

Item	Location	Element - Item Name	Description	Condition <small>(for age of building)</small>	Summary of Defect (Description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, (unless stated otherwise) all fees and VAT										Total
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	
B1		STRUCTURE GENERALLY																
1																		
2																		
3																		
4																		
5																		
B2		DAMPNESS																
1	Former stables.	Internal walls.	Within AV Room associated store room and adjacent lobby.	D	Evidence of an escape of water with damage to adjacent surfaces.	Further investigation, recommendations and repair by a plumber. Refer to associated items within internal walls and floor sections.		500.00	£537.15		£537.15							
2	Former stables.	Internal walls.	Male / female / disabled WCs and adjacent lobby.	D	Evidence of an escape of water with damage to adjacent surfaces.	Further investigation, recommendations and repair by a plumber. Refer to associated items within internal walls and floor sections.		500.00	£537.15		£537.15							
3	Three-storey annex.	Walls	Room 26.	D	Evidence of an escape of water with damage to adjacent surfaces.	Further investigation, recommendations and repair by a plumber. Refer to associated items within internal walls sections.		500.00	£537.15		£537.15							
4	Three - storey annex.	Ceiling and walls.	Caretaker's flat.	D	Evidence of an escape within the hall, kitchen, office and bathroom and damage to adjacent surfaces.	Further investigation, recommendations and repair by a plumber. Refer to associated items within internal walls and floor sections.		500.00	£537.15		£537.15							
5	Room 15.	Ceiling.	Ceiling around bay window.	D	Evidence of water ingress from flat roof or associated outlets and damage to adjacent surfaces.	Further investigation, recommendations and repair by a plumber. Refer to associated items within roof coverings and ceilings section.		500.00	£537.15		£537.15							

Item	Location	Element - Item Name	Description	Condition <small>(for age of building)</small>	Summary of Defect (Description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, (unless stated otherwise) all fees and VAT										Total
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	
B2		EXTERNAL WALLS																
1	Former stables.	External walls.	Left-hand and right-hand gable end walls.	C	Eroded, friable and missing mortar.	Rake out ashlar walls joints by hand and repoint in lime mortar.		2,640.00	£2,836.15		£2,836.15							
2	Former stables.	External walls.	Front elevation above window W2.	C	Evidence of penetrating damp internally.	Rake out ashlar walls joints over and around stone mouldings by hand and repoint in lime mortar.		220.00	£236.35		£236.35							
3	Former stables.	External walls.	External walls to all elevations.	C	Eroded, friable and missing mortar.	Rake out ashlar wall joints by hand and repoint in lime mortar.												£4,136.06
4	Field work room.	External walls.	Front elevation.	C	Partially detached flashings at low level.	Refix lead flashings with new wedges and repoint in lead mastic.		412.28	£442.91		£442.91							
5	Field work room.	External walls.	Rear and gable end walls.	C	Render likely to be bridging dpc.	Hack off rendering, clean down wall and form bell drip.		1,191.08	£1,279.58		£1,279.58							
6	Building containing rooms 21 - 29.	External walls.	Left-hand gable end.	C	Brick has been removed from wall with roof void exposed.	Install ventilator to brick wall.		25.00	£26.86		£26.86							
7	Building containing rooms 21 - 29.	External walls.	Rear elevation.	D	Poor render detailing over window.	Form render bell drip over windows to rear elevation, W16 only.		106.19	£114.08		£114.08							
8	Building containing rooms 21 - 29.	External walls.	Rear elevation.	D	Render "bridges" dpc.	Hack off rendering, clean down wall and form bell drip.		108.28	£116.33		£116.33							
9	Three - storey annex.	External walls.	All elevations.	D	Eroded, friable and missing mortar to joints.	Rake out ashlar wall joints as required by hand and repoint in lime mortar and allow for associated stone repairs.		17,270.00	£18,553.16		£18,553.16							
10	Three - storey annex.	External walls.	Rear elevation.	D	Inappropriate cementitious repair around window openings and over door head.	Hack off rendering, rake out joints and repoint in lime mortar.		330.00	£354.52		£354.52							
11	Three - storey annex.	Parapet wall.	Front elevation.	D	Heavy weathering and eroded / friable mortar joints.	Rebuild parapet wall using lime mortar and incorporating existing ashlar (allowing for 25% new material).				£5,596.91								
13	Two-storey annex.	External walls.	Front and rear elevations.	D	Eroded, friable or missing mortar to joints.	Rake out ashlar walls joints by hand and repoint in lime mortar.		1,760.00	£1,890.77		£1,890.77							

Item	Location	Element - Item Name	Description	Condition	Summary of Defect (Description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, (unless stated otherwise) all fees and VAT												
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	Total	
B3								ROOF COVERINGS												
1	Former stables.	Pitched roofs.	Left-hand verges to front and rear slopes.	C	Vegetation growing along verges.	Clear verges of vegetation and apply herbicide if required.		29.00	£31.15		£31.15									
2	Mono-pitched glazed roof to rear of stable block.	Pitched roofs.	Cheeks to mono pitched glazed roof.	D	Missing lead flashings and poor detailing at green roof junction.	Reinstate flashings to either cheek / wall.		91.40	£98.19		£98.19									
3	Green roof over auditorium.	Flat roof.	Roof covering.	D	Failure of waterproof covering and water penetration through structural concrete deck below.	Stripping and renewal of green roof system, associated concrete repairs and forming satisfactory detailing of abutments. Extent of works and costings to be rationalised subject to further investigations.		120,000.00	£128,916.00		£128,916.00									
4	Field work room.	Pitched roofs.	Ridge.	C	Missing bedding and perpend joint mortar.	Take off existing angle ridge tiles and re-bed and repoint in suitably gauged mortar.		800.00	£859.44		£859.44									
5	Covered walkway adjacent to field work room.	Pitched roofs.	Rear roof slope.	C	Extensive moss / vegetation to rear roof slope.	Remove moss / vegetation.		45.14	£48.49		£48.49									
6	Covered walkway adjacent to field work room.	Pitched roofs.	Abutment of rear roof slope and gable end wall of field work room.	D	Roof slope / gable wall junction are without appropriate weatherings.	Install lead flashings and soakers to rear roof slope and gable end wall junction.		192.06	£206.33		£206.33									
8	Building containing rooms 27 - 29.	Pitched roofs.	Roof coverings.	TBC.	Possible inappropriate coverings for the pitch of roof slope.	Roofer to undertake intrusive / destructive inspection of roof coverings and report findings and recommendations regarding appropriateness or otherwise of roof coverings.		390.00	£418.98		£418.98									
9	Building containing rooms 27 - 29.	Pitched roofs.	Roof coverings.	TBC.	Possible inappropriate coverings for pitch of roof slope.	Subject to further investigations, roofer's report and recommendations: strip existing finishes and re-slate (all new finishes, battens and felt).		28,334.24	£30,439.47		£30,439.47									
10	Store porch roof associated with building containing rooms 27 - 29.	Pitched roofs.	Roof coverings.	TBC.	Possible inappropriate coverings for pitch of roof slope.	Roofer to undertake intrusive / destructive inspection of roof coverings and report findings and recommendations regarding appropriateness or otherwise of roof coverings.		390.00	£418.98		£418.98									
11	Store porch roof associated with building containing rooms 27 - 29.	Pitched roofs.	Roof coverings.	TBC.	Possible inappropriate coverings for pitch of roof slope.	Subject to roofer's report and recommendations, strip and renew roof coverings.		1,500.05	£1,611.50		£1,611.50									
12	Two-storey annex.	Pitched roofs.	Ridge.	C	Ridge tiles are missing, bedding and perpend mortar.	Take off existing angle ridge tiles and re-bed and repoint in suitably gauged mortar.		1,056.00	£1,134.46		£1,134.46									
13	Two-storey annex.	Pitched roofs.	Rear roof slope.	C	Approximately 4m ² of sarking layer missing from below roof coverings.	Carefully strip existing finishes, set aside recovered slates for reuse, prepare bases including new battens, felt and reinstate slates.		712.08	£764.99		£764.99									
14	Two-storey annex.	Pitched roofs.	Rear roof slope.	C	Moderate vegetation covering rear roof slope.	Clear rear roof slope of vegetation and apply herbicide if required.		421.26	£452.56		£452.56									

Item	Location	Element - Item Name	Description	Condition	Summary of Defect (Description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, (unless stated otherwise) all fees and VAT										Total	
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030		10 2031
B3								CHIMNEY STACKS & FLUES											
15	Three-storey annex.	Chimney.	Right-hand gable of three-storey annex.	D	Chimney stack has been capped off with lead sheeting but the flue has not been ventilated.	Reform top of flue with half-round ridge tiles (ventilated).		715.21	£768.35		£768.35								
16	Two-storey annex.	Chimney.	On ridge and rear roof slope.	D	Chimney pots are missing cowls which could allow water ingress.	Install cowls to existing chimney pots.		229.04	£246.06		£246.06								
18	Two-storey annex.	Chimney.	To two-storey annex on ridge and rear roof slope.	C	Extensive vegetation around launching.	Clear vegetation and flaunch top of chimney stack; hack off defective mortar fillet (if required) and form new flaunching in lime mortar.		195.72	£210.26		£210.26								
19	Room 15.	Valley gutters and outlets.	Over room 15 and adjacent WCs.	D	Partially clogged with leaf litter.	Clear valley gutters, outlets and the like.		104.20	£111.94		£111.94								
20	Room 15.	Roof.	The flat roof over room 15.	D	Evidence of penetrating damp to the accommodation immediately below.	Roofer to undertake intrusive / destructive inspection of roof coverings and report findings regarding source of water ingress and recommendations.		390.00	£418.98		£418.98								
21	Room 15.	Roof.	The flat roof over room 15.	D	Evidence of penetrating damp to the accommodation immediately below.	Subject to further investigation, renew existing flat roof in Code 5 lead including associated flashings.		1,555.72	£1,671.31		£1,671.31								
B4								RAINWATER DISPOSAL SYSTEM											
1	Former stables.	Downpipe.	Rear roof slope.	D	Detached / partially detached downpipe shoe.	Refix shoe to downpipes.		145.76	£156.59		£156.59								
2	Former stables.	Gutters to rear slope.	Rear roof slope.	C	Section of gutter to rear roof slope is not laid to falls.	Take off and realign gutters.		108.26	£116.30		£116.30								
3	Former stables.	Gutters and hoppers.	Front and rear roof slopes.	C	Leaf litter clogging rainwater goods.	Clean out gutters, outlets and the like.		211.60	£227.32		£227.32								
4	Former stables.	Gutters.	Front and rear roof slopes.	C	Gutters clogged with leaf litter.	Supply and fit leaf guards.		152.00	£163.29		£163.29								
6	Field work room.	Gutters.	Front roof slope.	C	Leaf litter clogging guttering.	Clear out guttering, outlets and the like.		58.19	£62.51		£62.51								
7	Field work room.	Gutters.	Front roof slope.	C	Clogged with leaf litter.	Install leaf guards.		55.00	£59.09		£59.09								
8	Covered walkway adjacent to field work room.	Gutters.	Front and rear roof slopes.	C	Leaf litter clogging gutters and outlets.	Clear out gutters, outlets and the like.		5.29	£5.68		£5.68								
9	Covered walkway adjacent to field work room.	Gutters.	Front and rear roof slopes.	C	Leaf litter clogging gutters and outlets.	Clear out gutters, outlets and the like.		28.25	£30.35		£30.35								
10	Field work room	Downpipe.	Downpipe elbow to front slope.	D	Downpipe elbow is missing and water is discharging across wall.	Reinstate downpipe elbow.		13.50	£14.50		£14.50								
11	Field work room.		Gutter to rear roof slope.	D	Section of plastic ducting being used as gutter with no stop ends or connection to downpipes.	Supply and fit gutter outlet, stop ends and downpipe.		79.11	£84.99		£84.99								
12	Building containing rooms 27 - 29.	Gutters.	Front and rear gutters.	C	Leaf litter and other debris clogging gutters.	Clear out gutter, outlet and the like.		142.83	£153.44		£153.44								
13	Building containing rooms 27 - 29.	Gutters.	Gutters to front and rear roof slopes.	C	Partially clogged with leaf litter and other debris.	Install leaf guards.		96.25	£103.40		£103.40								
14	Three - storey annex.	Parapet gutter.	Front elevation.	D	Evidence of ponding of water, etc.	Renewing framework including laying to better falls and lead sheeting linings. Works to be done in conjunction with parapet wall rebuild.					£4,296.94								
15	Three - storey annex.	Rainwater goods associated with parapet gutter.	Front elevation.	N/A	Existing hopper and downpipe could become overwhelmed or blocked at times.	Install 2No new cast metal hoppers and downpipes. Works to be done in conjunction with parapet wall rebuild.					£1,975.12								
16	Two-storey annex.	Gutters.	Gutter to front slope.	C	Partially clogged with leaf litter.	Clear out gutters, outlets and the like.		84.64	£90.93		£90.93								

Item	Location	Element - Item Name	Description	Condition <small>(for age of building)</small>	Summary of Defect (Description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, (unless stated otherwise) all fees and VAT										Total			
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030		10 2031		
DOORS & WINDOWS																					
1	Former stables.	Casement windows.	Front and rear elevations.	C	Opening lights slightly bind in operation.	Ease and adjust casement windows, lubricate ironmongery, leave in good working order.															
2	Former stables.	Casement windows.	Casement windows generally.	C	Minor decay to timber frames.	Cut out decayed area of frame or cill and piece in new timber, prime any bare areas for redecoration.	210.30	£225.93			£225.93										
3	Former stables.	External doors.	Doors: D1, D3, D5, D6 & D7.	C	Areas of minor decay to timberwork.	Repair external door, cut out decayed area, piece in new timber, prime any bare areas for redecoration.	380.00	£408.23			£408.23										
4	Field work room.	Casement windows.	All casement windows.	C	Opening lights slightly bind in operation.	Ease and adjust casement windows, lubricate ironmongery, leave in good working order.															
5	Field work room.	Roof lights.	All roof lights.	D	Evidence of penetrating dampness to adjacent plasterboard.	Overhaul and leave water tight.	346.68	£372.44			£372.44										
7	Field work room.	Roof lights.	Roof lights.	D	Hematic seal failure to double glazed units.	Renewal of double glazed units.	450.00	£483.44			£483.44										
8	Building containing rooms 27 - 29.	Casement windows.	Window W15.	D	Decay to timber frame.	Cut out decayed area of frame and piece in new timber, prime any bare areas for redecoration.	105.15	£112.96			£112.96										
9	Building containing rooms 27 - 29.	Casement windows.	Window W15 & W16.	HS	Glazing appears not to be shatterproof.	Reglaze windows in 7mm thick Georgian wired cast-in safety glass.	499.70	£536.83			£536.83										
10	Building containing rooms 27 - 29.	Roof lights.	Front roof slope.	D	Reached end of economic life and their use is redundant.	Remove 3No roof lights and tile over.	1,041.70	£1,119.10			£1,119.10										
11	Three-storey annex.	Casement windows.	Windows: W24, W25, W26, W27, W28, W38, W39, W40 & W52.	C	Minor decay in various locations.	Cut out decayed area of timber frame and piece in new timber, prime any bare areas for redecoration.	946.35	£1,016.66			£1,016.66										
12	Three-storey annex.	Casement windows.	Windows: W23, W35, W46 & W47.	D	Reached end of economic life.	Supply and fit new purpose made softwood windows and decorate.	3,431.32	£3,686.27			£3,686.27										
13	Two-storey annex.	Casement windows.	Windows: W29, W30, W31, W41 & W42.	C	Areas of minor decay to timber frame.	Cut out decayed timber and piece in new timber to frame, prime any bare areas for redecoration.	525.75	£564.81			£564.81										
14	Three-storey annex.	Window lintel.	Timber lintel to window W18.	C	Minor woodworm.	Apply a chemical insecticide treatment and include provision of an insurance backed guarantee.	160.07	£171.96			£171.96										
15	Three-storey annex.	Window.	Window board to window W18.	D	Decayed.	Renew decayed window board in softwood, make good to plasterwork and decorate.	33.95	£36.47			£36.47										
16	Three-storey annex.	Window.	Window board to window W21.	D	Decayed.	Renew decayed window board in softwood, make good to plasterwork and decorate.	33.95	£36.47			£36.47										
17	Three-storey annex.	External door.	Door D10.	D	Decayed and loose timber threshold.	Renew timber threshold to match existing.	105.15	£112.96			£112.96										
18	Three-storey annex.	External door.	Door D14.	D	Reached end of economic life.	Renew timber external door and frame.	731.86	£786.24			£786.24										
19	Former stables.	Fire door.	Fire door at top of spiral staircase.	HS	Door closer does not latch door and needs easing / adjusting.		9.70	£10.42			£10.42										
20	Former stables.	Fire door.	Fire door associated with auditorium.	HS	Door closer does not latch door and needs easing / adjusting.		9.70	£10.42			£10.42										
21	Three - storey annex.	Internal door.	Second floor bathroom & WC.	D	Reached end of economic life.	Renew doors to match existing.	436.56	£469.00			£469.00										
22	Three-storey annex.	Fire door.	Fire doors to room 20, 21, 22, 24, 25 & 26.	HS	Where door furniture has been replaced, this has compromised the doors' fire retardancy and some cold smoke seals / intumescent strips are loose.	Repair comprised fire doors using envirograf range of remedial products.	900.00	£966.87			£966.87										
23	Three-storey annex.	Fire door.	Fire door to room 25.	HS	Carpet prevents door closure from shutting fire door.	Easing and adjusting door.	9.70	£10.42			£10.42										

Item	Location	Element - Item Name	Description	Condition <small>(for age of building)</small>	Summary of Defect (Description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, (unless stated otherwise) all fees and VAT														
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	Total			
24	Three-storey annex.	Fire door.	Fire door to room 23.	HS	Leading edge is partly missing/damaged which has compromised the door's fire retardancy.	Renew fire door.		343.55	£369.08		£369.08											
25	Three-storey annex.	Internal door.	Internal door to ground floor WC.	HS	Door is binding.	Ease and adjust.		9.70	£10.42		£10.42											
26	Three-storey annex.	Internal door.	Ground floor WC / shower room cubical doors.	C	Underside of shower cubical doors are water damaged.	Renew doors.					£492.03											
27	Three-storey annex.	Internal door.	Kitchen door to caretaker's flat.	HS	Glazing to kitchen door appears not to be toughened and binds on the floor.	Replace glazing with Pyroshield fire resistant glass and ease and adjust door.		119.01	£127.85		£127.85											
28	Three-storey annex.	Internal door.	Rear reception room of caretaker's flat.	D	Door has damage / loose panels to both sides.	Renew internal door.		177.86	£191.07		£191.07											
29	Two-storey annex.	Fire door.	Room 16, 17 & 18.	HS	Fire retardancy of doors have been compromised where door furniture has been replaced and some cold smoke seals / intumescent strips are loose.	Repair compromised fire doors using envirograf range of remedial products.		450.00	£483.44		£483.44											
30	Two-storey annex.	Fire door.	Door to room 16.	HS	Damaged door closer.	Replace damaged door closure.		143.90	£154.59		£154.59											
31	Two-storey annex.	Internal door.	Fire door to room 17.	HS	Door closer to fire door does not latch door.	Ease and adjust door closer.		9.70	£10.42		£10.42											
32	Two-storey annex.	Internal door.	En suite door to room 17.	D	Door has warped and was difficult to latch.	Renew en suite door.		218.28	£234.50		£234.50											
33	Former stables.	Skirting board.	Within AV room and lobby.	D	Decayed / water damaged.	Renew decayed / damp skirting boards and redecorate following tracing/repair of leak and sufficient drying out of surfaces.		166.60	£178.98		£178.98											
34	Former stables.	Woodwork.	Timber stalls.	C	Evidence of woodworm.	Apply a chemical insecticide treatment and include provision of an insurance backed guarantee.		320.14	£343.93		£343.93											
B6		METALWORK, WOODWORK & PAINTWORK																				
1	Field work room.	Roof line joinery.	Left-hand gable end.	D	Areas of decay to bargeboard.	Renew decayed section of bargeboard to left and right-hand gable end including painting.		87.44	£93.94		£93.94											
2	Covered walkway adjacent to field work room.	Roofline joinery.	Rear slope.	D	Areas of decay to bargeboard.	Renew section of bargeboard including painting.		43.72	£46.97		£46.97											
3	Three-storey annex.	Roofline joinery.	Right-hand corner of rear slope.	D	Decay to box end.	Renew box end and redecorate.		99.94	£107.37		£107.37											
C4		INTERNAL FABRIC DECORATION																				
1	All ancillary buildings.	All external timber elements and painted render.	All ancillary buildings.	C	Delaminated and weathered paint with areas of bare wood and decay evident.	Preparation and redecoration.		5,495.10	£5,903.39		£5,903.39		£5,903.39									£5,903.39
2	All accommodation.	Walls and ceilings.	Wall and ceiling surfaces to all accommodation.	Variable.	General wear and tear, scuffing, impact damage, water staining, etc.	Ongoing redecoration.		5,000.00	£5,371.50		£5,371.50	£5,371.50			£5,371.50							£5,371.50
3						Access equipment: various.		2,000.00	£2,148.60		£2,148.60	£2,148.60										£2,148.60

Item	Location	Element - Item Name	Description	Condition	Summary of Defect (Description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, (unless stated otherwise) all fees and VAT										Total
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	
C1		ROOF SPACES																
1	Building containing rooms 27 - 29.	Roof void.	Loft insulation.	C	Displaced loft insulation.	Re-lay displaced insulation quilt to loft area.		543.20	£583.56		£583.56							
2	Three-storey annex.	Roof void.	Close boarding over room 19.	C	Damaged close boarding.	Patch repair damaged close board.		99.94	£107.37		£107.37							
3	Two-storey annex.	Roof void.	Roof void insulation.	C	Displaced insulation quilt.	Re-lay displaced insulation quilt to loft area.		291.00	£312.62		£312.62							
4	Two-storey annex.	Roof void.	Roof void over rooms 27 - 29 and two & three-storey annexes.	C	Evidence of vermin.	Eradicate mice within roof void including laying traps / bait, subsequent return and clear.		291.03	£312.65		£312.65							
5	Mono pitched roof over AV room.	Roof structure.	Timber runner.	C	Evidence of water damage and decay.	Cut out and renew section of decayed runner.		113.18	£121.59		£121.59							
C2		CEILINGS, WALLS AND PARTITIONS																
1	Former stables.	Light well walls.	Front and right-hand lightwell walls within AV Room.	D	Water damaged plaster associated with penetrating damp.	Hack off water damaged plasterwork and renew once source of water ingress identified/repared and surfaces sufficiently dried out.		404.20	£434.23		£434.23							
2	Field work room.	Vaulted ceiling.	Vaulted ceiling around roof lights.	D	Some water damage to plasterboard around roof lights.	Renew water damaged plasterboard around roof lights.		84.84	£91.14		£91.14							
3						Access equipment: podium step 1.5m.		60.00	£64.46		£64.46							
4	Three-storey annex.	Ceiling.	Within room 24.	D	Water damaged plasterboard resulting from an escape of water.	Patch-repair plasterboard to ceiling.		80.84	£86.85		£86.85							
5						Access equipment: steel trestles and scaffolding boards.		9.00	£9.67		£9.67							
6	Three-storey annex.	Ceiling.	Kitchen ceiling in caretaker's flat.	D	Water damaged plasterboard to ceiling from an escape of water.	Replace water damaged plasterboard.		101.05	£108.56		£108.56							
7						Access equipment: steel trestles and scaffolding boards.		9.00	£9.67		£9.67							
8	Three-storey annex.	Ceiling.	Ceiling to room 15.	D	Water damaged ceiling following an escape of water.	Replace water damaged plasterboard ceiling.		161.68	£173.69		£173.69							
9						Access equipment: steel trestles and scaffolding boards.		9.00	£9.67		£9.67							
10	Stable.	Walls.	AV room, men's WC, women's WC, disabled WC and kitchen.	D	Water damaged plasterwork at low level possibly resulting from an escape of water.	Hack off and renew water damaged wall plaster after identifying / repairing source of dampness and allowing surfaces to sufficiently dry out.		650.62	£698.96		£698.96							
11	Auditorium	Walls.	Blockwork rear walls and associated steel props.	C	Holes in walls and exposed steelwork.	Make good holes in wall and apply proprietary corrosion inhibiting paint system to steelwork.		5,000.00	£5,371.50		£5,371.50							
12	Building containing rooms 27 - 29.	Walls.	Wall around windows W15 and W16.	D	Water damaged plasterwork.	Hack off and renew water damaged wall plaster after identifying / repairing source of dampness and allowing surfaces to sufficiently dry out.		416.40	£447.34		£447.34							
13	Three-storey annex.	Walls.	External wall of room 22.	D	Water damaged wall.	Hack off and renew water damaged wall plaster after identifying / repairing source of dampness and allowing surfaces to sufficiently dry out.		390.38	£419.39		£419.39							
14	Three-storey annex.	Walls.	Partition in room 24.	C	Small area of impact damage to partition.	Patch repair plasterboard.		20.82	£22.37		£22.37							
15	Three-storey annex.	Walls.	External wall of room 26.	D	Water damaged plasterboard.	Hack off and renew water damaged wall plaster after identifying / repairing source of dampness and allowing wall to dry out.		390.38	£419.39		£419.39							
16	Three-storey annex.	Walls.	Wall within ground floor WC.	D	Water damaged plaster to external wall.	Hack off and renew water damaged wall plaster after identifying / repairing source of dampness and allowing wall to dry out.		364.35	£391.42		£391.42							
17	Three-storey annex.	Walls.	Entrance hall of caretaker's flat.	D	Water damaged wall plaster	Hack off and renew water damaged wall plaster after identifying / repairing source of dampness and allowing wall to dry out.		312.30	£335.50		£335.50							
18	Two-storey annex.	Walls.	Partition in room 16.	C	Impact damage to partition.	Patch repair impact damage plasterboard to partition.		20.82	£22.37		£22.37							
19	Two-storey annex.	Walls.	Front wall of "slag room".	D	Some water and impact damage wall plaster.	Renew damaged plaster to front external wall after identifying / repairing source of dampness and allowing surfaces to dry out.												£111.83
20	Two-storey annex.	Walls.	Rear external wall of "slag room".	D	Some impact damage and general wear and tear to rear wall.	Re-skim wall and decorate.												£161.15
21	Two-storey annex.	Walls.	Wall plaster over door opening of right-hand store.	D	Cracking and debonded wall plaster.	Patch repair cracked wall plaster.												£27.96

Item	Location	Element - Item Name	Description	Condition <small>(for age of building)</small>	Summary of Defect (Description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, (unless stated otherwise) all fees and VAT										Total
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	
C5		FLOORS, RAMPS, STAIRCASES & BALCONIES																
1	Former stables.	Floor coverings.	Floor coverings throughout the ground and first floor.	Variable.	Some staining including general wear and tear.	Renewal of carpet.												£9,611.12
2	Former stables.	Floor coverings.	AV room.	D	Water stained.	Renew water stained carpet after source of water ingress identified, resolved and surfaces dried out.		1,584.00	£1,701.69		£1,701.69							
3	Former stables.	Floor coverings.	Side lobby.	D	Water stained.	Renew water stained carpet after source of water ingress identified, resolved and surfaces dried out.		672.00	£721.93		£721.93							
4	Former stables.	Floor coverings.	Slate floor to foyer.	C	Some missing mortar to joints.	Repoint joints to foyer slate floor.												£1,017.88
5	Former stables.	Floor coverings.	Disabled WC.	D	Some staining / debonding of upstands and possible moisture trapped below floor covering.	Renew Polysafe floor including welded seams and upstands after identifying / repairing source of dampness and allowing area to dry out.		159.27	£171.10		£171.10							
6	Former stables.	Floor coverings.	Kitchen.	D	Some staining / debonding of upstands and possible moisture trapped below floor covering.	Renew Polysafe floor including welded seams and upstands after identifying / repairing source of dampness and allowing area to dry out.		277.13	£297.72		£297.72							
7	Field work room.	Floor coverings.	Flooring throughout.	B	Some localised staining and general wear and tear.	Carpet renewal.												£3,652.62
8	Building containing rooms 27 - 29.	Floor coverings.	Carpet sheeting throughout.	B	General wear and tear.	Carpet renewal.												£4,426.12
9	Building containing rooms 27 - 29.	Floor coverings.	Floor to room 27's en suite.	B	General wear and tear.	Renew Polysafe floor.												£171.10
10	Building containing rooms 27 - 29.	Floor coverings.	Floor to room 28's en suite.	B	General wear and tear.	Renew Polysafe floor.												£171.10
11	Building containing rooms 27 - 29.	Floor coverings.	Floor to room 29's en suite.	D	Worn and mould stained joints to quarry tile floor.	RegROUT joints to quarry tile floor.		53.10	£57.05		£57.05							
12	Three-storey annex.	Floor coverings.	Second floor bathroom.	D	Loose / rucking floor covering.	Renew vinyl flooring.		106.18	£114.07		£114.07							
13	Three-storey annex.	Floor coverings.	Second floor WC.	D	Loose / rucking floor covering.	Renew vinyl flooring.		106.18	£114.07		£114.07							
14	Three-storey annex.	Floor coverings.	Flooring throughout.	Variable.	General wear and tear.	Renew carpet sheeting.												£4,211.26
15	Three-storey annex.	Floor coverings.	First floor bathroom.	D	Loose covering and staining.	Renew vinyl flooring.		159.27	£171.10		£171.10							
16	Three-storey annex.	Floor coverings.	First floor landing.	HS	Loose carpet sheeting.	Renew carpet to landing.		240.00	£257.83		£257.83							
17	Three-storey annex.	Floor coverings.	First floor carpet throughout.	Variable.	General wear and tear.	Renew carpet sheeting.												£4,254.23
18	Three - storey annex.	Floor coverings.	First floor corridor.	HS	Damaged floor board.	Repair damaged floorboard in corridor. NB: Vinyl tiles underneath carpet tiles may be an asbestos containing material. Refer to Asbestos Register or have tested.		29.15	£31.32		£31.32							
19	Three-storey annex.	Floor coverings.	Ground floor WC / bathroom.	D	Upstands debonding from wall and splits to floor covering allowing water ingress.	Renew Polysafe flooring to ground floor WC / bathroom.		637.08	£684.42		£684.42							
20	Three-storey annex.	Floor coverings.	Ground floor throughout.	D	Wear and tear, staining and soiling.	Renew carpet.		2,400.00	£2,578.32		£2,578.32							
21	Three-storey annex.	Floor coverings.	Entrance hall of caretaker's flat.	C	Undulating floor.	Apply self-levelling compound to undulating floor.		153.99	£165.43		£165.43							
22	Three-storey annex.	Floor coverings.	Stair well.	B	General wear and tear.	Renewal of carpet sheeting.												£2,750.21
23	Two-storey annex.	Floor coverings.	First floor throughout.	B	General wear and tear.	Renewal of carpet sheeting.												£2,234.54
24	Two-storey annex.	Floor coverings.	All en suites.	B	General wear and tear.	Renewal of Polysafe-type vinyl floor coverings to 3No en suites.												£456.28
25	Two-storey annex.	Floor coverings.	Throughout ground floor.	C	Staining and general wear and tear.	Clean quarry tiles, rake out and re-grouting.												£1,207.62
26	Former stables.	Stairs.	Spiral staircase in foyer.	HS	Open risers and horizontal balustrades with spacing that poses a health and safety risk to the very young.	Adapt open risers and horizontal balustrades so they are Part K compliant.		1,000.00	£1,074.30		£1,074.30							
27						Alternatively replace spiral staircase with a safer Part-K compliant form of stairs.		3,518.75	£3,780.19		£3,780.19							

Item	Location	Element - Item Name	Description	Condition	Summary of Defect (Description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, (unless stated otherwise) all fees and VAT										Total
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	
		FIXED FURNITURE / FITTINGS																
1	Former stables.	Fixed furniture.	Kitchen.	D	Water damaged units and general wear and tear.	Renew kitchen units.		2,219.51	£2,384.42		£2,384.42							
2	Field work room.	Fixed furniture.	Worktops and Belfast sinks.	B	General wear and tear.	Renew worktop and 2No sinks.							£2,733.31					
		SANITARY FITTINGS																
3	Former stables.	Sanitaryware.	Female WC.	D	Loose WC seat and lid to within middle cubical.	Renew WC seat and lid.		47.89	£51.45		£51.45							
4	Building containing rooms 27 - 29.	Sanitaryware.	Disabled WC.	B	General wear and tear.	Renew Part M complaint bathroom suite.							£5,371.50					
5	Three-storey annex.	Sanitaryware.	Second floor communal bathroom.	D	General wear and tear including stained bathtub and loose shower screen.	Renew bathroom suite.					£2,100.35							
6						Allow for removal of asbestos cistern, as part of these works, to a licenced waste site.					£53.72							
7	Three-storey annex.	Sanitaryware.	Second floor communal WC.	HS	Asbestos cistern.	Replace cistern.					£186.78							
8						Allow for the removal of the asbestos cistern to a licenced waste site.					£53.72							
9	Three-storey annex.	Sanitaryware.	Communal bathroom to first floor.	D	General wear and tear including stained bathtub and loose shower screen.	Renew bathroom suite.					£2,100.35							
10						Allow for removal of asbestos cistern to a licenced waste site.					£53.72							
11	Three-storey annex.	Sanitaryware.	Bathroom of caretaker's flat.	D	General wear and tear including chips and staining to bathtub.	Renewal of bathroom suite.					£2,100.35							
12						Allow for removal of asbestos cistern to a licenced waste site.					£53.72							
		THE SITE																
58	Around all ancillary buildings.	Hardstandings	Associated with all ancillary buildings.	B	Ongoing future routine maintenance.	Localised patch repairs and resurfacing as required.					£2,685.75		£2,685.75			£2,685.75		
	Around all ancillary buildings.	Thermoplastic parking bay markings and the like.	Associated with all ancillary buildings.	C	Worn markings.	Remove existing service road / parking bays markings and renew with thermoplastic markings.					£1,074.30							
59	Field work room.	Stairs.	Concrete stairs opposite Field Work Room.	HS	No contracting nosings which pose a hazard to partially sited individuals.	Install Part M compliant contrasting nosings.		500.00	£537.15		£537.15							

