

Item	Element/Location	Remedial Works	Priority	Within 18 months	Within 5 years	Desirable/Improvement
1	Flat Roof	Sweep, bag up and remove all moss and other vegetation growth from flat roof. Redistribute and replenish stone chippings to provide protection from solar heat gain.		£1,000.00		
2	Flat Roof	Install wire balloon guard to soil and vent pipe to prevent bird/insect/vegetation entry.		£25.00		
3	Flat Roof	Anticipate minor repairs and repointing to lead flashings at abutment with inside face of parapet wall.			£300.00	
4	Veranda	Cyclical redecoration of painted timberwork.			£2,000.00	
5	Rainwater Goods	Cyclical redecoration of rainwater goods.	<u>500</u>	£300.00		
6	External Walls	Rake out and fill hairline cracks and cyclical redecoration to painted render.	<u>4,000</u>	£3,500.00		
7	External Walls	Anticipate localised repointing/re-bedding of parapet coping stones on new mortar.			£350.00	
8	Windows & Doors	Cyclical redecoration of painted timber windows and external doors.			£2,000.00	
9	Windows & Doors	Anticipate failure of some double glazed units will require replacement.				£1,500.00
10	Paving & Boundaries	Localised repairs and repointing of boundary wall to Brook Street.		£500.00		
11	Internal Areas	Fire-stop cable penetrations though internal compartment walls with intumescent sealant.	£100.00			

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12	Internal Areas	Investigate damp to north wall of main hall and undertake repairs.		£1,500.00		
13	Internal Areas	Internal redecoration and replacement of floor coverings.				£20,000.00
14	Electrical Installation	Undertake remedial works achieve 'satisfactory' rating.	£500.00			
15	Electrical Installation	Undertake Electrical Installation Condition Report (EICR) in 2026.			£650.00	
16	Electrical Installation	Undertake an emergency light testing (3 hour drain down) in accordance with BS 5299 and budget to replace battery packs.	£750.00			
17	Electrical Installation	Install additional emergency lighting to kitchen.				£250.00
18	Electrical Installation	Consider upgrading lighting to LED fittings to reduce energy consumption. Light levels				£8,000.00
19	Heating & Hot Water	Undertake Gas Safety inspection and boiler service (annually)	£200.00			
20	Heating & Hot Water	Install carbon monoxide detector in kitchen adjacent to boiler.	£25.00			
21	Heating & Hot Water	Replace faulty radiator valve in main hall.	£50.00			
22	Fire Safety	Complete a detailed fire risk assessment of the property.	£500.00			

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23	Fire Safety	Install additional 'Fire Action Notices' adjacent to final fire exit doors and designate an external assembly point.	£75.00			
24	Fire Safety	Anticipate replacement of smoke detection.			£800.00	
25	Accessibility	Commission an Access Audit as part of Equality Act compliance.	£500.00			
26	Accessibility	Replace WC grab rails to provide suitable colour contrast with wall.				£600.00
27	Accessibility	Replace radiator with Low Surface Temperature (LST) alternative.				£350.00
Estimated totals (£)			4,600	3,025	5,300	30,700

Estimated grand total of all elements: £43,625.