

Site Notes			
Address	All redactions are under Section 40(2) of the Freedom of Information Act, unless otherwise stated.		
Case Reference	Timberquay 110-114 Strand Road, Derry		
Persons Present	9053663		
Surveyor	[REDACTED] PWP (facilities management company)		
Record Arrival & Departure			
Date of inspection	6 <sup>th</sup> November 2024		
Time of arrival and departure	[REDACTED]		
Weather	Dry		
Limitations to inspection			
Hazards Identified to limit inspection?	NONE		
Limits to inspection?	Yes – could only inspect the vacant areas, levels 3 and 4 and part of 1 <sup>st</sup> floor		
Vulnerable people?	none		
External Property details (Delete as appropriate)			
Quality/visible defects	Modern property with lift access – no visible defects		
Age/year built	2006		
Ext Walls / Extensions	concrete framed structure with brick and blockwork between the columns.		
Roof (pitched/flat/covering/condition)	flat roof		
Windows/Doors/Facias Soffits	Large double glazed windows over looking the River Foyle and Strand Road.		
Car parking/surfaces/yards	100 spaces from the adjacent mutli storey car park.		
Garages/outbuildings	n/a		
Boundary/shape of site/ Topography/ ground stability risks	Flat		
Watercourse	None		
Access/shared/ROW	N/a		
Trees/Invasive plants (Japanese knotweed etc)	Na		
Overhead power lines/telephone masts	Na		
Lighting	Suspending ceilings with recessed panel lighting		
Visible contamination/illegal dumping	None		
Solar Panels (ownership details)	None		
Internal Property Description/Accommodation			
Occupation status/number of tenants	On the day of inspection (6 <sup>th</sup> November 2024) I was only able to access the vacant units. Property has two lift shafts and WC's on every floor.		
Number of floors, rooms, floor coverings, repair/condition, fixtures/fittings/plant equipment	The vacant area on the 1 <sup>st</sup> floor is of open plan and has been stripped back with		

<p>Characteristics/use</p> <p>Accessibility</p> <p>Amenities/services</p> <p>State or repair/condition</p> <p>Hazardous materials kept on the property.</p>	<p>the ceiling open/no suspended ceiling and carpet floor coverings over a raised floor with underfloor power tracks. The unit also has a small balcony area and a large bay window style area overlooking the River Foyle in the east and large windows overlooking the Strand Road in the west. There is no kitchen area and the unit is in basic/stripped back condition.</p> <p>The whole 3<sup>rd</sup> floor is vacant and is partly partitioned with stud walls to provide individual offices in the south wing. The unit has carpet floor coverings and a suspended ceiling with recessed panel lighting. The unit is in basic condition with no kitchen facility.</p> <p>The whole of the 4<sup>th</sup> floor is vacant with an open plan layout that has mostly been stripped back to a basic shell. The floor coverings in the south wing have been removed and most of the suspended ceiling roof tiles have also been removed. A small open kitchen area still remains with only a sink, cupboards and tiles remaining. The rest of the floor still has carpet and suspended ceiling etc and the floor benefits from a large balcony that wraps around the south and east wings.</p>
<p>Services</p>	
<p>Electric/Water/Sewerage</p>	<p>mains</p>