

Item	Element/Location	Remedial Works	Priority	Within 18 months	Within 5 years	Desirable/Improvement
	Main Roof	Overhaul roof slopes: remove moss, replace all slipped, missing and damaged slates to match existing.	<u>750</u>	750		
	Main Roof	Install balloon guards to rainwater outlets to prevent leaf blockages.	<u>25</u>	25		
	Main Roof	Investigate leaks to parapet gutter and roof valley and undertake repairs.	1,500			
	Main Roof	Treatment of roof timbers with preservative treatment (Cuprinol 5 star or similar).				2,000
	North Wing Roof	Overhaul roof slopes: replace all slipped, missing and damaged slates to match existing.	<u>500</u>	500		
	North Wing Roof	Install balloon guards to rainwater outlets to prevent leaf blockages.	<u>25</u>	25		
	North Wing Roof	Investigate roof leak to front parapet gutter and undertake repairs.	500			
	North Wing Roof	Replace damaged polycarbonate cover to rooflight.		150		
	North Wing Roof	Clean flat roof, prepare and overcoat felt using a suitable liquid applied waterproofing.	<u>650</u>	650		
	Council Chamber Roof	Overhaul roof slopes: remove all moss, replace all slipped, missing and damaged slates to match existing. Replace fibre cement slates with natural slates.	<u>1,200</u>	1,200		
	Council Chamber Roof	Refix slipped leadwork to south easy roof hip.	150			

Item	Element/Location	Remedial Works	Priority	Within 18 months	Within 5 years	Desirable/Improvement
	Entrance Portico Roof	Clear pine needles and other debris to prevent blockages to rainwater goods.	25			
	Entrance Portico Roof	Replace lead sheet to right hand side bay where split.		850		
	Rainwater Goods	Cyclical redecoration of all cast iron rainwater goods.	<u>2,500</u>	1,500		
	Rainwater Goods	Clear debris from all guttering, check and where necessary reseal any leaking joints.	1,200			
	Rainwater Goods	Consider replacement of UPVC rainwater goods to the North Wing with cast iron.				3,000
	Chimneys	Cyclical redecoration of chimney stacks.	<u>1,500</u>	1,100		
	Chimneys	Fit rain cowls to flue pots to prevent damp penetration.				475
	Eaves Joinery	Cyclical redecoration of eaves joinery with allowance for minor repairs to decaying timberwork.	<u>3,000</u>	2,000		
	External Walls	Rake out and fill hairline cracks and cyclical redecoration to painted render.	<u>15,000</u>	12,000		
	External Walls	Hack off and renew render to west elevation of North Wing due to loss of adhesion.	<u>1,500</u>	1,500		
	External Walls	Anticipate localised repointing/re-bedding of parapet coping stones on new mortar.	<u>500</u>	500		

Item	Element/Location	Remedial Works	Priority	Within 18 months	Within 5 years	Desirable/Improvement
	Windows and Doors	Overhaul, repair and cyclical redecoration of painted timber windows and external doors.	15,000	12,000		
	Conservatory	Reinforce or replace door/glass side screen to Assist Teignbridge entrance.				2,000
	Conservatory	Consider replacement of glass with more thermally efficient sealed double glazed units.				4,000
	External Walls	Renewal of white line markings to parking bays.			1,000	
	Internal Areas	Fire-stopping to ceiling in electrical cupboard.	250			
	Internal Areas	Hack off defective plaster to second floor staircase and replaster.		1,200		
	Internal Areas	Allowance of internal redecoration and replacement of floor coverings to some areas.				15,000
	Electrical Installation	Undertake electrical remedial works to achieve 'satisfactory' rating.	2,000			
	Electrical Installation	Undertake Electrical Installation Condition Report (EICR) in 2026.			1,200	
	Emergency Lighting	Undertake an emergency light testing (3 hour drain down) in accordance with BS 5299 and budget to replace battery packs.	250			
	Emergency Lighting	Install additional external emergency lighting to fire exit doors and repair damaged fittings on the south elevation.	600			

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	Electrical Installation	Consider upgrading lighting to LED fittings to reduce energy consumption.				10,000
	Gas, Heating & Hot Water	Undertake Gas Safety inspection and boiler service (annually).	250			
	Gas, Heating & Hot Water	Install carbon monoxide detector adjacent to boilers.	25			
	Gas, Heating & Hot Water	Replacement of boilers and hot water cylinder.		15,000		
	Gas, Heating & Hot Water	Label gas pipework.	25			
	Fire Safety	Complete a detailed fire risk assessment of the property.	500			
	Fire Safety	Install additional 'Fire Action Notices' adjacent to final fire exit doors and designated an external assembly point.	75			
	Fire Safety	Testing of fire alarm system in accordance with BS 5839. Anticipate some replacement of smoke detection.	200			
	Fire Safety	Prepare a Fire Zone Plan in accordance with BS 5839.	300			
	Asbestos	Commission an up to date Asbestos Report and prepare Asbestos Register. Label any ACM's present.	750			
	Accessibility	Commission an Access Audit as part of Equality Act compliance.	750			

Item	Element/Location	Remedial Works	Priority	Within 18 months	Within 5 years	Desirable/Improvement
	Accessibility	Replace WC grab rails to provide suitable colour contrast with wall.	600			
	Estimated Totals (£)		46,750	14,200	2,200	36,475

Estimated grand total of all elements: £99,625.