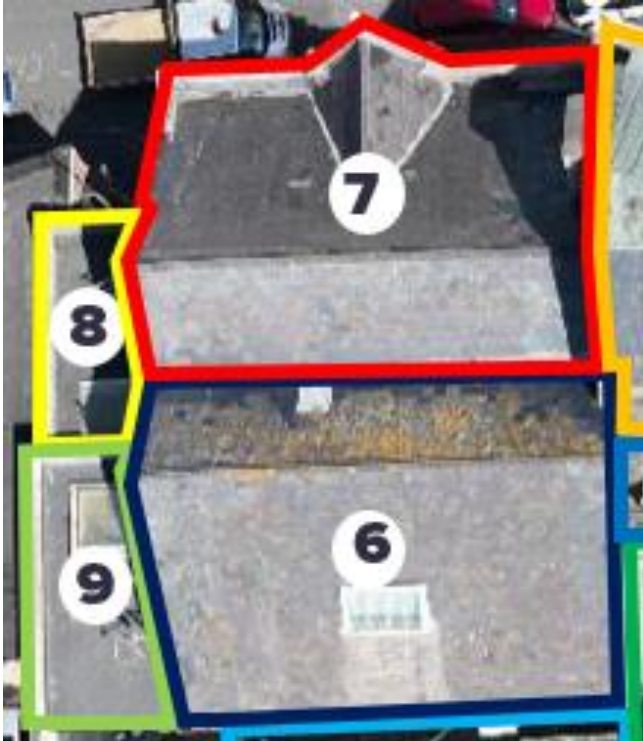
Recessed roof extending into a void beneath residential property.



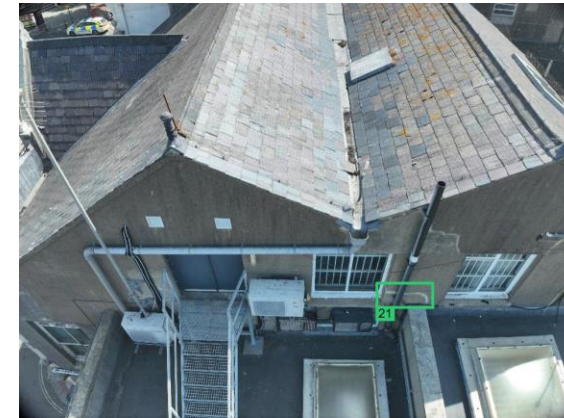
- Patch repair roof surface including flashings to walls
- Remove 3No. Corroded and damaged lantern lights complete.
 - Install new box construction over existing openings, suitably flashed to existing roof surface.
- Remove vegetation and debris from roof surface.
- Refix single ACU which has been dislodged from support base.
- Wall face beneath Roof 5. Remove, repair and replace defective render where cracking is evident.
- Remove foam and install suitable, recognised wall infill detail surround to incoming cable trays.
- Clear bird guano from window sills.
- Ensure existing bird mesh is complete and inaccessible by birds. Mitie



Roof area 6.



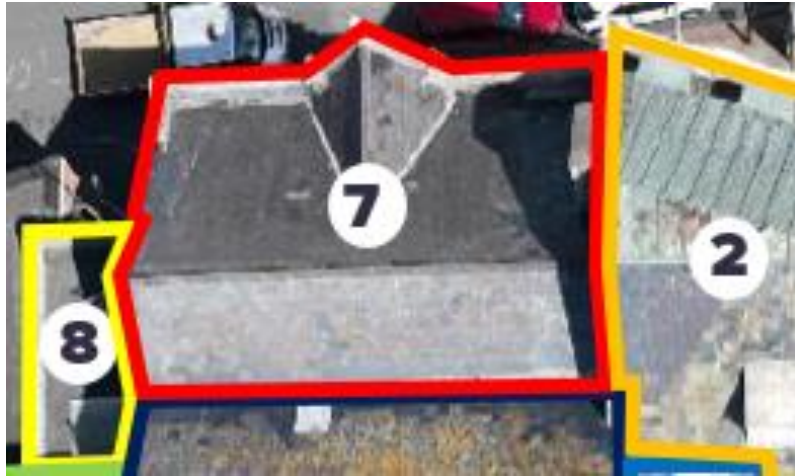
- Repair / replace missing mortar to ridge tiles.
- Refix / replace cracked, damaged and missing roof slates as necessary. Slate to match existing
- Investigate roof lights / surround flashing. Make good / repair as necessary.
- Remove accumulated debris from valley gutter between roof 6 & 7. Inspect to determine any areas that require patch repairs.
- Review historic repairs to slate fixings to ensure suitable



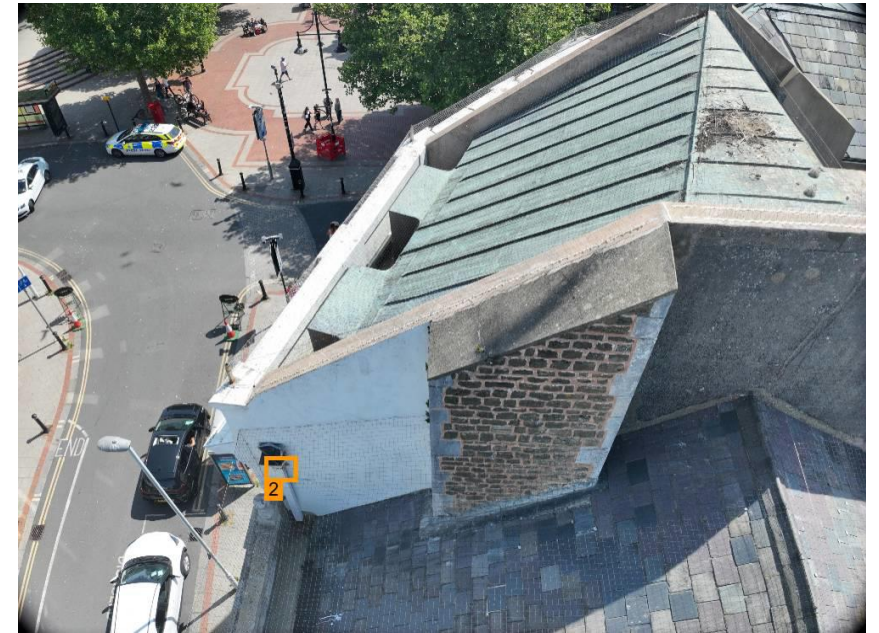
- Structural survey of external cracking repairs to side elevation above roof 9.
- Repair / replace missing mortar to roof verges.
- Make good to wall render as necessary
- Replace missing leaf / bird guards to SVP.
- SE to survey cracked sills and provide scope of work details.



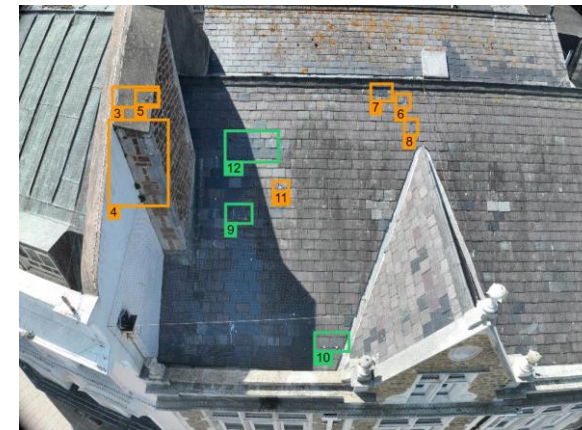
Roof area 7.



- Repair corroded RWP.
- Repair cracking to coping stones
- Remove vegetation from mortar joints and repair / re-grout as necessary.
- Refix / replace cracked, damaged and missing roof slates as necessary. Slate to match existing
- Review historic repairs to slate fixings to ensure suitable.
- Repair & regrout missing mortar to ridge tiles.
- Patch repair flat roof section / gutter section between roof & 7 to determine scope of works.
- Survey historic repair to cracked ridge tile and determine scope of works.

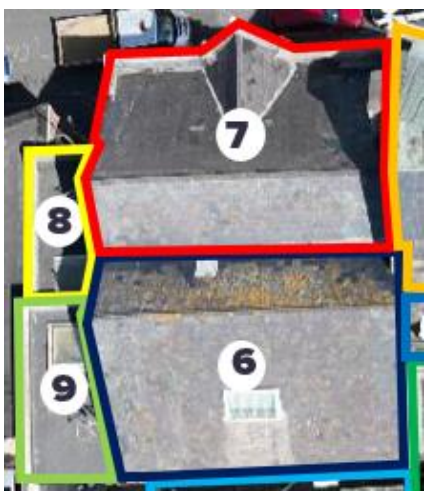


- Structural survey of external cracking repairs to side elevation above roof 8.
- Repair / replace missing mortar to roof verges.
- Make good to wall render as necessary
- Replace missing leaf / bird guards to SVP.

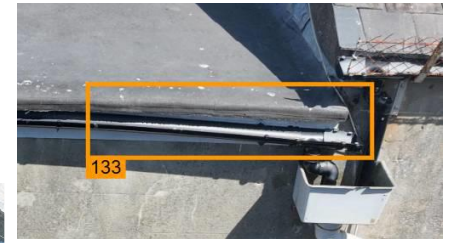


Reimagining places for people to thrive.

Roof area 8 & 9.



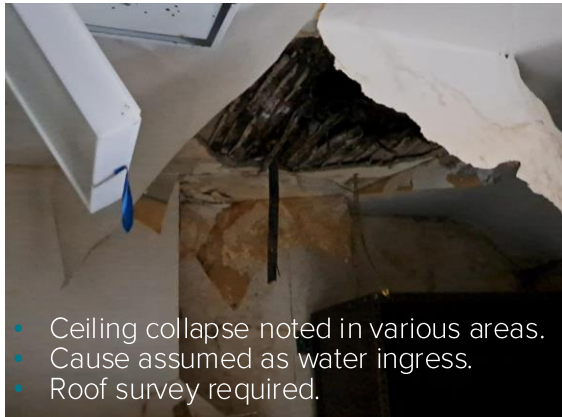
- Remove vegetation from wall face and repoint as necessary.
- Install new edge protection to allow suitable maintenance access 2 x sides.
- Repair fascia and refix gutter to rear elevation of roof 9.
- Remove and replace defective sections and replace to match existing.
 - SE to determine cause of cracking.



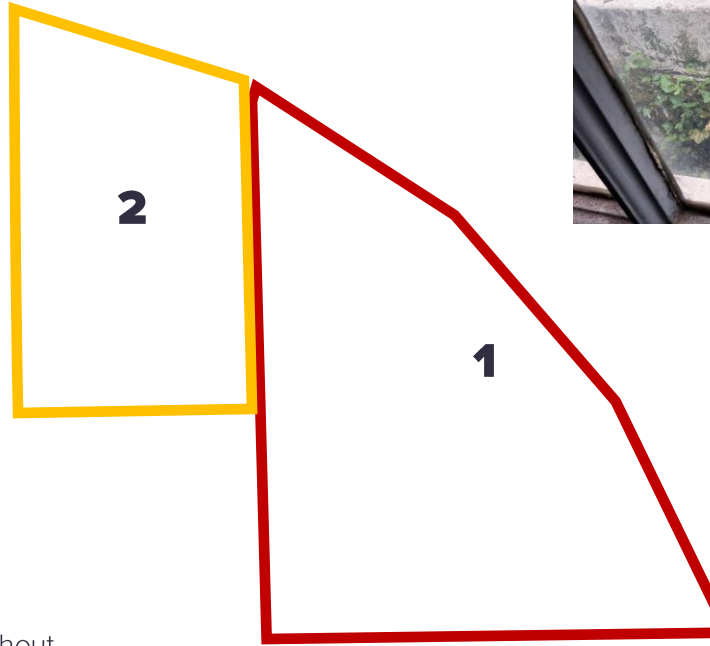
Third floor level



- Walls are in poor condition throughout.
- Structural engineer to provide report on cause of cracks.
- Roof survey required as previous.



- Ceiling collapse noted in various areas.
- Cause assumed as water ingress.
- Roof survey required.



- Window frames in poor condition.
- Openings visible to frames.



- Cracks in numerous locations throughout.
- SE survey & remedial details required.

- Daylight visible through gaps in roof covering through roof space access hatches.
- Windows to be repaired.
- Rooms in poor condition. Damp ingress noted throughout.
- Ceiling collapse noted in several locations.

Second floor level



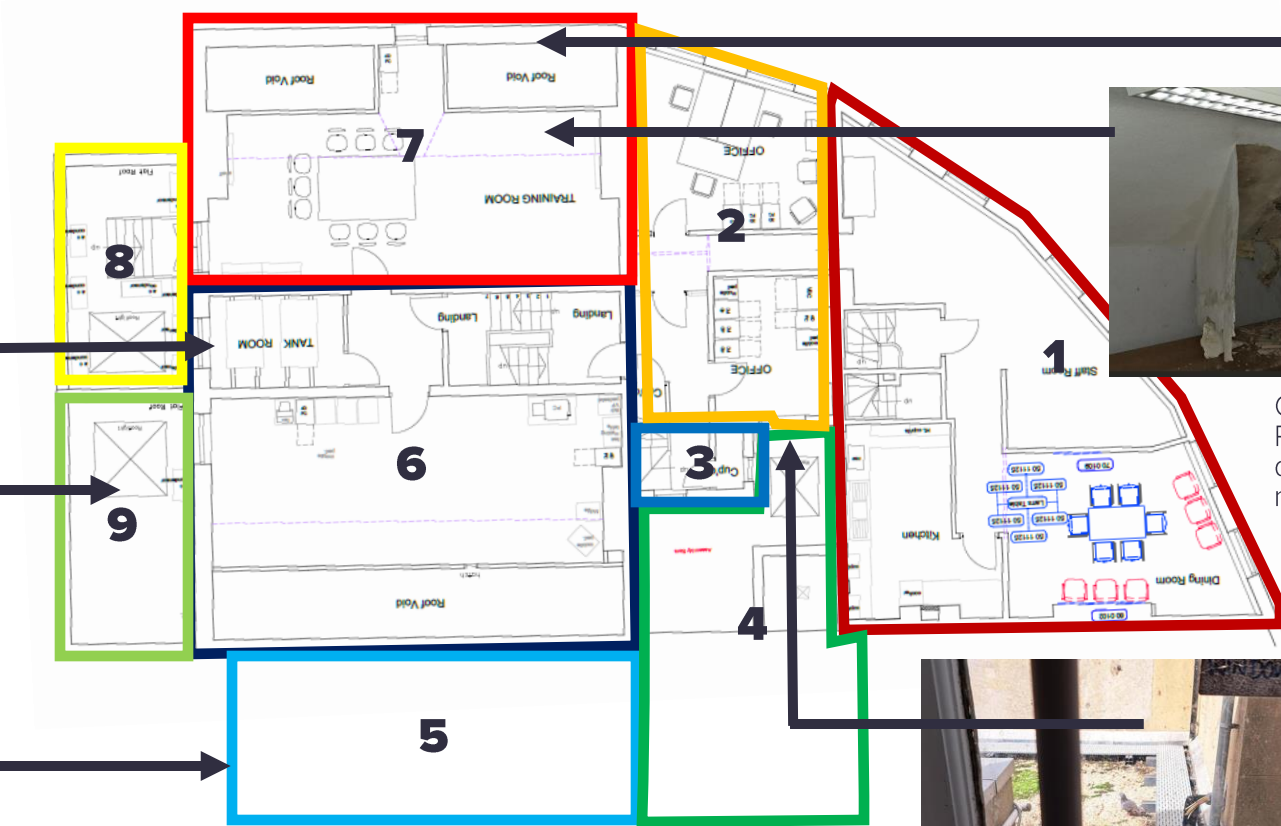
Condensation noted in plant room and adjacent rooms. Damp occurrence in finishes including carpet which transfers to surroundings.



Leaks noted below roof lights. Roof survey required.



Roof 5. Ensure ACU securely fixed on supports (Mitie)



Roof leaks noted at first floor beneath roof voids.



Ceiling collapse noted. Roof survey required to determine extents of remedial works.



Prepare & redecorate window frame to flat roof access.

First floor level



Male WC.
Roof lights over.
Issues viewed as condensation.



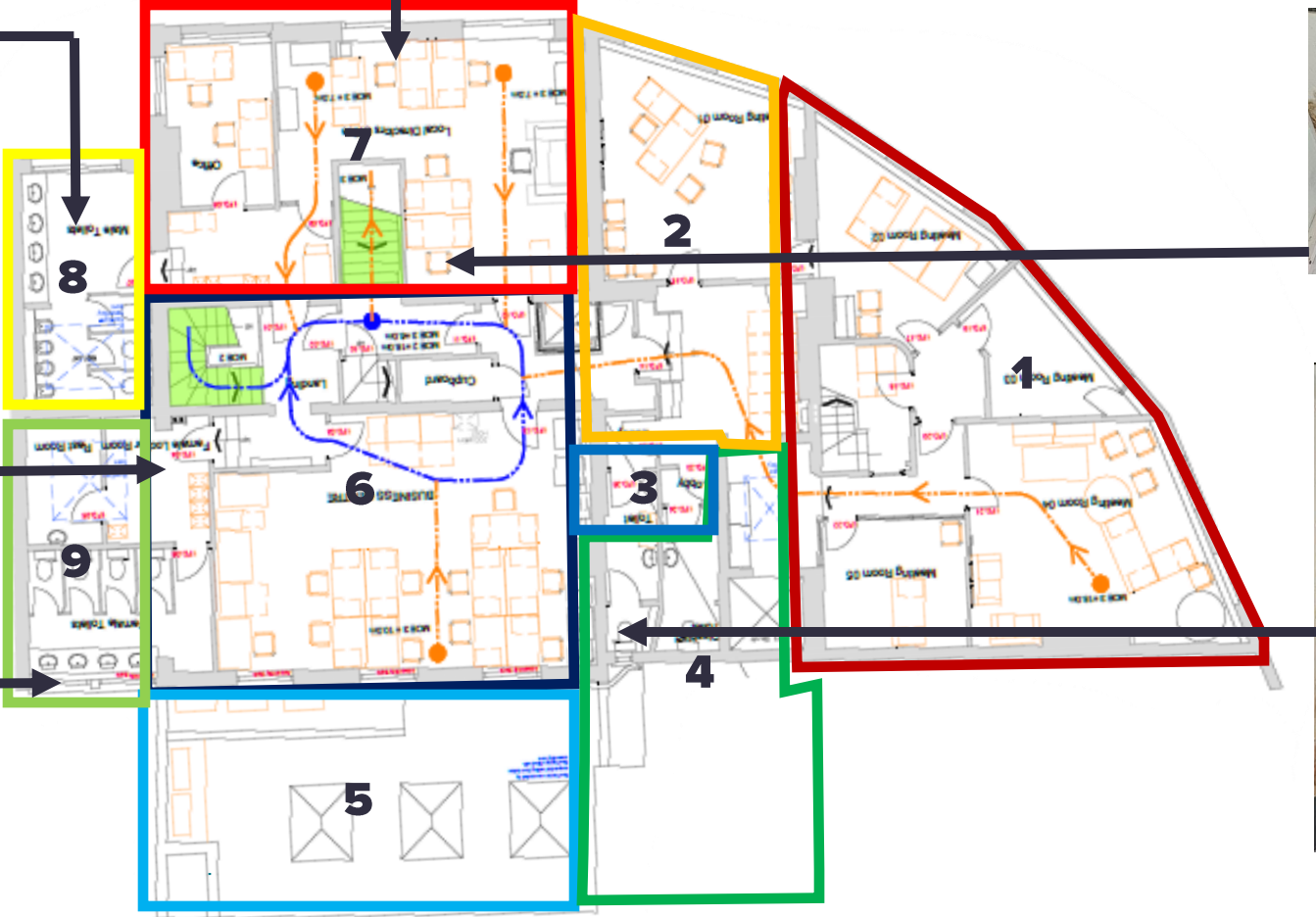
Water ingress appears to have been remedied. Leak occurs beneath Thord floor level roof voids. Roof survey required to determine remedials.



Roof lights above. minimal ingress noted during survey. Cracked roof structure to be surveyed by SE.



Female WC.
FM to address window opening mechanism. Ease to allow closure.
FM to replace damaged extract fan.



Damp ingress due to M&E noted and is currently being remedied by FM.

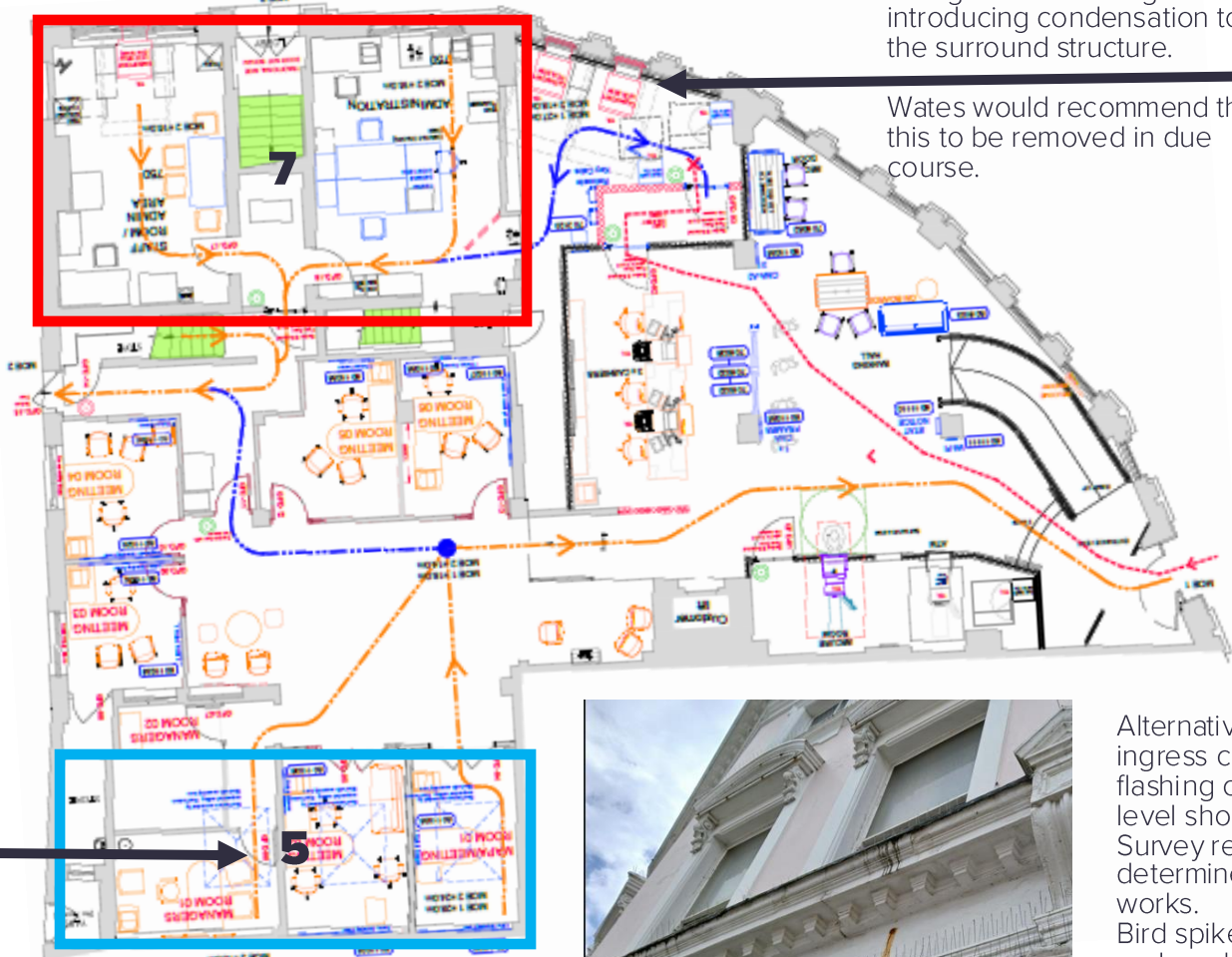


Dampness on WC wall face.. Wall overlooks Roof 4.

Ground floor level



Roof lights above Interview rooms.



Admin room. Existing night safe is no longer used and redundant.
The understanding is that it is acting as a cold bridge and introducing condensation to the surround structure.

Wates would recommend that this to be removed in due course.



Alternative source of ingress could be the flashing over the ground level shopfront.
Survey required to determine remedial works.
Bird spikes to be replaced alongside this work.