

Item/defect	Repair	Approximate costs £					
		1 Year	3 Years	10 Years	S/C / T / LL	TOTAL	
External							
Unit 1							
1	Elevation and roof work requires access.	Provide access and edge protection.	750.00		1,000.00	S/C	1750.00
Roofs:							
2	Broken, slipped and missing tiles to pitched roof. Delaminating tiles. Incomplete ridge.	Year 1: Replace broken, missing and slipped tiles, poorly sized ridge tiles and complete installation to ridge. Year 4-10: Allow for future tile replacements.	1,000.00		350.00	S/C	1350.00
3	Rodent infestation in loft.	Year 1: Procure rodent control services. Clear and sanitise loft.	excl			T	0.00
4	Flat roof aged, balding, poorly installed, poor drainage, split leadwork, eroding mortar to coping. Moss throughout.	Year 1: Repair flashing, damaged upstand, clear roof and repair parapets. Year 1-3: Replace roof membrane and build up, including upstands/ encapsulate parapets and review drainage	550.00	4,750.00		S/C	5300.00
5	Blockages to rainwater goods. Lack of below ground drainage to north elevation.	Year 1: Clear rainwater goods. Install below ground drainage connecting to existing.	3,150.00			S/C	3150.00
Elevations:							
6	Decay to shiplap cladding, fascia and bargeboards, peeling paint.	Year 1-3: Strip paint where necessary, repair timber and redecorate.		4,700.00		S/C	4700.00
7	Peeling paint to upstand. Corrosion to vents and blockages over vents.	Year 1: Clear vents. Year 1-3: Replace corroding vents. Paint upstand.	50.00	600.00		S/C	650.00
Windows and doors:							
8	Decaying windows and door frames. Broken glazing. Poor security installation. Decorations to doors starting to peel, corrosion to hinge and poor repair.	Year 1-3: Remove security grates. Replace broken glazing. Overhaul and repair windows and redecorate. Allow to install internal window bars. Repair and redecorate doors.		9,200.00		S/C	9200.00
Unit 2-3							
9	Elevation and roof work requires access.	Provide access and edge protection.	1,000.00	6,000.00	750.00	S/C	7750.00
Roofs:							
10	Slipped, broken and missing tiles to pitched roofs. Many replaced with tingles that are unfurling. Perishing mortar fillets. Cables strewn across roof. Water ingress around chimney. Torn flashing.	Year 1: Replace broken, missing and slipped tiles. Repair flashing (including around chimney) and repoint spalled mortar. Year 1-3: Take up, retain tiles and relay (allowing for necessary replacements of tiles and leadwork). Verify, remove/ tidy cables	1,000.00	30,000.00		S/C	31000.00
11	Section of flashing missing to lead roofing. Build up to bay window lead roofing. Torn flashing.	Year 1: Clear roofs. Replace missing and torn flashing.	600.00			S/C	600.00
12	Minor cracking to mortar joints and fillets and spalling bricks to chimneys. Corroding aerals and satellite. Chimneys no longer in use.	Year 1-3: Verify and remove or repair aerals and satellite. Repoint eroded mortar and cracked mortar fillets. Allow to cap.		800.00		S/C	800.00
13	Organic growth to parapets and erosion of mortar.	Year 1: Clear and repoint parapets.	250.00			S/C	250.00
14	Leaks to lean-to pitch and missing and cracked tiles. Poor flashing. Moss accumulation.	Year 1: Replace damaged missing tiles and clean down. Replace and provide suitable leadwork.	400.00			S/C	400.00

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15	Felt roofing poorly repaired, leaking to felt and skylights. Poor drainage provisions.	Year 1: Undertake further patch repairs including to upstands. Year 1-3: replace felt membrane and skylights, allow for necessary insulation and drainage provisions and adaptations to upstands and parapets. Including additional outlets and downpipes. Allow for any deck repairs. (Note: 33% of cost included here the remaining under unit 10).	1,000.00	25,400.00		S/C	26400.00
16	Blockages to rainwater goods. Leaks to joints, cracked joints and corroding fixings. Undersized gutter. Poorly fitted connections.	Year 1: Clear rainwater goods. Overhaul and repair leaving watertight and suitably sized and correct connections.	1,200.00			S/C	1200.00
Elevations:							
17	Localised spalling mortar joints and poor cementitious pointing. Spalled bricks. Overgrown ivy. Decaying ply boxing. Water damage at low level	Year 1: Investigate damp. Allow for repairs. Year 1-3: repoint poor mortar joints and reface spalled bricks. Cut back ivy and renew boxing	1,200.00	750.00		S/C	1950.00
18	Failing paint to timber fascia, bargeboards and beams. Minor decay.	Year 1-3: Repair and redecorate.		3,700.00		S/C	3700.00
19	Soiling to render and fading paint to mock beams. Lead poor to cornice detail.	Year 4-10: Redecorate mock beams and cornice detail and replace leadwork.			700.00	S/C	700.00
20	Guano and roosting birds.	Year 1: Clean down and allow to install bird deterrents.	350.00			S/C	350.00
Windows and doors:							
21	Water runs down face of curtain wall bay windows. Water ingress via windows. Windows aged.	Year 1: Replace all windows. Allow to alter and improve overhang of the bay window roof/fascia detail.	48,000.00			S/C	48000.00
22	Decoration peeling to timber door.	Year 4-10: Redecorate inside and out.			200.00	S/C	200.00
Unit 3 - 4							
23	Elevation and roof work requires access.	Provide access and edge protection.	1,000.00	3,500.00	6,000.00	S/C	10500.00
Roofs:							
23	Slipped, broken and missing tiles to pitched roofs. Many replaced with tingles that are unfurling. Section of missing flashing.	Year 1: Replace cracked and missing tiles and refix loose. Year 4-10: Relay tiles allowing for replacement tiles and leadwork as may be necessary.	1,600.00		66,000.00	S/C	67600.00
24	Felt roofs aged and poor drainage, debris and moss accumulations. Minimal upstands and torn flashing. Water ingress.	Year 1: Clear roof. Year 1-3: Replace felt, upgrading insulation and adapting upstands and drainage falls as necessary.	100.00	13,500.00		S/C	13600.00
25	Liquid and flashband repairs to lead roof over porch, missing flashing.	Year 1: Inspect and repair roof to temporary repairs and missing flashing. Year 4-10: Replace roofing, upgrade insulation and ventilation as necessary.	650.00		3,500.00	S/C	4150.00
26	Lean-to roof localised cracked and slipped tiles. Moss.	Year 1: Clear and replace damaged tiles. Year 4-10: Future allowance for repairs.	50.00		250.00	S/C	300.00
27	Rain water goods leaking and blocked. Poor connections. Undersized.	Year 1: Clear rainwater goods. Overhaul and repair leaving watertight and suitably sized and correct connections.	3,000.00			S/C	3000.00
Elevations:							

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28	Heavy erosion to mortar and brick faces, poor cementitious pointing. Mortar fillets perished. Decaying ply cover. Corrosion vents and grates. Minor blockage to sub-floor vents.	Year 1-3: Repoint all eroded mortar and cementitious mortar and reface and renew missing and spalled bricks. Replace corroded through vents and treat and decorate rest. Break out blockage/hardstanding to vent and leave clear. Remove and repair behind ply.		5,500.00		S/C	5500.00
29	Render stained. Localised damaged area on first floor porch. Painted render fading to mock beams. Spalling render on staircase parapet.	Year 1: Repair spalled render. Year 1-3: Clean down and install bird deterrents. Year 4-10: Redecorate painted render.	400.00	450.00	700.00	S/C	1550.00
30	Cornice detail failing paint, localised decay and torn lead.	Year 1-3: Repair and decorate timber and renew leadwork.		3,200.00		S/C	3200.00
31	Damp at low level to front elevation and internal walls adjacent. Damp to chimney breast.	Year 1: Further investigation of damp and allowance for repairs. Cap / cover pots to chimney.	7,000.00			S/C	7000.00
32	Failing paint to timber fascia, bargeboards and beams. Minor decay.	Year 1-3: Repair and redecorate.		4,800.00		S/C	4800.00
33	Peeling paint and corrosion to waste pipe and stacks.	Year 1-3: Rub down and redecorate.		300.00		S/C	300.00
34	Water ingress to both staircases, minor impacts to treads. Failing paint and corrosion to railing.	Year 1: Weather stair and upstand and introduce ventilation. Rub down, treat and redecorate handrail.	2,100.00			S/C	2100.00
	Windows and doors:						
35	Decay to timber, corrosion to metal crittall and at least two broken panes. Cracked cills.	Year 1: Replace windows as per planning permissions. Undertake repairs to cills (pointing cracks and replacing one concrete).	35,000.00			S/C	35000.00
36	Doors generally sound.	Year 4-10: Redecorate timber doors.			400.00	S/C	400.00
	Unit 5,6,7						
37	Elevation and roof work requires access.	Provide access and edge protection.	2,500.00	2,500.00	6,000.00	S/C	11000.00
	Roofs:						
38	Slipped, broken and missing tiles to pitched roofs. Many replaced with tingles that are unfurling. Snapped foul drainage stack.	Year 1: Replace cracked and missing tiles and refix loose. Year 4-10: Relay tiles allowing for replacement tiles and leadwork as may be necessary and renewing stack section.	900.00		50,000.00	S/C	50900.00
39	Felt roof between pitches aged, cracking. Leak around chimney. Moss throughout.	Year 1: Clear roof, inspect and allow for repairs around chimney detailing. Year 4-10: Renew felt, upgrading insulation and adapting upstands and drainage falls as necessary.	800.00	2,200.00		S/C	3000.00
40	Weathering over bay windows and porch poor condition.	Year 1-3: Renew weathering and termination detailing.		3,000.00		S/C	3000.00
41	Debris in rainwater goods. Leaks to joints, detached connections, undersized hopper and below ground drainage filled with litter.	Year 1: Clear rainwater goods and below ground drain points. Overhaul and repair leaving watertight and suitably sized and correct connections.	900.00			S/C	900.00
	Elevations:						

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42	Porch to side elevation decaying. Failing paint to timber fascia, soffits, bargeboards and beams. <i>Minor decay.</i>	Year 1-3: Repair and redecorate.		4,200.00		S/C	4200.00
43	Spalled mortar joints, brick faces spalling below DPC, mortar fillets spalling, missing and loose bricks to an area at eaves, cracks through mortar joints between windows, vegetation invading joints. Redundant service holes and redundant cables.	Year 1: Replace missing brickwork and repair cracking to lintel with stainless steel ties, rake out and repoint cracker mortar. Repoint eroded mortar and fillets and infill service openings. Reface and cut out and replace as necessary spalling brickwork. Year 4-10: Verify cabling and remove redundant, tidy retained	1,400.00		200.00	S/C	1600.00
44	Creasing tiles to projection between first and ground floor cracked and moss build up, peeling paint to mortar fillet.	Year 1-3: Clear moss and replace broken tiles and repoint as necessary. Redecorate fillet.		200.00		S/C	200.00
45	Stucco render subject to cracking and blistering paint. Cracking to pebbledash render and localised peeling paint. Soiling throughout. Decaying ply boxing.	Year 1: Tap and identify hollow render and renew, rake out stable cracks and point. Remove ply boxing and allow for repairs. Year 1-3: Prepare and redecorate painted render	2,100.00	400.00		S/C	2500.00
46	One stone cill heavily spalled and two have spalled corners.	Year 1-3: Replace heavily spalled stone cill and repair corners of cills. Redecorate all painted cills.		2,100.00		S/C	2100.00
47	Paint to pipework peeling and corroding.	Year 4-10: Redecorate.			200.00	S/C	200.00
48	Grate over extract fan snapped off.	Year 1: Provide cover.	50.00			S/C	50.00
Windows and doors:							
49	Timber window are in a tired state of repair with cracked putties, panes, decay and peeling paint. Several windows boarded up. Large gap over one window.	Year 1: Replace windows as per planning permissions. This includes boarded up windows not apparently included in permissions.	50,000.00			S/C	50000.00
50	Timber doors subject to localised decay and peeling paint. Elevations to archway:	Year 1: Undertake timber repairs and redecorate. Overhaul door furniture.	700.00			S/C	700.00
51	Render and brickwork spalling. Vegetation taken root to elevation. Paint peeling. Paint to gates weathering and surface corrosion evident, boarding on gates decorations peeling. Redundant decaying post.	Year 1: Remove vegetation, identify hollow render and renew. Rake out and point sound cracks. Redecorate render. Year 4-10: Redecorate gates and boarding. Treat corrosion. Remove redundant post.	1,000.00		400.00	S/C	1400.00
Units 8,9,10							
52	Elevation and roof work requires access.	Provide access and edge protection.	2,500.00	2,500.00	8,000.00	S/C	13000.00
Roofs:							
52	Slipped, broken and missing tiles to pitched roofs. Many replaced with tingles that are unfurling. Flashband repairs to upstand. Moss and lichen accumulation.	Year 1: Clear roof. Replace cracked and missing tiles and refix loose. Renew flashing to flashband repair. Year 4-10: Relay tiles allowing for replacement tiles and leadwork as may be necessary	800.00		69,500.00	S/C	70300.00

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53	Felt roof between pitched roof is poorly detailed and aging. Leadwork tearing and brittle.	Year 1: Overcoat in liquid and replace and provide new lead detailing. Year 4-10: Replace roof membrane.	1,900.00		3,600.00	S/C	5500.00
54	Felt roofing poorly repaired, leaking to felt and skylights. Poor drainage provisions.	Year 1: Undertake further patch repairs including to upstands. Year 1-3: replace felt membrane and skylights, allow for necessary insulation and drainage provisions and adaptations to upstands and parapets. Including additional outlets and downpipes. Allow for any deck repairs. (Note: 67% of cost included here the remaining under unit 2)	300.00	51,500.00		S/C	51800.00
55	Central parapet with brick soldier coping eroding brick and mortar, and moss. Chimney subject to fine cracking to mortar joints.	Year 1: Above item renewal of roofing should address parapets; allowance for repairs if needed. Rake out and repoint cracking mortar to chimney.	200.00			S/C	200.00
56	Felt roof over unit 8 is aged and trapped water below membrane and above deck. Heavy moss and silt accumulation indicating poor drainage.	Year 1: Replace felt membrane, allow for necessary insulation and drainage provisions and adaptations to upstands and parapets and further outlet and hopper arrangement. Including to lift AC unit	18,500.00			S/C	18500.00
57	Large skylight, perishing film, aged.	Year 4-10: Renew film, allowance for repairs to gaskets and glazing.			800.00	S/C	800.00
58	Felt weathering to bay window perished.	Year 1: Renew felt weathering and all detailing.	1,200.00			S/C	1200.00
59	Lead weathering to bay window sound but aged.	Year 4-10: allow for closer inspection and any repairs.			500.00	S/C	500.00
60	Clay tiles porch lacks flashing and has a few cracked tiles and lichen accumulating.	Year 1: Clear tiles. Replace cracked tiles. Take up edge and lay apron and flashing detail appropriately terminated in elevation.	1,100.00			S/C	1100.00
61	Rainwater goods accumulating debris. Downpipes disconnected in places, missing sections of downpipe and gutter. Elevations:	Year 1: Clear rainwater goods. Overhaul and repair leaving watertight and suitably sized and correct connections.	1,700.00			S/C	1700.00
62	Eroded mortar in areas. Mortar fallen out above steel and bricks dropped over parapet outlet. Localised holed and damaged bricks. Ivy climbing walls. Paint peeling to painted brickwork	Year 1: Replace support over parapet outlet. Remove vegetation. Year 1-3: Rake out and repoint eroded mortar and reface damaged bricks. Year 4-10: Redecorate	300.00	700.00	900.00	S/C	1900.00
63	Paint peeling and cracks adjacent beams to pebbledash render. Climbing vegetation. Stucco render subject to widespread cracking, peeling paint, with area spalled off to upstand.	Year 1: Remove vegetation. Rake out and point cracked pebbledash render and touch up paint. Tap and identify hollow stucco render and renew, repoint stable cracks. Fully prepare and redecorate. Year 4-10: Redecorate pebbledash render	5,800.00		1,100.00	S/C	6900.00
63	Failing paint and decay to timber fascia, pitched porch, soffits, bargeboards and beams. Finials at gable ends heavily decayed and one fallen out.	Year 1: Repair and redecorate.		8,400.00		S/C	8400.00

Item/defect		Repair	Approximate costs £				
			1 Year	3 Years	10 Years	S/C / T / LL	TOTAL
64	Small timber porch with felt roof poor condition. Leading to water running to door.	Year 1: Remove and make good.	50.00			S/C	50.00
65	Steel beam corroding, notably around missing hopper location.	Year 1: Remove corrosion, treat and redecorate beam.	500.00			S/C	500.00
66	Leaks to wastewater pipes and corroding fixings.	Year 1: Overhaul.	350.00			S/C	350.00
Windows and doors:							
67	Timber and metal crittal windows are in a poor state of repair with cracked putties, panes, decay/corrosion and peeling paint. Broken windows from trespassers.	Year 1: Replace windows as per planning permissions.	40,000.00			S/C	40000.00
68	Timber doors subject to localised decay and peeling paint.	Year 1: Undertake timber repairs and redecorate. Overhaul door furniture.	1,000.00			S/C	1000.00
69	Metal security bars over windows are corroding.	Year 1: treat and redecorate.	300.00			S/C	300.00
70	Tiled cills poor condition, missing and cracked tiles.	Year 1: Replace cracked tiles and missing tiles and repoint.	500.00			S/C	500.00
Structure							
71	Unit 4: vertical crack below window on rear.	Year 1: Monitor. Repair including brick stitching.	3,400.00			S/C	3400.00
72	Unit 9: Cracking to west elevations overlooking flat roof.	Year 1: Further investigation and repairs including localised rebuilding to parapet and brick stitching.	5,400.00			S/C	5400.00
73	Unit 10: Cracking to floor and plasterboard internally.	Year 1: Further investigation and repairs. (Outside scope, no cost).	excl			T	0.00
Internal							
74	Finishes to common parts are in fair condition subject to general wear and tear.	Year 4-10: Redecorate and shampoo clean carpet.			7,500.00	S/C	7500.00
External Areas/Boundaries							
75	Rodents.	Year 1: Procure rodent control services.	1,000.00			S/C	1000.00
76	Backed up surface below ground drainage.	Year 1: CCTV survey, clear out. Allow for necessary repairs.	6,000.00			S/C	6000.00
77	Paint peeling and corrosion to cast iron railings and gate.	Year 1-3: Rub down, treat and redecorate.		1,800.00		S/C	1800.00
78	Vegetation to concrete front hardstanding and lacking drainage. Minor cracks and spalling concrete. Water bypasses aco drain in front of door	Year 1: Weed kill. Repair concrete. Introduce further surface water drainage. Breakout ramp and aco, reset aco lower and reform ramp. renew aco drainage	3,700.00			S/C	3700.00
79	Damaged and poorly repaired blocks to courtyard. Weeds.	Year 1: weed kill. Year 4-10: repair blockwork.	200.00		600.00	S/C	800.00
80	Ivy climbing elevations.	Remove ivy. Cut roots, dig up and kill off plants.	500.00			S/C	500.00
81	Impacted and spalled surrounds to below ground drainage.	Year 1-3: Repair surrounds.		300.00		S/C	1800.00
Structure and fabric sub total			£268,950.00	£196,950.00	£229,150.00		£695,050.00
TOTAL			£268,950.00	£196,950.00	£229,150.00		£695,050.00