

Condition Survey Report and Planned Preventative Maintenance Schedule

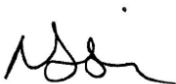
Jebb Avenue Estate, Brixton

On behalf of Jebb Avenue Estate Management Company Limited





Jebb Avenue, Brixton

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Version	1	Date of issue: January 2022

Executive Summary

Bruton Knowles have been appointed by Jebb Avenue Estate Management Company Limited to undertake a Condition Survey and prepare a 20 year planned preventative maintenance schedule of the Jebb Avenue Estate. 6nr Blocks, their communal internal areas, and the associated external areas were surveyed over a 3 day period during late November 2021 by Aled Jenkins MRICS and Nick Simpson MRICS of Bruton Knowles LLP.

The Estate is made up of distinct property types, 3no. four storey Late Georgian/early Victorian Blocks located at the lower end of the Estate and hereby referred to as Blocks 1, 2 and 3 and the 3no. three storey 1930's build Blocks located at the upper part of the Estate, referred to as Blocks 4, 5, and 6.

All Blocks are structurally sound and traditionally constructed, however parts of the properties are in very poor condition as a result of inadequate maintenance and investment over the preceding years. Renewal of the roof coverings to Blocks 1, 2, 3, 5 and 6 is now necessary and requires significant expenditure to be made in the next 5 years. External balcony structures and boundary walls in particular also require significant expenditure in the short term to address significant deterioration to these elements.

We have calculated total expenditure for the next 20years of approximately £1,556,052 to maintain the Estate in a fair and reasonable condition. This includes repeat work items such as redecoration and cleaning. It does not however account for day to day maintenance, reactive maintenance, or the repair or replacement of any defects that were not present at the time of our inspection. Nevertheless, we have made allowance for element replacement where we believe the current element will reach its natural life expectancy within the next 20 years. This equates to average annual expenditure of £77,802.60.

However, 69% of the capital expenditure required over the 20year period is required in years 1-5 with the highest expenditure required in year 1 (2022) due to the inclusion of roof replacements of Blocks 1,2 and 3 and all health and safety work items. This includes for resolving the Code 1 and 2 deficiencies identified in the most recent EICR, along with other electrical and mechanical items, including review of the water tanks, and an allowance for the installation of automatic fire alarm systems and emergency lighting to internal communal parts only.

Overall, we consider the portfolio to be in poor condition, requiring significant investment, particularly over the next 5 years as a result of inadequate maintenance of the Estate in the preceding years.

Contents

	Executive Summary	
1.0	Introduction	1
2.0	Methodology & Limitations	1
3.0	Property Descriptions	4
4.0	Condition Survey	9
5.0	Annual Expenditure & 20 Year Review	23
6.0	Conclusion	26

APPENDIX 1 – Limitations

APPENDIX 2 – 20yr PPM Schedules

APPENDIX 3 – Photographs – Block 1

APPENDIX 4 – Photographs – Block 2

APPENDIX 5 – Photographs – Block 3

APPENDIX 6 – Photographs – Block 4

APPENDIX 7 – Photographs – Block 5

APPENDIX 8 – Photographs – Block 6

APPENDIX 9 – Photographs – Site Areas

1. Introduction

- 1.1 Bruton Knowles have been appointed by Jebb Avenue Estate Management Company Limited (hereinafter referred to as 'the Management Company') by e-mail dated 9th November 2021 and later confirmed by countersigned letter on 22nd November 2021. The instruction was to undertake an independent review to report on the condition of the external envelope and communal areas of the estate, all of which are maintainable by Jebb Avenue Estate Management Company Limited.
- 1.2 This report is to provide an overview of the building structures, condition, and identified defects, and incorporate a 20year planned preventative maintenance schedule (PPM) to identify elemental conditions, defects, required works and associated costs and priorities.
- 1.3 Copies of previous Roof Reports undertaken by SSQ dated December 2020, and Electrical Installation Condition Report dated November 2020 were provided to assist the inspections.
- 1.4 The properties were inspected by Aled Jenkins BSc (Hons) MRICS, and Nick Simpson BSc (Hons) MRICS on 24th, 25th and 26th November 2021. The weather at the time of inspections were cold and dry, with light showers on 26th November.
- 1.5 The report is prepared for the benefit of Jebb Avenue Estate Management Company Limited, and should not be passed on to, or relied upon, by any Third Party without our prior written consent although such consent will not be unreasonably withheld or delayed.

2. Methodology and Limitations

- 2.1 The survey process was undertaken by the specialist Building Consultancy team within Bruton Knowles. The team was led by Aled Jenkins BSc (Hons) MRICS, a Senior Associate based in our Cardiff office.
- 2.2 The report has been prepared by Aled Jenkins and further checked by Nick Simpson BSc (Hons) MRICS, Senior Building Surveyor in Bruton Knowles Cardiff office.
- 2.3 6nr buildings were surveyed in total along with associated external areas and ancillary buildings. The table below summarises the buildings inspected:

Property Ref:	Flats
Block 1	48 - 59
Block 2	36 - 47
Block 3	60 - 67
Block 4	76 - 87
Block 5	88 - 93
Block 6	94 - 99
Site Areas	

Table 1

- 2.4 Block references have been allocated by Bruton Knowles for the purposes of this report, however these are not registered building names on site.
- 2.5 The survey extended to the external envelope of each building, including all internal communal areas and roof spaces. Individual flats and their associated windows and entrance doors were not included and are not part of the Management Company's maintenance responsibility. Private external areas were also inspected, including the car parks and private roads, pavements, boundaries, bin stores, garages, and garden sheds. We have assumed that the management company is responsible for the garage and garden shed doors, however the internal area will be the occupier's responsibility, and no inspections were therefore undertaken internally.
- 2.6 Condition survey information was recorded for the following key building elements:

Externally	Internally
Roof Covering	Roof Structure
Chimneys	Roof Insulation
Fascia/Soffit	Staircase
Rainwater Goods	Ceilings
Above Ground Drainage	Walls
Walls	Floors
Balcony Structure	Internal Decorations
Balcony Railings	Electrical
External Doors	Mechanical
Communal Windows	
External Decorations	
Outbuildings	
Car Parks	
Roads	
Pavements	
Steps	
Boundaries	
Retaining Walls	
Soft Landscaping	
Below Ground Drainage	
Garages	
Garden Sheds	
Bin Stores	
External Lights	

Table 2

2.7 Each element inspected had the following base information recorded by our surveyors during the survey:

- Element Material
- Element Description
- Condition Rating
- Proposed Works (Repair / Replacement)
- Work Quantity
- Estimated Budget Cost

2.8 The survey brief was to capture the condition and replacement costs for key building elements and categorise costs over a 20 year period. We have itemised costs on an annual basis for the first 5 years, followed by 5year bands from years 6 to 20, as element condition and deterioration may vary from our current anticipations. We recommend that the schedule should be reviewed every 5 years.

2.9 Element conditions were categorised in accordance with the following categories:

Condition Rating	Condition Description	
A	Excellent	New with no or very little signs of wear. Able to perform the function for which it was intended and operating efficiently
B	Satisfactory	Sound, operationally safe, and exhibiting only minor deterioration
C	Poor	Poor, exhibits various defects each of which might not be significant in themselves, but together need attention on a planned basis
D	Very Poor	Life expired, exhibits major deterioration, serious risk of imminent breakdown or is a health and safety hazard

Table 3

2.10 Every property inspection was undertaken on a visual basis and no destructive inspection or removal of wall linings, furniture, floor coverings etc was undertaken. We cannot therefore confirm that the buildings are free from any underlying defects that are not apparent from a visual inspection.

2.11 No testing or certification was undertaken of the mechanical and electrical appliances and distribution, and no previous test or other certification was reviewed. The condition of mechanical and electrical items are recorded based on their visual appearance and evidence of workability at the time of inspection. The condition survey should not replace any existing engineer reports or recommendations, and budget forecasts may be subject to change following statutory testing by qualified personnel.

2.12 No ground investigation or underground drainage inspection was undertaken, and we cannot confirm that the properties in the portfolio are free from below ground defects. Where possible, manhole covers were lifted to inspect the chambers, however we cannot confirm the condition of the pipe runs between.

2.13 A full copy of our survey limitations is included in Appendix 1.

3. Property Descriptions

3.1 Blocks 1, 2 and 3 (Flats 36 to 67)

- 3.1.1 Blocks 1, 2 and 3 are 4 storey residential blocks constructed in the late Georgian and early Victorian eras. The buildings are located outside the walls of Brixton Prison, and are accessible via the prison security barriers. We believe Block 2 was originally built as residential accommodation for the Prison Wardens, and therefore date this building as 1820 when the prison opened. Blocks 1 and 3 differ in design and we believe these were later built circa 1850's to 1870's.
- 3.1.2 The buildings are very similar in construction method and consist of solid brick external walls constructed in an English bond design, with stone/concrete window cills and brick arch window heads. Roofs are traditional hipped roof structures consisting of cut timber rafters and purlin supports which have been covered in natural slate and a combination of clay tiles or lead sheet ridges. Slates have been nailed to timber battens, and there is no sarking felt beneath, however Block 2 does have sarking boards which supports its older construction date.
- 3.1.3 Chimneys are all large brick chimneys ranging from three to sixteen pot dimensions with brick offsets to the larger chimneys, and cement mortar flaunching. Some smaller chimneys to Block 3 appear to have been replaced with new pots and concrete flaunching. We cannot confirm if the brick chimneys remain in operation, and presume they must be retained for the purpose of our survey.
- 3.1.4 Rainwater goods have traditionally been cast iron ogee gutters with round cast iron downpipes. These have been part replaced in many areas with half round upvc gutters. Gutters are fixed to timber fascia's for Blocks 1 and 3, however there is no fascia to Block 2. There are no timber soffits and rafter overhangs are exposed and covered by timber sarking.
- 3.1.5 Soil and vent pipes are cast iron and consist of a Victorian design of 100mm diameter soil pipe to remove all waste, supported by a further 70mm diameter ventilation pipe.
- 3.1.6 Windows are a combination of uPVC and timber, replaced ad-hoc by individual flat owners. All communal areas have been replaced in double glazed uPVC casements date stamped 2018. Entrance doors remain exterior grade flush ply that have been painted and repaired, and are supported by intercom security locks to blocks 1 and 3.
- 3.1.7 All buildings have concrete balconies. Blocks 1 and 2 balconies are west facing, with block 3 balconies east facing. Block 2 balconies have access walkways to the individual flats from the communal staircase. These are located along the full length of the building elevation on each upper floor, and are constructed of shuttered concrete beams supported by steel brackets and cast iron columns. Fall arrest is provided by painted cast iron railings that are cast into the balcony structure and end walls. Balconies for Blocks 1 and 3 are private for each flat, and have direct access from within the flats only, and are sheltered within recesses in the building layout. Balconies to Blocks 2 and 3 are reinforced concrete supported on three sides by the building walls.

- 3.1.8 Blocks 1 and 3 have single storey entrance porches for each stairwell. Block 1 porches are east facing and constructed in solid brick with rendered façade and covered with a pitch roof with clay tile finish. Block 3 is west facing and of the same construction but with a concrete structure flat roof with mineral felt covering.
- 3.1.9 Internal areas are limited to exposed concrete floors and stairs, with painted cast iron railings. Internal walls are painted brick or plaster, and ceilings are plastered concrete soffits, and lath and plaster to the top floor. The stairwell is open air in Block 2 due to the external access required to the flat entrance doors. Blocks 1 and 3 are enclosed and secured by the external porches. We believe that Blocks 1 and 3 were originally exposed and there is evidence of external windows in each flat overlooking the stairwell. In our opinion, the external porches were built much later, potentially during the 1930's to 1950's.
- 3.1.10 Electrical services are limited within the communal areas and consist of a series of bulkhead lights only. These are served by an incoming electrical supply beneath the stairs, and fed by MCB distribution boards. Cables are all surface mounted within metal conduits.
- 3.1.11 There are no emergency lights, power sockets, fire alarms, intruder alarms or PIR sensors located in the communal areas.
- 3.1.12 Mechanical items include plastic cold water tanks located in the loft spaces to supply cold water to the flats. Water distribution is provided via a combination of copper and plastic barrier pipes that have been modified or replaced on numerous occasions.
- 3.1.13 We did identify whole house ventilation units installed in the loft space in Block 2. We believe this is a recent installation by the occupants of Flat 47, and is not included within our inspections.

3.2 Blocks 4, 5 and 6 (Flats 76 to 99)

- 3.2.1 Blocks 4, 5 and 6 are three storey residential blocks constructed circa 1930's. The buildings are located to the South of the older Blocks 1, 2 and 3. Each of the Blocks is three storeys high with Block 4 being a double block, with each block accessed from a central, communal staircase located internally, with Flats leading off. The blocks are very similar in terms of appearance, though Block 6 differs slightly in terms of its external features to the other blocks, and was likely constructed shortly before or slightly after Blocks 4 and 5.
- 3.2.2 Blocks 4, 5 and 6 are all of load-bearing construction with brick cavity walls and intermediate supporting walls constructed from two skins of brickwork. Block 6 has some feature decorative brickwork between first and second floor windows, as well as projecting concrete planters and reinforced concrete plinths above second floor windows to the rear. Blocks 5 and 6 are less ornate/decorative in their design, with only projecting concrete sills beneath punched hole windows to break up the external brickwork.
- 3.2.3 Flats roofs with roof top tank rooms are present to each of the Blocks, with Block 4 (as a double block) having a pair of tank rooms. Each tank room is accessed internally via a ceiling hatch at the

head of the communal staircase. Access doors are present to each of the tank rooms providing access out onto flats roofs which are present over each of the Blocks. The main flat roofs are of solid construction, presumably concrete, with Blocks 5 and 6 having an asphalt covering that has been previously patched and coated historically. Block 4 has been recently re-covered with a built-up felt system, though no insulation was incorporated into the renewal works. Brick parapets of various heights surround each of the roofs, with only that to Block 6 meeting the minimum requirements of a height of 1100mm in acting as roof edge-protection.

- 3.2.4 Brick built tank rooms are present to each Block, capped with a concrete pot and beam roof over.
- 3.2.5 Brick built chimneys of varying sizes are present across Blocks 4, 5 and 6, though the style of these varies slightly. The majority have had some re-pointing works undertaken historically, but need further repair and re-pointing works to be undertaken. We have assumed that the chimneys must be retained for the purposes of our survey.
- 3.2.6 Each of the Blocks has an internal rainwater system with a pair of cast iron downpipes located within service risers within the building. These service risers run, and are accessed from, within the flats themselves, rather than the communal parts, and appear to be original to the construction of the Blocks.
- 3.2.7 Cast iron soil and vent pipes are present, which, like the rainwater goods above, run in the service risers within the Flats themselves. Again, these appear to be original to the construction of the Blocks.
- 3.2.8 The majority of the windows across the Blocks are now uPVC double glazed units, installed by, and the responsibility of the individual flat owners. A large continuous vertical strip, aluminium framed, single glazed window is present to each of the communal staircases within the Blocks and are the responsibility of the Management Company to maintain. Each of the Blocks is accessed by way of a single, exterior grade flush ply door, part glazed and linked to the intercom system via a mag-lock for means of access and egress. Further doors are present at roof level, providing access onto the roofs from the roof top tank rooms. These doors at roof level were originally timber, but to Block 4 have been replaced with new, metal clad timber security doors during the recent roofing works. The door to Block 6 has been replaced with a lightweight 6mm ply sheet as a temporary means of securing and weatherproofing the opening.
- 3.2.9 Each Flat within each Block has access to a private balcony which are located on the rear elevations (South facing) to Blocks 4 and 5 and to the front elevation (West facing) to Block 6. Each of the balconies is projecting, supported on a reinforced concrete cantilever, with those balconies to Blocks 4 and 5 being twin balconies i.e. a single structure, with a central dividing wall. Those to Block 6 are individual. The balconies are built-up with brick perimeter walls and then topped with painted metal railings. Balconies have asphalt roof coverings, though many Flat owners have overlaid this with tiles, artificial grass and decking. Projecting reinforced concrete canopies are present over the communal windows to the staircases and as a method of shelter over each of the entrance doors to the communal staircases.

- 3.2.10 Internal areas are limited to an internal communal stairwell, per Block, each of which have exposed concrete floors, concrete staircases with metal balustrades and timber handrails, painted brick walls and painted concrete soffits and ceilings.
- 3.2.11 Electrical services are limited within the communal areas and consist of a series of bulkhead lights only. These are served by an incoming electrical supply to the building located within a small enclosure within the stairwell. The incoming supply is old, feeding more recent MCB distribution boards which also provide power to external lights and the intercom system. Onward distribution to Flats is surface mounted within copper conduit.
- 3.2.12 There are no emergency lights, power sockets, fire alarms or intruder alarms in the communal parts.
- 3.2.13 Mechanical items include large galvanised steel water tanks located within the roof top tank rooms with 2no. tanks per block. It is not clear what these tanks are supplying, but 4no. feeds exit from each tank, one leading to each of the Flats and one communal. Distribution pipework is in hessian wrapped pipe that could not be closely inspected.
- 3.2.14 A mains gas supply is present serving each of the individual flats, but there is no gas supply to the communal parts.

3.3 External Areas

- 3.3.1 External areas consist of perimeter pavements to all blocks, along with car parks, garages, bin stores, garden sheds, and landscaped lawns. Boundaries are predominantly formed by brick boundary walls, some of which are retaining, and others form part of neighbouring buildings.
- 3.3.2 An enclosed tarmac surfaced car park is located at the rear of Blocks 1 and 2 to serve the residents within, and these are further supported by modular concrete panel garages with felt covered flat roofs. Street parking at the front of these blocks form part of the adopted highway and are public parking for prison staff and visitors.
- 3.3.3 At the junction outside Block 3, we understand that the road changes to private ownership by the management company, and provides access to permit parking for Blocks 4, 5 and 6. These car parks are tarmac surfaced and are located to the front and to either side of each block.
- 3.3.4 Boundaries are formed by high level brick walls around the rear car park and gardens at Blocks 1, 2 and 3, with the brick boundary wall behind Block 3 also forming part of the garage walls for the neighbouring property. We therefore assume this wall to be the neighbour's ownership and maintenance responsibility. Boundaries at the front of Blocks 1 and 2 are defined by dwarf height brick walls with concrete copings.
- 3.3.5 To the rear of Blocks 4, 5 and 6, boundaries are predominantly formed by brick walls, in some cases additionally provided with steel mesh fencing, with an access gate to link the parking area to the West of Block 4 to the alley running behind the dwellings on Dumbarton Road.

- 3.3.6 To the Eastern boundary beyond Block 6 a brick wall topped with painted metal railings separates the Jebb Avenue estate from Brixton Hill. A pedestrian only gate is provided within the boundary for easy resident access onto the A23 Brixton Hill.
- 3.3.7 Pavements are generally concrete pavements, with some tarmac pavements outside the western elevations of Blocks 1, 2 and 3. There are in-situ concrete pavements to the garden at the rear of Block 3 with concrete steps and brick built step and retaining walls.
- 3.3.8 Blocks 5 and 6 are at the same level as the access road, but the elevated position of Block 4 means that access is gained by way of two flights of concrete steps, one serving each of the entrances. Concrete paths lead from the steps to the entrance doors.
- 3.3.9 A long brick retaining wall is located along the full length of the front elevation of Block 4 (Flats 76 to 87) due to the lower level of the road. The wall supports a landscaped area of trees and shrubbery along the front of the building, along with the foul and surface water drainage for the block, with further shorter and lower brick retaining walls to the front of Blocks 5 and 6.
- 3.3.10 Seven brick built bin stores are strategically located around the estate, mostly twin stores i.e. 2no. side by side, with a single bin stores to the North of the Western wing of Block 4. The bin stores are of load-bearing construction with brick external walls and clay tile covered pitched roofs. Each of the stores has a set of large timber doors at the front to wheel bins in and out, whilst smaller sliding shutters are provided each side for the resident's ease of use.
- 3.3.11 At the rear of Block 2 there are 12 garden stores constructed of single skin brickwork in a terrace configuration with a felt covered flat roof and timber ledge and braced doors. We believe the building structure and doors are maintained by the management company, but that the internal finish is the tenant's responsibility and we did not inspect internally.
- 3.3.12 All blocks are served with below ground drainage connected to the main sewer. We assume that all drain runs and manholes within the private parking areas are private and remain the maintenance responsibility of the management company. However, this should be confirmed with the local water authority. Drainage within the adopted roads are considered to be adopted and the water authority's responsibility.
- 3.3.13 Manholes to Blocks 1, 2 and 3 are all Victorian brick built chambers with cast iron covers, with clay pipe drainage runs between. There are additional surface water drainage channels located along the rear elevations of Blocks 1 and 2 and these have been covered over by concrete paving slabs with removable slabs at strategic locations for maintenance and cleaning.
- 3.3.14 Manholes to Block 4, 5 and 6 are again formed from brick but their age is relevant to the construction of these Blocks rather than Victorian. Surface water drainage of Blocks 4, 5 and 6 is to ground, but believed to be part of a combined sewer system below ground level.
- 3.3.15 Large grassed areas are provided to the rear of Blocks 4 and 5, with further areas of lawn to the rear of Block 3 and the rear of Block 6.

4. Condition Survey

4.1 Building Condition - Blocks 1, 2 and 3 (Flats 36 to 67)

- 4.1.1 **Roofs** – Pitched roofs are currently in a poor condition to all three blocks. We have identified numerous slipped and broken slates, many of which are held from falling by the valley and perimeter gutters alone, and are at risk of falling in high winds. Whilst there is no evidence of corrosion stains to suggest nail corrosion, there are large areas of dark patches to the slate confirming that they are absorbing high volumes of water which will deteriorate the nails and allow further slates to slip. There is also evidence of lead tingles supporting individual slates in numerous locations, and this suggests that the occurrence of loose/slipped slates has been an issue for some time.

During our 3 day inspection, the roof slates remained dark and wet despite dry weather, and the formation of condensation to the underside of the slates was witnessed during our late afternoon inspections in the loft spaces. This has resulted in condensation mould to the rafters and battens, particularly to Block 3. However, it is not significant enough to cause timber decay at this stage.

Block 2 has timber sarking internally, preventing the inspection of the underside of the slates. The sarking is generally in good condition however there is a localised area of water perished board, and there is evidence of water ingress beneath the ridge and to the front (West facing) elevation.

Timber fascia's are present to Blocks 1 and 2, and whilst they appear structurally sound at present, timber deterioration is commencing to the cut edges in localised areas. The boards are reliant on paint covering for weather protection and this was identified to be poor, and either peeling or weathered in many areas. The height of the buildings and absence of other access is a restriction to regular redecoration of the fascia's, and we therefore recommend that they are over-capped in uPVC to eliminate future redecoration.

Soffits are also painted timber; however they consist of the exposed rafter ends and timber sarking boards. They are sheltered from all rainwater, and maintain the buildings traditional character. In our opinion, the timber soffits can remain as existing, and if decorated correctly they may last up to 15years before the next decoration cycle is required. Decoration of the soffits may be achievable from a cherry picker, without the need for more expensive scaffold. If preferred by the management company and residents, it would be possible to fix a uPVC soffit board to avoid all decoration works, but ventilation strips should be incorporated into the soffits to reduce condensation risk in the loft space.

Brick parapet walls with stone copings are present to Block 2. These are weathered and in poor condition. The pointing is recessed by erosion in many areas and there is evidence of localised lead flashing displacement to the rear roof slope. There is a section of parapet wall above the rear elevation that may require re-building following closer inspection. Based on the evidence of the wall pointing, we believe there may also be some loose stone copings. As part of the roof works, the brick parapets will require re-pointing, the stone copings to be lifted and re-bedded, and the lead flashing

and soakers replaced. It may be possible to retain some lead flashing, but we have allowed for complete replacement in our schedule costs.

All lead flashing appears adequate however the surface of the lead has discoloured and there is evidence of localised water penetrations internally around flashing locations. The lead valley to the rear of Block 3 appears to have been replaced or covered over by temporary flashband tape, and this is now beginning to peel. It may be possible that there are cuts or holes in the flashing that is not visible from our inspection and we therefore recommend that all lead flashing and soakers are replaced as part of any roof works to ensure that all potential water ingress is prevented without need to revisit the roofs in the near future.

Mineral wool insulation is present in the roof voids; however the material is old and inadequate, and has been moved or removed in many areas. New mineral wool insulation is recommended between and over the ceiling joists to improve the thermal efficiency of the flats below, but to also reduce the transfer of warm air into the roof space which in turn will reduce the risk of condensation.

In our opinion, all roofs require re-covering, along with timber fascia's, and their priority is increased by the health and safety risk of loose slates falling onto persons below causing serious harm or injury. There is very little difference in condition to prioritise each roof differently, however we recognise that funds may not be available to replace all roof covering at the same time. We therefore believe that Block 1 should be replaced first due to the evidence of daylight within the loft space, loose slates resting in the gutters and valleys, and an active leak in Flat 51. Block 2 is the next priority with Block 3 last, and all require replacement in years 1, 2 and 3 respectively.

We would recommend however that quotes are obtained to replace all roofs at the same time to establish if there are any savings possible for a larger instruction. We have allowed for natural slate in our assessment due to the presence of natural slate currently, however we do not believe the buildings to be listed or located in a conservation area, and it may therefore be possible to replace the covering in a cheaper artificial slate. Concrete tiles are not recommended.

4.1.2 Rainwater Goods – The original building rainwater goods are cast iron ogee style gutters, with round cast iron downpipes. The cast iron is in poor condition, with peeling paint and underlying surface corrosion evident. Gutter joins are leaking, and vegetation growth is evident at Block 2. Moss growth is evident to some downpipe collars, and some pipe collars have broken. The gutter connections to Block 1, above Flat 59's balcony, are loose and allowing rainwater to penetrate and deteriorate the timber fascia and brick wall beneath.

In our opinion, all gutters and fascia's should be replaced in uPVC, and if desired, a deep flow ogee style uPVC gutter is available to retain the original design and appearance. The downpipes should also be replaced at the same time to ensure an adequate seal at the connections.

Pre-painted cast iron and aluminium gutters are available to match the existing, however these will significantly increase the cost and we have recommended uPVC in our maintenance schedules.

We recommend the works are undertaken at the same time as the roof and fascia replacement in order to share scaffold costs, and we have priced all works in accordance with this in our schedules.

- 4.1.3 **Chimneys** - The original brick chimneys remain and we presume that some may be used and need to be retained. Block 1 chimneys are in a fair condition, and may have been repaired and re-pointed previously, however the pointing to Block 2 chimneys are poor and there is evidence of some previous re-pointing to upper parts of some chimneys. There is also evidence that water penetration has occurred around the chimney flashings into the loft spaces, and there is foam filler applied internally as a temporary repair to prevent further water ingress.

The large chimneys to Block 3 are considered to be in the worst condition overall. The cement mortar flaunching is cracked and spalling, and the brick offsets are weathered with spalling surfaces. Nevertheless, we are not aware of internal defects resulting from the chimney conditions, and we therefore consider the works can be deferred until the roof covering is replaced.

It is possible that if chimneys are not used, and that no planning restrictions are applicable, that all chimneys are demolished and capped below roof level. This will remove any risk of water ingress however it will also render the internal fireplaces to be obsolete, and will reduce the character of the buildings. Alternatively, we would recommend the incorporation of chimney hoods to reduce rainwater ingress.

- 4.1.4 **External Walls** – External walls are generally in a good structural condition with very few defects. There was no evidence of subsidence or structural movements and no deflections in the wall line. Cracks have been identified in the front elevation of Block 1 (west facing) however we are not concerned by these, and crack repair helibars will be sufficient to ensure they do not extend further, and the works can be undertaken by a general builder.

There is cracking in the brick surface, particularly in Block 2 however we consider these to be within the brick bake and formation, and of no structural concern. The pointing is also in a good condition in most areas and appears to have been re-pointed in the last 30years. We do not believe that any further re-pointing will be necessary during this 20years maintenance cycle.

The main cause of defect to the external walls are the individual installations of gas flues, which appear to have been poorly done. Most flues appear to have been broken through the wall surface by knocking out bricks rather than core drilling a neat hole the same size as the flue diameter. This is most probably due to the height of the flues above ground level, and non-consideration for scaffold or cherry picker externally to undertake the work correctly. This has resulted in dislodged and poorly replaced brickwork, which deteriorates the aesthetic appearance of the building. Repair works are not immediate, however open holes and missing bricks will allow water to penetrate the wall structure, and winter freeze will expose and expand any cracks or weakness in the structure. We have allowed a budget for repairs and re-building of localised sections and this can be undertaken when scaffold is available for the roof works.

- 4.1.5 **Balconies** –The condition of the balconies varies, with Block 2 walkways considered in good condition commensurate with their age. Localised repairs are required, and moss growth should be removed to prevent moisture entrapment in the concrete structure. Our main concern in Block 2 is the potential falling of a cracked section of concrete to the base of one of the balcony rail posts. This poses an immediate health and safety risk to pedestrians below and it was highlighted and advised on site at the time of inspection.

The balcony structures to Blocks 2 and 3 are in a poor condition with evidence of corrosion to the steel reinforcement and the spalling of concrete surfaces to the balcony edge and soffit, thus giving further weather exposure to the steel. There do appear to have been previous repairs undertaken to some balconies, with a varying degree of success, and we did not identify any surface cracks, nor spring/bounce in the structures during our inspection.

We have liaised with a specialist contractor that undertakes concrete repairs and they have advised from our photo evidence that they believe the balconies can be repaired. This would be subject to a site survey first, and we would also recommend that a Structural Engineer is also appointed to inspect the balconies and assess if there has been any significant loss in load-bearing ability that may render the balconies to be dangerous and at risk of collapse. In our opinion, the balconies to Block 1 should be prioritised, in particular Flat 59.

Balcony railings are all painted cast iron. All railings are structurally secure however regular decoration is required to prolong their life expectancy. A number of paint layers were identified which have started to chip, crack and peel, exposing surface corrosion to the metal beneath. We recommend that the current paint should be rubbed back to allow all exposed metal to be primed and treated and then redecorated at 5 yearly intervals.

- 4.1.6 **Above Ground Drainage** – The cast iron soil and ventilation pipes have been overpainted on numerous occasions and the paint is now bubbling and peeling, revealing areas of surface corrosion beneath. Moss and vegetation growth is present in various hoppers and pipe collars, suggesting retained moisture and contributing to corrosion of the metalwork. The current pipes are in excess of 100 years of age and potentially corroding internally as well.

We believe the pipes should be replaced in the future, and this will require scaffold access. It is possible that these works can be added to the roof works to share the scaffold cost, however we have not allowed this in our schedule in order to prevent all costs being front loaded with the roof works. It is not common for a secondary ventilation pipe to be installed in modern construction, and it may be possible that these can be omitted in the replacement. However, subject to the level of corrosion within the pipes, the pipes may not remove easily and will need to be broken, thus potentially causing damage to the sanitary connections within the flats. Allowance should be made for the potential damage and replacement of individual WC's when the pipes are removed.

It is possible that pipes can be redecorated in the short term to extend the pipe life expectancy, however this will require on-going scaffold costs, and will only defer the inevitable replacement that is necessary within the 20 year maintenance period.

- 4.1.7 **Windows and Doors** – External windows are limited to the communal stairwells only, and these are all considered in good condition and recently installed. Day to day repairs such as handle or hinge replacements may be necessary during the term, however they are located in low use areas and we believe they will last beyond the next 20 years.

External doors are currently all timber, either flush ply or ledge and braced. The doors are maintained and decorated and in fair condition, however they require on-going maintenance and do not provide a high level of security to the properties. In our experience, communal entrance doors are heavily used and abused elements that need to be robust. Whilst the current doors are performing adequately, we believe that they should be replaced with a more robust powder coated aluminium entrance door when the current doors have reached beyond economic repair. Aluminium doors will provide greater longevity than timber and will omit the need for ongoing redecoration.

- 4.1.8 **Internal Stairwells** – Stairwells are in good structural condition with only localised evidence of dampness and water penetration. There are few surface finishes present, and these areas are considered low maintenance, with the exception of planned redecoration.

- 4.1.9 **Fire Safety** – There is currently no means of fire detection or warning within the communal stairwells, and no alternative safe means of escape from the upper floor flats. We are unaware whether a fire risk assessment or Fire Officer inspection has been undertaken, however we believe that the properties should have automatic smoke detectors on each stair landing, connected to an automatic detector within each flat. This will give early warning to all residents of any fire in the flats or communal stairwell. We believe this is only required in Blocks 1 and 3, where the stairwells are enclosed, and no other means of escape is available. Block 2 may be acceptable in its current format due to each flat having direct access to the outside and having alternative means of escape via a spiral staircase or an open air stairwell. We recommend that the local Fire Officer is consulted before any works are specified or undertaken.

Emergency lights should also be incorporated in each stairwell and we did not identify any in our inspection. We therefore recommend new emergency lights alongside the installation of a new, automatic fire alarm installation.

Compartmentation walls are provided in all loft spaces to continue fire separation between flats, but these have been breached in Block 2. Openings have been formed in two walls to allow access to the lofts above Flats 45 and 47. These openings can allow fire spread between Flats 45, 46, and 47, as well as the fire escape stairs. We therefore recommend that lockable fire doors are installed in the formed openings to prevent the spread of fire, and that the access hatch above the stairwell is also 60minute fire resistant.

- 4.1.10 **Electrical** – We have received a copy of the latest electrical installation condition report dated November 2020 confirming the electrical wiring to be circa 70years old, with additions made since. The wiring is concluded as “Unsatisfactory” with numerous urgent remedial actions recommended. VRI cabling has been identified in the lighting circuits for Blocks 1, 2 and 3 and needs to be replaced with modern cabling. We did not identify any VRI cabling however the consumer units, conduits,

and switches do not appear to have been altered since the date of report. We therefore assume that no works have been undertaken and that all remedial actions remain outstanding.

Electrical distribution is controlled by 5-way MCB consumer units but there is no RCD protection. We recommend that RCD protection should be provided.

Bulkhead lights vary in age and design and some were not working at the time of our inspection. Immediate replacement is required of defective lights and the current lights will require replacement before the end of the maintenance period. External lighting is satisfactory and do not require immediate attention, however future replacement has been allocated in our schedules.

- 4.1.11 **Mechanical** – Plastic cold water storage tanks are present in the loft space of each Block, with an average of 1 tank for every 2nr flats. Other tanks are present including original metal tanks, however these are all redundant and have been left in place due to the limited access to remove from the roof space. Tanks are insulated; however, the jackets are loose or been moved in many locations, and the tank lids are removed or poorly fitted. A white scum was present on the surface of the water in many tanks, and dust and dirt could enter due to the poorly fitted lids. We cannot confirm if the tanks are used or connected to all flats, however we recommend that they are inspected, and the water tested for legionella or other harmful bacteria.

Numerous copper and plastic pipes are located in the lofts, some of which run to the redundant tanks, and many are inadequately insulated, especially in Blocks 1 and 2. We recommend that the existing pipes are reviewed, all redundant pipes and 'dead legs' removed, and pipe lagging fitted or upgraded as required. Redundant pipes and tanks can be removed at the same time as the roof covering is removed and scaffold access is available.

4.2 Building Condition - Blocks 4, 5 and 6 (Flats 76 to 99)

- 4.2.1 **Roofs** – The flat roof covering to Block 4 has been recently renewed, but the roof coverings to Blocks 5 and 6 are in very poor repair, with numerous splits and cracks evident to the underlying asphalt roof covering. Water ingress into the Flats beneath is a known and on-going issue with numerous areas of repair already evident. The majority of these repairs are aged and generally appear to have been crudely undertaken in materials with a short/limited lifespan. The roof coverings over Blocks 5 and 6 are considered to be at the end of their useful life, though it may be possible to extend this for a period through regular patch repairs.

The roof covering over Block 4 has been renewed complete in a built-up felt system, though we note that an upgrade of the roofs thermal insulation was not included as part of the renewal. Under Part L of the Building Regulations this should have been completed as part of those works, but we assume was omitted due to complexity and added cost.

Nevertheless, the thermal insulation of the roofs over Blocks 5 and 6 should be upgraded to current requirements as part of any forthcoming renewal, with any associated works also undertaken in terms of raisings flashing details to chimneys, tank enclosures etc. We have allowed for renewal of

the roofs to be in a built up mineral felt system and would advise that quotes are obtained to undertake the renewal works to Blocks 5 and 6 simultaneously to reduce disruption and to enable possible cost savings due to the economies of scale associated with a larger instruction. Renewal of the roof covering should include for those over the tank rooms, pipe/ventilation enclosure at roof level and also potentially those to the canopies at a lower level.

4.2.2 **Parapets** – Raised brick parapets surround each of the flat roofs, though their height varies, with only that to Block 6 providing edge protection to current regulations. The inside face of the parapets to Block 6 appear to have been clad in asbestos cement, which should be determined by material testing. We recommend that this is removed as part of the future renewal of the roof covering, with a new built-up felt system covering taken up the inside face of the parapet, and extended over the coping to make watertight, as has been undertaken to Block 4.

4.2.3 **Rainwater Goods** – Falls to the flat roofs lead to a pair of outlets at the front of each block that run into internal rainwater systems with round-section cast iron pipes located within service risers in each block. These service risers are only accessible from within the residential flats.

Only a limited inspection of these systems could be made, so we have made an assumption that all pipes are original cast iron and therefore approaching the end of their useful life. We have not been able to assess whether these pipes are watertight or if any are currently leaking. These works do not necessarily need to be undertaken alongside the renewal of the roof coverings, and would not require access equipment to complete the works, but it would make sense to replace/upgrade all roof components at the same time.

uPVC rainwater goods have been installed to the front elevation of Block 4 in two separate areas, for the purposes of routing drainage pipework from elements within the flats. We assume that this is not in accordance with the agreement to lease and this pipework should be removed to improve the aesthetic of the buildings and should be undertaken at the cost of the Owner/Tenants of the respective Flats. All drainage pipework should run internally to the soil and vent pipe located in the service riser within each flat.

4.2.4 **Chimneys** – Original brick chimneys are present to each of the Blocks, ranging in height from circa 1m-3m. Larger chimneys to Block 6 have clay pots, whilst those to Block 4 and 5 have pre-fabricated concrete pots, the majority of which exhibit significant damage due to later install of stainless steel flues. Many of the chimneys are poorly pointed, with one chimney to Block 6 having a pronounced lean. We advise that the height of this chimney is lowered to around 2m to reduce the extent and impact of the lean. All chimneys require thorough re-pointing, whilst isolated repair and renewal of the pots/haunching and major repair/replacement of the pre-cast chimney pots to Blocks 4 and 5 is required.

The flashing detail at the junction with the roof covering will require re-forming to allow for the increased roof level associated with the installation of a rigid insulation system, to comply with Part L of the Building Regulations. This will need to be undertaken during the forthcoming roof covering replacement works.

4.2.5 Roof Top Tank Rooms – The small flat roofed tank rooms present to Block 4, 5 and 6 all have a pre-cast concrete roof structure that exhibits significant carbonation, with steel reinforcement to the perimeter heavily corroded. The principle reason for this is that rainwater does not drain adequately off the roof, causing saturation of the perimeter of the concrete perimeter beam. Significant concrete repairs are required, but we would recommend altering the falls of the roof and forming a new welted drip detail along with the installation of rainwater goods as part of the forthcoming roof renewal of Blocks 5 and 6. Repairs and improvements such as those recommended were not undertaken to Block 4 during the recent roof renewal works.

The brick external walls of the roof top tank rooms require repair, with inadequate ties noted to inside and outside skins of brickwork to Blocks 5 and 6 generally. Re-pointing works, to include the full and proper preparation and raking out of the existing mortar which has not been undertaken previously when re-pointing are required.

External doors to roof top tank rooms of Blocks 5 and 6 are poor, with the later temporarily secured using a 6mm sheet of ply. Doors, frames and cills are rotten and require renewal to these Blocks. This work is not required to either of the tank rooms present to Block 4 as these have already been replaced.

4.2.6 External Walls – The main external walls to the Blocks are generally in good and sound condition. We understand that recent underpinning works have been undertaken to the South East corner of Block 6, along with associated brickwork repairs and re-pointing. No further issues were noted to this area at the time of the survey. No areas of further significant cracking were identified around these Blocks, with only limited stepped cracking to the North West corner of Block 4, which would advise is monitored only at this stage and do not currently require further investigation.

Vegetation growth should be removed, particularly from Blocks 5 and 6, with both ivy and creeper noted to be growing up the outside walls. Elsewhere isolated areas of re-pointing works are required including to brickwork at DPC level of ground floor balconies, a small area to the rear South West corner of Block 4 which is eroded and to isolated areas where prolonged leaking/dripping from overflow pipework has caused the bricks and mortar to soften.

Repairs are also required to clay vents which are located in-line with internal service risers. These have commonly been closed up, or damaged and crudely repaired, with some left open and others where un-bedded bricks have been loosely inserted into the openings.

Feature area of concrete, for instances the planters to the rear of Block 6 and the canopies present above the main entrance doors to the communal staircases, require isolated concrete patch repairs to be undertaken. Similar works are also required to some of the reinforced concrete window sills, to which the concrete spalled revealing heavy corrosion to the underlying steel reinforcement.

The pointing is in a good condition in most areas and appears to have been re-pointed in the last 30years. We do not believe that any wholesale re-pointing will be necessary during the next 20years maintenance cycle.

4.2.7 **Balconies** – Most of the projecting cantilevered balconies exhibit signs of carbonation to a greater or lesser degree, with some balcony soffits also showing signs of damage through rainwater penetration, particularly around the location of the rainwater outlets. Isolated patch repairs including treatment of corroded steel reinforcement with a suitable inhibitor should be undertaken to arrest deterioration of the balcony structures. Brick walls surrounding the balcony structures are generally in reasonable repair, though re-pointing works are anticipated to be required towards the end of the maintenance period, as these structures are fairly exposed.

Painted metal railings support painted metal mesh balustrades to the upper parts of the balconies and to provide the necessary edge protection. Much of the mesh is heavily corroded and considered to be beyond repair, though the more robust supports remain in generally fair condition. We believe that these will require only treatment and redecoration during this 20yr maintenance period. However, the areas of mesh require removal and the fabrication of new mesh (or other similar) panels in its place, affixed back to the metal support railings to a minimum height of 1100mm.

Where it was possible to inspect the asphalt roof covering, it exhibited signs of splits and cracks, particularly around the location of the rainwater outlets. Roof coverings to the balconies are considered to be at the end of their useful life, as are the associated rainwater goods. However, many of the current occupiers have undertaken works to the balcony areas, with items such as tiles, artificial grass and timber decking installed, and which will make renewal problematic. We have allowed for replacement in a cold, liquid applied coating and also made an allowance for removal and reinstatement of the Tenant installed finishes.

4.2.8 **Above Ground Drainage** – Above ground drainage is run in cast iron soil and vent pipes located within service risers that run vertically between the floors. These emanate at roof level for ventilation and are only accessible via the flats themselves. There was limited opportunity to inspect the pipework, but where seen was noted to be in cast iron and assumed to be the same throughout the Blocks. Drainage pipework is considered aged and towards the end of its life expectancy. However, renewal is considered awkward due to access difficulties. We have allowed for replacement of the pipework in plastic as an alternative, with works to be undertaken later in the maintenance period.

4.2.9 **Windows and Doors** – External windows are limited to the communal stairwells only. All windows are aluminium framed, exposed/unpainted finish with single glazing. Some Sections are top opening casements. The frames are old and single glazing is energy inefficient, but this is generally of a lesser concern as the internal space beyond is unheated. Further deterioration of the frames is anticipated along with damage of the opening mechanisms and we have consequently made an allowance for replacement of the windows, with new aluminium double glazed units, for later in the maintenance period.

External doors are currently all timber, flush ply with glazed vision panels. The doors are maintained and decorated, though suffering from general impact damage and scuffing, but remain in fair condition. They require on-going maintenance and do not provide a high level of security to

the properties. In our experience, communal entrance doors are heavily used and abused elements that need to be robust. Whilst the current doors are performing adequately, we believe that they should be replaced with a more robust powder coated aluminium entrance door when the current doors have reached beyond economic repair. Aluminium doors will provide greater longevity than timber and will omit the need for ongoing redecoration.

- 4.2.10 **Internal Stairwells** – Stairwells are in good structural condition with only localised evidence of dampness and water penetration. There are few surface finishes present, and these areas are considered low maintenance, with the exception of planned redecoration of walls and ceilings.
- 4.2.11 Low level damp was apparent to the staircases of Blocks 4 and 5, the cause of which could not be identified, but may be related to rising damp to this area. In the first instance we would recommend localised repair/re-pointing, stain block and redecoration, but if the issue persists consideration should be given to injecting a chemical damp proof course.
- 4.2.12 **Fire Safety** – There is currently no means of fire detection or warning within the communal stairwells, and no alternative safe means of escape from the upper floor flats. We are unaware whether a fire risk assessment or Fire Officer inspection has been undertaken, however we believe that the properties should have automatic smoke detectors on each stair landing, connected to an automatic detector within each flat. This will give early warning to all residents of any fire in the flats or communal stairwell. We recommend that the local Fire Officer is consulted before any works are specified or undertaken.

Emergency lights should also be incorporated in each stairwell and we did not identify any in our inspection. We therefore recommend new emergency lights alongside the installation of a new fire alarm system.

Compartmentation between the flats could not be established as internal access was not available. However, the solid nature of the construction and the absence of any roof space limits the possibility for spread of smoke and fire. The most likely cause of spread is likely to be via the service riser that runs vertically up through the building. No evidence of a fire barrier was noted to the riser and, where seen the access into the riser from the flats was not of fireproof construction.

Electrical – We have received a copy of the latest electrical installation condition report (EICR) dated November 2020. Various Code 1 and 2 issues have been identified, the majority of which seem to concern Blocks 1-3. However, the report is not specific on location and as such we have allowed a figure for review of the EICR by a certified electrician to determine if any essential electrical works are required in Blocks 4, 5 and 6.

Electrical distribution to the communal parts is controlled by relatively modern MCB distribution boards, but there is generally very limited distribution. A three phase incoming supply is provided to the communal parts with aged fuse carriers evident with onwards distribution to the individual flats routed by way of the communal stairwell to the ground and first floors, whilst the supply to the second floors appears to run via the first floor flats. We recommend further investigation of

this by a suitably qualified electrician to determine if this is acceptable and in accordance with current legislation.

Bulkhead lights to communal stairwells vary in age and design and some were not working at the time of our inspection. Immediate replacement is required of defective lights and the current lights will require replacement before the end of the maintenance period. External lighting is satisfactory and does not require immediate attention, however future replacement has been allocated in our schedules. Some of the lighting to the tank rooms was also identified as defective and in need of replacement, such as to Block 4.

- 4.2.13 **Mechanical** – A pair of galvanised steel water storage tanks are present in the roof top tank rooms of each block, with 4no, supplies leading off each tank, one to each flat and a further communal supply. Various return pipework was also noted, of unknown origin. It was not possible to determine what the tanks were serving though they appeared live. As such as we would recommend and advise a review of the cold water supply and distribution as well as any supply to heating systems within the flats.

The condition of the tanks was generally poor, with loose fitting lids present that has permitted debris to enter the tanks. The galvanised tanks themselves are heavily corroded, particularly above the water line, and are considered to be at the end of their life. However, options for replacement and alterations to the method of supply should be considered before replacement to determine if they are actually required. The lids to the water tanks are believed to be in unsealed asbestos cement sheets, and some were noted to be damaged with fibres evident. The lids should be sampled to determine if asbestos containing prior to removal, and then disposed of as required as part of the necessary improvement/upgrade works to the tanks.

A bund is in place around the tanks, though the tanks were noted to extend beyond the location of the bund making it ineffective. Openings were also present within the bund that would permit the release of water from the tanks down into the stairwells beneath. The design and positioning of any new tanks should be considered before installation to ensure containment.

Gas supplies are present to the residential flats, but there is no incoming communal gas supply.

4.3 Site Areas

- 4.3.1 **Roads and Car Parks** – Roads and car parks are all tarmacadam surfaced. The car park at the rear of Blocks 1 and 2 is the most widely used and is in a fair condition. Car parks at the end of Blocks 4 and 6 are the least used, and in the poorest condition. The tarmac surface is heavily worn and potholed adjacent to Block 4, and there is moss growth on the surface due to the tree overhang above. Moss growth is also commencing to parking bays in front of Block 4, and the Block 6 car park is worn and balding. The roadway leading from Jebb Avenue to Block 6 has had previous service excavations, and an area of tarmac surface has sunk outside the entrance to Block 5 and potentially represents a trip hazard.

Patch repairs are recommended outside Block 5 and re-surfacing is recommended on a phased programme to all other areas, commencing at the rear of Block 4.

- 4.3.2 **Pavements** – Concrete pavements to the rear of Blocks 1 and 2 are in good condition, however an isolated area is currently loose and undulated at the end of Block 2 and has been identified and cordoned. Pavements are firm and level with mild vegetation growth along slab joints in localised areas. To prolong the life expectancy, we consider phased jet wash and weed control to be sufficient.

Tarmac and concrete surfaces at the front of Blocks 1 and 2 are more heavily worn, however these areas are not regularly used, and the front of Block 1 is considered as maintenance access. The concrete approach to the entrance doors of Block 2 is cracked and undulating, and this area should be prioritised to prevent future trips and injuries.

The tarmac surface in front of Block 3 is heavily worn and in a very poor condition. The area requires re-surfacing however we have proposed scaffold construction in this area to replace the roof covering. We have therefore proposed that temporary repairs are undertaken now to fill potholes and around raised manholes, and to prevent any further trip hazards. When all scaffold works are complete the area can then be resurfaced in its entirety.

Concrete paths lead up to the communal entrance doors of Block 4, but these are heavily cracked and uneven. Due to the extent of the damage, it is considered that the only option is to break out the existing and cast a new concrete path onto a suitably prepared and compacted sub-base, with sufficient break/expansion joints.

- 4.3.3 **Boundaries** – Boundaries appear to have been previously patch repaired and re-pointed, however the pointing appears to be soft in many areas with the original pointing inadequately raked out. Pointing along the dwarf walls in front of Blocks 1 and 2 are the worst, and there are missing and damaged bricks to wall corners and loose mortar beds beneath the concrete copings. Nevertheless, the walls are in a fair condition in consideration of their age.

The brick boundary separating Jebb Avenue from the Block 1 car park is also in fair condition however the pointing is beginning to fall out in localised areas. A horizontal crack is present alongside the timber fence and extends through the wall thickness, potentially caused by fence fixings and wind movement. To avoid re-building the wall above we believe that Helibar crack support bars can be used to prevent the crack expanding, and the surface then re-pointed. Further erosion is caused to the wall surfaces next to the bin stores due to rainwater discharge from the bin store downpipe above. Small repairs and re-diversion of the downpipe will resolve this defect.

We cannot confirm the ownership of the boundary wall behind the garages; however the wall is in good condition and sheltered by the garages, and appears to have been previously re-pointed in areas. No works are considered necessary however vegetation growth and new tree shoots should be monitored and removed to prevent damage from occurring.

The boundary wall at the rear of the Block 3 garden is used as a garage wall for the neighbouring property. We therefore considered this wall to their ownership. However, there is a large vertical crack in the wall that requires monitoring and repair. We have not allocated any cost until ownership and maintenance responsibility is confirmed. However, we recommend that you approach the neighbour to raise awareness to the crack and request that they undertake repairs.

To the rear of Block 4 in the SW corner and to the area behind the grounds keepers waste area the boundary walls are in very poor condition. Some areas considered to be on the verge of imminent collapse as vegetation and tree growth has displaced some bricks and damaged foundations causing walls to lean. Significant demolition and re-building works are required urgently, but the tree and vegetation growth need to be controlled to each side of the wall to prevent damage/re-damage. On some occasions we have allowed for replacement in fencing rather than wall, especially when gates are included as these generally require less maintenance and are easier and cheaper to install.

Ivy and vegetation growth need to be removed from along the rear boundary behind Blocks 4, 5 and 6, with areas of re-pointing works to be undertaken later in the maintenance period. A significant area of wall behind Blocks 4 and 5 was also noted to be leaning inwardly, though not to any significant degree. However, we have allowed for buttresses to be built to support the wall and arrest further movement to prevent wholesale re-building being required in the future.

The Eastern boundary along the A23 Brixton Hill requires general maintenance, including re-bedding of the railing support posts in the ground. Sections of brick wall to either side of the pedestrian access gate require re-building and additional reinforcement due to the forces of the gate swinging damaging the existing walls, whilst the pier to the Northern end of the wall is leaning significantly having suffered historical impact damage. General maintenance, including redecoration of the railings and re-pointing of the brick walls are also allowed in the maintenance period.

- 4.3.4 ***Garden and Retaining Walls*** – A concrete panel fence in South West corner of the site that separates the side car park to Block 4 from the grassed area behind Block 4 also needs to be replaced. Several of the panels have been removed, whilst others are damaged and as such, we recommend that this is replaced. We have allowed a fence with an access gate rather than a wall.

Low level brick retaining walls are present to the front of Blocks 4, 5 and 6. Those to front of blocks 5 and 6 are in generally reasonable repair requiring only localised re-building due to impact damage and periodic maintenance. However, those to the front of Block 4 have a more significant retaining function due to the elevated nature of this Block compared to its surroundings. Various cracks and fractures are evident to the wall, particularly to the curved sections, and as such we have allowed in the first instance of these walls to be locally repaired and 'stitched' back together with Helibar helical spiral bars before being re-pointed. However, a lengthy section of wall along the length of the vehicle parking area is leaning heavily having moved by some 60-70mm. We have allowed for this section to be re-built.

Elsewhere fencing around brick built bin stores is in generally poor/dilapidated repair and requiring replacement, particularly to those bin stores to the rear of Block 3. Periodic maintenance and ad-

hoc repair/replacement of other items will also be necessary over the 20 year maintenance period, including decoration of the fencing to the South of Block 3 and replacement/re-bedding of the copings to the brick wall surrounding the single bin store in front of Block 4.

- 4.3.5 **Below Ground Drainage** – Below ground drainage is in generally good condition and we saw no evidence of blocked drains, though our inspection was limited to the manhole chambers only. There is however a significant volume of water discharging the manhole between Flat 56 and the car park entrance. At the time of our inspection, the water was entering the manhole at force from the direction of the car park and garages. However, there had not been any rainfall to suggest surface water. The water was clean and entered above an existing drainage pipe suggesting the water was not draining from within the pipe. We cannot confirm where this water is entering from and consequently suggest that the local water provider is contacted to ensure that there is no burst water main below ground.

Brick manhole chambers are all in good condition, and there was no evidence of collapsed clay pipes, or significant cracking. Hairline cracking was identified in 1nr manhole at the rear of Block 2, and slow discharge was identified from Block 6 due to a low gradient pipe.

One manhole cover to the raised bed area in front of Block 4 was ill-fitting and allowing chippings/gravel to enter the system. This should be carefully removed and the area surrounding cleared of chippings before re-fitting to prevent chippings blocking the drainage run.

- 4.3.6 **Garages** – From our external inspection, the garages are in a relatively good condition. There were no significant defects identified to the concrete panels, and the roof covering was in good condition. We anticipate the roof covering will require replacing in approximately 12 years, and should be replaced before complete failure in order to protect the concrete walls below and contents within. The up and over doors are in a varying condition and we have allowed a phased replacement over a 6 year period to be prioritised as required.
- 4.3.7 **Garden Sheds** – A small terrace of garden stores have been constructed in brick to the rear of Block 2. The walls are in good structural condition and the roof covering has been recently replaced. The timber ledge and braced doors are deteriorating and there is evidence of previous repairs to some door and frame bases. We have allowed for a phased replacement of doors as required, however we do not consider any further works to be necessary.
- 4.3.8 **Bin Stores** – The seven brick built bin stores located around the Estate have deteriorated to varying degrees. Main access doors are rotten and dropped on their hinges despite having in most cases already been previously repaired. We believe these can be further repaired in the short term, but replacement during this maintenance period is necessary, along with replacement of the sliding window shutters - though these are generally in better repair than the main doors.

Roof coverings are currently reasonable, though with isolated areas of damage from vandalism, whilst the fascias, soffits and vergeboards require minor repair and redecoration to maintain their condition. Several of the rainwater goods are damaged and in need of repair, whilst that to the

Store outside Block 2 requires full replacement at this stage due to vandalism. Any overhaul/renewal of all roof elements is allowed at the end of the maintenance period.

5. Annual Expenditure and 20 Year review

5.1.1 We have analysed the cost data generated from our survey and summarise the expenditure profile in Table 4 below:

Element	Year								Totals	Percentage
	1	2	3	4	5	6 - 10	11 - 15	16-20		
Above Ground Drainage	£ -	£ -	£ -	£ 12,560.00	£ -	£ 36,421.00	£ -	£ -	£ 48,981.00	3.1%
Balcony Railings	£ -	£ -	£ 3,477.60	£ 4,233.60	£ 8,467.20	£ -	£ -	£ -	£ 16,178.40	1.0%
Balcony structure	£ 18,083.16	£ 11,512.00	£ 26,088.60	£ 14,662.80	£ 26,525.60	£ 8,000.00	£ -	£ 31,368.00	£ 136,240.16	8.8%
Below Ground Drainage	£ 516.60	£ -	£ 333.08	£ 2,142.00	£ -	£ 666.16	£ 666.16	£ 333.08	£ 4,657.08	0.3%
Bin stores	£ -	£ 7,245.80	£ 2,978.64	£ -	£ -	£ 18,522.00	£ -	£ 48,123.60	£ 76,870.04	4.9%
Boundaries	£ 8,597.33	£ 6,602.97	£ 9,360.69	£ -	£ 6,072.44	£ 6,320.19	£ 5,688.62	£ 15,241.63	£ 57,883.87	3.7%
Car Parks	£ -	£ 29,672.06	£ -	£ -	£ 19,963.65	£ 6,031.87	£ -	£ 2,835.00	£ 58,502.58	3.8%
Chimneys	£ 9,760.65	£ 12,555.46	£ 12,102.51	£ -	£ -	£ -	£ 6,385.68	£ -	£ 40,804.31	2.6%
Communal Windows	£ -	£ -	£ -	£ -	£ -	£ 17,640.00	£ -	£ -	£ 17,640.00	1.1%
Electrical	£ 112,807.80	£ 1,499.40	£ 1,260.00	£ 4,132.80	£ -	£ 11,949.84	£ 9,954.00	£ -	£ 141,603.84	9.1%
External Decorations	£ 1,952.52	£ 1,562.83	£ 7,874.42	£ 2,908.71	£ 3,321.98	£ 5,329.03	£ 10,418.66	£ 13,293.76	£ 46,661.91	3.0%
External Doors	£ 2,121.50	£ 3,228.33	£ -	£ -	£ -	£ 7,638.33	£ 4,015.00	£ 2,676.67	£ 19,679.84	1.3%
External Lights	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,600.00	£ -	£ 1,600.00	0.1%
External Walls	£ 15,338.48	£ 11,723.37	£ 13,085.91	£ 8,030.00	£ 10,803.95	£ 9,519.85	£ 7,756.56	£ 3,421.28	£ 79,679.41	5.1%
Fascia / Soffit	£ 8,316.00	£ -	£ 5,670.00	£ -	£ -	£ -	£ -	£ 1,890.00	£ 15,876.00	1.0%
Flashings	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.0%
Garages	£ -	£ -	£ -	£ -	£ -	£ 13,860.00	£ 30,769.00	£ -	£ 44,629.00	2.9%
Garden Sheds behind Block 2	£ -	£ 949.33	£ -	£ 949.33	£ 504.00	£ 949.33	£ -	£ 1,906.38	£ 5,258.37	0.3%
Garden Walls	£ 887.04	£ 9,298.80	£ 4,956.84	£ 900.90	£ -	£ 2,072.35	£ 9,103.15	£ -	£ 27,219.07	1.7%
Internal Ceilings	£ -	£ 941.00	£ -	£ -	£ 941.00	£ -	£ -	£ -	£ 1,882.00	0.1%
Internal Decorations	£ 5,808.03	£ 24,636.06	£ -	£ 8,703.34	£ -	£ 18,891.89	£ 22,163.43	£ 17,663.54	£ 97,866.29	6.3%
Internal Floors	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.0%
Internal Walls	£ -	£ 1,716.35	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,716.35	0.1%
Mechanical	£ 67,284.00	£ 1,323.00	£ -	£ -	£ -	£ -	£ -	£ 6,552.00	£ 75,159.00	4.8%
Pavements	£ 920.60	£ 7,585.20	£ 2,151.45	£ -	£ -	£ 1,480.50	£ 10,005.91	£ 9,506.45	£ 31,650.12	2.0%
Rainwater Goods	£ 4,131.79	£ 6,103.19	£ 9,527.26	£ -	£ -	£ 6,048.00	£ 2,495.35	£ 513.20	£ 28,818.80	1.9%
Roads	£ -	£ 567.00	£ -	£ -	£ -	£ -	£ 11,254.32	£ -	£ 11,821.32	0.8%
Roof Covering	£ 127,633.26	£ 133,005.39	£ 131,266.74	£ -	£ -	£ -	£ 2,496.06	£ 494.36	£ 394,895.80	25.4%
Roof Insulation	£ 29,835.54	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 29,835.54	1.9%
Roof Structure	£ 2,033.54	£ 6,643.12	£ 2,646.00	£ -	£ -	£ -	£ -	£ -	£ 11,322.66	0.7%
Soft Landscaping	£ -	£ -	£ -	£ -	£ -	£ -	£ 2,520.00	£ 2,520.00	£ 5,040.00	0.3%
Staircase	£ 504.00	£ -	£ -	£ -	£ -	£ -	£ 1,005.48	£ 22,050.00	£ 23,559.48	1.5%
Steps	£ -	£ -	£ 2,520.00	£ -	£ -	£ -	£ -	£ -	£ 2,520.00	0.2%
Grand Total	£ 416,531.85	£ 278,370.65	£ 235,299.76	£ 59,223.48	£ 76,599.83	£ 171,340.34	£ 138,297.39	£ 180,388.95	£ 1,556,052.24	100%

Table 4

5.1.2 The table above identifies the total expenditure for the next 20year term to be in the region of £1,556,052. This includes repeat work items such as redecoration and cleaning. It does not however account for day to day maintenance, reactive maintenance, or the repair or replacement of any defects that were not present at the time of our inspection. Nevertheless, we have made allowance for element replacement where we believe the current element will reach its natural life expectancy within the next 20 years.

5.1.3 Year 1 (2022) is the highest expenditure year due to the inclusion of roof replacements and all health and safety work items. In fact, years 1-5 represents 69% of the capital expenditure required over the 20year period and this reflects the condition of the properties, and the lack of planned maintenance in previous years. The following chart identifies this more graphically.

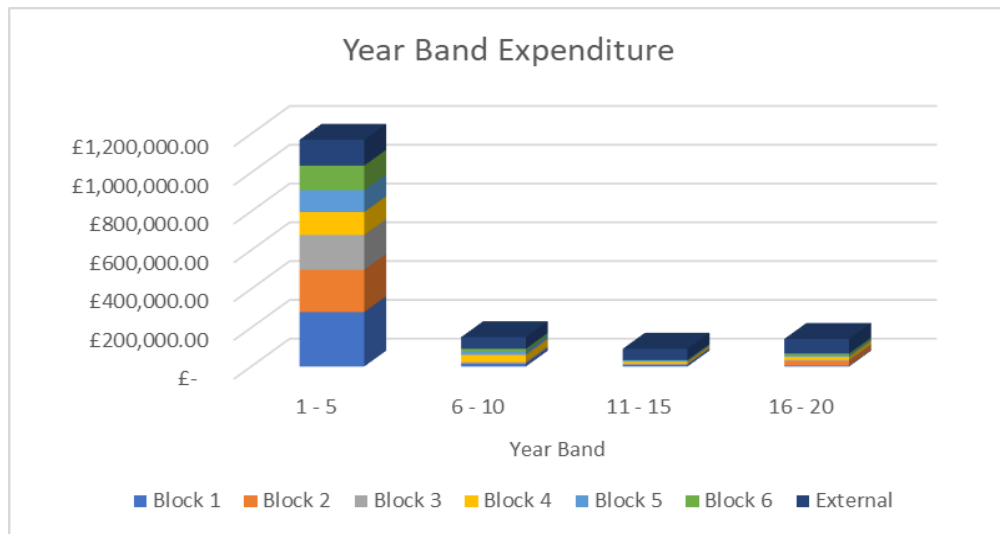


Chart 1

- 5.1.4 The chart identifies years 1 to 5 to be considerably higher than any other 5year band, with Blocks 1 and 2 being the primary contributors, closely followed by Block 3. This is primarily due to the need to replace the roof coverings, fascia's and rainwater goods, as well as concrete repair works to the balconies. However, once completed, expenditure to these blocks then falls significantly to cyclical maintenance for the remaining 15 years.
- 5.1.5 Blocks 4, 5 and 6 are more modern structures that are easier to maintain, however they also require most of their expenditure in the first 5 years due to the roof condition of Blocks 5 and 6. They generally require more expenditure than other blocks in years 6 to 20, with Block 4, being the largest block, and therefore requiring the most expenditure.
- 5.1.6 External works are a consistent contributor to all year bands and is the highest expenditure of all blocks, however these works are beneficial to all flat owners / occupants. The bar chart below identifies the allocation of costs per block.

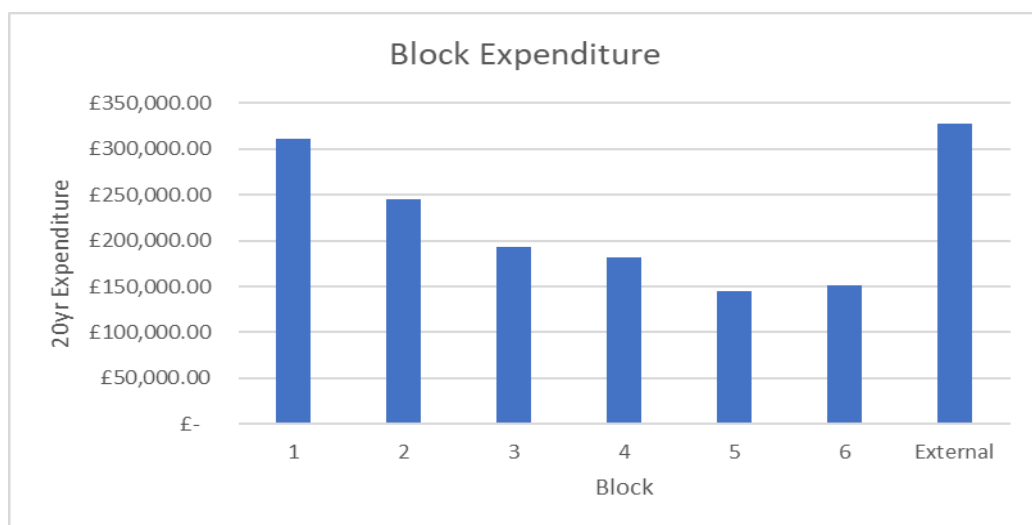


Chart 2

- 5.1.7 We have also analysed the costs by element. As anticipated, roof items are the biggest expense, including roof covering, rainwater goods, fascia's, roof structure, and chimneys. Between them, they account for 33.5% of all costs which is to be expected. Balcony structures are also a main contributor due to the concrete defects in Blocks 1, 2 and 3 and though to a lesser extent Blocks 4, 5 and 6.

The pie chart below analysis the expenditure ratio of all elements, and percentage contributions are confirmed in table 4.

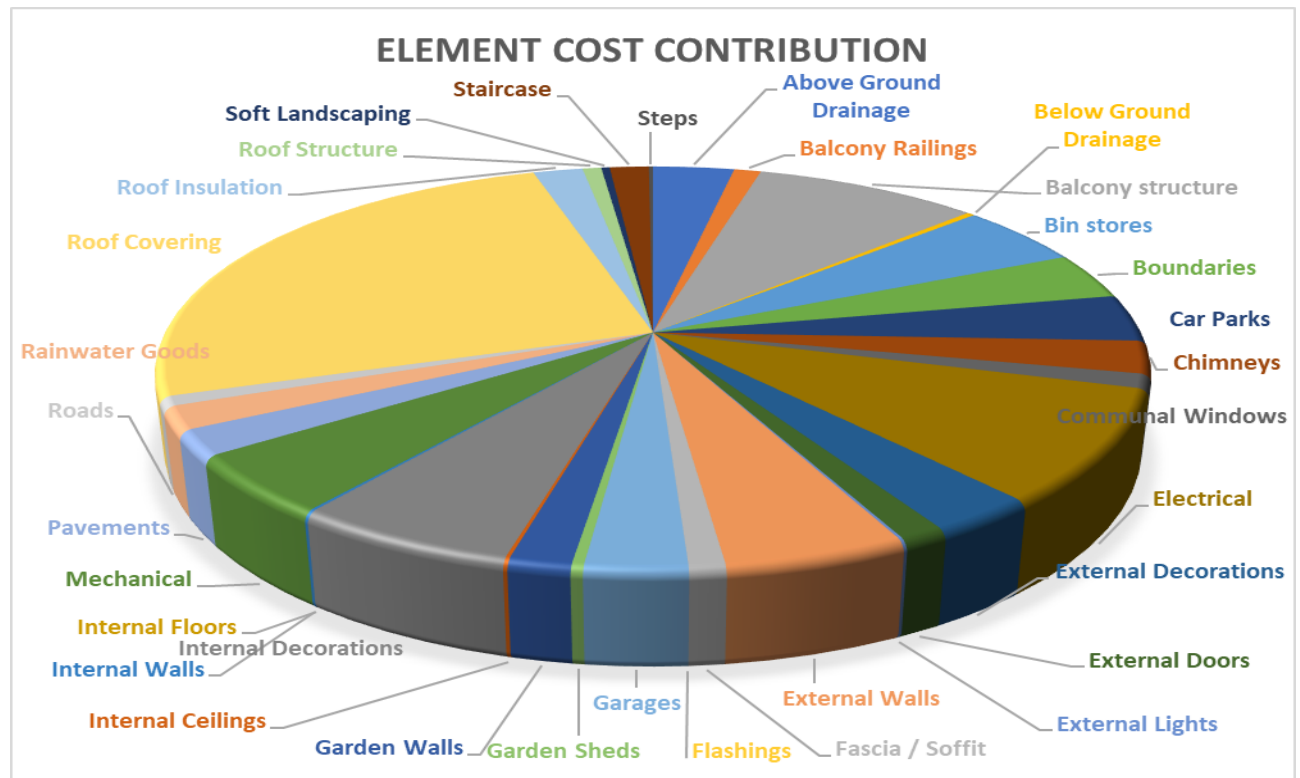


Chart 3

- 5.1.8 Electrical works is surprisingly high due to the age of the current wiring and the absence of a fire alarm and detection system. The electrical report undertaken in 2020 has concluded the existing wiring to be “unsatisfactory” and we cannot see evidence that significant works have been undertaken to address this. We have therefore allowed for the re-wiring of all communal areas, and the installation of an automatic fire detection and alarm system which we consider to be a requirement.
- 5.1.9 The above costs are based on the property conditions at the time of inspection, and the element replacement calculated from average life expectancies. It is possible that some elements may deteriorate sooner, or extend further than the estimated replacement year, and the above costs should be considered an estimated guide only.
- 5.1.10 Costs have been calculated from surveyor’s experience and BCIS Building Maintenance Price Book, with percentage uplift accounted for London rates. Allowance has been made for preliminaries and

site set-up, along with an additional cost for items that will require scaffolding, such as roofs, rainwater goods and external walls. No allowance has been made for professional fees, management costs, inflation or VAT.

- 5.1.11 Material prices continue to fluctuate significantly since the outbreak of the Covid-19 pandemic, and labour and material shortages are contributing to increasing costs. We have accounted for current market prices in our cost estimates; however, we cannot guarantee that costs will not continue to fluctuate and potentially rise further. All costs should therefore be considered an estimated guide only at the time of inspection, and may vary when works are instructed.
- 5.1.12 We recommend that all works are competitively tendered to reputable contractors to achieve the best price available, and where possible it should be considered if works can be grouped to achieve economies of scale, and make best use of preliminary and scaffold costs.

6. Conclusion

- 6.1.1 Bruton Knowles have undertaken a condition survey and produced a planned preventative maintenance schedule, to estimate Jebb Avenue Estate Management Company Limited's anticipated maintenance expenditure for the communal parts of the Jebb Avenue estate, over a 20year period. 6nr blocks were inspected along with the external areas associated with these properties, with internal inspections limited to communal parts of the Blocks only.
- 6.1.2 The 6nr Blocks and external areas were visited over a 3 day period and we were able to gain access to all internal communal areas as well as a small number of the external balconies, which are only accessible from within the residential flats. All external parts of the grounds associated with the Estate were included in the assessment.
- 6.1.3 All buildings are structurally sound and traditionally constructed, with Blocks 1, 2 and 3 being constructed during the early to mid- 19th Century and Blocks 4, 5 and 6 constructed significantly later, assumed to be during the 1930's. Blocks 1, 2 and 3 have exposed brick external walls and natural slate covered pitched roofs, with Blocks 4, 5 and 6 having exposed brick external walls and flat roofs with roof top tank rooms.
- 6.1.4 Parts of the properties are in very poor condition as a result of inadequate maintenance and investment over the preceding years. Significant elements of the buildings are now in a very poor state of repair, requiring imminent replacement and the associated significant investment. This is particularly the case with Blocks 1, 2 and 3 with the external roof coverings considered to be at the end of their useful life and other associated roof elements also in need of significant repair/replacement. External balconies to Blocks 1 and 3 are also in poor condition with significant damage to the reinforced concrete structures, whilst this is also an issue to, though to a lesser extent for Blocks 4, 5 and 6.

- 6.1.5 External areas of the Estate are also in significant disrepair with those boundary walls to the rear of Block 4 in particularly poor condition, to the extent that some sections are considered to be at imminent risk of collapse.
- 6.1.6 We estimate an expenditure for the next 20 years of approximately £1,556,052 to maintain the Estate in a fair and reasonable condition. This includes repeat work items such as redecoration and cleaning. It does not however account for day to day maintenance, reactive maintenance, or the repair or replacement of any defects that were not present at the time of our inspection. Nevertheless, we have made allowance for element replacement where we believe the current element will reach its natural life expectancy within the next 20 years.
- 6.1.7 This is equivalent to £77,802.60 per annum and includes all communal building elements including internal decoration. The highest expenditure is required in Year 1 (2022) due to the inclusion of roof replacements and all health and safety work items, but costs are heavily weighted towards Years 1-5, which represent 69% of the capital expenditure required over the 20 year period. This reflects the condition of the properties, and the lack of planned and routine maintenance in previous years.
- 6.1.8 It is often possible to schedule works on individual merit, based on impact on residents and H&S risk, deferring some less or non-essential works items to allow a more equal distribution of cost over the 20 year period. However, on this occasion the areas of key expenditure cannot readily be delayed, as significant consequences will arise from failure to undertake the majority of the works required in years 1-5. This is likely to include, but not be limited to significant water ingress across Blocks 1, 2, 3, 5 and 6 via defective roof coverings and possible H&S risks from falling slates as a result of failure to repair the pitched roofs.
- 6.1.9 Similar repercussions will be incurred with failure to undertake other works including the major repairs to the balcony structures which are already heavily corroded. Failure to arrest the on-going deterioration may at worst lead to collapse as a consequence of inadequate support, or at best lead to further and additional expenditure being incurred were the balconies to require demolition and rebuilding.
- 6.1.10 Around the external areas, brick boundary walls at the rear of Block are at imminent risk of collapse which have both H&S implications associated with collapse, but also security implications in terms of preventing trespass across the site, not to mention neighbourly matters between the Jebb Avenue Estate and the Owners of the dwellings on Dumbarton Road that share the boundary.
- 6.1.11 In terms of an element by element assessment of the Estate, expenditure on roof coverings far exceeds that of any other element, but significant expenditure is also required relating to balcony structures, electrical, mechanical, external walls, decorations and bin stores. However, much of this expenditure, particularly relating to the bin stores is required later in the 20 year period.
- 6.1.12 Mechanical items are those works associated with the water tanks in each of the Blocks which are potentially a concern from a H&S point of view, whilst the electrical works are those urgent works

associated with resolving the Code 1 and Code 2 deficiencies identified in the most recent Electrical Installation Condition Report (EICR) and in the installation of automatic fire alarm systems and emergency lighting into the communal stairwell areas – such improvement work being dependant on the outcome of a Fire Officer inspection.

- 6.1.13 We are unable to comment on how the works identified as necessary are instructed, but would advise attempting to plan/schedule works so that significant contributory associated with undertaking the works, including erection of scaffolding/use of access equipment, professional fees, management fees etc. are kept to a minimum. Undertaking works, for instance the re-roofing works required to Blocks 1, 2 and 3 at the same time will also likely lead to reduced costs as a consequence of economies of scale.

Appendix 1

Limitations

Limitations & Scope of Inspection

The terms of our instruction will be in accordance with our fee quote / letter of acceptance, Bruton Knowles standard terms of Business and the limitations as detailed below.

General Matters

The instruction will be undertaken on the basis of the information provided by the client, their advisors and third parties. The non-disclosure or inaccuracy of relevant information provided to us may have a material effect on the advice provided.

The purpose of the survey is to safely inspect all the exposed and accessible parts of the building and identify and report upon any significant material defects but will not include those of a minor maintenance type.

We will assume that the property will remain in its current use and layout unless advised by the client in writing to the contrary. The client should verify that any proposed use for the property is permitted and possible.

Despite our investigations, defects can sometimes arise due to time passing or extreme weather conditions not present at the time of our inspection. Therefore, we cannot confirm that these will be included.

The fee quoted is on the basis of a single visit to the property. We reserve the right to charge additional fees for abortive time due to matters outside of our control.

Our report is intended for the use of the client to whom it is addressed only. We will not accept any responsibility to any third party for its content or part thereof.

Extent of Inspection

Many of the elements of construction of a building are hidden or inaccessible. We will not inspect or report on parts of the property which are covered, unexposed or inaccessible. Neither will we move any heavy items of furniture or disturb fittings and furnishings, remove items from cupboards or similar areas, raise any floor coverings or remove floorboards. Therefore, we will be unable to report that any such parts of the property are free from defects.

The property will be inspected from ground level only with the aid of binoculars or at a closer or higher level gained by the use of a 3 metre surveyors ladder unless alternative access is arranged at an additional cost to the client, which will be confirmed in our letter of instruction.

Services Installations

Mechanical, electrical and drainage services will not be tested or inspected in detail. Our inspection will be on a purely visual basis and no assurance can be provided that these are free from defect or in compliance

with current relevant requirements or adequate or of sufficient capacity. Clients are recommended to have services including drainage inspected and tested by a consultant engineer.

Specialist Consultants

If requested by the client, we can assist with the appointment and co-ordination of specialists / consultants. Their appointment will be on behalf of the client and the client will be responsible for payment of their fees and expenses direct.

Where we make reference to any conclusions reached within the report, this should not be considered as a substitute for reading their report in its entirety nor will we take responsibility for their advice.

Ground Conditions, Environmental and Sustainable matters

Our inspection and report will not include an investigation into the nature of the subsoil, nor its loadbearing capacity, or if the premises are likely to be affected by tunnelling or mining operations, nor will we be able to determine whether the site has been used in the past for landfill, refuse or has been contaminated by other pollutants nor will we consider existing or previous land uses. We strongly recommend that the client should commission a specialist to assess the potential existing risk together with that from adjoining sites.

We will not undertake an environmental audit to establish the presence of factors such as radon gas, toxic mould, Japanese knot weed, the energy efficiency of the property or the potential for flooding. We recommend that this is undertaken by a specialist as part of your due diligence process and therefore cannot confirm that the property is free from such risks.

Deleterious Materials

We will not undertake an investigation to determine the presence of any deleterious materials including but not exclusively, asbestos, woodwool slab, high alumina cement, , calcium chloride, fibre reinforced concrete, alkali silica reaction, sea dredged aggregates or lignite and can therefore not report that the property is free from these.

Our inspection and report will not include the provision of an asbestos survey or comment on any current and future implications in relation to compliance with asbestos legislation since we are not asbestos specialists and therefore cannot accept any responsibility in this regard. Where we become aware of asbestos containing materials we will bring this to the clients attention and recommend that in all instances an asbestos register is compiled by a specialist in order to comply with current legislation.

Legislation

It is assumed that in the course of their normal searches, the client's legal advisors will investigate the position regarding Town and County Planning Acts, Fire Risk Assessments and other statutory approvals and restrictions, as well as liability for boundaries, rights of way, restrictive covenants and neighbourly

matters. Therefore, we will assume that all necessary consents for the construction and use of the premises have been obtained.

Any comments within the report regarding the compliance of the property with the fire precautions legislation or any other relevant legislation are to be considered as guidance only. No detailed review will be undertaken since such matters will be dependent upon your occupation, use and space planning of the premises.

We will not inspect the property for compliance with the Equality Act or comment upon its implications except where it might be indicative of a more significant risk that could affect your clients' interest in the property. Any advice provided will be for guidance only.

Rights of Way and Third Party Matters

We will not provide any advice (unless specifically requested by the client in writing) in relation to any rights of way, support or light or boundary disputes or party wall matters which may be in existence at the property.

Any comments on such rights will just be a record of what might reasonably be viewed during our inspection. Such comments will not be based on any detailed investigations and should not be considered a substitute for the clients' solicitors searches and advice. The clients' solicitor should advise of the existence of any such rights prior to our inspection.

Lease Analysis, Dilapidations and Service Charge Liabilities

In the case of leasehold premises the Surveyor will require a copy of the Lease, if this is available, and will (if requested) advise as to the client's obligations and liabilities arising from the Lease provisions relating to disrepair only. However, such advice should not be seen as a substitute for the clients solicitors' legal opinion.

If requested by the client in writing, where the property is leasehold and forms part of a larger building or estate, the Surveyor will make an inspection of those parts of the building or estate for the purpose of assessing the condition and advising as to the scale of liabilities arising under service charge provisions and other matters likely to be of interest to his client. Such an inspection will not be detailed.

Where commenting upon dilapidations liabilities, we will not include for loss of rent, service charge or other heads of claim unless specifically noted.

Budget Costs

Where we are instructed to provide budget estimates, they are given as guidance only and are subject to the following limitations:-

- i. All estimates are at current prices, are for guidance only and not a substitute for obtaining contractors quotations from reputable contractors No allowance has been made for future

- inflation.
- ii. We have assumed that all of the works will be undertaken concurrently as one contract during normal working hours.
- iii. No allowance has been made for the discovery of any deleterious materials such as asbestos or for any associated delays.
- iv. No costs have been included for investigation works unless specifically stated.
- v. Estimates do not include for VAT or professional fees unless specifically noted.
- vi. No allowance has been included for any works to services or drainage unless specifically stated.
- vii. If more accurate estimates are required they will be the subject of separate instructions.

Health and Safety

We will not undertake an audit to check the property for current or future compliance with current workplace (Health, safety and welfare) regulations.

We are not specialists in Health and Safety and therefore any comments provided will be limited to significant issues that may reasonably be seen during our inspection. These should not be considered as a substitute for a full audit or risk assessment. Therefore, we cannot accept any liability in respect of this.

Appendix 2

20yr PPM Schedules

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
1	Flats 48 to 59	Roof Covering	Natural slate pitch roof with clay ridge tiles	D	Slipped slates to west and south elevations currently held in gutters. Temporary patch replacements evident within loft space. Dark patches of retained moisture and slates considered soft and nearing life expectancy. Daylight visible in loft space and localised slates have cracked. Water stains on rafter trims around south chimney above Flat 51. Slipped and missing slates are a health and safety concern.	Replace roof covering with new breathable felt, timber batten, and natural slate covering. Replace ridge tiles with mechanically fixed ridges. Incorporate high and low level ventilation. (Artificial slate will be cheaper subject to approvals)	439	m²	£ 90,161.82	£ 30,600.00	£ 120,761.82	1	2022	1 - 5	£ 120,761.82								£ 120,761.82
1	Flats 48 to 59	Roof Covering	Lead valley gutters	B	Lead valleys in fair condition and no water ingress identified internally.	Replace valley lining with new lead the same time as roof covering replacement. Allow repairs to timber valley boards. Scaffold included with roof replacement.	28	m	£ 4,351.44	£ -	£ 4,351.44	1	2022	1 - 5	£ 4,351.44								£ 4,351.44
1	Flats 48 to 59	Roof Covering	Clay tiles and ridge to entrance porches	A	Tiles in good condition and secure	Apply antifungal spray periodically to prevent moss growth and water retention	25	m²	£ 379.26	£ -	£ 379.26	3	2024	1 - 5			£ 379.26				£ 379.26		£ 758.52
1	Flats 48 to 59	Roof Structure	Cut timber rafters	B	Non-treated sawn timber rafters with timber battens. Good structural condition with localised evidence of water ingress. Water stains on rafter trims around south chimney above Flat 51.	Provide surface treatment and localised replacements to rafters and replace battens at time of roof replacement.	1	Item	£ 1,197.00	£ -	£ 1,197.00	1	2022	1 - 5	£ 1,197.00								£ 1,197.00
1	Flats 48 to 59	Roof Structure	Cut timber rafters to entrance porches	B	No access available for inspection. No defects evident externally.	No works.	25	m²	£ -	£ -	£ -												£ -
1	Flats 48 to 59	Roof Insulation	70mm mineral wool laid on ceiling in pitched loft space	D	Insulation is degraded and insufficient thickness	Replace insulation with new 300mm laid loose between and over ceiling joists.	359	m²	£ 12,213.18	£ -	£ 12,213.18	1	2022	1 - 5	£ 12,213.18								£ 12,213.18
1	Flats 48 to 59	Chimneys	Brick	B	Large brick chimneys with brick offsets, cement mortar flaunching and clay pots. Structure and pointing is good. Localised pointing missing to south chimney above Flat 51.	No immediate works. Allow for inspection and patch repairs to pointing and flaunching when roof replacement works underway.	1	Prov Sum	£ 945.00	£ -	£ 945.00	1	2022	1 - 5	£ 945.00								£ 945.00
1	Flats 48 to 59	Chimneys	Lead flashing	B	Lead flashing appears in fair condition however there is evidence of temporary foam repairs to seal water leaks around chimneys and compartmentation walls.	Replace lead flashing and soakers around chimneys at same time as roof covering to share scaffold cost.	37	m	£ 5,181.81	£ -	£ 5,181.81	1	2022	1 - 5	£ 5,181.81								£ 5,181.81
1	Flats 48 to 59	Fascia / Soffit	Painted timber fascia	B	Timber in fair condition but paint protection is peeling. Timber is perishing, particularly where gutters are defective. No evidence of timber defect however cut ends at building corners are beginning to deteriorate. Future maintenance and on-going decoration is difficult.	Timber will last a further 3-5 years but will need decorating to prolong this. Recommend over capping existing timber with upvc at the same time as roof replacement to share scaffold cost and eliminate future redecoration cost.	110	m	£ 8,316.00	£ -	£ 8,316.00	1	2022	1 - 5	£ 8,316.00								£ 8,316.00
1	Flats 48 to 59	Fascia / Soffit	Painted timber soffit	B	Exposed rafters and timber sarking in fair structural condition and protected from weather.	No timber work required. Refer to external decorations. If acceptable by residents it may be possible to fix new pvc soffit with ventilation for loft space.	110	m	£ 8,316.00	£ -	£ 8,316.00												£ -
1	Flats 48 to 59	Fascia / Soffit	Upvc fascia to entrance porches	B	In good condition but will weather and deteriorate with solar degradation.	Replace at end of anticipated life expectancy.	25	m	£ 1,890.00	£ -	£ 1,890.00	18	2039	16 - 20								£ 1,890.00	£ 1,890.00
1	Flats 48 to 59	Rainwater Goods	Cast iron ogee gutters	D	Cast iron ogee gutters to front (West) elevation in poor condition, with loose brackets, disconnected sections, peeling decorations, and corroding joints.	Replace gutters with new half round upvc to match rear and side gutters.	40	m	£ 2,052.79	£ -	£ 2,052.79	1	2022	1 - 5	£ 2,052.79								£ 2,052.79
1	Flats 48 to 59	Rainwater Goods	Upvc half round gutters to main roof	A	Recently installed upvc gutters to rear and side elevations	No works. Gutters will require removal and re-installation during roof replacement works.	45	m	£ -	£ -	£ -	25	2046	20+									£ -

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
1	Flats 48 to 59	Rainwater Goods	5nr cast iron downpipes to front and rear elevations	C	Peeling paint finish and moss growth in collar joints. Localised sections replaced in upvc to front. Suspected underlying corrosion and fixings will corrode in wall structure.	Replace downpipes in upvc the same time as replacing roof gutters to ensure correct connections and seals and avoid future scaffold and decoration costs.	55	m	£ 2,079.00	£ -	£ 2,079.00	1	2022	1 - 5	£ 2,079.00								£ 2,079.00
1	Flats 48 to 59	Rainwater Goods	2nr upvc round downpipe to rear elevation	A	Recently replaced with new upvc gutters	Replace at anticipated life expectancy (beyond this maintenance schedule)	11	m	£ 564.52	£ -	£ 564.52	25	2046	20+									£ -
1	Flats 48 to 59	Rainwater Goods	Upvc gutters and downpipes to entrance porches	B	Upvc half round gutters and upvc round downpipes	Replace at anticipated life expectancy	28	m	£ 2,495.35	£ -	£ 2,495.35	15	2036	11 - 15							£ 2,495.35		£ 2,495.35
1	Flats 48 to 59	Above Ground Drainage	Cast iron soil pipes with secondary cast iron vent pipes and further cast iron pipe with hoppers for kitchen waste	C	In poor condition with peeling paint and underlying corrosion. Vegetation growth in hoppers. Some hoppers have dropped suggesting corroded fixings. No evidence of cracks or leaks at present.	Replace in upvc. Allow for breaking out in walls and providing new connections to WC's. May require possible new WC's if damaged during removal (12nr flats).	99	m	£ 6,237.00	£ 5,000.00	£ 11,237.00	8	2029	6 - 10						£ 11,237.00			£ 11,237.00
1	Flats 48 to 59	External Walls	Solid brick in english bond	B	Good structural condition. Damages and patch repairs evident around resident boiler flue installations and redundant fixing holes.	Make good damages and allow for localised re-pointing.	10	m²	£ 396.27	£ 2,000.00	£ 2,396.27	5	2026	1 - 5					£ 2,396.27				£ 2,396.27
1	Flats 48 to 59	External Walls	Solid brick in english bond	C	Vertical crack present to front (West) elevation extending from ground to first floor windows from Flat 52 to 53.	Provide Helibar crack repair to tie and seal crack length	2	m	£ 878.75	£ -	£ 878.75	2	2023	1 - 5		£ 878.75							£ 878.75
1	Flats 48 to 59	External Walls	Solid brick in english bond	C	Vertical crack present to front (West) elevation extending above first floor window arch to flat 53.	Provide Helibar crack repair to tie and seal crack length and re-point brick arch	1	m	£ 451.45	£ 350.00	£ 801.45	2	2023	1 - 5		£ 801.45							£ 801.45
1	Flats 48 to 59	External Walls	Roughcast render	B	Painted roughcast render to rear elevation at ground floor level only. In good structural condition with no defects.	No works.	200	m²	£ -	£ -	£ -												£ -
1	Flats 48 to 59	External Walls	Concrete window cills	B	Current window cills are in good condition however there is evidence that some have had new faces to replace spalled concrete.	Allow for on-going future repairs.	1	Prov Sum	£ 1,890.00	£ -	£ 1,890.00	8	2029	6 - 10						£ 1,890.00		£ 2,000.00	£ 3,890.00
1	Flats 48 to 59	Balcony structure	Reinforced concrete	C	Reinforced concrete structure on front (West) elevation. Reinforcement covering is very thin, and balcony soffits have started to spall to reveal corroded mesh reinforcement. Balcony edges are cracked along location of first reinforcement bar and there is evidence of hollow and previously patched concrete surface.	Concrete repair may be possible however a further inspection by a structural engineer and concrete repair specialist is required. Recommend further investigations initially followed by phased repairs based on current condition. Flats 56 - 59 require immediate prioritisation followed by Flat 52 - 55. Allowance made for future repairs to Flats 58 - 51.	1	Prov Sum	£ 7,560.00	£ 1,500.00	£ 9,060.00	1	2022	1 - 5	£ 9,060.00	£ 10,000.00	£ 8,000.00			£ 8,000.00			£ 35,060.00
1	Flats 48 to 59	Balcony Railings	Painted cast iron	B	Structurally secure and in fair condition. Some surface corrosion beneath peeling paint areas.	Treat any surface corrosion the same time as decorating	5.6	m	£ 85.10	£ -	£ 85.10												£ -
1	Flats 48 to 59	External Doors	Timber ledged and braced doors	B	In fair condition, but some vertical boards beginning to open.	Replace at natural life expectancy in powder coated aluminium.	3	nr	£ 4,015.00	£ -	£ 4,015.00	14	2035	11 - 15							£ 4,015.00		£ 4,015.00
1	Flats 48 to 59	Communal Windows	Upvc casement	A	Double glazed upvc windows installed in 2018.	Replace at end of natural life expectancy (beyond this maintenance schedule)	12	nr	£ 9,072.00	£ -	£ 9,072.00	26	2047	20+									£ -
1	Flats 48 to 59	External Decorations	Painted timber fascia	D	Paint finish is worn and peeling.	Recommended for upvc capping as part of roof replacement costs. Costs included in Fascia's section			£ -	£ -	£ -												£ -
1	Flats 48 to 59	External Decorations	Painted soffit	D	Paint finish is worn and peeling.	Redecorate soffits every 15 years to retain building character. Recommend first decoration same time as roof replacement to share scaffold cost. (Consideration could be given to fixing ventilated upvc soffit to existing rafters to omit future decoration.)	54	m²	£ 1,192.74	£ -	£ 1,192.74	1	2022	1 - 5	£ 1,192.74							£ 1,192.74	£ 2,385.48
1	Flats 48 to 59	External Decorations	Painted Render	B	Weathered and dirty paint surface	Redecorate every 8years	200	m²	£ 3,029.04	£ -	£ 3,029.04	5	2026	1 - 5					£ 3,029.04		£ 3,029.04		£ 6,058.08
1	Flats 48 to 59	External Decorations	Painted entrance doors	B	Painted timber entrance doors in fair condition	Redecorate on 3year intervals to prolong timber life expectancy until replacement	3	nr	£ 292.84	£ -	£ 292.84	3	2024	1 - 5			£ 292.84		£ 292.94	£ 292.94	£ 292.94		£ 1,171.66

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
1	Flats 48 to 59	External Decorations	Painted balcony railings	B	Painted railings in poor condition with peeling surfaces and underlying surface corrosion	Redecorate on 5year intervals and treat any surface corrosion	50	m	£ 759.78	£ -	£ 759.78	1	2022	1 - 5	£ 759.78					£ 759.78	£ 759.78	£ 759.78	£ 3,039.12
1	Flats 48 to 59	Staircase	Concrete internal staircase with painted cast iron railings	A	Good structural condition	No works			£ -	£ -	£ -												£ -
1	Flats 48 to 59	Internal Ceilings	Painted concrete soffits	A	Good structural condition	No works			£ -	£ -	£ -												£ -
1	Flats 48 to 59	Internal Ceilings	Painted lath and plaster to top floor of stairwell 48 - 51	C	Water stained ceiling and weakened plaster	Fix new plasterboard and skim to underside of existing lath and plaster on top floor.	10	m²	£ 441.00	£ 500.00	£ 941.00	2	2023	1 - 5		£ 941.00							£ 941.00
1	Flats 48 to 59	Internal Ceilings	Painted lath and plaster to top floor to stairwell 56 - 59	C	Cracked ceiling plaster	Fix new plasterboard and skim to underside of existing lath and plaster on top floor.	10	m²	£ 441.00	£ 500.00	£ 941.00	5	2026	1 - 5					£ 941.00				£ 941.00
1	Flats 48 to 59	Internal Walls	Painted plastered masonry	B	Good structural condition	No works			£ -	£ -	£ -												£ -
1	Flats 48 to 59	Internal Walls	Painted lime plaster in porch	C	Rising damp and hollow plaster in entrance lobby for flats 48 - 51	Apply dpc injection and replace lower 1m height of plaster in entrance porch	6	m²	£ 1,187.15	£ -	£ 1,187.15	2	2023	1 - 5		£ 1,187.15							£ 1,187.15
1	Flats 48 to 59	Internal Floors	Solid concrete to ground floor	A	Good structural condition	No works			£ -	£ -	£ -												£ -
1	Flats 48 to 59	Internal Floors	Suspended concrete to upper floors	A	Good structural condition	No works			£ -	£ -	£ -												£ -
1	Flats 48 to 59	Internal Decorations	Painted ceilings	B	Worn decorations with localised mold	Redecorate every 7 years	96	m²	£ 2,763.94	£ -	£ 2,763.94	2	2023	1 - 5		£ 2,763.94				£ 2,763.93	£ 2,763.93		£ 8,291.80
1	Flats 48 to 59	Internal Decorations	Painted walls	B	Worn and scuffed decorations	Redecorate every 7 years	498	m²	£ 6,808.16	£ -	£ 6,808.16	2	2023	1 - 5		£ 6,808.16				£ 6,808.16	£ 6,808.16		£ 20,424.48
1	Flats 48 to 59	Internal Decorations	Painted cast iron stair railings	C	Worn decorations	Redecorate every 7 years	45	m	£ 683.80	£ -	£ 683.80	2	2023	1 - 5		£ 683.80				£ 683.80	£ 683.80		£ 2,051.40
1	Flats 48 to 59	Electrical	External lights	B	External bulkhead light above each entrance door. Weathered surfaces and diffuser beginning to yellow.	Replace at anticipated life expectancy	3	nr	£ 453.60	£ -	£ 453.60	7	2028	6 - 10						£ 453.60			£ 453.60
1	Flats 48 to 59	Electrical	Internal Lights	B	2D bulb bulkhead lights in working condition.	Replace all at end of life expectancy.	15	nr	£ 945.00	£ -	£ 945.00	12	2033	11 - 15							£ 945.00		£ 945.00
1	Flats 48 to 59	Electrical	Wiring	D	VIR cabling identified in electrical report dated 2020, with some alterations since original installation. Light switches and metal conduit considered old and obsolete. Light switches not working on site.	Replacement of VIR cables unknown since report. Re-wire stairwell lighting and replace metal conduits, cabling, and distribution boards. (3nr stairwells)	1	Prov Sum	£ 18,900.00	£ -	£ 18,900.00	1	2022	1 - 5		£ 18,900.00							£ 18,900.00
1	Flats 48 to 59	Electrical	Distribution	B	Analogue meter with 5-way MCB board and locked metal distribution board.	To be replaced as part of re-wiring works.	2	Prov Sum	£ 3,024.00	£ -	£ 3,024.00	1	2022	1 - 5		£ 3,024.00							£ 3,024.00
1	Flats 48 to 59	Electrical	Fire Alarm	D	None present. In our opinion, due to a single escape stairwell, automatic smoke detection is required in all communal areas, linked to each flat to give advance warning to other building occupants.	Install automatic smoke detectors and alarms in each stairwell (4-storey), and connect to an automatic sensor located inside each flat entrance hallway.	3	nr	£ 9,525.60	£ -	£ 9,525.60	1	2022	1 - 5		£ 9,525.60							£ 9,525.60
1	Flats 48 to 59	Electrical	Emergency lights	D	No emergency lights present	Install new emergency lights to each stairwell	3	nr	£ 4,498.20	£ -	£ 4,498.20	1	2022	1 - 5		£ 4,498.20							£ 4,498.20
1	Flats 48 to 59	Electrical	Intercom	B	Stainless steel intercom in working order.	Replace at life expectancy.	3	nr	£ 2,744.28	£ -	£ 2,744.28	14	2035	11 - 15							£ 2,744.28		£ 2,744.28
1	Flats 48 to 59	Mechanical	Water Tanks	B	New fibreglass water tanks in loft space. Insulation jackets moved and torn and tank cover off. Previous tanks remain on site.	Refix jackets to tanks. Allow for future replacement.	6	nr	£ 2,646.00	£ -	£ 2,646.00	16	2037	16 - 20								£ 2,646.00	£ 2,646.00
1	Flats 48 to 59	Mechanical	Water distribution	B	Copper pipes with pipe lagging. Numerous pipes believed to be redundant and pipe lagging dated.	Remove unwanted pipes and upgrade pipe lagging.	1	Prov Sum	£ 882.00	£ -	£ 882.00	2	2023	1 - 5		£ 882.00							£ 882.00
1	Flats 48 to 59	Mechanical	Water distribution	D	White scum residue on surface of water tanks suggesting stagnant water.	Appoint plumber to check if tanks remain necessary and to undertake legionella and bacteria test.	1	Prov Sum	£ 756.00	£ -	£ 756.00	1	2022	1 - 5		£ 756.00							£ 756.00
1	Flats 48 to 59	Mechanical	Incoming gas	C	Incoming gas pipes are heavily corroded	Contact service provider to check pipe condition	1	F.I.	£ -	£ -	£ -	1	2022	1 - 5		£ -							£ -
2	Flats 36 to 47	Roof Covering	Natural slate pitch roof with lead ridges	D	Localised slipped and broken slates and evidence of previous repairs and lead tangles. Slates have discoloured and dark patches of retained moisture are at lower levels. Slates considered soft and nearing life expectancy. Corrosion evident on lead ridges at location of nail fixings. Slipped and missing slates are a health and safety concern.	Replace roof covering with new breathable felt, timber batten, and natural slate covering. Replace ridge tiles with mechanically fixed ridges. Incorporate high and low level ventilation. (Artificial slate will be cheaper subject to approvals). Allow to remove timber sarking.	322	m²	£ 66,132.36	£ 24,600.00	£ 90,732.36	2	2023	1 - 5		£ 90,732.36							£ 90,732.36

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
2	Flats 36 to 47	Roof Covering	Lead valley gutters	B	Lead in fair condition and no water ingress identified internally.	Replace valley lining with new lead the same time as roof covering replacement. Allow repairs to timber valley boards. Scaffold included with roof replacement.	3	m	£ 466.23	£ -	£ 466.23	2	2023	1 - 5		£ 466.23							£ 466.23
2	Flats 36 to 47	Roof Structure	Cut timber rafters with timber sarking	B	Non-treated sawn timber rafters with timber battens with timber sarking. Localised rotten sarking and evidence of water stains beneath ridge. Good structural condition with localised evidence of water ingress.	Provide surface treatment to rafters at time of roof replacement. Removal of timber sarking included elsewhere.	1	Item	£ 1,197.00	£ -	£ 1,197.00	2	2023	1 - 5		£ 1,197.00							£ 1,197.00
2	Flats 36 to 47	Roof Structure	Brick compartmentation walls	D	Brick compartmentation walls between flats. Bricks have been removed to create work access however this is a breach of fire compartmentation.	Provide fire resisting access door in both compartment walls.	2	nr	£ 836.54	£ -	£ 836.54	1	2022	1 - 5	£ 836.54								£ 836.54
2	Flats 36 to 47	Roof Structure	Brick parapet walls	C	300mm high brick parapets with stone copings. Stone copings are eroded and some potentially loose. Brick pointing is eroded and in poor condition and brick surfaces are weathered. Section of parapet above rear elevation may require re-building.	Re-point parapet walls and remove and re-bed or replace coping stones. Re-build 2m² section of rear parapet wall. Undertake with roof replacement to share scaffold costs.	32	m	£ 1,603.12	£ -	£ 1,603.12	2	2023	1 - 5		£ 1,603.12							£ 1,603.12
2	Flats 36 to 47	Roof Insulation	70mm mineral wool laid on ceiling in pitched loft space	D	Insulation is degraded and missing in many areas.	Replace insulation with new 300mm laid loose between and over ceiling joists.	263	m²	£ 8,947.26	£ -	£ 8,947.26	1	2022	1 - 5	£ 8,947.26								£ 8,947.26
2	Flats 36 to 47	Chimneys	Brick	C	3nr large brick chimneys with cement mortar flaunching and clay pots. Structure is fair but pointing is poor and eroded in many areas.	Rake out and re-point all chimneys and replace cement mortar flaunching around pots. Undertake same time as roof re-covering to share scaffold costs.	40	m²	£ 2,834.50	£ -	£ 2,834.50	2	2023	1 - 5		£ 2,834.50							£ 2,834.50
2	Flats 36 to 47	Chimneys	Lead flashing	B	Lead flashing appears in fair condition however there are localised areas where lead appears to be pulled away from parapet and chimney walls.	Replace stepped lead flashing and soakers around chimneys and parapet walls at same time as roof covering replacement to share scaffold cost.	67	m	£ 9,720.96	£ -	£ 9,720.96	2	2023	1 - 5		£ 9,720.96							£ 9,720.96
2	Flats 36 to 47	Rainwater Goods	Cast iron ogee gutters	C	Cast iron ogee gutters to front and rear in poor condition, with corroding joints, vegetation growth, and peeling paint finish.	Replace gutters with new half round upvc.	60	m	£ 3,079.19	£ -	£ 3,079.19	2	2023	1 - 5		£ 3,079.19							£ 3,079.19
2	Flats 36 to 47	Rainwater Goods	Combination of cast iron and upvc round downpipes	C	Previously replaced sections, and remaining sections display signs of corrosion and broken collars.	Replace downpipes in upvc the same time as gutter.	88	m	£ 3,326.40	£ -	£ 3,326.40	25	2046	20+									£ -
2	Flats 36 to 47	Above Ground Drainage	Cast iron soil pipes with secondary cast iron vent pipes and further cast iron pipe with hoppers for kitchen waste	C	In poor condition with peeling paint and underlying corrosion. Vegetation growth in hoppers and pipe collars. Evidence of previous leaks and stains on brickwork.	Replace in upvc. Allow for breaking out in walls and providing new connections to WC's. May require possible new WC's if damaged during removal (12nr flats).	120	m	£ 7,560.00	£ 5,000.00	£ 12,560.00	4	2025	1 - 5			£ 12,560.00						£ 12,560.00
2	Flats 36 to 47	External Walls	Solid brick in english bond	B	Good structural condition. Cracked brick surfaces to 3rd floor but considered to be brick bake and not structural. Rear elevation has received numerous patch repairs around flue penetrations which have been poorly re-built.	Allow to brick up redundant ventilation openings, make good poor brickwork, and re-point around boiler flues.	14	m²	£ 899.29	£ 2,000.00	£ 2,899.29	5	2026	1 - 5					£ 2,899.29				£ 2,899.29
2	Flats 36 to 47	External Walls	Solid brick in english bond	B	Previous water stains and efflorescence to brickwork following leaking west pipe	Acid clean brickwork	6	m²	£ 79.38	£ 800.00	£ 879.38	5	2026	1 - 5					£ 879.38				£ 879.38
2	Flats 36 to 47	External Walls	Solid brick in english bond	C	Missing coping and pointing erosion to upper brick courses of right hand side buttress wall to rear elevation.	Allow to re-build and re-point 3m² of rear buttress wall and fix new stone coping.	3	m²	£ 888.30	£ 800.00	£ 1,688.30	2	2023	1 - 5		£ 1,688.30							£ 1,688.30
2	Flats 36 to 47	External Walls	Concrete window cills	B	Current window cills are in good condition. 1nr cracked to ground floor.	Replace 1nr concrete cill	1	nr	£ 87.73	£ -	£ 87.73	8	2029	6 - 10						£ 87.73			£ 87.73

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
2	Flats 36 to 47	Balcony structure	Cantilevered shuttered concrete supported by combination of cast iron columns and steel brackets.	B	Shuttered concrete structure in fair condition. 2nr cracks on second floor and 3nr cracks on first floor, but not considered structural concern. Steel brackets are beginning to corrode and delaminate outside Flats 40 and 41.	2nr steel brackets require paint removal to bare metal, remove delaminating steel, treat remaining steel and redecorate.	2	nr	£ 66.33	£ -	£ 66.33	1	2022	1 - 5	£ 66.33								£ 66.33
2	Flats 36 to 47	Balcony structure	Cantilevered pre-cast concrete beams supported by combination of cast iron columns and steel brackets.	B	Moss growth to balcony edges.	Clean moss with antifungal spray every 3years to prevent moisture retention in concrete edge	90	m	£ 1,365.34	£ -	£ 1,365.34	1	2022	1 - 5	£ 1,365.34								£ 1,365.34
2	Flats 36 to 47	Balcony structure	Cantilevered pre-cast concrete beams to support rail fixings.	C	Concrete is cracked in 1nr beam and about to fall from third floor balcony (reported on site)	Break off loose section of concrete	1	nr	£ 31.50	£ -	£ 31.50	1	2022	1 - 5	£ 31.50								£ 31.50
2	Flats 36 to 47	Balcony Railings	Painted cast iron	B	Structurally secure and in fair condition. Some surface corrosion beneath peeling paint areas.	Treat any surface corrosion the same time as decorating	90	m	£ 1,367.60	£ -	£ 1,367.60												£ -
2	Flats 36 to 47	External Doors	Painted plywood external door to front elevation.	B	In fair condition, but evidence of previous patch repairs. Bottom hinge unscrewed and plywood beginning to delaminate around middle hinge.	Patch repair to prolong life and replace in powder coated aluminium.	1	nr	£ 1,338.33	£ -	£ 1,338.33	6	2027	6 - 10	£ 200.00					£ 1,338.33			£ 1,538.33
2	Flats 36 to 47	External Doors	Painted plywood external door to rear elevation.	C	In poor condition and screwed shut. Replace door in powder coated aluminium security keypads and internal panic bar.	Patch repair to prolong life and replace in powder coated aluminium.	1	nr	£ 1,338.33	£ -	£ 1,338.33	2	2023	1 - 5		£ 1,338.33							£ 1,338.33
2	Flats 36 to 47	External Decorations	Painted window cills	B	Weathered and dirty paint surface	Redecorate every 8years. Allow for cherry picker hire.	92	nr	£ 2,303.33	£ 1,000.00	£ 3,303.33	3	2024	1 - 5			£ 3,303.33				£ 3,303.33	£ 3,303.33	£ 9,909.99
2	Flats 36 to 47	External Decorations	Painted entrance doors	B	Painted timber entrance doors in fair condition	Decoration works not required if doors replaced in powder coated aluminium			£ -	£ -	£ -												£ -
2	Flats 36 to 47	External Decorations	Painted balcony railings	C	Painted railings in poor condition with peeling surfaces and underlying surface corrosion	Redecorate on 5year intervals and treat any surface corrosion	90	m	£ 1,367.60	£ -	£ 1,367.60	2	2023	1 - 5		£ 1,367.60				£ 1,367.60	£ 1,367.60	£ 1,367.60	£ 5,470.40
2	Flats 36 to 47	External Decorations	Painted balcony supports and columns	C	Painted balcony supports are sheltered but decoration will weather. Columns are faded with localised surface corrosion.	Redecorate on 8year intervals and treat any surface corrosion	135	m	£ 2,908.71	£ -	£ 2,908.71	4	2025	1 - 5				£ 2,908.71		£ 2,908.71		£ 2,908.71	£ 8,726.13
2	Flats 36 to 47	Staircase	Galvanised fire escape spiral staircase	A	Good condition.	Replace at anticipated life expectancy.	1	nr	£ 22,050.00	£ -	£ 22,050.00	20	2041	16 - 20								£ 22,050.00	£ 22,050.00
2	Flats 36 to 47	Staircase	Concrete internal staircase with vinyl tile coverings and aluminium nosing	A	Tiles and treads are worn and will deteriorate further.	Replace vinyl tiles and aluminium nosing (15nr steps)	1	Item	£ 1,005.48	£ -	£ 1,005.48	12	2033	11 - 15							£ 1,005.48		£ 1,005.48
2	Flats 36 to 47	Staircase	Railings	B	In good structural and condition and secure	No works.			£ -	£ -	£ -												£ -
2	Flats 36 to 47	Internal Ceilings	Painted concrete soffits	B	Good structural condition	No works			£ -	£ -	£ -												£ -
2	Flats 36 to 47	Internal Walls	Painted brick to stairwell	B	Good structural condition	No works			£ -	£ -	£ -												£ -
2	Flats 36 to 47	Internal Floors	Solid concrete to ground floor	A	Good structural condition	No works			£ -	£ -	£ -												£ -
2	Flats 36 to 47	Internal Floors	Suspended concrete to upper floors	A	Good structural condition	No works			£ -	£ -	£ -												£ -
2	Flats 36 to 47	Internal Decorations	Painted ceilings	C	Weathered and peeling decorations due to open air exposure	Redecorate every 7 years	36	m²	£ 1,036.48	£ -	£ 1,036.48	4	2025	1 - 5				£ 1,036.48			£ 1,036.48	£ 1,036.48	£ 3,109.44
2	Flats 36 to 47	Internal Decorations	Painted brick walls	C	Dirty and scuffed surfaces	Redecorate every 7 years	498	m²	£ 6,483.96	£ -	£ 6,483.96	4	2025	1 - 5				£ 6,483.96			£ 6,808.16	£ 6,808.16	£ 20,100.28
2	Flats 36 to 47	Internal Decorations	Painted cast iron stair railings	C	Worn decorations	Redecorate every 7 years	25	m	£ 1,182.90	£ -	£ 1,182.90	4	2025	1 - 5				£ 1,182.90			£ 1,182.90	£ 1,182.90	£ 3,548.70
2	Flats 36 to 47	Electrical	External lights	B	2nr external bulkhead light above each balcony walkway. None working at time of inspection.	Replace balcony bulkhead lights	6	nr	£ 453.60	£ -	£ 453.60	1	2022	1 - 5	£ 453.60								£ 453.60
2	Flats 36 to 47	Electrical	Internal Lights	B	2D bulb bulkhead lights in working condition.	Replace all at end of life expectancy.	4	nr	£ 252.00	£ -	£ 252.00	8	2029	6 - 10						£ 252.00			£ 252.00
2	Flats 36 to 47	Electrical	Internal Lights	D	Bulkhead light above electric meter cupboard not working.	Replace bulkhead light fitting.	1	nr	£ 63.00	£ -	£ 63.00	1	2022	1 - 5	£ 63.00								£ 63.00
2	Flats 36 to 47	Electrical	Wiring	D	VIR cabling identified in electrical report dated 2020, with some alterations since original installation. Light switches and metal conduit considered old and obsolete.	Replacement of VIR cables unknown since report. Re-wire stairwell lighting and replace metal conduits, cabling, and distribution boards. (1nr stairwell)	1	Prov Sum	£ 18,900.00	£ -	£ 18,900.00	1	2022	1 - 5	£ 18,900.00								£ 18,900.00
2	Flats 36 to 47	Electrical	Distribution	B	Analogue meter with 5-way MCB board and locked metal distribution board.	To be replaced as part of re-wiring works.	1	Prov Sum	£ 4,044.60	£ -	£ 4,044.60	1	2022	1 - 5	£ 4,044.60								£ 4,044.60

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
2	Flats 36 to 47	Electrical	Fire Alarm		Not present. Not considered necessary due to the open air stairwell and alternative means of fire escape via spiral staircase.				£ -	£ -	£ -												£ -
2	Flats 36 to 47	Electrical	Emergency Lights	D	No emergency lights present	Install new emergency lights to stairwell due to poor lighting in emergency	1	nr	£ 1,499.40	£ -	£ 1,499.40	2	2023	1 - 5		£ 1,499.40							£ 1,499.40
2	Flats 36 to 47	Electrical	Intercom		Not applicable				£ -	£ -	£ -												£ -
2	Flats 36 to 47	Mechanical	Water Tanks	B	New fibreglass water tanks in loft space. Insulation jackets moved and torn and tank cover off. Previous tanks remain on site.	Refix jackets to tanks. Allow for future replacement.	6	nr	£ 2,646.00	£ -	£ 2,646.00	16	2037	16 - 20								£ 2,646.00	£ 2,646.00
2	Flats 36 to 47	Mechanical	Water distribution	B	Copper pipes with pipe lagging. Numerous pipes believed to be redundant and pipe lagging dated, removed, or missing.	Remove unwanted pipes and upgrade all pipe lagging.	1	Prov Sum	£ 882.00	£ -	£ 882.00	1	2022	1 - 5	£ 882.00								£ 882.00
2	Flats 36 to 47	Mechanical	Water distribution	D	White scum residue on surface of water tanks suggesting stagnant water.	Appoint plumber to check if tanks remain necessary and to undertake legionella and bacteria test.	1	Prov Sum	£ 756.00	£ -	£ 756.00	1	2022	1 - 5	£ 756.00								£ 756.00
3	Flats 60 to 67	Roof Covering	Natural slate pitch roof with clay ridge tiles	D	Localised missing and slipped slates. Dark patches of retained moisture. Slates considered soft and nearing life expectancy. Slipped and missing slates are a health and safety concern.	Replace roof covering with new breathable felt, timber batten, and natural slate covering. Replace ridge tiles with mechanically fixed ridges. Incorporate high and low level ventilation. (Artificial slate will be cheaper subject to approvals)	312	m²	£ 64,078.56	£ 22,500.00	£ 86,578.56	3	2024	1 - 5			£ 86,578.56						£ 86,578.56
3	Flats 60 to 67	Roof Covering	Lead valley gutters	C	Flashband lining evident to rear roof slope and beginning to peel. Other valleys have debris, and lead is discolouring.	Replace valley lining with new lead the same time as roof covering replacement. Allow for new timber valley boards. Scaffold included with roof replacement.	19	m	£ 2,952.76	£ -	£ 2,952.76	3	2024	1 - 5			£ 2,952.76						£ 2,952.76
3	Flats 60 to 67	Roof Covering	Felt covered flat roof (Flats 60 - 63)	C	Felt covering to porch entrance roof to Flats 60 - 63. Approaching end of life expectancy.	Replace felt roof covering with high performance mineral felt.	7	m²	£ 494.36	£ -	£ 494.36	3	2024	1 - 5			£ 494.36						£ 494.36
3	Flats 60 to 67	Roof Covering	Felt covered flat roof (Flats 64 - 67)	A	Felt covering to porch entrance roof to Flats 64 - 67. Appears as new and recently replaced.	Replace felt roof covering with high performance mineral felt.	7	m²	£ 494.36	£ -	£ 494.36	17	2038	16 - 20								£ 494.36	£ 494.36
3	Flats 60 to 67	Roof Structure	Cut timber rafters	B	Non-treated sawn timber rafters with timber battens. Good structural condition. Surface mold on localised battens and rafters due to retained moisture in slates and condensation to slate underside.	Provide surface treatment to rafters and replace battens at time of roof replacement.	1	Item	£ 1,197.00	£ -	£ 1,197.00	2	2023	1 - 5		£ 1,197.00							£ 1,197.00
3	Flats 60 to 67	Roof Structure	Cut timber rafters and purlins	B	Non-treated sawn timber joist and rafter trims around south chimney above flat 67. Dampness and water stains evident.	See chimney flashing for remedial works.			£ -	£ -	£ -												£ -
3	Flats 60 to 67	Roof Structure	Concrete flat roof	B	Concrete flat roof presumed above 2nr entrance porches	No defects evident.	14	m²	£ -	£ -	£ -												£ -
3	Flats 60 to 67	Roof Insulation	70mm mineral wool laid on ceiling in pitched loft space	D	Insulation is degraded and insufficient thickness	Replace insulation with new 300mm laid loose between and over ceiling joists.	255	m²	£ 8,675.10	£ -	£ 8,675.10	1	2022	1 - 5	£ 8,675.10								£ 8,675.10
3	Flats 60 to 67	Chimneys	Brick	C	3nr main brick chimneys with brick offsets, cement mortar flaunching and clay pots. Structure is good but brick offsets are weathered, and flaunching is cracked, loose and spalling. Risk of falling debris.	Replace cement mortar flaunching and re-point brick offsets and replace individual perished bricks. Allow for localised re-pointing. Replace at the same time as roof covering to share scaffold cost.	3	nr	£ 2,948.40	£ -	£ 2,948.40	3	2024	1 - 5			£ 2,948.40						£ 2,948.40
3	Flats 60 to 67	Chimneys	Brick	B	4nr short chimney stacks at building ends in fair condition with some loose and cracked pointing.	Undertake patch repointing when roof covering is replaced to share scaffold cost.	8	m²	£ 566.90	£ -	£ 566.90	3	2024	1 - 5			£ 566.90						£ 566.90
3	Flats 60 to 67	Chimneys	Lead flashing	B	Lead flashing appears in fair condition however there is evidence of water penetration around south chimneys.	No immediate works, but allow to replace lead flashing and soakers at same time as roof covering to share scaffold cost.	35	m	£ 4,901.72	£ -	£ 4,901.72	3	2024	1 - 5			£ 4,901.72						£ 4,901.72

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
3	Flats 60 to 67	Fascia / Soffit	Painted timber	B	Timber in fair condition but paint protection is peeling. No evidence of timber defect however cut ends at building corners are beginning to deteriorate. Future maintenance and on-going decoration is difficult.	Timber will last a further 5-10 years but will need decorating to prolong this. Recommend overcapping existing timber with upvc at the same time as roof replacement to share scaffold cost and eliminate future redecoration cost. No timber work required. Refer to external decorations. If acceptable by residents it may be possible to fix new pvc soffit with ventilation for loft space.	75	m	£ 5,670.00	£ -	£ 5,670.00	3	2024	1 - 5			£ 5,670.00						£ 5,670.00
3	Flats 60 to 67	Fascia / Soffit	Painted timber soffit	B	Exposed rafters and timber sarking in fair structural condition and protected from weather.		54	m²	£ 2,829.10	£ -	£ 2,829.10												£ -
3	Flats 60 to 67	Rainwater Goods	Upvc half round gutters	B	Upvc half round gutters in fair condition. Solar degradation commencing.	Will last a further 10-15years but will require removal for roof replacement and fascia capping. Considered more economical that gutters are replaced in upvc at the same time to share scaffold cost.	74	m	£ 3,797.67	£ -	£ 3,797.67	3	2024	1 - 5			£ 3,797.67						£ 3,797.67
3	Flats 60 to 67	Rainwater Goods	Cast iron round downpipes	C	Combination of upvc and painted cast iron downpipes. Paint peeling to cast iron and underlying corrosion to pipes and fixings.	Economical to replace downpipes in upvc the same time as undertaking roof works to allow gutter and downpipe replacement together and share scaffold cost.	48	m	£ 1,814.40	£ -	£ 1,814.40	3	2024	1 - 5			£ 1,814.40						£ 1,814.40
3	Flats 60 to 67	Rainwater Goods	Cast iron ogee gutters and downpipe to Flats 60-63 porch entrance	C	Poor condition with underlying corrosion and peeling paint	Replace gutters and downpipes in upvc the same time as replacing porch roof covering	10	m	£ 891.20	£ -	£ 891.20	3	2024	1 - 5			£ 891.20						£ 891.20
3	Flats 60 to 67	Rainwater Goods	Upvc half round gutter and round downpipe to Flats 64 - 67 porch entrance	A	Recently replaced with porch roof covering and in good condition	Replace at anticipated life expectancy	10	m	£ 513.20	£ -	£ 513.20	19	2040	16 - 20								£ 513.20	£ 513.20
3	Flats 60 to 67	Above Ground Drainage	Cast iron soil pipes with secondary cast iron vent pipes	C	In poor surface condition with peeling paint and underlying corrosion. No evidence of cracks or leaks at present.	Replace in upvc.	48	m	£ 3,024.00	£ 2,000.00	£ 5,024.00	10	2031	6 - 10						£ 5,024.00			£ 5,024.00
3	Flats 60 to 67	External Walls	Solid brick in english bond	B	Good structural condition. No cracks or structural defects identified. Damages and patch repairs evident around resident boiler flue installations.	Make good damages and allow for localised re-pointing.	8	m²	£ 317.02	£ 2,000.00	£ 2,317.02	5	2026	1 - 5					£ 2,317.02				£ 2,317.02
3	Flats 60 to 67	External Walls	Roughcast render	C	In fair condition above internal floor level, however the render is cracked, hollow, and spalling below the plinth brick course. Hairline cracks above door entrance to flats 64 - 67.	Recommend render below plinth brick course is removed and brick face cleaned and made good as it is not good practice to render below the internal floor level. Cracking to be filled at next decoration cycle.	12	m²	£ 302.85	£ -	£ 302.85	3	2024	1 - 5			£ 302.85						£ 302.85
3	Flats 60 to 67	External Walls	Concrete window cills	B	Some window cills have been replaced however some cills along the front (West) elevation are weathered and spalling.	Replace individual cills with worn and spalling surface.	7	nr	£ 614.14	£ 800.00	£ 1,414.14	8	2029	6 - 10						£ 1,414.14			£ 1,414.14
3	Flats 60 to 67	Balcony structure	Reinforced concrete	C	Reinforced concrete structure on rear (East) elevation. Reinforcement covering is very thin, and balcony soffits have started to spall to reveal corroded mesh reinforcement. Balcony edges are cracked along location of first reinforcement bar and there is evidence of hollow and previously patched concrete surface.	Concrete repair may be possible however a further inspection by a structural engineer and concrete repair specialist is required. Recommend further investigations initially followed by phased repairs based on current condition. 4nr upper balconies very bad and require prioritising.	1	Prov Sum	£ 7,560.00	£ -	£ 7,560.00	1	2022	1 - 5		£ 7,560.00							£ 7,560.00
3	Flats 60 to 67	Balcony Railings	Painted cast iron	B	Structurally secure and in good condition	Treat any surface corrosion the same time as decorating			£ -	£ -	£ -												£ -
3	Flats 60 to 67	External Doors	Solid timber	A	In good condition and secure.	Replace at natural life expectancy in powder coated aluminium.	2	nr	£ 2,676.67	£ -	£ 2,676.67	20	2041	16 - 20								£ 2,676.67	£ 2,676.67
3	Flats 60 to 67	Communal Windows	Upvc casement	A	Double glazed upvc windows installed in 2018.	Replace at end of natural life expectancy (beyond this maintenance schedule)	8	nr	£ 6,048.00	£ -	£ 6,048.00	25	2046	20+									£ -
3	Flats 60 to 67	External Decorations	Painted timber fascia	C	Paint finish is stained and weathered	Recommended for upvc capping as part of roof replacement costs. Costs included in Fascia's section			£ -	£ -	£ -												£ -

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
3	Flats 60 to 67	External Decorations	Painted soffit	C	Paint finish is worn and peeling.	Redecorate soffits every 15 years to retain building character. Recommend first decoration same time as roof replacement to share scaffold cost. (Consideration could be given to fixing ventilated upvc soffit to existing rafters to omit future decoration.)	40	m²	£ 2,095.63	£ -	£ 2,095.63	3	2024	1 - 5			£ 2,095.63					£ 2,095.63	£ 4,191.26
3	Flats 60 to 67	External Decorations	Painted Render	B	Weathered and dirty paint surface	Redecorate every 8years	110	m²	£ 1,665.97	£ -	£ 1,665.97	3	2024	1 - 5			£ 1,665.97				£ 1,665.97	£ 1,665.97	£ 4,997.91
3	Flats 60 to 67	External Decorations	Painted entrance doors	B	Painted timber entrance doors in fair condition	Redecorate on 3year intervals to prolong timber life expectancy until replacement	2	nr	£ 195.22	£ -	£ 195.22	2	2023	1 - 5		£ 195.22							£ 195.22
3	Flats 60 to 67	External Decorations	Painted balcony railings	B	Painted railings in fair condition	Redecorate on 5year intervals and treat any surface corrosion	34	m	£ 516.65	£ -	£ 516.65	3	2024	1 - 5			£ 516.65						£ 516.65
3	Flats 60 to 67	Staircase	Concrete internal staircase with painted cast iron railings	A	Good structural condition	No works			£ -	£ -	£ -												£ -
3	Flats 60 to 67	Internal Ceilings	Painted concrete soffits	A	Good structural condition	No works			£ -	£ -	£ -												£ -
3	Flats 60 to 67	Internal Ceilings	Painted lath and plaster to top floor	B	Good condition	No works			£ -	£ -	£ -												£ -
3	Flats 60 to 67	Internal Ceilings	Painted plaster to porch	B	Mold on ceiling to Flats 64 - 67 but believed to be drying following roof covering replacement	No works			£ -	£ -	£ -												£ -
3	Flats 60 to 67	Internal Walls	Painted plastered masonry	B	Good structural condition	No works			£ -	£ -	£ -												£ -
3	Flats 60 to 67	Internal Floors	Solid concrete to ground floor	A	Good structural condition	No works			£ -	£ -	£ -												£ -
3	Flats 60 to 67	Internal Floors	Suspended concrete to upper floors	A	Good structural condition	No works			£ -	£ -	£ -												£ -
3	Flats 60 to 67	Internal Decorations	Painted ceilings	B	Worn decorations with localised mold	Redecorate every 7 years	33	m²	£ 950.10	£ -	£ 950.10	1	2022	1 - 5	£ 950.10								£ 950.10
3	Flats 60 to 67	Internal Decorations	Painted walls	B	Worn and scuffed decorations	Redecorate every 7 years	322	m²	£ 4,402.06	£ -	£ 4,402.06	1	2022	1 - 5	£ 4,402.06								£ 4,402.06
3	Flats 60 to 67	Internal Decorations	Painted cast iron stair railings	C	Worn decorations	Redecorate every 7 years	30	m	£ 455.87	£ -	£ 455.87	1	2022	1 - 5	£ 455.87								£ 455.87
3	Flats 60 to 67	Electrical	External lights	A	New photocell external eyelid bulkhead lights	Replace at anticipated life expectancy	4	nr	£ 403.20	£ -	£ 403.20	12	2033	11 - 15							£ 403.20		£ 403.20
3	Flats 60 to 67	Electrical	Internal Lights	B	2D bulb bulkhead lights. 1nr not working.	Replace 1nr light and replace all at end of life expectancy.	4	nr	£ 252.00	£ -	£ 252.00	12	2033	11 - 15							£ 252.00		£ 252.00
3	Flats 60 to 67	Electrical	Wiring	D	VIR cabling identified in electrical report dated 2020, with some alterations since original installation. Light switches and metal conduit considered old and obsolete. Light switches not working on site.	Replacement of VIR cables unknown since report. Re-wire stairwell lighting and replace metal conduits, cabling, and distribution boards. (2nr stairwells)	1	Prov Sum	£ 18,900.00	£ -	£ 18,900.00	1	2022	1 - 5	£ 18,900.00								£ 18,900.00
3	Flats 60 to 67	Electrical	Distribution	B	Digital meter with 5-way MCB board and locked metal distribution board.	Appears recent, but recommend additional RCD protection.	1	nr	£ 4,044.60	£ -	£ 4,044.60	1	2022	1 - 5	£ 4,044.60								£ 4,044.60
3	Flats 60 to 67	Electrical	Fire Alarm	D	None present. In our opinion, due to a single escape stairwell, automatic smoke detection is required in all communal areas, linked to each flat to give advance warning to other building occupants.	Install automatic smoke detectors and alarms in each stairwell (4-storey), and connect to an automatic sensor located inside each flat entrance hallway.	2	nr	£ 6,350.40	£ -	£ 6,350.40	1	2022	1 - 5	£ 6,350.40								£ 6,350.40
3	Flats 60 to 67	Electrical	Emergency Lights	D	No emergency lights present	Install new emergency lights to each stairwell	2	nr	£ 2,998.80	£ -	£ 2,998.80	1	2022	1 - 5	£ 2,998.80								£ 2,998.80
3	Flats 60 to 67	Electrical	Intercom	B	Stainless steel intercom in working order.	Replace at life expectancy.	2	nr	£ 1,829.52	£ -	£ 1,829.52	11	2032	11 - 15							£ 1,829.52		£ 1,829.52
3	Flats 60 to 67	Mechanical	Water Tanks	B	New fibreglass water tanks in loft space. Insulation jackets moved and torn and tank cover off. Previous tanks remain on site.	Refix jackets to tanks. Allow for future replacement.	4	nr	£ 1,260.00	£ -	£ 1,260.00	16	2037	16 - 20								£ 1,260.00	£ 1,260.00
3	Flats 60 to 67	Mechanical	Water distribution	B	Copper pipes with pipe lagging. Some pipes believed to be redundant.	Remove unwanted pipes.	1	Prov Sum	£ 441.00	£ -	£ 441.00	2	2023	1 - 5		£ 441.00							£ 441.00
3	Flats 60 to 67	Mechanical	Water distribution	D	White scum residue on surface of water tanks suggesting stagnant water.	Appoint plumber to check if tanks remain necessary and to undertake legionella and bacteria test.	1	Prov Sum	£ 504.00	£ -	£ 504.00	1	2022	1 - 5	£ 504.00								£ 504.00
4	Flats 76 to 87	Roof Covering	Felt covered flat roof	A	Roof re-covered recently with new two layer built-up felt system. No insulation. Plastic termination bars present to parapets and sealed with black silicone.	None. Life of covering should extend beyond costing period. Note: No insulation seems to have been installed as part of the renewal.			£ -	£ -	£ -												£ -

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
4	Flats 76 to 87	Roof Covering	Tank Room Covering	A	Single layer felt to each tank room, laid over previous asphalt covering. Plastic termination bar to perimeter, but no adequate drip detail to form run-off points from roof. This seems likely to cause the perimeter of the roof slab to become saturated during periods of rainfall	Replace at end of life cycle. However, premature failure may occur due to poor quality installation.	24	m²	£ 2,116.80	£ -	£ 2,116.80	15	2036	11 - 15							£ 2,116.80		£ 2,116.80
4	Flats 76 to 87	Roof Structure	Reinforced concrete flat roof	B	Reinforced concrete flat roof over much of building (excluding tank room).	None			£ -	£ -	£ -												£ -
4	Flats 76 to 87	Roof Structure	Concrete flat roof to Tank Room	C	Hollow pot roof, set within concrete framework with concrete ring beam above tank room enclosure. 4m x 3m. Steel reinforcement heavily corroded, concrete spalling and displacing bricks to wall beneath.	Hack off loose concrete, treat corroded reinforcement with inhibitor, install new formwork and pour new concrete perimeter of adequate depth to protect reinforcement.	28	M	£ 2,646.00	£ -	£ 2,646.00	3	2024	1 - 5			£ 2,646.00						£ 2,646.00
4	Flats 76 to 87	Roof Insulation	None	B	No roof insulation apparent.	Upgrade during roof covering renewal to latest regulations.			£ -	£ -	£ -												£ -
4	Flats 76 to 87	Chimneys	Brick	C	4no. Large chimneys and 4no. Small chimneys all brick built with pre-cast concrete pots. Large chimneys have clay pipes protruding from the sides for the purposes of aiding air flow within the chimney flues, but are now considered obsolete. Some pre-cast pots damaged, but the majority undamaged. Plastic termination bar at junction with roof covering.	Undertake repair works to pots/coping to prevent water ingress into chimney.	1	Prov Sum	£ 630.00	£ -	£ 630.00	1	2022	1 - 5	£ 630.00								£ 630.00
4	Flats 76 to 87	Chimneys	Brick	B	4no. Large chimneys and 4no. Small chimneys all brick built with pre-cast concrete pots. Large chimneys have clay pipes protruding from the sides for the purposes of aiding air flow within the chimney flues, but are now considered obsolete. Some pre-cast pots damaged, but the majority undamaged. Plastic termination bar at junction with roof covering.	Replace pre-cast concrete coping/pots by building up new in brick with concrete haunching and clay pots.	4	nr	£ 3,780.00	£ -	£ 3,780.00	13	2034	11 - 15							£ 3,780.00		£ 3,780.00
4	Flats 76 to 87		Brick	B	4no. Large chimneys and 4no. Small chimneys all brick built with pre-cast concrete pots. Large chimneys have clay pipes protruding from the sides for the purposes of aiding air flow within the chimney flues, but are now considered obsolete. Some pre-cast pots damaged, but the majority undamaged. Plastic termination bar at junction with roof covering.	Re-point large chimneys in their entirety.	44	m²	£ 2,605.68	£ -	£ 2,605.68	13	2034	11 - 15							£ 2,605.68		£ 2,605.68
4	Flats 76 to 87	Rainwater Goods	Internal System	B	Original round-section cast iron downpipes with leaf guards	Replace with new 100mm plastic. Note: Awkward access including into service risers within flats.	4	nr	£ 6,048.00	£ -	£ 6,048.00	8	2029	6 - 10						£ 6,048.00			£ 6,048.00
4	Flats 76 to 87	Above Ground Drainage	Cast iron soil pipes	B	Original cast iron soil and vent pipes located within service risers and penetrating out to external via roof covering.	Replace soil and vent pipes with new uPVC pipework including associated connection pipes. Includes an allowance for making new connections to pipework within flats.	4	nr	£10,080.00	£ -	£ 10,080.00	8	2029	6 - 10						£ 10,080.00			£ 10,080.00
4	Flats 76 to 87	Above Ground Drainage	Plastic above ground drainage pipes	B	Flat 78 and Flat 77, (though to a lesser extent) have installed externally run plastic waste pipes from WHB's, sinks, washing machines externally into new hopper and downpipes that feed into gullies at the front of the building.	Its is assumed that this is not allowed under their leaseholder agreements and should be removed and re-run internally within the building. £0 cost as to be undertaken by Owners/Tenants.			£ -	£ -	£ -												£ -

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
4	Flats 76 to 87	External Walls	Brick cavity walls	B	Bricks walls 250mm thick, slate DPC, no expansion joints. Pointing in fair and reasonable condition to much of building.	For information only.			£ -	£ -	£ -												£ -
4	Flats 76 to 87	External Walls	Brick cavity walls	B	Area of pointing to rear SW corner at low level is heavily weathered and is also eroding the face of the bricks in this area.	Re-point isolated area to SW corner of building.	4	m²	£ 236.88	£ -	£ 236.88	2	2023	1 - 5		£ 236.88							£ 236.88
4	Flats 76 to 87	External Walls	Brick cavity walls	B	Area of pointing to NW corner of building around DPC level is loose/weathered.	Re-point isolated area to NW corner of building.	10	m²	£ 592.20	£ -	£ 592.20	2	2023	1 - 5		£ 592.20							£ 592.20
4	Flats 76 to 87	External Walls	Brick cavity walls	C	Stepped cracking between 1st and 2nd floor levels to NW corner of property, extending approx. 2LM. Slight bulge also noted to this area.	Re-point affected area of wall and monitor for further signs of movement. Desirable to gain access to flats at 1st and 2nd floors to inspect this area from internally.	1	Prov Sum	£ 630.00	£ 500.00	£ 1,130.00	2	2023	1 - 5		£ 1,130.00							£ 1,130.00
4	Flats 76 to 87	External Walls	Brick cavity walls	B	Efflorescence staining to external brickwork to front elevation between Flats 76-78. Appears historical.	Clean walls to remove efflorescence staining	3	m²	£ 56.70	£ -	£ 56.70	7	2028	6 - 10						£ 56.70			£ 56.70
4	Flats 76 to 87	External Walls	Brick cavity walls	C	Large clay vent tiles present providing passive ventilation to each flat. Most closed over by various means including bricking up, filling with expanding foam, loose bricks inserted. Various penetrations for flues, waste pipes etc. Works undertaken by Tenants/Homeowners.	Provisional sum for repairs to crudely undertaken works generally.	1	Prov Sum	£ 1,512.00	£ 800.00	£ 2,312.00	5	2026	1 - 5					£ 2,312.00				£ 2,312.00
4	Flats 76 to 87	External Walls	Brick cavity walls	D	1no. Vent brick missing, providing easy passage for vermin/birds etc.	Install clay vents and point around opening.	1	nr	£ 189.00	£ -	£ 189.00	1	2022	1 - 5	£ 189.00								£ 189.00
4	Flats 76 to 87	External Walls	Brick cavity walls	C	Brickwork below DPC to various different areas around the building, particularly to protruding balconies.	Re-point exposed brickwork below DPC.	14	M	£ 829.08	£ -	£ 829.08	3	2024	1 - 5			£ 829.08						£ 829.08
4	Flats 76 to 87	External Walls	Water Tank Enclosure Walls	B	Double skin brick walls with wall ties to 1no. Tank room, which has been extensively re-pointed. Minor stepped cracking through mortar only adjacent door	Re-point walls complete	24	m²	£ 1,421.28	£ -	£ 1,421.28	19	2040	16 - 20								£ 1,421.28	£ 1,421.28
4	Flats 76 to 87	External Walls	Water Tank Enclosure Walls	C	Double skin brick walls with wall ties to 1no. Tank room. Pointing is deteriorated generally.	Re-point walls complete	24	m²	£ 1,421.28	£ -	£ 1,421.28	7	2028	6 - 10						£ 1,421.28			£ 1,421.28
4	Flats 76 to 87	External Walls	Parapets	B	730mm high brick parapet with concrete coping and inner face overlaid with felt. Termination bar present to outside face of coping installed to shed water back and away from the roof edge.	Extend height of parapets by circa 500mm to allow for additional thickness of insulation as part of roof renewal works by bolting new handrail into copings.	130	M	£ 8,190.00	£ -	£ 8,190.00	1	2022	1 - 5	£ 8,190.00								£ 8,190.00
4	Flats 76 to 87	External Walls	Concrete window cills	D	Reinforced concrete window sill to front elevation in very poor condition.	Treat reinforcement and cast new concrete sill to match remainder.	1	nr	£ 315.00	£ 400.00	£ 715.00	1	2022	1 - 5	£ 715.00								£ 715.00
4	Flats 76 to 87	External Walls	Concrete window cills	C	Reinforced concrete window sills around the property have slight spalling.	Treat reinforcement and cast new concrete sill to match remainder.	4	nr	£ 1,260.00	£ 400.00	£ 1,660.00	7	2028	6 - 10						£ 1,660.00			£ 1,660.00
4	Flats 76 to 87	External Walls	Concrete window heads	C	Cantilevered reinforced concrete canopies over main entrance to communal parts (3m x 1.2m) and above staircase windows (2m x 0.4m). Asphalt covering with lead drip detail and copper abutment flashing. Minor staining to underside due to water penetration. Note: Some repairs to concrete already completed.	Renew asphalt roof covering over concrete plinth and undertake minor in-situ concrete repairs.	1	Prov Sum	£ 3,780.00	£ 2,200.00	£ 5,980.00	2	2023	1 - 5		£ 5,980.00							£ 5,980.00

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals	
4	Flats 76 to 87	Balcony structure	Reinforced concrete	C	Twinned cantilevered concrete balconies. 1no. balcony serving each flat. Cantilever extends circa 1.3m beyond face of main external wall. Front face of concrete structure spalling to several areas due to carbonation, though extent of carbonation varies. Also surface damage to soffits as a result of water penetration from above.	Undertake in-situ treatment and repairs of damaged and spalled concrete, including redecoration on completion of repairs.	8	nr	£ 10,080.00	£ 4,400.00	£ 14,480.00	5	2026	1 - 5					£ 14,480.00				£ 14,480.00	
4	Flats 76 to 87	Balcony structure	Perimeter Walls	B	Brick perimeter walls to balconies, built up of supporting concrete structure up to a height of 900mm with concrete coping.	Fair condition generally, but re-point and undertake minor in-situ repairs to concrete copings due to continued deterioration.	12	nr	£ 10,584.00	£ 4,400.00	£ 14,984.00	18	2039	16 - 20								£ 14,984.00	£ 14,984.00	
4	Flats 76 to 87	Balcony structure	Balcony roof covering	C	Asphalt covering across balcony area, some areas overlaid with 'acrypol' and others tiled, whilst tenant installed finishes e.g. artificial grass, decking also present. Splits and cracks to surface, especially around penetrations e.g. supports for railings etc.	Renew asphalt covering with new cold-liquid applied coating. Specialist product with manufacturer backed guarantee. Includes any necessary making good prior to application.	72	m²	£ 4,989.60	£ -	£ 4,989.60	5	2026	1 - 5					£ 4,989.60				£ 4,989.60	
4	Flats 76 to 87	Balcony structure	Balcony roof covering	C	Asphalt covering across balcony area, some areas overlaid with 'acrypol', whilst tenant installed finishes e.g. artificial grass, decking also present. Splits and cracks to surface, especially around penetrations e.g. supports for railings etc.	Allow temp removal and making good/reinstallation of Tenant installed surfaces/decking/artificial grass etc.	1	Prov Sum	£ 3,024.00	£ -	£ 3,024.00	5	2026	1 - 5					£ 3,024.00				£ 3,024.00	
4	Flats 76 to 87	Balcony structure	Balcony rainwater goods	C	1no. Small outlet through balcony floor per balcony into threaded metal pipe which runs into round-section, painted metal downpipe running nr full height of building to each side of the balconies (2no. total). Discharges to ground. Detail around outlet poor to most balconies. Pipes generally impact damaged and decoratively poor.	Replace with new stainless steel pipe 50mm into 75mm for main pipe including re-sealing outlet.	4	nr	£ 4,032.00	£ -	£ 4,032.00	5	2026	1 - 5					£ 4,032.00				£ 4,032.00	
4	Flats 76 to 87	Balcony Railings	Painted metal	C	Painted metal railings with bespoke curved support posts bedded into copings and slab infilled with painted metal mesh infill. Main support posts fair condition with light surface corrosion, lattice mesh heavily corroded, particularly to welds. Only present to first and second floor levels.	Prepare and redecorate support posts inc. corrosion inhibitor, remove existing and supply and install new mesh infill panels mounted onto existing frames.	56	M	£ 8,467.20	£ -	£ 8,467.20	5	2026	1 - 5					£ 8,467.20				£ 8,467.20	
4	Flats 76 to 87	External Doors	Solid timber	B	1no. Single timber door, part Georgian Wired glazed to communal entrance.	Replacing existing doors with new powder-coated aluminium door fully linked to intercom.	2	nr	£ 3,150.00	£ -	£ 3,150.00	7	2028	6 - 10						£ 3,150.00				£ 3,150.00
4	Flats 76 to 87	External Doors	Timber doors	A	2no. Plastisol coated, steel clad security doors with plastisol coated steel frames to tank rooms.	None - Newly installed.			£ -	£ -	£ -												£ -	
4	Flats 76 to 87	Communal Windows	Aluminium framed	B	Continuous vertical aluminium framed, single glazed windows (1.2m x 5.5m) to communal stairwell. Aged and energy inefficient. Handles stiff to operate.	Replace with new powder-coated aluminium framed double glazed units.	2	nr	£ 8,820.00	£ -	£ 8,820.00	7	2028	6 - 10						£ 8,820.00				£ 8,820.00
4	Flats 76 to 87	External Decorations	Painted timber doors	B	Paint timber main entrance door.	Fair decorative order. No redecoration necessary prior to replacement.			£ -	£ -	£ -												£ -	
4	Flats 76 to 87	Staircase	Concrete	B	Concrete staircase with half landings running between ground and second floors. Painted metal railings at 1100mm high.	No works anticipated unless aesthetic enhancement desired.			£ -	£ -	£ -												£ -	
4	Flats 76 to 87	Staircase	Timber handrail	D	Timber handrail missing to lower 4m of ground floor to staircase within Block 76-81.	Replace missing handrail with new matching timber	1	Prov Sum	£ 504.00	£ -	£ 504.00	1	2022	1 - 5	£ 504.00								£ 504.00	

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
4	Flats 76 to 87	Internal Ceilings	Concrete	B	Exposed underside of tank room slab and u/s of landings and half-landings to stairwells.	No works anticipated.			£ -	£ -	£ -												£ -
4	Flats 76 to 87	Internal Walls	Brick walls	B	Painted brick walls.	Fair condition generally. No major renewal anticipated during this cost period.			£ -	£ -	£ -												£ -
4	Flats 76 to 87	Internal Walls	Brick walls	C	Base of walls to RHS of each stairwell affected by damp or significant major leak to far side of wall within flat.	Rub-back and re-point wall before coating affected area with stain block in first instance. If issue returns consider injection of chemical DPC.	6	m²	£ 453.60	£ -	£ 453.60	2	2023	1 - 5		£ 453.60							£ 453.60
4	Flats 76 to 87	Internal Floors	Solid concrete	B	Polished concrete in fair condition.	No works anticipated during this costing cycle. Note: May be desirable to install hardwearing floor finishes throughout communal stairwells/lobby areas.			£ -	£ -	£ -												£ -
4	Flats 76 to 87	Internal Floors	Suspended concrete	B	Polished concrete to first and second floor landings	No works anticipated during this costing cycle. Note: May be desirable to install hardwearing floor finishes throughout communal stairwells/lobby areas.			£ -	£ -	£ -												£ -
4	Flats 76 to 87	Internal Decorations	Painted brick walls	C	Brick walls previously decorated. Finish is heavily soiled and dirty. Historical water staining to some parts.	Redecorate every 7 years. Include for preparation	270	m²	£ 3,061.80	£ -	£ 3,061.80	2	2023	1 - 5		£ 3,061.80				£ 2,430.00		£ 2,430.00	£ 7,921.80
4	Flats 76 to 87	Internal Decorations	Painted soffits and ceilings	C	Soffits and ceilings previously painted. Finish soiled.	Redecorate every 7 years. Include for preparation	92	m²	£ 1,043.28	£ -	£ 1,043.28	2	2023	1 - 5		£ 1,043.28				£ 828.00		£ 828.00	£ 2,699.28
4	Flats 76 to 87	Internal Decorations	Painted metal stair railings	C	Includes painted metal support frameworks and metal lattice balustrades. Soiled and dirty.	Redecorate every 10 years	36	M	£ 1,814.40	£ -	£ 1,814.40	2	2023	1 - 5		£ 1,814.40					£ 1,440.00		£ 3,254.40
4	Flats 76 to 87	Electrical	External lights	B	1no. Wall mounted light adjacent main entrance door. Photocell operated.	Replace external light at end of lifecycle.	2	nr	£ 189.00	£ -	£ 189.00	7	2028	6 - 10						£ 189.00			£ 189.00
4	Flats 76 to 87	Electrical	Internal Lights	C	Lighting to tank room poor and aged.	Install new lighting and cabling and switch.	2	nr	£ 378.00	£ -	£ 378.00	1	2022	1 - 5	£ 378.00								£ 378.00
4	Flats 76 to 87	Electrical	Internal Lights	C	Bulkhead lights of various ages.	Replace internal light fittings with new PIR operated systems.	8	nr	£ 1,512.00	£ -	£ 1,512.00	4	2025	1 - 5			£ 1,512.00						£ 1,512.00
4	Flats 76 to 87	Electrical	Fire Alarm	D	Not present. In our opinion due to a single escape stairway automatic fire detection is required in all communal areas linked to each flat to give advanced warning to other building occupants.	Install automatic smoke detectors and alarms in each stairwell and connect to an automatic sensor located inside each flat entrance hallway.	90	m²	£ 7,938.00	£ -	£ 7,938.00	1	2022	1 - 5	£ 7,938.00								£ 7,938.00
4	Flats 76 to 87	Electrical	Emergency Lights	D	No emergency lights present	Install new emergency lights to each stairwell	2	nr	£ 2,142.00	£ -	£ 2,142.00	1	2022	1 - 5	£ 2,142.00								£ 2,142.00
4	Flats 76 to 87	Electrical	Intercom	B	Wall mounted intercom system linked to mag lock on main access doors and handset with buzzer operation 1no. Per flat. Intercoms are aged but in apparent working order.	Replace intercom system in conjunction with door replacement.	2	nr	£ 5,433.12	£ -	£ 5,433.12	7	2028	6 - 10						£ 5,433.12			£ 5,433.12
4	Flats 76 to 87	Electrical	Distribution Boards	D	Old metal fuse carrier board with fuses fed by bitumen wrapped incomer via mechanical meter to Block 82-87 and newer digital meter to Blocks 76-81. More modern Wylex distribution board feeding communal circuits.	Electrician to review findings of 2020 EICR report to determine further action in this block.	1	Prov Sum	£ 630.00	£ -	£ 630.00	4	2025	1 - 5			£ 630.00						£ 630.00
4	Flats 76 to 87	Electrical	Distribution Boards	B	Wylex MCB distribution board feeding communal circuits.	Renew distribution board.	2	nr	£ 1,008.00	£ -	£ 1,008.00	12	2033	11 - 15							£ 1,008.00		£ 1,008.00
4	Flats 76 to 87	Electrical	Wiring and distribution	C	Copper conduit distribution to residential areas runs within communal staircase up to 1st floor level. Thereafter conduit enters residential units. Concerns raised by residents with regard to tampering of supplies given supply for second floor flats seems to run via first floor flats.	Electrician to undertake review of electrical distribution within properties to determine if current distribution safe and legal.	1	Prov Sum	£ 630.00	£ -	£ 630.00	3	2024	1 - 5			£ 630.00						£ 630.00
4	Flats 76 to 87	Electrical	Wiring and distribution	B	Communal distribution wiring in thermoplastic insulated/sheathed cables	Renew electrical distribution wiring/cabling to communal parts.	1	Prov Sum	£ 1,134.00	£ -	£ 1,134.00	12	2033	11 - 15							£ 1,134.00		£ 1,134.00

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
4	Flats 76 to 87	Mechanical	Water Tanks	D	Galvanised steel water tanks 2m3 with asbestos cement lids. Lids loose fitting, some debris present within the tank (mostly masonry), tanks corroding. 4no. Pipes leading off.	Replace water tanks with no sectional plastic/GRP tanks.	4	nr	£ 25,200.00	£ -	£ 25,200.00	1	2022	1 - 5	£ 25,200.00								£ 25,200.00
4	Flats 76 to 87	Mechanical	Water Tanks	D	Unsealed asbestos cement lids to water tanks.	Remove and dispose of asbestos cement lids by a licenced contractor to an approved waste site.	4	nr	£ 3,024.00	£ -	£ 3,024.00	1	2022	1 - 5	£ 3,024.00								£ 3,024.00
4	Flats 76 to 87	Mechanical	Water Tanks	D	2no. Pipes feeding back into tank from unknown location. No record of testing/dosing of the system.	Appoint plumber to check if tanks remain necessary and to undertake legionella and bacteria test. Full access and assessment of building allowed.	1	Prov Sum	£ 3,024.00	£ -	£ 3,024.00	1	2022	1 - 5	£ 3,024.00								£ 3,024.00
4	Flats 76 to 87	Mechanical	Bund to Water Tank	D	Tanks not fully banded as openings present, tank above extends beyond the bund.	Undertake repairs/improvements to bunding to contain water in the event of a leak.	1	Prov Sum	£ 630.00	£ -	£ 630.00	1	2022	1 - 5	£ 630.00								£ 630.00
5	Flats 88 to 93	Roof Covering	Asphalt covered flat roof	D	Asphalt covered flat roof over main part of building. Painted over with solar reflective paint historically and multiple previous patch repairs undertaken inc. 10sqm very crudely. Surface is blistered and split.	Allowance for further patch repairs to be undertaken until replacement	1	Prov Sum	£ 1,260.00	£ -	£ 1,260.00	1	2022	1 - 5	£ 1,260.00								£ 1,260.00
5	Flats 88 to 93	Roof Covering	Asphalt covered flat roof	C	Asphalt covered flat roof over main part of building. Painted over with solar reflective paint historically and multiple previous patch repairs undertaken inc. 10sqm very crudely. Surface is blistered and split.	Replace roof covering inc. lining to parapets with new two layer high performance felt, 130mm rigid PUR insulation including altering/adapting associated parts of roof e.g. chimney flashings, ventilation/pipe housings etc.	210	m²	£ 39,690.00	£ -	£ 39,690.00	2	2023	1 - 5		£ 39,690.00							£ 39,690.00
5	Flats 88 to 93	Roof Covering	Tank Room Roof Covering	C	Asphalt covered flat roof measuring 4m x 3m.	Replace roof covering with new two layer felt system (no insulation)	12	m²	£ 1,058.40	£ -	£ 1,058.40	2	2023	1 - 5		£ 1,058.40							£ 1,058.40
5	Flats 88 to 93	Roof Covering	Pipe/Vent Enclosure	B	Felt covering, significantly newer than remainder of roof, 12sqm total	Replace roof covering with new two layer felt system (no insulation)	12	m²	£ 1,058.40	£ -	£ 1,058.40	2	2023	1 - 5		£ 1,058.40							£ 1,058.40
5	Flats 88 to 93	Roof Structure	Reinforced concrete flat roof	B	Reinforced concrete flat roof over much of building (excluding tank room)	None			£ -	£ -	£ -												£ -
5	Flats 88 to 93	Roof Structure	Concrete flat roof to Tank Room	C	Hollow pot roof, set within concrete framework with concrete ring beam above tank room enclosure. 4m x 3m. Steel reinforcement heavily corroded, concrete spalling and displacing bricks to wall beneath.	Hack off loose concrete, treat corroded reinforcement with inhibitor, install new formwork and pour new concrete perimeter of adequate depth to protect reinforcement.	14	m	£ 1,323.00	£ -	£ 1,323.00	2	2023	1 - 5		£ 1,323.00							£ 1,323.00
5	Flats 88 to 93	Roof Insulation	None	B	No roof insulation apparent.	Upgrade during roof covering renewal to latest regulations.			£ -	£ -	£ -												£ -
5	Flats 88 to 93	Chimneys	Brick	C	4no. Brick built chimneys in total. 2no. Large and 2no. Medium. Various patch repairs and areas of re-pointing undertaken historically, but large chimneys very poorly pointed and isolated bricks damaged by aerial fixings etc.	Re-point large chimneys in their entirety.	22	m²	£ 1,302.84	£ -	£ 1,302.84	1	2022	1 - 5	£ 1,302.84								£ 1,302.84
5	Flats 88 to 93	Chimneys	Brick	C	4no. Brick built chimneys in total. 2no. Large and 2no. Medium. Various patch repairs and areas of re-pointing undertaken historically, but large chimneys very poorly pointed and isolated bricks damaged by aerial fixings etc.	Replace isolated bricks damaged and loosened by aerial fixings.	1	Prov Sum	£ 189.00	£ -	£ 189.00	1	2022	1 - 5	£ 189.00								£ 189.00

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals	
5	Flats 88 to 93	Chimneys	Brick	C	4no. Brick built chimneys in total. 2no. Large and 2no. Medium. Various patch repairs and areas of re-pointing undertaken historically, but large chimneys very poorly pointed and isolated bricks damaged by aerial fixings etc.	Various redundant TV aerials present to chimneys generally should be removed and disposed of.	1	Prov Sum	£ 252.00	£ -	£ 252.00	1	2022	1 - 5	£ 252.00									£ 252.00
5	Flats 88 to 93	Chimneys	Brick	C	4no. Brick built chimneys in total. 2no. Large and 2no. Medium. Various patch repairs and areas of re-pointing undertaken historically, but large chimneys very poorly pointed and isolated bricks damaged by aerial fixings etc.	Undertake major repairs/renewal to haunching, chimney pots and flues to 2no. large chimneys damaged by installation of stainless steel flues.	1	Prov Sum	£ 1,008.00	£ -	£ 1,008.00	1	2022	1 - 5	£ 1,008.00									£ 1,008.00
5	Flats 88 to 93	Chimneys	Brick	C	4no. Brick built chimneys in total. 2no. Large and 2no. Medium. Various patch repairs and areas of re-pointing undertaken historically, but large chimneys very poorly pointed and isolated bricks damaged by aerial fixings etc.	Replace concrete coping to 1no. Of the small chimneys which is cracked.	1	nr	£ 126.00	£ -	£ 126.00	3	2024	1 - 5			£ 126.00							£ 126.00
5	Flats 88 to 93	Flashings	Lead flashing	B	Lead flashing removed from large chimneys, but asphalt of roof covering dressed up and into a lower chase in the brickwork, so this is of lesser concern and not causing any apparent issues.	None - Address as part of roof covering renewal.			£ -	£ -	£ -													£ -
5	Flats 88 to 93	Rainwater Goods	Internal System	C	Original round-section cast iron downpipes with leaf guards	Replace with new 100mm plastic alongside roof renewal works. Note: Awkward access including into service risers within flats	2	nr	£ 3,024.00	£ -	£ 3,024.00	2	2023	1 - 5		£ 3,024.00								£ 3,024.00
5	Flats 88 to 93	Above Ground Drainage	Cast iron soil pipes	B	Original cast iron soil and vent pipes located within service risers and penetrating out to external via roof covering.	Replace soil and vent pipes with new uPVC pipework including associated connection pipes. Includes an allowance for making new connections to pipework within flats.	2	nr	£ 5,040.00	£ -	£ 5,040.00	10	2031	6 - 10						£ 5,040.00				£ 5,040.00
5	Flats 88 to 93	External Walls	Brick cavity walls	B	Bricks walls 250mm thick, slate DPC, no expansion joints.	For information only.			£ -	£ -	£ -													£ -
5	Flats 88 to 93	External Walls	Brick cavity walls	C	6sqm of live ivy growth in NW corner of property, low level.	Cut back and remove 'live' ivy growth from NW corner of external wall at ground floor level	6	m²	£ 60.48	£ -	£ 60.48	1	2022	1 - 5	£ 60.48									£ 60.48
5	Flats 88 to 93	External Walls	Brick cavity walls	C	Large area of dead ivy to external wall in SW corner of property covering an area of circa 50sqm.	Remove dead ivy growth from SW corner of external wall.	50	m²	£ 378.00	£ 500.00	£ 878.00	1	2022	1 - 5	£ 878.00									£ 878.00
5	Flats 88 to 93	External Walls	Brick cavity walls	C	Extensive creeper growth in NE corner of property.	Cut back and remove 'creeper' vegetation from external wall in and around the North East corner of the property.	90	m²	£ 567.00	£ 500.00	£ 1,067.00	1	2022	1 - 5	£ 1,067.00									£ 1,067.00
5	Flats 88 to 93	External Walls	Brick cavity walls	B	Pointing to external brickwork is in a fair and reasonable condition. No re-pointing works anticipated in next 20 years.	None.			£ -	£ -	£ -													£ -
5	Flats 88 to 93	External Walls	Brick cavity walls	C	Large clay vent tiles present providing passive ventilation to each flat. Most closed over by various means including bricking up, filling with expanding foam, loose bricks inserted. Various penetrations for flues, waste pipes etc. Works undertaken by Tenants/Homeowners.	Provisional sum for repairs to crudely undertaken works generally.	1	Prov Sum	£ 756.00	£ 500.00	£ 1,256.00	1	2022	1 - 5	£ 1,256.00									£ 1,256.00
5	Flats 88 to 93	External Walls	Brick cavity walls	C	Brickwork below DPC to ground floor balconies very soft.	Cut out isolated badly damaged bricks below DPC level and replace with new matching bricks.	1	Prov Sum	£ 504.00	£ -	£ 504.00	3	2024	1 - 5			£ 504.00							£ 504.00
5	Flats 88 to 93	External Walls	Brick cavity walls	C	Brickwork below DPC to various different areas around the building, particularly to protruding balconies.	Re-point exposed brickwork below DPC.	7	m	£ 414.54	£ -	£ 414.54	3	2024	1 - 5			£ 414.54							£ 414.54

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals	
5	Flats 88 to 93	External Walls	Concrete window cills	C	Reinforced concrete sills significantly damaged/spalled to various flats including to front elevation of Flats 92 and 93, to 2no. sills at the rear.	Treat reinforcement and cast new concrete sill to match remainder.	4	nr	£ 756.00	£ 500.00	£ 1,256.00	3	2024	1 - 5			£ 1,256.00						£ 1,256.00	
5	Flats 88 to 93	External Walls	Concrete window heads	C	Cantilevered reinforced concrete canopies over main entrance to communal parts (3m x 1.2m) and above staircase windows (2m x 0.4m). Asphalt covering with lead drip detail and copper abutment flashing. Minor staining to underside due to water penetration. Note: Some repairs to concrete already completed.	Renew asphalt roof covering over concrete plinth and undertake minor in-situ concrete repairs.	1	Prov Sum	£ 1,890.00	£ 1,100.00	£ 2,990.00	8	2029	6 - 10						£ 2,990.00				£ 2,990.00
5	Flats 88 to 93	External Walls	Water Tank Enclosure Walls	D	Double skin brick walls with wall ties. Internal skin of water tank walls is loose and not tied back into the external structure.	Install additional wall ties to ties leaves of structure together either side of doors onto roof. Includes allowance for minor repairs and grouting of ties on completion of installation.	1	Item	£ 756.00	£ -	£ 756.00	1	2022	1 - 5	£ 756.00									£ 756.00
5	Flats 88 to 93	External Walls	Water Tank Enclosure Walls	C	Double skin brick walls with wall ties. Areas of poor pointing and small number of defective bricks.	Significant displacement of brick to SW corner of structure. Small area of circa 1sqm needs re-building.	1	m²	£ 252.00	£ -	£ 252.00	1	2022	1 - 5	£ 252.00									£ 252.00
5	Flats 88 to 93	External Walls	Water Tank Enclosure Walls	C	Double skin brick walls with wall ties. Areas of poor pointing and small number of defective bricks.	Re-point isolated areas of walls	1	Item	£ 252.00	£ -	£ 252.00	1	2022	1 - 5	£ 252.00									£ 252.00
5	Flats 88 to 93	External Walls	Water Tank Enclosure Walls	C	Double skin brick walls with wall ties. Areas of poor pointing and small number of defective bricks.	Re-point walls complete	24	m²	£ 1,421.28	£ -	£ 1,421.28	15	2036	11 - 15							£ 1,421.28			£ 1,421.28
5	Flats 88 to 93	External Walls	Parapets	C	743mm high brick parapet with concrete coping overlaid with felt. Inner face also felted.	Extend height of parapets by circa 500mm to allow for additional thickness of insulation as part of roof renewal works by bolting new handrail into copings.	78	m	£ 4,914.00	£ -	£ 4,914.00	15	2036	11 - 15							£ 4,914.00			£ 4,914.00
5	Flats 88 to 93	Balcony structure	Reinforced concrete	C	Paired cantilevered concrete balconies. 1no. balcony serving each flat. Cantilever extends circa 1.3m beyond building. Reinforced concrete dividing wall between balconies on same storey. Front face of concrete structure spalling to several areas due to carbonation/ Also surface damage to soffits as a result of water penetration from above.	Undertake in-situ treatment and repairs of damaged and spalled concrete, including redecoration on completion of repairs.	6	nr	£ 9,450.00	£ 2,200.00	£ 11,650.00	3	2024	1 - 5			£ 11,650.00							£ 11,650.00
5	Flats 88 to 93	Balcony structure	Perimeter Walls	B	Brick perimeter walls to balconies, built up of supporting concrete structure up to a height of 900mm with concrete coping.	Fair condition generally, but re-point and undertake minor in-situ repairs to concrete copings due to continued deterioration.	6	nr	£ 5,292.00	£ 2,200.00	£ 7,492.00	18	2039	16 - 20								£ 7,492.00		£ 7,492.00
5	Flats 88 to 93	Balcony structure	Balcony roof covering	C	Asphalt covering across balcony area, some areas overlaid with 'acrypol', whilst tenant installed finishes e.g. artificial grass, decking also present. Splits and cracks to surface, especially around penetrations e.g. supports for railings etc.	Renew asphalt covering with new cold-liquid applied coating. Specialist product with manufacturer backed guarantee. Includes any necessary making good prior to application.	42	m²	£ 2,910.60	£ -	£ 2,910.60	3	2024	1 - 5			£ 2,910.60							£ 2,910.60
5	Flats 88 to 93	Balcony structure	Balcony roof covering	C	Asphalt covering across balcony area, some areas overlaid with 'acrypol', whilst tenant installed finishes e.g. artificial grass, decking also present. Splits and cracks to surface, especially around penetrations e.g. supports for railings etc.	Allow temp removal and making good/reinstallation of Tenant installed surfaces/decking/artificial grass etc.	1	Prov Sum	£ 1,512.00	£ -	£ 1,512.00	3	2024	1 - 5			£ 1,512.00							£ 1,512.00

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
5	Flats 88 to 93	Balcony structure	Balcony rainwater goods	C	1no. Small outlet through balcony floor per balcony into threaded metal pipe which runs into round-section, painted metal downpipe running nr full height of building to each side of the balconies (2no. total). Discharges to ground. Detail around outlet poor to most balconies. Pipes generally impact damaged and decoratively poor.	Replace with new stainless steel pipe 50mm into 75mm for main pipe including re-sealing outlet.	2	nr	£ 2,016.00	£ -	£ 2,016.00	3	2024	1 - 5			£ 2,016.00						£ 2,016.00
5	Flats 88 to 93	Balcony Railings	Painted metal	C	Painted metal railings with bespoke curved support posts bedded into copings and slab infilled with painted metal mesh infill. Main support posts fair condition with light surface corrosion, lattice mesh heavily corroded, particularly to welds.	Prepare and redecorate support posts inc. corrosion inhibitor, remove existing and supply and install new mesh infill panels mounted onto existing frames.	23	m	£ 3,477.60	£ -	£ 3,477.60	3	2024	1 - 5			£ 3,477.60						£ 3,477.60
5	Flats 88 to 93	External Doors	Solid timber	C	Timber ledged and braced door to tank room. Door rotten at base, sill rotten and base of frame rotten.	Remove and dispose of existing and supply and install new metal security doors and frame with powder-coated finish.	1	nr	£ 1,890.00	£ -	£ 1,890.00	2	2023	1 - 5		£ 1,890.00							£ 1,890.00
5	Flats 88 to 93	External Doors	Solid timber	B	1no. Single timber door, part Georgian Wired glazed to communal entrance.	Replacing existing doors with new powder-coated aluminium door fully linked to intercom.	1	nr	£ 1,575.00	£ -	£ 1,575.00	7	2028	6 - 10						£ 1,575.00			£ 1,575.00
5	Flats 88 to 93	Communal Windows	Aluminium framed	B	Continuous vertical aluminium framed, single glazed windows (1.2m x 5.5m) to communal stairwell. Aged and energy inefficient. Handles stiff to operate.	Replace with new powder-coated aluminium framed double glazed units.	1	nr	£ 4,410.00	£ -	£ 4,410.00	7	2028	6 - 10						£ 4,410.00			£ 4,410.00
5	Flats 88 to 93	External Decorations	Painted timber doors	B	Paint timber main entrance door.	Fair decorative order. No redecoration necessary prior to replacement.			£ -	£ -	£ -												£ -
5	Flats 88 to 93	Staircase	Concrete	B	Concrete staircase with half landings running between ground and second floors. Painted metal railings at 1100mm high.	No works anticipated unless aesthetic enhancement desired.			£ -	£ -	£ -												£ -
5	Flats 88 to 93	Internal Ceilings	Concrete	B	Exposed underside of tank room slab and u/s of landings and half-landings to stairwells.	No works anticipated.			£ -	£ -	£ -												£ -
5	Flats 88 to 93	Internal Walls	Brick walls	B	Painted brick walls.	Fair condition. No work anticipated during 20 year costing period.			£ -	£ -	£ -												£ -
5	Flats 88 to 93	Internal Walls	Brick walls	C	Base of walls to RHS of each stairwell affected by damp or significant major leak to far side of wall within flat.	Rub-back. If issue returns consider injection of chemical DPC.	3	m²	£ 75.60	£ -	£ 75.60	2	2023	1 - 5		£ 75.60							£ 75.60
5	Flats 88 to 93	Internal Floors	Solid concrete	B	Polished concrete to ground floor in fair condition.	No works anticipated during this costing cycle. Note: May be desirable to install hardwearing floor finishes throughout communal stairwells/lobby areas.			£ -	£ -	£ -												£ -
5	Flats 88 to 93	Internal Floors	Suspended concrete	B	Polished concrete to first and second floor landings	No works anticipated during this costing cycle. Note: May be desirable to install hardwearing floor finishes throughout communal stairwells/lobby areas.			£ -	£ -	£ -												£ -
5	Flats 88 to 93	Internal Decorations	Painted brick walls	C	Brick walls previously decorated. Finish is heavily soiled and dirty. Historical water staining to some parts.	Redecorate every 7 years. Include for preparation	135	m²	£ 2,551.50	£ -	£ 2,551.50	2	2023	1 - 5		£ 2,551.50				£ 2,025.00		£ 2,025.00	£ 6,601.50
5	Flats 88 to 93	Internal Decorations	Painted soffits and ceilings	C	Soffits and ceilings previously painted. Finish soiled.	Redecorate every 7 years. Include for preparation	46	m²	£ 521.64	£ -	£ 521.64	2	2023	1 - 5		£ 521.64				£ 414.00		£ 414.00	£ 1,349.64
5	Flats 88 to 93	Internal Decorations	Painted metal stair railings	C	Includes painted metal support frameworks and metal lattice balustrades. Soiled and dirty.	Redecorate every 10 years	18	m	£ 907.20	£ -	£ 907.20	2	2023	1 - 5		£ 907.20					£ 720.00		£ 1,627.20
5	Flats 88 to 93	Electrical	External lights	B	1no. Wall mounted light adjacent main entrance door. Photocell operated.	Replace external light at end of lifecycle.	1	nr	£ 94.50	£ -	£ 94.50	7	2028	6 - 10						£ 94.50			£ 94.50
5	Flats 88 to 93	Electrical	Internal Lights	D	Lighting to tank room not working.	Install new lighting and cabling and switch	1	nr	£ 189.00	£ -	£ 189.00	1	2022	1 - 5	£ 189.00								£ 189.00
5	Flats 88 to 93	Electrical	Internal Lights	C	Bulkhead lights of various ages.	Replace internal lights with new PIR operated systems.	4	nr	£ 756.00	£ -	£ 756.00	4	2025	1 - 5			£ 756.00						£ 756.00

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
5	Flats 88 to 93	Electrical	Fire Alarm	D	Not present. In our opinion due to a single escape stairway automatic fire detection is required in all communal areas linked ot each flat to give advanced warning to other building occupants.	Install automatic smoke detectors and alarms in each stairwell and connect to an automatic sensor located inside each flat entrance hallway.	45	m²	£ 3,969.00	£ -	£ 3,969.00	1	2022	1 - 5	£ 3,969.00								£ 3,969.00
5	Flats 88 to 93	Electrical	Emergency Lights	D	No emergency lights present	Install new emergency lights to each stairwell	1	nr	£ 1,071.00	£ -	£ 1,071.00	1	2022	1 - 5	£ 1,071.00								£ 1,071.00
5	Flats 88 to 93	Electrical	Intercom	B	Wall mounted intercom system linked to mag lock on main access doors and handset with buzzer operation 1no. Per flat. Intercoms are aged, but in apparent working order.	Replace intercom system in conjunction with door replacement.	1	nr	£ 2,716.56	£ -	£ 2,716.56	7	2028	6 - 10						£ 2,716.56			£ 2,716.56
5	Flats 88 to 93	Electrical	Distribution Boards	D	Old metal fuse carrier board with fuses fed by bitumen wrapped incomer via mechanical meter. More modern Wylex distribution board feeding communal circuits.	Electrician to review findings of 2020 EICR report to determine further action in this block.	1	Prov Sum	£ 315.00	£ -	£ 315.00	4	2025	1 - 5				£ 315.00					£ 315.00
5	Flats 88 to 93	Electrical	Distribution Boards	B	Wylex MCB distribution board feeding communal circuits.	Renew distribution board.	1	nr	£ 252.00	£ -	£ 252.00	12	2033	11 - 15							£ 252.00		£ 252.00
5	Flats 88 to 93	Electrical	Wiring and distribution	C	Copper conduit distribution to residential areas runs within communal staircase up to 1st floor level. Thereafter conduit enters residential units. Concerns raised by residents with regard to tampering of supplies given supply for second floor flats seems to run via first floor flats.	Electrician to undertake review of electrical distribution within properties to determine if current distribution safe and legal.	1	Prov Sum	£ 315.00	£ -	£ 315.00	3	2024	1 - 5			£ 315.00						£ 315.00
5	Flats 88 to 93	Electrical	Wiring and distribution	B	Communal distribution wiring in thermoplastic insulated/sheathed cables.	Renew electrical distribution wiring/cabling to communal parts.	1	Prov Sum	£ 567.00	£ -	£ 567.00	12	2033	11 - 15							£ 567.00		£ 567.00
5	Flats 88 to 93	Mechanical	Water Tanks	D	Galvanised steel water tanks 2m3 with asbestos cement lids. Lids loose fitting, some debris present within the tank (mostly masonry), tanks corroding. 4no. Pipes leading off. Note: Water being syphoned from tank by Resident.	Replace water tanks with no sectional plastic/GRP tanks.	2	nr	£12,600.00	£ -	£ 12,600.00	1	2022	1 - 5	£ 12,600.00								£ 12,600.00
5	Flats 88 to 93	Mechanical	Water Tanks	D	Unsealed asbestos cement lids to water tanks.	Remove and dispose of asbestos cement lids by a licenced contractor to an approved waste site.	2	nr	£ 1,512.00	£ -	£ 1,512.00	1	2022	1 - 5	£ 1,512.00								£ 1,512.00
5	Flats 88 to 93	Mechanical	Water Tanks	D	2no. Pipes feeding back into tank from unknown location. No record of testing/dosing of the system.	Appoint plumber to check if tanks remain necessary and to undertake legionella and bacteria test. Full access and assessment of building allowed.	1	Item	£ 1,512.00	£ -	£ 1,512.00	1	2022	1 - 5	£ 1,512.00								£ 1,512.00
5	Flats 88 to 93	Mechanical	Bund to Water Tank	D	Tanks not fully banded as openings present, tank above extends beyond the bund.	Undertake repairs/improvements to bunding to contain water in the event of a leak.	1	Item	£ 630.00	£ -	£ 630.00	1	2022	1 - 5	£ 630.00								£ 630.00
6	Flats 94 to 99	Roof Covering	Asphalt covered flat roof	D	Asphalt covered flat roof over main part of building. Painted over with solar reflective paint historically and multiple previous patch repairs undertaken. Surface is blistered and split in multiple areas.	Allowance for further patch repairs to be undertaken until replacement.	1	Prov Sum	£ 1,260.00	£ -	£ 1,260.00	1	2022	1 - 5	£ 1,260.00								£ 1,260.00
6	Flats 94 to 99	Roof Covering	Asphalt covered flat roof	C	Asphalt covered flat roof over main part of building. Painted over with solar reflective paint historically and multiple previous patch repairs undertaken. Surface is blistered and split.	Replace roof covering inc. lining to parapets with new two layer high performance felt, 130mm rigid PUR insulation including altering/adapting associated parts of roof e.g. chimney flashings, ventilation/pipe housings etc.	205	m²	£38,745.00	£ -	£ 38,745.00	3	2024	1 - 5			£ 38,745.00						£ 38,745.00
6	Flats 94 to 99	Roof Covering	Tank Room Roof Covering	C	Asphalt covered flat roof measuring 4m x 3m.	Replace roof covering with new two layer felt system (no insulation).	12	m²	£ 1,058.40	£ -	£ 1,058.40	3	2024	1 - 5			£ 1,058.40						£ 1,058.40

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
6	Flats 94 to 99	Roof Covering	Pipe/Vent Enclosure	B	Felt covering, significantly newer than remainder of roof, 12sqm total	Replace roof covering with new two layer felt system (no insulation).	12	m²	£ 1,058.40	£ -	£ 1,058.40	3	2024	1 - 5			£ 1,058.40						£ 1,058.40
6	Flats 94 to 99	Roof Structure	Reinforced concrete flat roof	B	Reinforced concrete flat roof over much of building (excluding tank room)	None			£ -	£ -	£ -												£ -
6	Flats 94 to 99	Roof Structure	Concrete flat roof to Tank Room	C	Hollow pot roof, set within concrete framework with concrete ring beam above tank room enclosure. 4m x 3m. Steel reinforcement heavily corroded, concrete spalling and displacing bricks to wall beneath.	Hack off loose concrete, treat corroded reinforcement with inhibitor, install new formwork and pour new concrete perimeter of adequate depth to protect reinforcement.	14	M	£ 1,323.00	£ -	£ 1,323.00	2	2023	1 - 5		£ 1,323.00							£ 1,323.00
6	Flats 94 to 99	Roof Insulation	None	B	No roof insulation apparent.	Upgrade during roof covering renewal to latest regulations.			£ -	£ -	£ -												£ -
6	Flats 94 to 99	Chimneys	Brick	C	5no. Brick built chimneys in total. 1no. Large, 2no. Medium, 2no. Small. Various patch repairs and areas of re-pointing undertaken historically.	1no. Medium chimney to Southern end of roof is leaning significantly. Reduce height of chimney down to 2m. Cap on completion and re-bed pot(s)	1	Prov Sum	£ 945.00	£ -	£ 945.00	3	2024	1 - 5			£ 945.00						£ 945.00
6	Flats 94 to 99	Chimneys	Brick	C	5no. Brick built chimneys in total. 1no. Large, 2no. Medium, 2no. Small. Various patch repairs and areas of re-pointing undertaken historically.	2no. Concrete copings are heavily spalled and suffering carbonation. Remove and dispose existing and install new, including for re-bedding pots.	2	nr	£ 882.00	£ -	£ 882.00	3	2024	1 - 5			£ 882.00						£ 882.00
6	Flats 94 to 99	Chimneys	Brick	C	5no. Brick built chimneys in total. 1no. Large, 2no. Medium, 2no. Small. Various patch repairs and areas of re-pointing undertaken historically.	Various redundant TV aerials present to chimneys generally should be removed and disposed of.	1	Prov Sum	£ 252.00	£ -	£ 252.00	1	2022	1 - 5	£ 252.00								£ 252.00
6	Flats 94 to 99	Chimneys	Brick	C	5no. Brick built chimneys in total. 1no. Large, 2no. Medium, 2no. Small. Various patch repairs and areas of re-pointing undertaken historically.	Large expanses of the chimneys are poorly pointed with loose/missing mortar evident. Re-point alongside roof renewal.	5	nr	£ 1,732.50	£ -	£ 1,732.50	3	2024	1 - 5			£ 1,732.50						£ 1,732.50
6	Flats 94 to 99	Rainwater Goods	Internal System	C	Original round-section cast iron downpipes with leaf guards	Replace with new 100mm plastic alongside roof renewal works. Note: Awkward access including into service risers within flats.	2	nr	£ 3,024.00	£ -	£ 3,024.00	3	2024	1 - 5			£ 3,024.00						£ 3,024.00
6	Flats 94 to 99	Above Ground Drainage	Cast iron soil pipes	B	Ordinal cast iron soil and vent pipes located within service risers and penetrating out to external via roof covering.	Replace soil and vent pipes with new uPVC pipework including associated connection pipes. Includes an allowance for making new connections to pipework within flats.	2	nr	£ 5,040.00	£ -	£ 5,040.00	10	2031	6 - 10						£ 5,040.00			£ 5,040.00
6	Flats 94 to 99	External Walls	Brick cavity walls	C	Bricks walls 250mm thick, slate DPC, no expansion joints. Pointing to external brickwork is in a fair and reasonable condition. No re-pointing works anticipated in next 20 years.	None.			£ -	£ -	£ -												£ -
6	Flats 94 to 99	External Walls	Brick cavity walls	C	Bricks walls 250mm thick, slate DPC, no expansion joints.	Remove moss growth, efflorescence staining and re-point area of wall between ground floor windows of Flat 94.	4	m²	£ 277.20	£ -	£ 277.20	2	2023	1 - 5		£ 277.20							£ 277.20
6	Flats 94 to 99	External Walls	Brick cavity walls	C	Bricks walls 250mm thick, slate DPC, no expansion joints.	Remove moss growth, efflorescence staining and re-point area of wall between ground floor windows of Flat 95.	2	m²	£ 138.60	£ -	£ 138.60	2	2023	1 - 5		£ 138.60							£ 138.60
6	Flats 94 to 99	External Walls	Brick cavity walls	B	Bricks walls 250mm thick, slate DPC, no expansion joints. Stepped cracking to SE corner previous repaired and understood that this area has been underpinned historically.	None. Note: Raised ground level in this area, with slope falling to this corner. Ground pulled away from wall in this area so DPC not bridged by elevated ground levels.			£ -	£ -	£ -												£ -
6	Flats 94 to 99	External Walls	Brick cavity walls	B	Evidence of movement on the DPC in the North facing elevation, but minor only and not requiring remedial works.	None. DPC also bridged with mortar, but not causing any apparent issues.			£ -	£ -	£ -												£ -

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
6	Flats 94 to 99	External Walls	Brick cavity walls	C	Large clay vent tiles present providing passive ventilation to each flat. Most closed over by various means including bricking up, filling with expanding foam, loose bricks inserted. Various penetrations for flues, waste pipes etc. Works undertaken by Tenants/Homeowners.	Provisional sum for repairs to crudely undertaken works generally.	1	Prov Sum	£ 756.00	£ 400.00	£ 1,156.00	3	2024	1 - 5			£ 1,156.00						£ 1,156.00
6	Flats 94 to 99	External Walls	Brick cavity walls	C	Brickwork below DPC to ground floor balconies very soft.	Cut out isolated badly damaged bricks below DPC level and replace with new matching bricks.	1	Prov Sum	£ 504.00	£ -	£ 504.00	3	2024	1 - 5			£ 504.00						£ 504.00
6	Flats 94 to 99	External Walls	Brick cavity walls	C	Brickwork below DPC to various different areas around the building, particularly to protruding balconies.	Re-point exposed brickwork below DPC.	12	M	£ 710.64	£ -	£ 710.64	3	2024	1 - 5			£ 710.64						£ 710.64
6	Flats 94 to 99	External Walls	Concrete window cills	D	Reinforced concrete sill at 1st floor level to Eastern elevation completely missing due to spalling of concrete.	Treat reinforcement and cast new concrete sill to match remainder.	1	nr	£ 315.00	£ 400.00	£ 715.00	1	2022	1 - 5	£ 715.00								£ 715.00
6	Flats 94 to 99	External Walls	Concrete window heads	C	Concrete plinth to rear elevation above second floor windows extending 14m. Asphalt covering with lead drip detail and copper abutment flashing. Minor staining to underside due to water penetration.	Renew asphalt roof covering over concrete plinth and undertake minor in-situ concrete repairs.	1	Prov Sum	£ 1,890.00	£ 3,150.00	£ 5,040.00	4	2025	1 - 5			£ 5,040.00						£ 5,040.00
6	Flats 94 to 99	External Walls	Concrete window heads	C	Cantilevered reinforced concrete canopies over main entrance to communal parts (3m x 1.2m) and above staircase windows (2m x 0.4m). Asphalt covering with lead drip detail and copper abutment flashing. Minor staining to underside due to water penetration.	Renew asphalt roof covering over canopies and undertake minor in-situ concrete repairs.	1	Prov Sum	£ 1,890.00	£ 1,100.00	£ 2,990.00	4	2025	1 - 5			£ 2,990.00						£ 2,990.00
6	Flats 94 to 99	External Walls	Water Tank Enclosure Walls	D	Double skin brick walls with wall ties. Internal skin of water tank walls is loose and not tied back into the external structure.	Install additional wall ties to ties leaves of structure together either side of doors onto roof. Includes allowance for minor repairs and grouting of ties on completion of installation	1	Item	£ 756.00	£ -	£ 756.00	1	2022	1 - 5	£ 756.00								£ 756.00
6	Flats 94 to 99	External Walls	Water Tank Enclosure Walls	C	Double skin brick walls with wall ties. Areas of poor pointing and small number of defective bricks.	Re-point isolated areas of walls	1	Item	£ 252.00	£ -	£ 252.00	1	2022	1 - 5	£ 252.00								£ 252.00
6	Flats 94 to 99	External Walls	Water Tank Enclosure Walls	C	Double skin brick walls with wall ties. Areas of poor pointing and small number of defective bricks.	Re-point walls complete	24	m²	£ 1,421.28	£ -	£ 1,421.28	15	2036	11 - 15							£ 1,421.28		£ 1,421.28
6	Flats 94 to 99	External Walls	Parapets	C	1130mm high brick parapet with concrete coping overlaid with felt. Presumed asbestos sheet cladding to inside face overpainted with solar reflective paint.	Extend height of parapets by circa 130mm to allow for additional thickness of insulation as part of roof renewal works by bolting new handrail into copings.	72	M	£ 3,628.80	£ -	£ 3,628.80	3	2024	1 - 5			£ 3,628.80						£ 3,628.80
6	Flats 94 to 99	External Walls	Parapets	C	1130mm high brick parapet with concrete coping overlaid with felt. Presumed asbestos sheet cladding to inside face overpainted with solar reflective paint.	Remove presumed asbestos cement sheet cladding to inside face of parapet during roofing works. Works undertaken under controlled conditions by specialist and disposed of at licenced waste transfer station.	1	Prov Sum	£ 3,780.00	£ -	£ 3,780.00	3	2024	1 - 5			£ 3,780.00						£ 3,780.00
6	Flats 94 to 99	Balcony structure	Reinforced concrete	C	Individual cantilevered concrete balconies. 1no. balcony serving each flat. Cantilever extends circa 1.3m beyond face of main external wall. Front face of concrete structure spalling to several areas due to carbonation, though extent of carbonation varies. Also surface damage to soffits as a result of water penetration from above.	Undertake in-situ treatment and repairs of damaged and spalled concrete, including redecoration on completion of repairs.	4	nr	£ 5,040.00	£ 3,600.00	£ 8,640.00	4	2025	1 - 5			£ 8,640.00						£ 8,640.00

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
6	Flats 94 to 99	Balcony structure	Perimeter Walls	B	Brick perimeter walls to balconies, built up of supporting concrete structure up to a height of 900mm with concrete coping.	Fair condition generally, but re-point and undertake minor in-situ repairs to concrete copings due to continued deterioration.	6	nr	£ 5,292.00	£ 3,600.00	£ 8,892.00	18	2039	16 - 20								£ 8,892.00	£ 8,892.00
6	Flats 94 to 99	Balcony structure	Balcony roof covering	C	Asphalt covering across balcony area, some areas overlaid with 'acrypol', whilst tenant installed finishes e.g. artificial grass, decking also present. Splits and cracks to surface, especially around penetrations e.g. supports for railings etc.	Renew asphalt covering with new cold-liquid applied coating. Specialist product with manufacturer backed guarantee. Includes any necessary making good prior to application.	36	m²	£ 2,494.80	£ -	£ 2,494.80	4	2025	1 - 5				£ 2,494.80					£ 2,494.80
6	Flats 94 to 99	Balcony structure	Balcony roof covering	C	Asphalt covering across balcony area, some areas overlaid with 'acrypol', whilst tenant installed finishes e.g. artificial grass, decking also present. Splits and cracks to surface, especially around penetrations e.g. supports for railings etc.	Allow temp removal and making good/reinstallation of Tenant installed surfaces/decking/artificial grass etc.	1	Prov Sum	£ 1,512.00	£ -	£ 1,512.00	4	2025	1 - 5				£ 1,512.00					£ 1,512.00
6	Flats 94 to 99	Balcony structure	Balcony rainwater goods	C	1no. Small outlet through balcony floor per balcony into threaded metal pipe which runs into round-section, painted metal downpipe running nr full height of building to each side of the balconies (2no. total). Discharges to ground. Detail around outlet poor to most balconies. Pipes generally impact damaged and decoratively poor.	Replace with new stainless steel pipe 50mm into 75mm for main pipe including re-sealing outlet.	2	nr	£ 2,016.00	£ -	£ 2,016.00	4	2025	1 - 5				£ 2,016.00					£ 2,016.00
6	Flats 94 to 99	Balcony structure	Reinforced concrete planters	D	4no. Reinforced concrete planters mounted onto rear elevation of wall at between ground and fist floor levels. Carbonation causing significant spalling of concrete.	Undertake in-situ treatment and repairs of damaged and spalled concrete. Note: Removal is an alternative and cheaper option.	4	nr	£ 1,512.00	£ -	£ 1,512.00	2	2023	1 - 5		£ 1,512.00							£ 1,512.00
6	Flats 94 to 99	Balcony Railings	Painted metal	C	Painted metal railings with bespoke curved support posts bedded into copings and slab infilled with painted metal mesh infill. Main support posts fair condition with light surface corrosion, lattice mesh heavily corroded, particularly to welds. Only present to first and second floor levels	Prepare and redecorate support posts inc. corrosion inhibitor, remove existing and supply and install new mesh infill panels mounted onto existing frames.	28	M	£ 4,233.60	£ -	£ 4,233.60	4	2025	1 - 5				£ 4,233.60					£ 4,233.60
6	Flats 94 to 99	External Doors	Solid timber	D	1no. Single timber door, part Georgian Wired glazed to communal entrance.	Replace damaged draught brush strip to base.	1	nr	£ 31.50	£ -	£ 31.50	1	2022	1 - 5	£ 31.50								£ 31.50
6	Flats 94 to 99	External Doors	Solid timber	B	1no. Single timber door, part Georgian Wired glazed to communal entrance.	Replacing existing doors with new powder-coated aluminium door fully linked to intercom	1	nr	£ 1,575.00	£ -	£ 1,575.00	7	2028	6 - 10						£ 1,575.00			£ 1,575.00
6	Flats 94 to 99	External Doors	Ply	D	Doors to tank room removed and instead a 6mm plywood sheet has been cut to fit into the former opening. Door warped and frame and cill rotten.	Remove and dispose of existing and supply and install new metal security doors and frame with powder-coated finish.	1	nr	£ 1,890.00	£ -	£ 1,890.00	1	2022	1 - 5	£ 1,890.00								£ 1,890.00
6	Flats 94 to 99	Communal Windows	Aluminium framed	B	Continuous vertical aluminium framed, single glazed windows (1.2m x 5.5m) to communal stairwell. Aged and energy inefficient. Handles stiff to operate.	Replace with new powder-coated aluminium framed double glazed units.	1	nr	£ 4,410.00	£ -	£ 4,410.00	7	2028	6 - 10						£ 4,410.00			£ 4,410.00
6	Flats 94 to 99	External Decorations	Painted timber doors	B	Painted timber main entrance door.	Fair decorative order. No redecoration necessary prior to replacement.			£ -	£ -	£ -												£ -
6	Flats 94 to 99	Staircase	Concrete	B	Concrete staircase with half landings running between ground and second floors. Painted metal railings at 1100mm high.	No works anticipated unless aesthetic enhancement desired.			£ -	£ -	£ -												£ -

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
6	Flats 94 to 99	Internal Ceilings	Concrete	B	Exposed underside of tank room slab and u/s of landings and half-landings to stairwells.	No works anticipated.			£ -	£ -	£ -												£ -
6	Flats 94 to 99	Internal Walls	Brick walls	B	Painted brick walls.	Fair condition. No work anticipated during 20 year costing period.			£ -	£ -	£ -												£ -
6	Flats 94 to 99	Internal Floors	Solid concrete	B	Polished concrete in fair condition.	No works anticipated during this costing cycle. Note: May be desirable to install hardwearing floor finishes throughout communal stairwells/lobby areas.			£ -	£ -	£ -												£ -
6	Flats 94 to 99	Internal Floors	Suspended concrete	B	Polished concrete to first and second floor landings	No works anticipated during this costing cycle. Note: May be desirable to install hardwearing floor finishes throughout communal stairwells/lobby areas.			£ -	£ -	£ -												£ -
6	Flats 94 to 99	Internal Decorations	Painted brick walls	C	Brick walls previously decorated. Finish is heavily soiled and dirty. Historical water staining to some parts.	Redecorate every 7 years. Include for preparation	135	m²	£ 2,551.50	£ 500.00	£ 3,051.50	2	2023	1 - 5		£ 3,051.50				£ 2,525.00		£ 2,525.00	£ 8,101.50
6	Flats 94 to 99	Internal Decorations	Painted soffits and ceilings	C	Soffits and ceilings previously painted. Finish soiled.	Redecorate every 7 years. Include for preparation	46	m²	£ 521.64	£ -	£ 521.64	2	2023	1 - 5		£ 521.64				£ 414.00		£ 414.00	£ 1,349.64
6	Flats 94 to 99	Internal Decorations	Painted metal stair railings	C	Includes painted metal support frameworks and metal lattice balustrades. Soiled and dirty.	Redecorate every 10 years	18	M	£ 907.20	£ -	£ 907.20	2	2023	1 - 5		£ 907.20					£ 720.00		£ 1,627.20
6	Flats 94 to 99	Electrical	External lights	B	1no. Wall mounted light adjacent main entrance door. Photocell operated.	Replace external light at end of lifecycle.	1	nr	£ 94.50	£ -	£ 94.50	7	2028	6 - 10						£ 94.50			£ 94.50
6	Flats 94 to 99	Electrical	Internal Lights	D	Lighting to tank room not working.	Install new lighting and cabling and switch	1	nr	£ 189.00	£ -	£ 189.00	1	2022	1 - 5	£ 189.00								£ 189.00
6	Flats 94 to 99	Electrical	Internal Lights	D	1no. Bulkhead to stairwell failed.	Replace internal light.	1	nr	£ 189.00	£ -	£ 189.00	1	2022	1 - 5	£ 189.00								£ 189.00
6	Flats 94 to 99	Electrical	Internal Lights	C	Bulkhead lights of various ages.	Replace internal light fittings with new PIR operated systems.	4	nr	£ 604.80	£ -	£ 604.80	4	2025	1 - 5				£ 604.80					£ 604.80
6	Flats 94 to 99	Electrical	Fire Alarm	D	Not present. In our opinion due to a single escape stairway automatic fire detection is required in all communal areas linked to each flat to give advanced warning to other building occupants.	Install automatic smoke detectors and alarms in each stairwell and connect to an automatic sensor located inside each flat entrance hallway.	45	m²	£ 3,969.00	£ -	£ 3,969.00	1	2022	1 - 5	£ 3,969.00								£ 3,969.00
6	Flats 94 to 99	Electrical	Emergency Lights	D	No emergency lights present	Install new emergency lights to each stairwell	1	nr	£ 1,071.00	£ -	£ 1,071.00	1	2022	1 - 5	£ 1,071.00								£ 1,071.00
6	Flats 94 to 99	Electrical	Intercom	B	Wall mounted intercom system linked to mag lock on main access doors and handset with buzzer operation 1no. Per flat. Intercoms are aged, but in apparent working order.	Replace intercom system in conjunction with door replacement.	1	nr	£ 2,716.56	£ -	£ 2,716.56	7	2028	6 - 10						£ 2,716.56			£ 2,716.56
6	Flats 94 to 99	Electrical	Distribution Boards	D	Old metal fuse carrier board with fuses fed by bitumen wrapped incomer via mechanical meter. More modern Wylex distribution board feeding communal circuits.	Electrician to review findings of 2020 EICR report to determine further action in this block.	1	Prov Sum	£ 315.00	£ -	£ 315.00	4	2025	1 - 5				£ 315.00					£ 315.00
6	Flats 94 to 99	Electrical	Distribution Boards	B	Wylex MCB distribution board feeding communal circuits.	Renew distribution board.	1	nr	£ 252.00	£ -	£ 252.00	12	2033	11 - 15							£ 252.00		£ 252.00
6	Flats 94 to 99	Electrical	Wiring and distribution	C	Copper conduit distribution to residential areas runs within communal staircase up to 1st floor level. Thereafter conduit enters residential units. Concerns raised by residents with regard to tampering of supplies given supply for second floor flats seems to run via first floor flats.	Electrician to undertake review of electrical distribution within properties to determine if current distribution safe and legal.	1	Prov Sum	£ 315.00	£ -	£ 315.00	3	2024	1 - 5			£ 315.00						£ 315.00
6	Flats 94 to 99	Electrical	Wiring and distribution	B	Communal distribution wiring in thermoplastic insulated/sheathed cables	Renew electrical distribution wiring/cabling to communal parts.	1	Prov Sum	£ 567.00	£ -	£ 567.00	12	2033	11 - 15							£ 567.00		£ 567.00

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
6	Flats 94 to 99	Mechanical	Water Tanks	D	Galvanised steel water tanks 2m3 with asbestos cement lids. Lids loose fitting, some debris present within the tank (mostly masonry), tanks corroding. 4no. Pipes leading off.	Replace water tanks with no sectional plastic/GRP tanks.	2	nr	£12,600.00	£ -	£ 12,600.00	1	2022	1 - 5	£ 12,600.00								£ 12,600.00
6	Flats 94 to 99	Mechanical	Water Tanks	D	Unsealed asbestos cement lids to water tanks.	Remove and dispose of asbestos cement lids by a licenced contractor to an approved waste site.	2	nr	£ 1,512.00	£ -	£ 1,512.00	1	2022	1 - 5	£ 1,512.00								£ 1,512.00
6	Flats 94 to 99	Mechanical	Water Tanks	D	2no. Pipes feeding back into tank from unknown location. No record of testing/dosing of the system.	Appoint plumber to check if tanks remain necessary and to undertake legionella and bacteria test. Full access and assessment of building allowed.	1	Item	£ 1,512.00	£ -	£ 1,512.00	1	2022	1 - 5	£ 1,512.00								£ 1,512.00
6	Flats 94 to 99	Mechanical	Bund to Water Tank	D	Tanks not fully banded as openings present, tank above extends beyond the bund.	Undertake repairs/improvements to bunding to contain water in the event of a leak.	1	Item	£ 630.00	£ -	£ 630.00	1	2022	1 - 5	£ 630.00								£ 630.00
External	Site	Car Parks	Tarmac parking to rear of Blocks 1 and 2 (Flats 36 to 59)	B	Tarmac surface is wearing and there are localised patch repairs and surface moss growth evident, but area is considered a low traffic use.	Resurface car park with a new wearing course.	685	m²	£17,115.27	£ -	£ 17,115.27	5	2026	1 - 5					£ 17,115.27				£ 17,115.27
External	Site	Car Parks	Concrete base outside garage entrances behind Blocks 1 and 2	A	Good condition	No immediate works required. Allow for 50% future repairs or replacement.	45	m²	£ 2,835.00	£ -	£ 2,835.00	20	2041	16 - 20								£ 2,835.00	£ 2,835.00
External	Site	Car Parks	Car park to end of Block 4	D	Tarmac is heavily worn and potholed.	Replace tarmac and bay line markings	425	m²	£29,672.06	£ -	£ 29,672.06	2	2023	1 - 5		£ 29,672.06							£ 29,672.06
External	Site	Car Parks	Car park in front of Block 4	C	Tarmac is worn and regularly used. Deterioration and moss growth along wall edge.	Resurface parking bays within retaining walls.	114	m²	£ 2,848.38	£ -	£ 2,848.38	5	2026	1 - 5					£ 2,848.38				£ 2,848.38
External	Site	Car Parks	Car park in front of Block 6	B	Tarmac is worn and but area does not appear to be regularly used.	Resurface tarmac and bay line markings.	220	m²	£ 6,031.87	£ -	£ 6,031.87	8	2029	6 - 10						£ 6,031.87			£ 6,031.87
External	Site	Roads	Tarmac road and parking from Block 3 to Block 6	B	Surface beginning to wear and deterioration will accelerate. Moss growth along wall edges. Area regularly used.	Periodically spray and treat moss growth and resurface allow for future tarmac resurface.	400	m²	£11,254.32	£ -	£ 11,254.32	12	2033	11 - 15							£ 11,254.32		£ 11,254.32
External	Site	Roads	Tarmac road and parking in front of Block 5	C	Localised pothole / sunk ground near Block 5 entrance along line of previous service trench.	Cut out, fill, and resurface sunk area to prevent trip hazard.	6	m²	£ 567.00	£ -	£ 567.00	2	2023	1 - 5		£ 567.00							£ 567.00
External	Site	Pavements	Concrete pavours to rear of Blocks 1 and 2 (Flats 36 to 59)	A	Pavours are in good condition and secure. Localised weed growth in joints and slippery surfaces.	Allow to jet clean and spray weeds every 3 years.	235	m²	£ 740.25	£ -	£ 740.25	3	2024	1 - 5			£ 740.25			£ 1,480.50	£ 1,480.25	£ 1,480.25	£ 5,181.25
External	Site	Pavements	Concrete pavours to end of Block 2	D	Localised area of paving is loose and undulated and cordoned off at time of inspection.	Lift, level, and relay existing pavours.	5	m²	£ 170.60	£ -	£ 170.60	1	2022	1 - 5	£ 170.60								£ 170.60
External	Site	Pavements	Tarmac courtyard to front of Block 1 (Flats 48 to 59)	C	Tarmac heavily worn and balding with moss growth to surface. Area not regularly used and is considered maintenance access only.	Desirable to resurface in 10 to 15 years.	80	m²	£ 1,998.86	£ -	£ 1,998.86	12	2033	11 - 15							£ 1,998.86		£ 1,998.86
External	Site	Pavements	Concrete to front of Block 2	B	Concrete is cracked and undulated in front of entrance doors and fire hose	Replace concrete pavement from road to front entrance	16	m²	£ 1,411.20	£ -	£ 1,411.20	3	2024	1 - 5			£ 1,411.20						£ 1,411.20
External	Site	Pavements	Concrete to front of Block 2	B	In fair condition with weathered surface and cracking to left hand side of entrance in front of flats 37 and 38.	Allow for future replacement.	34	m²	£ 2,998.80	£ -	£ 2,998.80	16	2037	16 - 20								£ 2,998.80	£ 2,998.80
External	Site	Pavements	Concrete to front of Block 2	B	Worn concrete surface in front of entrance to Flat 36.	Allow for future replacement.	16	m²	£ 1,411.20	£ -	£ 1,411.20	12	2033	11 - 15							£ 1,411.20		£ 1,411.20
External	Site	Pavements	Concrete to rear of Block 3	B	In fair condition with weathered surface and cracks at locations of discharged rainwater. Will deteriorate within maintenance schedule.	Allow for future replacement.	40	m²	£ 3,528.00	£ -	£ 3,528.00	19	2040	16 - 20								£ 3,528.00	£ 3,528.00
External	Site	Pavements	Concrete garden path to Block 3	C	In fair condition but will deteriorate within maintenance schedule.	Allow for future replacement.	17	m²	£ 1,499.40	£ -	£ 1,499.40	16	2037	16 - 20								£ 1,499.40	£ 1,499.40
External	Site	Pavements	Tarmac to front of Block 3	C	In poor condition with numerous patches and service trenches, worn surfaces, and trip hazards	Allow for immediate patch repairs and replace after roof and scaffold works are complete.	58	m²	£ 5,115.60	£ -	£ 5,115.60	11	2032	11 - 15	£ 250.00						£ 5,115.60		£ 5,365.60
External	Site	Pavements	Concrete path leading to Flats 76-81	C	In poor condition, sunken in parts and heavily cracked/crazed.	Break out full and re-pour new concrete path	10	m²	£ 882.00	£ -	£ 882.00	2	2023	1 - 5	£ 250.00	£ 882.00							£ 1,132.00

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
External	Site	Pavements	Concrete path to rear of Block 5	C	76Lm of concrete path around garden area. Heavily cracked and fractured in parts, some moss growth o surface.	Break out full and re-pour new concrete path	76	m²	£ 6,703.20	£ -	£ 6,703.20	2	2023	1 - 5	£ 250.00	£ 6,703.20							£ 6,953.20
External	Site	Steps	Concrete from Block 2 to Block 3 garden	B	Good condition.	No works within maintenance period.			£ -	£ -	£ -												£ -
External	Site	Steps	Concrete to front of Block 4	B	2no. Flights of concrete steps, no handrails.	No works within maintenance period.			£ -	£ -	£ -												£ -
External	Site	Steps	Concrete to South of Block 3	C	1no. Short flight of concrete steps. No handrails.	Supply and install galvanised metal handrails to each side of steps.	5	Lm	£ 2,520.00	£ -	£ 2,520.00	3	2024	1 - 5			£ 2,520.00						£ 2,520.00
External	Site	Boundaries	Brick wall to rear of garages	B	Ownership is unknown, but wall is structurally good and pointing is good. In a sheltered location and unlikely to weather or deteriorate within the short term.	No immediate works. Allow for future re-pointing and weed removal.	240	m²	£ 9,510.48	£ -	£ 9,510.48	18	2039	16 - 20								£ 9,510.48	£ 9,510.48
External	Site	Boundaries	Dwarf Brick Wall to Block 1	B	Blue engineering brick wall along front boundary in fair condition with localised missing bricks to wall ends. Lower half appears to have been re-pointed but upper wall pointing and rear face is poor.	Re-point remaining areas of wall and allow for re-building up to 2m of wall ends as required.	30	m²	£ 1,927.04	£ -	£ 1,927.04	5	2026	1 - 5					£ 1,927.04				£ 1,927.04
External	Site	Boundaries	Dwarf Brick Wall to Block 2	B	Blue engineering brick wall along front boundary in fair condition with localised missing bricks to wall ends. Some bricks and copings are loose along top course.	Re-point road facing side of wall in Year 3, and rear facing side in year 6. Allow to remove and re-bed 3m long section of coping and top course brickwork in year 3.	18	m²	£ 1,085.69	£ -	£ 1,085.69	3	2024	1 - 5			£ 1,085.69			£ 726.00			£ 1,811.69
External	Site	Boundaries	High level brick boundary wall along Jebb Avenue to Block 1 car park	B	2m high wall in fair structural condition but pointing is soft in areas and will deteriorate further.	Allow for 8m² patch repairs in Year 3, followed by full re-point on both sides in Year 16.	126	m²	£ 4,993.00	£ -	£ 4,993.00	16	2037	16 - 20			£ 400.00					£ 4,993.00	£ 5,393.00
External	Site	Boundaries	High level brick boundary wall along Jebb Avenue to Block 1 car park	C	Cracking to wall at low level to right hand side of timber gates.	Allow for Helibar crack repairs and pointing on both sides.	1	Item	£ 819.00	£ -	£ 819.00	3	2024	1 - 5			£ 819.00						£ 819.00
External	Site	Boundaries	High level brick boundary wall along Jebb Avenue to Block 1 car park	C	Poor pointing and spalled cement coping behind bin store below rainwater pipe.	Re-direct downpipe away from wall, re-point 3m² of wall and replace 1m long coping.	1	Item	£ 252.00	£ -	£ 252.00	2	2023	1 - 5		£ 252.00							£ 252.00
External	Site	Boundaries	Timber fence and gate in boundary wall along Jebb Avenue to Block 1 car park	B	Painted timber hit and miss fence and gate in good structural condition and weathered decorations.	Redecorate timber every 7years to prolong life expectancy.	8	m²	£ 92.33	£ -	£ 92.33	1	2022	1 - 5	£ 92.33					£ 92.33	£ 92.33	£ 92.33	£ 369.32
External	Site	Boundaries	Steel vehicle gate to Block 1 car park	B	Good condition with weathered and chipped decorations	Redecorate gate every 8 years.	7.5	m²	£ 113.97	£ -	£ 113.97	2	2023	1 - 5		£ 113.97				£ 113.97		£ 113.97	£ 341.91
External	Site	Boundaries	Brick wall and metal post and chainlink to SW corner boundary to rear of Block 4	C	Wall and fence leaning heavily circa 10 degrees into car park, damaged by surrounding trees.	Demolish existing wall and fencing and install palisade security fence 2400mm high inclusive of access gate to alley. Powder-coated finish.	12	m	£ 3,780.00	£ -	£ 3,780.00	2	2023	1 - 5		£ 3,780.00							£ 3,780.00
External	Site	Boundaries	Brick wall beyond grounds keepers area to rear of Block 4	D	Buddleia 'trees' causing extensive damage to boundary wall.	Cut down and remove buddleia 'trees'. Kill roots. Also remove remaining tree stumps from this area.	4	No.	£ 1,260.00	£ -	£ 1,260.00	1	2022	1 - 5	£ 1,260.00								£ 1,260.00
External	Site	Boundaries	Brick wall beyond grounds keepers area to rear of Block 4	D	Brick wall severely damaged and at imminent risk of collapse.	Take down and re-build 7Lm of brick wall 2.5m high between buttresses.	7	m	£ 6,174.00	£ -	£ 6,174.00	1	2022	1 - 5	£ 6,174.00								£ 6,174.00
External	Site	Boundaries	Brick wall to rear of Block 4	C	Small area of bricks missing to LHS of brick buttress.	Patch in new brickwork where missing.	1	sqm	£ 252.00	£ -	£ 252.00	1	2022	1 - 5	£ 252.00								£ 252.00
External	Site	Boundaries	Brick wall to rear of Block 4	C	Heavy ivy growth across large area of brickwork makes inspection of wall beyond impossible.	Cut back and remove ivy growth. Note: Wall to be inspected on completion to determine further action.	65	sqm	£ 819.00	£ -	£ 819.00	1	2022	1 - 5	£ 819.00								£ 819.00
External	Site	Boundaries	Brick wall to rear of Blocks 4, 5 and 6	C	Areas of brick wall are poorly pointed and will continue to deteriorate.	Re-point worst affected areas.	70	sqm	£ 4,145.40	£ -	£ 4,145.40	5	2026	1 - 5					£ 4,145.40				£ 4,145.40
External	Site	Boundaries	Brick wall to rear of Block 4/5	C	Inward lean to brickwork along a 30m stretch of wall at the midpoint of the southern boundary.	Inspect area behind wall to determine if wall movement due to adjoining property. Construct block buttresses (brick faced) to provide additional support and arrest movement of wall. Buttresses to be built up to 2.5 off new foundations. Monitor thereafter.	7	No.	£ 4,410.00	£ -	£ 4,410.00	3	2024	1 - 5			£ 4,410.00						£ 4,410.00
External	Site	Boundaries	Eastern boundary to rear of Block 6	C	Metal fence posts along top of boundary wall.	Re-bed base of fence posts in concrete to secure.	16	No.	£ 504.00	£ -	£ 504.00	2	2023	1 - 5		£ 504.00							£ 504.00

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
External	Site	Boundaries	Eastern boundary to rear of Block 6	C	Metal fence posts along top of boundary wall.	Prepare and redecorate fencing 1.2m high inc. gate and redecorate every 8 years.	35	Lm	£ 531.85	£ -	£ 531.85	8	2029	6 - 10						£ 531.85		£ 531.85	£ 1,063.69
External	Site	Boundaries	Eastern boundary to rear of Block 6	C	Brick wall along boundary is cracked and pulling apart in parts.	Undertake in-situ repairs and brick stitching to external brickwork using helibar ties to arrest further movement. Re-point on completion.	1	Prov Sum	£ 1,512.00	£ -	£ 1,512.00	2	2023	1 - 5		£ 1,512.00							£ 1,512.00
External	Site	Boundaries	Eastern boundary to rear of Block 6	C	Metal fence posts along top of boundary wall.	Re-point length of boundary wall (both sides).	82	sqm	£ 4,856.04	£ -	£ 4,856.04	7	2028	6 - 10						£ 4,856.04			£ 4,856.04
External	Site	Boundaries	Eastern boundary to rear of Block 6	C	Brick pier at Northern end of wall at entrance to 176 Brixton Hill is leaning substantially.	Demolish and re-build brick supporting pier inc. section of wall adjacent.	6	sqm	£ 2,646.00	£ -	£ 2,646.00	3	2024	1 - 5			£ 2,646.00						£ 2,646.00
External	Site	Boundaries	Eastern boundary to rear of Block 6	C	Brick supporting piers to each side of pedestrian gate are loose/cracked due to heavy swing operation of gate.	Take down and re-build piers to each side. Fixings for gate to be reinforced.	1	No.	£ 441.00	£ -	£ 441.00	2	2023	1 - 5		£ 441.00							£ 441.00
External	Site	Boundaries	Brick Boundary wall separating Blocks 5 and 6 from 176 Brixton Road	C	Brick walls 1500mm high. Brick soldier course capping. Pointing beginning to deteriorate. Ownership of wall not known.	Re-point wall to one side only.	94.5	sqm	£ 5,596.29	£ -	£ 5,596.29	11	2032	11 - 15							£ 5,596.29		£ 5,596.29
External	Site	Garden Walls	Brick retaining walls in front of Block 4	B	78Lm of dwarf retaining wall to front of Block 4, height ranges from circa 0.4m to 1m high with brick soldier course coping. Minor moss growth to mortar joints, especially to soldier course.	Re-point isolated areas of soldier course capping and 10 sqm of front face of wall.	12	m²	£ 559.44	£ -	£ 559.44	3	2024	1 - 5			£ 559.44						£ 559.44
External	Site	Garden Walls	Brick retaining walls in front of Block 4	C	78Lm of dwarf retaining wall to front of Block 4, height ranges from circa 0.4m to 1m high with brick soldier course coping. Minor moss growth to mortar joints, especially to soldier course.	Re-point soldier course capping only full length.	78	m	£ 1,965.60	£ -	£ 1,965.60	12	2033	11 - 15							£ 1,965.60		£ 1,965.60
External	Site	Garden Walls	Brick retaining walls in front of Block 4	C	16Lm of between block entrances leaning substantially.	Provisional sum to undertake temporary repairs/strapping of wall to restrain and arrest further movement.	1	Prov Sum	£ 1,260.00	£ -	£ 1,260.00	3	2024	1 - 5			£ 1,260.00						£ 1,260.00
External	Site	Garden Walls	Brick retaining walls in front of Block 4	B	16Lm of between block entrances leaning, substantially.	Re-build defect area of wall in full in matching materials.	16	m²	£ 5,644.80	£ -	£ 5,644.80	12	2033	11 - 15							£ 5,644.80		£ 5,644.80
External	Site	Garden Walls	Brick retaining walls in front of Block 4	B	Area of significant fracturing and stepped cracking to brickwork wall to LHS.	Re-build defect area of wall in full in matching materials.	3	m²	£ 1,058.40	£ -	£ 1,058.40	3	2024	1 - 5			£ 1,058.40						£ 1,058.40
External	Site	Garden Walls	Brick retaining walls in front of Block 4	B	Various areas of cracked and fractured areas of brickwork to curves.	Undertake in-situ repairs and brick stitching to external brickwork using helibar ties to arrest further movement. Re-point on completion.	1	Prov Sum	£ 1,890.00	£ -	£ 1,890.00	3	2024	1 - 5			£ 1,890.00						£ 1,890.00
External	Site	Garden Walls	Brick retaining walls in front of Block 5	B	20Lm of dwarf retaining wall to front of Block 5, circa 0.6m high with brick soldier course coping. Very minor impact damaged only. Minor moss growth to mortar joints, especially to soldier course.	Re-point soldier course capping only.	35	m	£ 882.00	£ -	£ 882.00	9	2030	6 - 10						£ 882.00			£ 882.00
External	Site	Garden Walls	Brick retaining walls in front of Block 5	C	2Lm of damaged wall to NE corner of wall due to significant impact displacing bricks.	Re-point soldier course capping only.	2	m	£ 378.00	£ -	£ 378.00	9	2030	6 - 10						£ 378.00			£ 378.00
External	Site	Garden Walls	Brick retaining walls in front of Block 6	B	20Lm of dwarf retaining wall to front of Block 6, circa 0.6m high with brick soldier course coping. Very minor impact damaged only. Minor moss growth to mortar joints, especially to soldier course.	Re-point soldier course capping only.	20	m	£ 630.00	£ -	£ 630.00	9	2030	6 - 10						£ 630.00			£ 630.00
External	Site	Garden Walls	Concrete panel fence to rear of Block 4	D	20Lm of reinforced concrete fencing alongside rear parking area to side of Block 4. Fence badly damaged.	Demolish and remove existing fencing and supply and install new palisade security fencing, with gate.	20	m	£ 5,040.00	£ -	£ 5,040.00	2	2023	1 - 5		£ 5,040.00							£ 5,040.00
External	Site	Garden Walls	Concrete washing line posts to rear of Block 5	D	4no. Posts heavily corroded reinforcement and blown concrete cover.	Take down and cartaway existing posts, bed new galvanised steel posts. 3m high.	4	No.	£ 756.00	£ -	£ 756.00	1	2022	1 - 5	£ 756.00								£ 756.00
External	Site	Garden Walls	Painted metal railings and gates between Blocks 5 and 6	B	Painted metal railings and swing gate 1.2m high.	Redecorate gate every 8 years.	12	m²	£ 182.35	£ -	£ 182.35	7	2028	6 - 10						£ 182.35	£ 182.35		£ 364.69
External	Site	Garden Walls	Concrete post and timber fence around Bin Store to Block 3	C	Timber fence panels 1800mm high damaged. Posts remain acceptable.	Replace timber fence panels.	12	Lm	£ 1,814.40	£ -	£ 1,814.40	2	2023	1 - 5		£ 1,814.40							£ 1,814.40

Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
External	Site	Garden Walls	Concrete post and timber fence around Bin Store to Block 3	B	Timber fence panels 1800mm high, decorated.	Redecorate timber fence panels.	12	Lm	£ 151.20	£ -	£ 151.20	2	2023	1 - 5		£ 151.20							£ 151.20
External	Site	Garden Walls	Concrete post and timber fence around Bin Store to Block 2	D	Timber fence panels 1800mm missing. Posts remain acceptable.	Replace timber fence panels.	14	Lm	£ 2,116.80	£ -	£ 2,116.80	2	2023	1 - 5		£ 2,116.80							£ 2,116.80
External	Site	Garden Walls	Concrete post and timber fence around Bin Store to Block 2	B	Timber fence panels 1800mm high, decorated.	Redecorate timber fence panels.	14	Lm	£ 176.40	£ -	£ 176.40	2	2023	1 - 5		£ 176.40							£ 176.40
External	Site	Garden Walls	Paint timber fence to south of Block 3	C	Timber fence 1m high, set into concrete retaining wall.	Redecorate timber fence panels.	13	Lm	£ 131.04	£ -	£ 131.04	1	2022	1 - 5	£ 131.04								£ 131.04
External	Site	Garden Walls	Paint timber fence to south of Block 3	B	Timber fence 1m high, set into concrete retaining wall.	Replace timber fence due to continued deterioration	13	Lm	£ 1,310.40	£ -	£ 1,310.40	11	2032	11 - 15						£ 1,310.40			£ 1,310.40
External	Site	Garden Walls	Concrete retaining wall to South of Block 3	C	Concrete wall, previously patch repaired, but 1no. Vertical crack present adj. steps.	Undertake localised repairs to area of cracking.	1	Lm	£ 189.00	£ -	£ 189.00	3	2024	1 - 5			£ 189.00						£ 189.00
External	Site	Garden Walls	Timber railings on Southern junction with Jebb Avenue	C	Timber railings along junction with access road.	Replace railings and support posts.	5	Lm	£ 504.00	£ -	£ 504.00	4	2025	1 - 5				£ 504.00					£ 504.00
External	Site	Garden Walls	Brick walls surrounding single bin store to front of Block 4	B	Brick wall varies in height from 0.3m -2m. Concrete copings loose.	Re-bed loose concrete copings.	21	Lm	£ 396.90	£ -	£ 396.90	4	2025	1 - 5				£ 396.90					£ 396.90
External	Site	Soft Landscaping	Timber sleeper raised flower beds	A	Good condition.	Allow for future ad-hoc replacements.	1	Prov Sum	£ 2,520.00	£ -	£ 2,520.00	12	2033	11 - 15							£ 2,520.00	£ 2,520.00	£ 5,040.00
External	Site	Soft Landscaping	Grassed areas generally	B	Grassed areas to rear of Block 3 and to rear of Blocks 4, 5 and 6.	Maintain in accordance with grounds maintenance contract.			£ -	£ -	£ -												£ -
External	Site	Soft Landscaping	Flower beds and bushes etc.	B	Various short areas of beds around the site.	Maintain in accordance with grounds maintenance contract.			£ -	£ -	£ -												£ -
External	Site	Below Ground Drainage	Concrete channels to rear of Blocks 1 and 2 covered by concrete paving slabs	A	Channels in good and clean condition. Some fat and grease residue present beneath Flat 38.	Allow to jet clean channels every 3 years.	85	m	£ 333.08	£ -	£ 333.08	3	2024	1 - 5			£ 333.08			£ 666.16	£ 666.16	£ 333.08	£ 1,998.48
External	Site	Below Ground Drainage	Brick manholes with clay pipes and cast iron covers	A	Manholes in good structural and clean condition. Cracks to haunching outside Flat 36 but no works considered necessary.	No immediate works			£ -	£ -	£ -												£ -
External	Site	Below Ground Drainage	Combined manhole	C	High pressure clean water entering manhole through brick walls above drain pipe. Possible main water leak.	Contact water service provider to investigate cause of clean water entry. Manhole located in pavement between Flat 56 and car park entrance gate. Water entering from garages direction.	1	F.I.	£ -	£ -	£ -	1	2022	1 - 5									£ -
External	Site	Below Ground Drainage	Clay foul drain pipe	B	Hairline cracking in in junction clay pipe in manhole outside end corner of Flat 36. (Block 2)	Repair or replace "Y" junction pipe	1	Prov Sum	£ 1,260.00	£ -	£ 1,260.00	4	2025	1 - 5				£ 1,260.00					£ 1,260.00
External	Site	Below Ground Drainage	Cast iron manhole cover	D	Tarmac has eroded around 2nr manhole covers to front of Block 3 in front of Flat 60 and Flat 64 creating proud manhole and potential trip hazard. Frames are damaged.	Trip hazards to be removed with tarmac repairs specified in front of Block 3. Allow to replace cast iron manhole frames.	2	nr	£ 453.60	£ -	£ 453.60	1	2022	1 - 5	£ 453.60								£ 453.60
External	Site	Below Ground Drainage	Cast iron manhole cover	D	Cast iron manhole cover to front of Block 4 heavily corroded and not closing tight, allowing chippings to enter chamber below.	Clear away chippings and fit cover correctly.	1	nr	£ 63.00	£ -	£ 63.00	1	2022	1 - 5	£ 63.00								£ 63.00
External	Site	Below Ground Drainage	Gully	C	Ground level has dropped and gully frame is suspended proud of ground level in front of Block 4. Two gullies.	Break out and re-build brick bund around gully	2	nr	£ 882.00	£ -	£ 882.00	4	2025	1 - 5				£ 882.00					£ 882.00
External	Site	Below Ground Drainage	Manhole	B	Drainage fall is shallow and water is draining slowly from manhole in front of Flat 94	Note only. No works required.			£ -	£ -	£ -												£ -
External	Site	Garages	Pre-formed concrete modules (19nr)	B	Good condition and no evidence of structural defects	No works required within maintenance period	19	nr	£ -	£ -	£ -												£ -
External	Site	Garages	Felt covered flat roofs	B	Fair condition with moss growth on surface which will accelerate deterioration	Replace roof felt at end of anticipated life expectancy	288	m²	£16,304.20	£ -	£ 16,304.20	12	2033	11 - 15							£ 16,304.20		£ 16,304.20
External	Site	Garages	Downpipes	B	In fair condition with solar degradation commencing.	Replace downpipes at end of life expectancy.	16	m	£ 604.80	£ -	£ 604.80	13	2034	11 - 15							£ 604.80		£ 604.80
External	Site	Garages	Garage doors (19nr)	C	Painted metal up and over garage doors in varying condition. Assumed management responsibility.	Allow for phased replacement of 5nr doors per phase starting from year 7 and completing by year 13.	5	nr	£ 6,930.00	£ -	£ 6,930.00	7	2028	6 - 10					£ 13,860.00	£ 13,860.00			£ 27,720.00
External	Site	Garden Sheds behind Block 2	Felt flat roofs	A	Felt roof covering on concrete roof structure in good condition and recently replaced.	Replace felt at end of life expectancy.	50	m²	£ 1,906.38	£ -	£ 1,906.38	17	2038	16 - 20								£ 1,906.38	£ 1,906.38

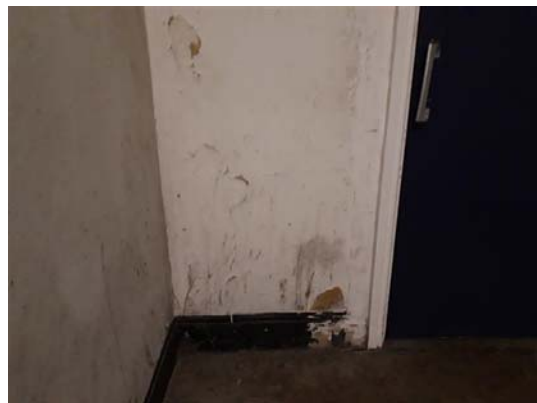
Block	Flat No.s	Element	Sub-Element	Condition	Description	Remedial Action	Quantity	Unit	Work Cost	Scaffold	Total Cost	Year (1-20)	Year	Year Band	1	2	3	4	5	6-10	11-15	16-20	Totals
External	Site	Garden Sheds behind Block 2	Brick walls	B	Good structural condition. Localised horizontal crack below roof line.	No immediate concern. Allow for Helibar crack repairs.	1	Item	£ 504.00	£ -	£ 504.00	5	2026	1 - 5					£ 504.00				£ 504.00
External	Site	Garden Sheds behind Block 2	Timber doors (12nr)	C	Timber ledge and braced doors in varying degrees of condition with some rotten bases and frames.	Allow for phased replacement of 4nr doors per phase starting from year 2 and completing by year 6.	4	nr	£ 949.33	£ -	£ 949.33	2	2023	1 - 5		£ 949.33		£ 949.33		£ 949.33			£ 2,847.99
External	Site	Bin stores	Clay tile pitch roofs	B	Clay tiles in generally fair condition.	Re-cover clay tile bin stores at end of life expectancy.	7	nr	£15,876.00	£ 4,200.00	£ 20,076.00	20	2041	16 - 20								£ 20,076.00	£ 20,076.00
External	Site	Bin stores	Clay tile pitch roofs	C	Roof covering damaged to bin stores outside Block 2.	Replace damaged clay tiles.	1	Prov Sum	£ 315.00	£ 250.00	£ 565.00	2	2023	1 - 5		£ 565.00							£ 565.00
External	Site	Bin stores	Timber fascia, soffits and verges	B	Painted finish to fascia's, soffits and verges. Weathered appearance generally.	Redecorate fascia's, soffits and verges per Block.	7	nr	£ 2,222.64	£ -	£ 2,222.64	3	2024	1 - 5			£ 2,222.64						£ 2,222.64
External	Site	Bin stores	Timber fascia, soffits and verges	B	Painted finish to fascia's, soffits and verges. Weathered appearance generally.	Replace timber fascia's, soffits and verges at end of life expectancy.	196	nr	£20,991.60	£ -	£ 20,991.60	20	2041	16 - 20								£ 20,991.60	£ 20,991.60
External	Site	Bin stores	Upvc rainwater goods	D	Upvc rainwater gutters and downpipes to Bin Store outside Block 2 are damaged and disconnected and no longer functioning.	Replace rainwater goods to Bin Store outside Block 2.	20	m	£ 1,008.00	£ -	£ 1,008.00	2	2023	1 - 5		£ 1,008.00							£ 1,008.00
External	Site	Bin stores	Upvc rainwater goods	B	Upvc rainwater gutters and downpipes.	Replace rainwater goods to Bin Stores at end of lifecycle.	140	m	£ 7,056.00	£ -	£ 7,056.00	20	2041	16 - 20								£ 7,056.00	£ 7,056.00
External	Site	Bin stores	Brick walls	B	Brick walls to bin stores.	No works anticipated within maintenance period.			£ -	£ -	£ -												£ -
External	Site	Bin stores	Brick walls	C	Brick wall to side of bin store adjacent Block 3 heavily cracked and suffering from impact damage.	Re-build section of damaged wall including new coping.	4	m²	£ 756.00	£ -	£ 756.00	3	2024	1 - 5			£ 756.00						£ 756.00
External	Site	Bin stores	Concrete floor	B	Exposed concrete floors as finishes throughout bin stores.	No works anticipated within maintenance period.			£ -	£ -	£ -												£ -
External	Site	Bin stores	Timber doors	C	Timber ledged and braced double doors, 1no. Per bin store. Previous repairs already undertaken.	Undertake repairs to rotten timber, over boarding to extend the life of the doors generally. Re-stain	7	nr	£ 1,940.40	£ -	£ 1,940.40	2	2023	1 - 5		£ 1,940.40							£ 1,940.40
External	Site	Bin stores	Timber doors	B	Timber ledged and braced double doors, 1no. Per bin store.	Replace doors with double, timber ledged and braced doors to match existing. Includes to renew frames.	7	nr	£10,584.00	£ -	£ 10,584.00	7	2028	6 - 10						£ 10,584.00			£ 10,584.00
External	Site	Bin stores	Timber window shutters	B	4no. Sliding timber window shutters per bin store.	Undertake repairs to rotten timber, over boarding to extend the life of the doors generally. Re-stain	28	nr	£ 2,822.40	£ -	£ 2,822.40	2	2023	1 - 5		£ 2,822.40							£ 2,822.40
External	Site	Bin stores	Timber window shutters	B	4no. Sliding timber window shutters per bin store.	Replace window shutters with new like for like timber replacements. Bespoke.	28	nr	£ 7,938.00	£ -	£ 7,938.00	7	2028	6 - 10						£ 7,938.00			£ 7,938.00
External	Site	Bin stores	External Lighting	C	1no. Wall mounted fitting per bin store generally. Some have none, others two.	Not tested. Some significantly damaged and assumed not to be in working order.	7	nr	£ 560.00	£ -	£ 560.00	2	2023	1 - 5		£ 560.00							£ 560.00
External	Site	Bin stores	Internal Lighting	C	1no. Internally mounted fitting per bin store generally. Aged, and some do not appear to be working.	Replace internal light fittings.	7	nr	£ 350.00	£ -	£ 350.00	2	2023	1 - 5		£ 350.00							£ 350.00
External	Site	External Lights	Free standing street lights	B	4no. Column mounted street lights along access road/carp park areas between Blocks 4 and 6.	Replace light fittings only at end of life cycle.	4	No.	£ 1,600.00	£ -	£ 1,600.00	11	2032	11 - 15							£ 1,600.00		£ 1,600.00
TOTALS															£ 416,531.85	£ 278,370.65	£ 235,299.76	£ 59,223.48	£ 76,599.83	£ 171,340.34	£ 138,297.39	£ 180,388.95	£ 1,556,052.24

Appendix 3

Photographs – Block 1

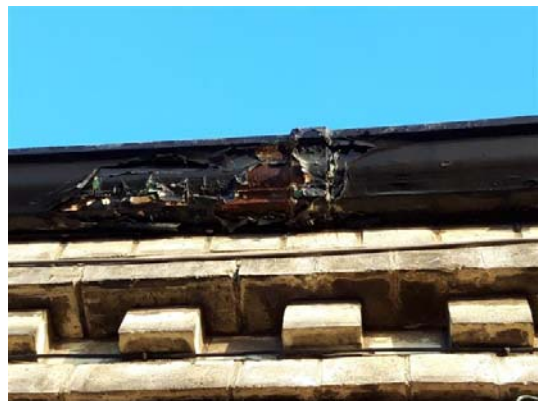


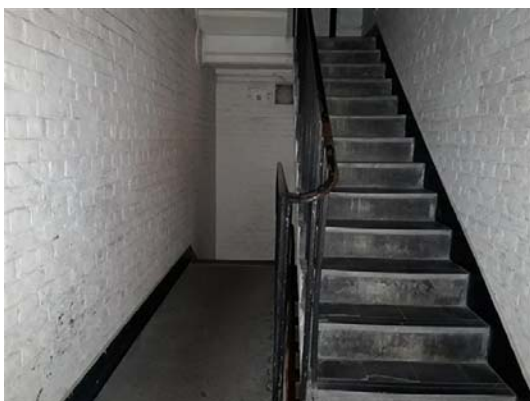




Appendix 4

Photographs – Block 2







Appendix 5

Photographs – Block 3



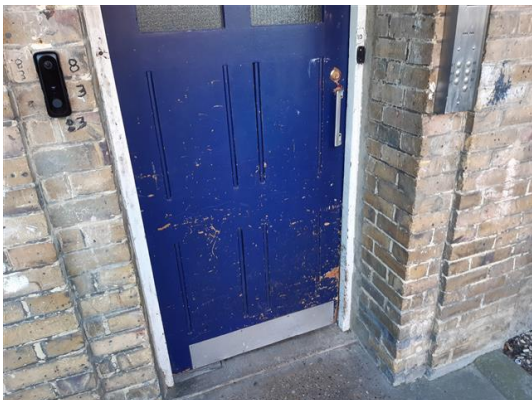


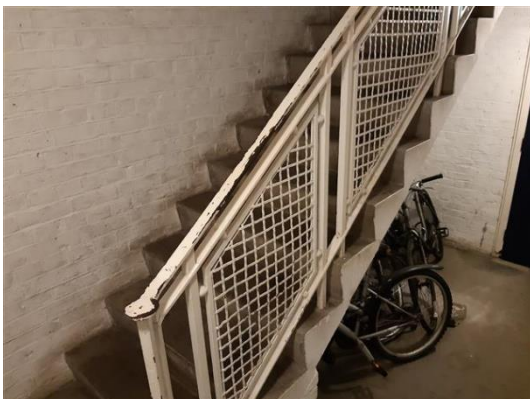


Appendix 6

Photographs – Block 4







Appendix 7

Photographs – Block 5

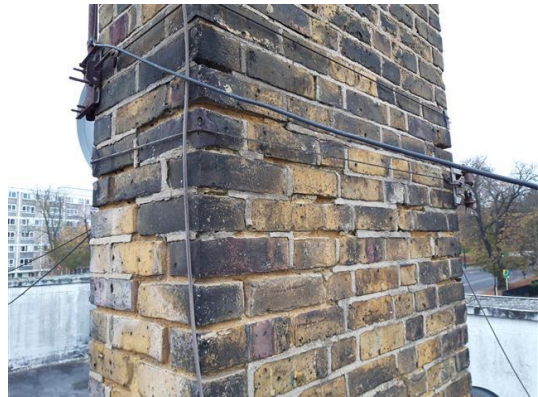




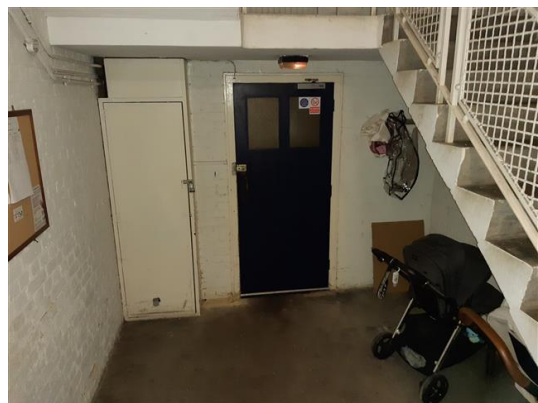


Appendix 8

Photographs – Block 6







Appendix 9

Photographs – Site Areas

