

BERRYS

Planned Preventative Maintenance Survey

In Respect Of

The Sports & Social Club, Station Road; Credenhill
Community Hall, Station Road; The Resource
Centre, Station Road; Roman Road Changing
Rooms, Station Road, Herefordshire

Prepared For

Credenhill Parish Council

Prepared By

Ottillie Harris

Date Of Inspection

Tuesday 9th September 2025

Ref: SA54839



1.0 Executive Summary

INSTRUCTIONS:

We have been instructed on behalf of the Credenhill Parish Council to inspect the above properties and prepare a Planned Preventative Maintenance Programme to put the fabric of the buildings into repair, including the roof and external fabric. This Schedule does not include any works to parts of the buildings which were inaccessible or concealed. Where repair works to building defects are itemised within the Schedule, no comment on the cause of the defect has been included. Where proposed repair works have been detailed in the Schedule, these are indicative only and other methods of repair may be appropriate or more cost effective. Where budget cost estimates have been included, these have been derived from Berrys experience of tendering and managing similar projects for other clients, or using industry pricing information (such as Spons or BCIS). The cost estimates provided have not been tendered to building contractors and are provided for budgeting purposes only.

The Schedule contains the construction type, condition, works of repair, statutory requirements in order to comply with latest statutes and planned preventative maintenance matters.

The properties were inspected by Otilie Harris BSc (Hons) MRICS on 9th September 2025.

On the day of inspection, the weather conditions were clear and dry.

RESTRICTIONS ON INSPECTION:

We have not undertaken a full Building Survey nor have we tested any of the electrical, mechanical, or drainage installations. We have not undertaken any opening up works and therefore we cannot comment on the adequacy of concealed items such as foundations.

Inspection of the roofs was undertaken via a drone and on foot where accessible.

A number of locked storage cupboards and stored items throughout the buildings restricted our inspection of the underlying building fabric.

An external only inspection of the Communal Hall's garage was undertaken.

Stored items within the disabled WC of the Changing Rooms restricted our inspection of the shower and shower enclosure.

Fixed outdoor play equipment provided to the Changing Rooms field were not inspected.

The rear store room within the Community Hall was not inspected due to restricted access.

The chemicals cupboard within the Resource Centre was not inspected due to restricted access.

A visual inspection only of retaining walls throughout the site was undertaken. We have not undertaken any invasive investigations or reviewed any structural designs relating to retaining wall structures. Any comments made in relation to their condition relates to their visual condition only.

EXECUTIVE SUMMARY:

The Sports & Social Club, Credenhill Community Hall, Resource Centre, and Roman Road Changing Rooms are generally in fair condition throughout with no significant structural defects identified to raise concern. Our report highlights several salient points which will require addressing in the short term to aid in preventing further significant issues. Additionally, a number of more minor points are also raised for your consideration.

It should be noted that some alterations to the building may require Building Regulations Approval. Professional fees have been adjusted to 20% of repair costs to account for this. You should seek advice in this regard.

PRIORITY RATING:

We have included a Priority Rating key relating to the repairs as follows;

| | | |
|---|-----------------|---|
| 1 | High Priority | Urgent repair or Health & Safety matter that requires attention in year 1 |
| 2 | Medium Priority | Non-urgent repairs which can be planned for years 2 - 5 |
| 3 | Low Priority | Non-urgent repairs or refurbishment that warrant long term consideration |

Signed *O Harris*

Otilie Harris BSc (Hons) MRICS
For and on behalf of Berrys

Dated 23 September 2025

Ref: SA54839

2.0 Planned Preventative Maintenance Schedule - Credenhill Community Hall

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 1.0 | External | | | | | | |
| 1.1 | Roof & Rainwater Goods | | | | | | |
| 1.1.1 | To the lower felt covered flat roof, vegetation, balls and detached guttering restricted our inspection of the covering. However, no visible evidence of moisture ingress was noted at high level internally. | Clear affected roof section, undertake high level inspection and confirm that it remains free of any defects. | 2 | | 25 | | 25 |
| 1.1.2 | Throughout the various profiled metal mono-pitched roofs, edges of the roofing sheets are lightly damaged. | Damage is currently superficial and not affecting the performance of the covering. For good order, monitor for further deterioration of the material moving forward. | 2 | | 25 | | 25 |
| 1.1.3 | To the lower mono pitched roof, deterioration of the capping coating at the wall abutment was evident. | Localised recoating of the affected areas required to prevent further deterioration of the covering and potential corrosion. | 1 | 140 | | | 140 |
| 1.1.4 | Moisture ingress to ply boarding and timber joists within 1st floor roof space. | Undertake high level inspection of this section of roof and ensure all seals to roof sheeting and cladding remain watertight. | 1 | 25 | | | 25 |
| 1.1.5 | Downpipe to rear of entrance lobby is missing. | Reinstate the uPVC downpipe, incorporating a metal pipe guard to prevent future damage. | 2 | | 105 | | 105 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| | | Consideration should be given to relocating the downpipe to ensure water flows to nearby gully rather than onto the adjacent hard standing. | 3 | | | 330 | 330 |
| 1.1.6 | Hoppers and valleys were noted to be blocked throughout the site with vegetative matter, balls, stones, etc resulting in localised ponding of the roof covering. | Clear and rod all valleys and rainwater goods to ensure water can run freely to outfall as part of the annual maintenance of the property. | 3 | 45 | 180 | 225 | 450 |
| 1.1.7 | Generally, no evidence of leaks to metal box guttering, save item (1.1.8); however, isolated areas of rusting was identified. | Consideration to be given to lining the gutters or applying a waterproof coating to maintain the lifespan of the gutters and prevent water ingress. | 3 | | | 850 | 850 |
| 1.1.8 | Moisture ingress evident to main hall ceiling in corresponding area of the rear left-hand gutter outlet, suggesting active leaks. | Reline the affected box gutter ensuring a watertight seal. | 1 | 140 | | | 140 |
| 1.1.9 | To the front elevation, gutters discharge into closed gullies, which appear to then discharge through small apertures within the retaining wall and onto the car park. Such apertures appeared to have been reduced in size and potentially closed during upgrades to the car park. | Drainage should be inspected as part of the below recommended inspection (3.4) to ensure water from the gutters is correctly discharging away from the building. Cost not provided for any required repairs. | 1 | | | | 0 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 1.1.10 | Right-hand downpipe to rear elevation damaged and adjacent cover to water gully missing. | Replace affected section of downpipe and cover with new. Incorporate a metal pipe guard to prevent future damage. | 2 | | 130 | | 130 |
| 1.1.11 | Isolated damage to second from right downpipe to rear elevation. | Replace affected section of downpipe with new. Incorporate a metal pipe guard to prevent future damage. | 2 | | 95 | | 95 |
| 1.1.12 | Second from left downpipe to rear elevation is missing, including adjacent cover to water gully. | Replace affected section of downpipe and cover with new. Incorporate a metal pipe guard to prevent future damage. | 2 | | 130 | | 130 |
| 1.1.13 | At first floor level, downpipe adjacent to external door discharges onto adjacent covering. Internally at ground floor level, moisture staining evident to ceiling finishes within the kitchen and men's WC of the Social Club. | Extend guttering to discharge within nearby valley to rule out leaks from rainwater goods. | 1 | 30 | | | 30 |

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|------------|---|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 1.1.14 | At first floor level, gutter adjacent to external door was noted to be square, with the downpipe being round. This is encouraging rainwater to discharge onto covering and not via the downpipe. Internally at ground floor level, moisture staining is evident to ceiling finishes within the kitchen and men's WC of the Social Club. | Replace the downpipe with new to fit existing gutter. | 1 | 30 | | | 30 |
| 1.2 | Walls | | | | | | |
| 1.2.1 | Isolated area of soiled external wall, right hand side of principal entrance door. | Clean down affected area using proprietary cleaner. | 3 | | | 15 | 15 |
| 1.2.2 | Corrosion evident to metal lintels provided over window and door openings throughout. | Clean down and treat affected areas with a rust inhibitor to slow down the oxidisation process before redecorating with suitable metal coating. | 1 | 400 | | | 400 |
| 1.2.3 | Isolated area of soiled external wall, left-hand side of property. | Clean down affected area using proprietary cleaner. | 3 | | | 15 | 15 |
| 1.2.4 | At first floor level, spalling evident to masonry above external door, suggesting exposure to moisture. Internally, moisture ingress evident to corresponding timbers. | Cut out and replace affected masonry and ensure complete watertightness between cladding provided and new masonry. | 1 | 150 | | | 150 |

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|----------|---|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 1.2.5 | At first floor level, minor deterioration of seals around uPVC cladding finishes evident. | Renew affected seals. | 1 | 30 | | | 30 |
| 1.2.6 | Minor isolated areas of perished mortar pointing evident throughout. | Rake out and repoint approximately 7.5m2. | 2 | | 320 | | 320 |
| 1.2.7 | Half brick missing from below the window sill to the kitchen. | Insert new brick. | 2 | | 30 | | 30 |
| 1.3 | Windows & Doors | | | | | | |
| 1.3.1 | Deteriorated seals to aluminium window serving the entrance lobby. | Renew window seals. | 2 | | 75 | | 75 |
| 2.0 | Internal | | | | | | |
| 2.1 | General | | | | | | |
| 2.1.1 | Wall, ceiling and internal joinery decorative finishes are in fair condition save for general wear and tear consistent with age and use, and minor areas of moisture damage as noted elsewhere. | It is suggested that the property would benefit from a wholesale redecoration scheme to include ceilings, walls and joinery at maximum intervals of 5 years. | 2 | | 3,000 | 3,000 | 6,000 |
| 2.1.2 | Minor deterioration of seals between windows and sills throughout. | Renew affected seals. | 2 | | 60 | | 60 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 2.2 | 1st Floor Roof Space | | | | | | |
| 2.2.1 | Moisture ingress evident to right-hand vertical timbers including elevated moisture readings. | Following the above recommended repairs (1.1.4, 1.1.14 and 1.2.4), allow timbers to dry out fully and monitor for visible signs of timber decay moving forward. | 1 | 25 | | | 25 |
| 2.2.2 | No. 2 sections of ply boarding to floor is missing. | Reinstate with new. | 1 | 100 | | | 100 |
| 2.2.3 | Several missing screws evident to floor ply boarding. | Refix. | 2 | | 12.5 | | 13 |
| 2.3 | Main Hall | | | | | | |
| 2.3.1 | Moisture ingress evident to main hall ceiling in the corresponding area of the rear left-hand gutter outlet, suggesting active leaks. | Following the above recommended repair (1.1.8), redecorate affected area utilising a suitable stain blocker prior to the application of new finishes. | 1 | 60 | | | 60 |
| 2.3.2 | Timber flooring is worn and marked to the hall and stage. | Sand, prepare surface and seal entire floor. | 2 | | 10,000 | | 10,000 |
| 2.3.3 | Ventilation cover missing to left-hand side of stage stairs. | Reinstate with new. | 3 | | | 15 | 15 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|--|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 2.3.4 | Peeling of paint finishes to walls behind stage curtains due to a lack of ventilation. | Brush down affected areas and leave ready to receive new decorative finishes. Ensure that affected walls are periodically left uncovered. | 3 | | | 15 | 15 |
| 2.3.5 | Carpet to the rear of the stage is soiled. | Clean with carpet cleaner. | 3 | | | 20 | 20 |
| 2.4 | Kitchen | | | | | | |
| 2.4.1 | Moisture staining evident to ceiling finishes above internal door, as well as at low level to the wall. | Following the above recommended repair (1.1.4, 1.1.13, 1.1.14), redecorate affected areas utilising a suitable stain blocker prior to the application of new finishes. | 3 | | | 20 | 20 |
| 2.5 | Storage Room Adjacent to Kitchen | | | | | | |
| 2.5.1 | Several areas of damage to double doors to main hall. | Replace affected doors with new. | 2 | | 185 | | 185 |
| 2.6 | Cellar | | | | | | |
| 2.6.1 | Plaster wall and ceiling finishes prevent adequate ventilation of the cellar. Elevated moisture meter readings were recorded throughout including isolated cracking to | Consideration to be given to removing all plaster finishes. | 3 | | | 150 | 150 |
| 2.7 | Rear Lobby - Left Hand WCs | | | | | | |
| 2.7.1 | Vertical hairline crack to external wall. | Currently this does not raise any immediate concern. Fill & prepare affected area and leave ready to receive new decorative finishes. For good order, monitor for further signs of movement. | 3 | | | 25 | 25 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|---|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 2.8 | Rear Lobby - Right Hand WCs | | | | | | |
| 2.8.1 | Peeling of paint finishes to window reveals. When tested with a moisture meter acceptable meter readings were recorded. | Brush down affected areas and leave ready to receive new decorative finishes. | 3 | | | 15 | 15 |
| 2.9 | Right Hand WCs | | | | | | |
| 2.9.1 | Hand dryer noted to be not operational. | Instruct a competent electrician to investigate and repair any issues as required. | 3 | | | 40 | 40 |
| 2.1 | Entrance Lobby | | | | | | |
| 2.10.1 | Deterioration of grout between quarry floor and timber floor evident. | Rake out and renew. | 2 | | 35 | | 35 |
| 2.10.2 | Isolated damage to quarry tiles. | Lift affected tiles and replace on a like for like basis. | 1 | 225 | | | 225 |
| 2.10.3 | Deteriorated vertical seal to left-hand masonry post. | Rake out and renew. | 2 | | 40 | | 40 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 3.0 | Services | | | | | | |
| 3.1 | The observed electrical installations appeared relatively modern. The date of last inspection indicated on a recent report was noted to be March 2019, suggesting at that point in time the installation remained fit for purpose. A recommendation to reinspect was noted to be in March 2022. The possibility of non-compliance with current standards cannot, however, now be ruled out. | It is recommended that an ‘NICEIC / ECA’ registered contractor be commissioned to undertake a full inspection of the electrical installation by the recommended reinspection date. | 1 | 500 | 500 | | 1,000 |
| 3.2 | The electrical installation includes solar panels situated on the main roof. The date of the install indicated on a report was January 2024, suggesting at that point in time the installation remained fit for purpose. A recommendation to reinspect was noted to be in January 2029. The possibility of non-compliance with current standards cannot, however, now be ruled out. | Such installations should be tested periodically and included as part of the above recommended EICR inspection. In addition, manufactures guidance recommend annual safety inspections as well as biannual maintenance by a competent contractor. Allowance given for two half day rates for an electrician. | 1 | 225 | 900 | 1125 | 2,250 |
| 3.3 | The property appeared to benefit from a mains wired, battery backup fire detection system, as well as directional and fire safety signage, fire suppressors and emergency lighting throughout. | Such installations should be maintained as required to maintain the safety of the occupants. It is recommended that a fire consultant be commissioned to undertake a service of the installation on an bi-annual basis. | 1 | 300 | 1,200 | 1,500 | 3,000 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 3.4 | It should be noted that our inspection of underground drainage is limited in scope with only a small percentage of drainage visible within inspection chambers. | For good order it is recommended that a full below ground drainage CCTV inspection be carried out, undertaken by an NADC certified contractor, to fully determine the condition of the drainage runs. | 1 | 700 | | | 700 |
| 3.5 | Loose cabling noted above principal entrance door. | Securely fix to building to prevent damage. | 2 | | 15 | | 15 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 4.0 | Grounds & Environmental | | | | | | |
| 4.1 | General | | | | | | |
| 4.1.1 | Various vegetation growth is provided within curtilage of site boundary. Isolated moss / vegetation growth to hard standings. | It is recommended a comprehensive scheme of cutting back of vegetation is undertaken throughout the site annually including the cleaning down of hard standings and treatment with weed killer. | 2 | 150 | 600 | 750 | 1,500 |
| 4.1.2 | In one area, the elevated path to the front of the property appeared to slightly exceed the recommended 600mm for drops requiring a handrail. | Consideration should be given to providing a handrail to this area, depending on the use of the building. | 3 | | | 500 | 500 |
| 4.1.3 | Cover missing to water gully adjacent to inspection chamber cover, located between the resource centre and community hall. Currently a trip hazard. | Reinstate with new. | 1 | 15 | | | 15 |
| 4.1.4 | There is the potential for concealed ACMs to be present within the building fabric which were not readily identifiable as part of our inspection. | Prior to drilling, sanding or removing, suspected ACMs should be tested by a suitably qualified environmental consultant. Thereafter a competent person should periodically check ACMs to ensure that they have not deteriorated or been disturbed. NOTE: Costs do not include for repair / encapsulation / removal / management of any ACMs which may be identified as a result of the above recommended inspection. | 1 | 350 | | | 350 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|---|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 4.2 | Hardstandings | | | | | | |
| 4.2.1 | Cracked concrete hardstanding to front of property adjacent to principal entrance door. | Undertake concrete patch repairs. | 2 | | 120 | | 120 |
| 4.2.2 | Isolated cracked quarry tiling to front of property adjacent to principal entrance door. | Replace affected tiling with new on a like for like basis. | 2 | | 60 | | 60 |
| 4.2.3 | Deterioration of pointing to paved hard standings provided throughout. | Undertake isolated repointing works to affected paved hard standings. | 2 | | 75 | | 75 |
| 4.2.4 | Handful of cracked and missing paving slabs. | Lift and replace affected paving slabs to mitigate any potential trip hazards. | 1 | 175 | | | 175 |
| 4.2.5 | Paving slabs not properly bedded adjacent to right-hand door on left-hand side of the property. Slabs just placed on grass. | Lift paving slabs, prepare underlying surface and re-bed on a suitable mortar mix. | 2 | | 50 | | 50 |
| 4.2.6 | Concrete base provided to paving slabs adjacent to left-hand door on left-hand side of the property is cracked. | Undertake concrete patch repairs. | 2 | | 120 | | 120 |
| 4.3 | Boundary Treatments | | | | | | |
| 4.3.1 | Decorative finishes to timber panel fences are displaying signs of fatigue. | Redecorate already decorated timber fence panels. External redecoration is recommended at maximum intervals of 3-5 years. | 2 | | 250 | 250 | 500 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|---------------------------------|--|---|-----------------|--------------------|-------------|--------------|-------------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 4.4 | Garage | | | | | | |
| 4.4.1 | Decorative finishes to rear timber doors and left-hand garage door are displaying signs of fatigue. | Redecorate already decorated timber fence panels. External redecoration is recommended at maximum intervals of 3-5 years. | 2 | | 180 | 180 | 360 |
| 4.4.2 | Paving slabs to rear are not properly bedded. Slabs just placed on grass. | Lift paving slabs, prepare underlying surface and re-bed on a suitable mortar mix. | 2 | | 65 | | 65 |
| 4.4.3 | Timber decay evident to feet of encasement timbers around both garage doors. | Undertake isolated timber repairs. | 2 | | 50 | | 50 |
| 4.4.4 | Minor instances of damage evident to foot of timber garage doors. | Undertake isolated timber repairs. | 2 | | 50 | | 50 |
| 4.4.5 | Roof coverings appeared in fair condition externally. However, localised vegetation build up restricted our inspection of the covering. Given that historic repairs were evident, it cannot wholly be ruled out that defects may be present which were not visible externally. | Clear affected roof section and undertake high level inspection and confirm that it remains free from any defects. | 1 | 25 | | | 25 |
| Repair cost (sub-total) | | | | £3,815.00 | £18,087.50 | £9,040.00 | £30,942.50 |
| Contractors Preliminaries @ 15% | | | | | | | £4,641.38 |
| Professional Fees @ 20% | | | | | | | £6,188.50 |
| Sub-total | | | | | | | £41,772.38 |
| VAT @ 20% | | | | | | | £8,354.48 |
| TOTAL COST | | | | | | | £50,126.85 |

3.0 Planned Preventative Maintenance Schedule - The Sports & Social Club

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 1.0 | External | | | | | | |
| 1.1 | Roof & Rainwater Goods | | | | | | |
| 1.1.1 | Various vegetation growth and detritus evident to the right-hand roof section, restricted our inspection of the covering. | In the short term, clear affected roof coverings and undertake high level inspection for any visible damage to covering. Internally no visible moisture ingress was identified, save for a small area of possible corrosion spots to the beam spanning the bar. Particular attention should be given to this area externally and patch repaired as required. | 1 | 1,000 | | | 1,000 |
| | | Consideration to be given to replacing the roof covering in the medium term given the age of the covering, as well as the numerous historic patch repairs. Provisional sum provided. | 3 | | | 12,000 | 12,000 |
| 1.1.2 | Minor vegetation growth evident to valleys of left-hand roof section, resulting in ponding adjacent to hoppers. | Clear and rod affected coverings / valleys. | 1 | 15 | | | 15 |
| 1.1.3 | Hoppers and gullies were noted to be at least partially blocked by vegetative mater throughout. | Clear and rod all rainwater goods ensure water can run freely to outfall as part of the annual maintenance of the property. | 1 | 45 | 180 | 225 | 450 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|---|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 1.2 | Walls | | | | | | |
| 1.2.1 | Damaged masonry at low level to rear right corner. | Cut out damaged masonry and replace with new. | 2 | | 95 | | 95 |
| 1.2.2 | Damaged brick to left-hand side of rear doors, due to the install of services. | Cut out damaged masonry and replace with new. | 2 | | 55 | | 55 |
| 1.2.3 | Spalling to bottom course of masonry to rear Dart room elevation. | Cut out damaged masonry and replace with new. | 2 | | 240 | | 240 |
| 1.3 | Windows & Doors | | | | | | |
| 1.3.1 | Protective film partially removed to keg room external door. | Remove existing film. | 1 | | | 15 | 15 |
| 1.3.2 | Damaged glazing and seals to rear external aluminium door. | Replace existing unit with uPVC to match elsewhere. Localised plaster and wallpaper repairs may be required around opening. | 3 | 340 | | | 340 |
| 1.3.3 | Decorative finishes to metal security gates are in fair condition. | The gates would benefit from redecoration at maximum intervals of 5 years. | 1 | | | 145 | 145 |
| 2.0 | Internal | | | | | | |
| 2.1 | General | | | | | | |
| 2.1.1 | Wall, ceiling and internal joinery decorative finishes are in fair condition save for general wear and tear consistent with age and use; areas of moisture damage as noted elsewhere. | It is suggested that the property would benefit from a wholesale redecoration scheme to include ceilings, walls and joinery at maximum intervals of 5 years. | 2 | | 1,500 | 1,500 | 3,000 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|--|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 2.1.2 | Instances of loose toilet seats noted throughout. | Adjust affected seats. | 2 | | 15 | | 15 |
| 2.2 | Entrance Hall | | | | | | |
| 2.2.1 | Carpet coverings are showing signs of early fatigue. | Replace affected carpet with commercial grade carpet covering. | 2 | | 225 | | 225 |
| 2.2.2 | Coir matting is showing signs of early fatigue. | Replace coir matting. | 2 | | 45 | | 45 |
| 2.3 | Main Room / Back Hall | | | | | | |
| 2.3.1 | Isolated hairline crack to ceiling within back hall, adjacent to Office / Store cupboard. | Currently not a cause for concern. Fill & prepare affected ceiling and leave ready to receive new decorative finishes. | 3 | | | 25 | 25 |
| 2.3.2 | Isolated moisture staining to ceiling opposite bar area. Staining is understood to be historic; however, externally, ponding to the corresponding gutter outlet was evident. | Undertake the above recommended repair (Item 1.1.2), to include a high level inspection for any visible damage to the covering and patch repair as required. Redecorate utilising a suitable stain blocker prior to the application of new finishes. | 1 | 125 | | | 125 |
| 2.3.3 | Isolated damage to double entrance doors timber threshold. | Undertake replace of affected timber to prevent tripping hazard. | 1 | 35 | | | 35 |
| 2.3.4 | Isolated timber damage to left hand door edge of double entrance doors. | Undertake isolated timber repairs. | 3 | | | 20 | 20 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|--|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 2.3.5 | Plug socket hanging from wall in far left hand corner of room. | Instruct a competent electrician to investigate and repair any issues as required. | 1 | 15 | | | 15 |
| 2.3.6 | Carpet coverings are generally in acceptable condition, but lightly soiled in areas. | Clean with carpet cleaner. | 3 | | | 85 | 85 |
| 2.3.7 | Side panel of raised benching damaged. | Undertake isolated timber repairs and leave ready to receive new decorative finishes. | 3 | | | 25 | 25 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|---|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 2.4 | Office | | | | | | |
| 2.4.1 | Moisture staining at high level to window wall. When tested with moisture meter, readings within acceptable tolerances were recorded suggesting the issue to be historic. | Redecorate utilising a suitable stain blocker prior to the application of new finishes. | 3 | | | 15 | 15 |
| 2.4.2 | Soiled carpet covering throughout. | Replace affected carpet with commercial grade carpet covering. | 2 | | 125 | | 125 |
| 2.4.3 | Isolated damage to door frame. | Undertake isolated timber repairs and leave ready to receive new decorative finishes. | 3 | | | 20 | 20 |
| 2.5 | Female WC | | | | | | |
| 2.5.1 | Moisture staining to ceiling / wall abutment. When tested with moisture meter, readings within acceptable tolerances were recorded suggesting the issue to be historic. | Redecorate utilising a suitable stain blocker prior to the application of new finishes. | 3 | | | 15 | 15 |
| 2.5.2 | Damage noted to no. 1 toilet seat. | Replace with new to match existing. | 3 | | | 15 | 15 |
| 2.5.3 | Loose handle to external door. | Re-fix affected handle. | 3 | | | 15 | 15 |
| 2.5.4 | Poor plaster patch repairs evident to walls throughout. | Sand back affected areas, fill where required and leave ready to receive new decorative finishes. | 3 | | | 30 | 30 |
| 2.6 | Male WC | | | | | | |
| 2.6.1 | Damaged door closer to entrance door. | Repair as required. | 1 | 25 | | | 25 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|--|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 2.6.2 | Cracked toilet pan - Not currently affecting functionality. | Replace pan with new. | 3 | | | 125 | 125 |
| 2.6.3 | Isolated damage to internal toilet door frame. | Undertake isolated timber repairs and leave ready to receive new decorative finishes. | 3 | | | 25 | 25 |
| 2.6.4 | Rust staining around left hand basin tap. | Remove tap, replace corroded fixings and reattach tap. Clean staining with a diluted bleach solution. | 3 | | | 15 | 15 |
| 2.6.5 | Localised mould growth evident to ceiling. | Clean down mould growth with a diluted bleach solution. | 1 | 15 | | | 15 |
| 2.6.6 | Moisture staining and blistering to ceiling and wall finishes at high level above the above entrance door. Correlates with moisture ingress noted within the Community Hall. See items 1.1.13 & 1.1.14 of the Community Hall Report. | Following the recommended work, remove temporary repairs, patch repair the ceiling and leave ready to receive new decorative finishes. | 3 | | | 30 | 30 |
| 2.7 | Store Cupboard | | | | | | |
| 2.7.1 | Isolated damage to front of door. | Undertake isolated timber repairs and leave ready to receive new decorative finishes. | 3 | | | 10 | 10 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 2.8 | Bar / Kitchen | | | | | | |
| 2.8.1 | Isolated damage to wall above the fridge due to redundant services. | Fill & prepare affected wall and leave ready to receive new decorative finishes. | 3 | | | 15 | 15 |
| 2.8.2 | Isolated damage to wall above keg store door. | Fill & prepare affected wall and leave ready to receive new decorative finishes. | 3 | | | 15 | 15 |
| 2.9 | Keg Store | | | | | | |
| 2.9.1 | Isolated damage to external door frame. | Undertake isolated timber repairs and leave ready to receive new decorative finishes. | 3 | | | 25 | 25 |
| 2.9.2 | Missing section of ceiling to left hand side of exit doors. | Fill & prepare affected ceiling and leave ready to receive new decorative finishes. | 3 | | | 25 | 25 |
| 2.9.3 | Damaged housing around water gully. | Replace with new. | 2 | | 20 | | 20 |
| 2.9.4 | Isolated areas of damage to ceiling. | Fill & prepare affected ceiling and leave ready to receive new decorative finishes. | 3 | | | 35 | 35 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|--|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 2.10. | Dart Room / Skittle Alley | | | | | | |
| 2.10.1 | Spotting evident to beam spanning the bar which is suggested to be resultant of corrosion of the underlying building fabric due to roof leaks. | Following the above recommended work (1.1.1), expose the affected beam and assess its suitability. As a minimum course of action you should anticipate the need to clean down the beam and treat with a rust inhibitor to slow down the oxidisation process before redecorating with suitable metal coating. Internal finishes should then be renewed. Provisional sum, subject to further investigation. | 1 | 255 | | | 255 |
| 2.10.2 | Concrete floor forming skittle alley lightly damaged. | Isolated repairs required to prevent small damaged area worsening. | 2 | | 275 | | 275 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 3.0 | Services | | | | | | |
| 3.1 | The observed electrical installations appeared relatively modern. The date of last inspection indicated on a recent report was noted to be March 2024, suggesting at that point in time the installation remained fit for purpose. A recommendation to reinspect was noted to be in March 2029. The possibility of non-compliance with current standards cannot, however, now be ruled out. | It is recommended that an ‘NICEIC / ECA’ registered contractor be commissioned to undertake a full inspection of the electrical installation by the recommended reinspection date. | 2 | | 350 | 350 | 700 |
| 3.2 | The electrical installation includes solar battery storage. The date of the install indicated on a report was February 2024, suggesting at that point in time the installation remained fit for purpose. | Such installations should be tested and maintained periodically. This has been included under Item 3.2 of the Community Hall Report. | 1 | 0 | 0 | 0 | 0 |
| 3.3 | The property appeared to benefit from a mains wired, battery backup fire detection system, as well as directional and fire safety signage, fire suppressors and emergency lighting throughout. | Such installations should be maintained as required to maintain the safety of the occupants. It is recommended that a fire consultant be commissioned to undertake a service of the installation on an bi-annual basis. | 1 | 250 | 1,000 | 1,250 | 2,500 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|--|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 3.4 | The observed gas installations appeared in satisfactory condition; however, no formal testing was undertaken. For this reason, the possibility of non-compliance with current standards cannot be ruled out. | Instruction of a 'Gas Safe' registered contractor should be commissioned to undertake a full inspection of the boiler and heating system on an annual basis. | 1 | 350 | 1,400 | 1,750 | 3,500 |
| 3.5 | It should be noted that our inspection of underground drainage is limited in scope with only a small percentage of drainage visible within inspection chambers. | For good order it is recommended that a full below ground drainage CCTV inspection be instructed, undertaken by an NADC certified contractor, to fully determine the condition of the drainage runs. | 1 | 500 | | | 500 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 4.0 | Grounds & Environmental | | | | | | |
| 4.1 | General | | | | | | |
| 4.1.1 | Various vegetation growth is provided within curtilage of site boundary. Isolated moss / vegetation growth to hard standings. | It is recommended a comprehensive scheme of cutting back of vegetation is undertaken throughout the site annually including the cleaning down of hard standings and treatment with weed killer. | 2 | 75 | 300 | 375 | 750 |
| 4.1.2 | Warping and discolouration of GRP roof sheeting to lean-to structure. | Replace with new. | 2 | | 150 | | 150 |
| 4.1.3 | Decorative finishes to high level timbers of lean-to roof are displaying signs of fatigue. | Redecorate affected area. External redecoration is recommended at maximum intervals of 3-5 years. | 2 | | 70 | 70 | 140 |
| 4.1.4 | Several mature trees positioned close to site boundary. | Maintain and reduce mature trees at maximum intervals of 3-5 years. | 2 | | 200 | 200 | 400 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|---|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 4.1.5 | There is the potential for concealed ACMs to be present within the building fabric which were not readily identifiable as part of our inspection. | Prior to drilling, sanding or removing, suspected ACMs should be tested by a suitably qualified environmental consultant. Thereafter a competent person should periodically check ACMs to ensure that they have not deteriorated or been disturbed. NOTE: Costs do not include for repair / encapsulation / removal / management of any ACMs which may be identified as a result of the above recommended inspection. | 1 | 350 | | | 350 |
| 4.2 | Hardstandings | | | | | | |
| 4.2.1 | Deterioration of pointing to paved hard standings provided throughout. | Undertake isolated repointing works to affected paved hard standings. | 2 | | 75 | | 75 |
| 4.2.2 | Handful of cracked paving slabs. | Lift and replace affected paving slabs to mitigate any potential trip hazards. | 1 | 115 | | | 115 |
| 4.2.3 | Damaged housing around water gully adjacent to rear paving. | Replace with new. | 2 | | 15 | | 15 |
| 4.2.4 | Localised fracturing to tarmac entrance road. | Undertake isolated tarmac repairs to affected areas. | 2 | | 2,220 | | 2,220 |
| 4.2.5 | Damaged section of kerb to entrance road. | Reinstate with new to prevent trip hazard. | 1 | 35 | | | |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|---|---|-----------------|--------------------|-------------|--------------|-------------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 4.3 | Boundary Treatments | | | | | | |
| 4.3.1 | Decorative finishes to timber panel fences are displaying signs of fatigue. | Redecorate already decorated timber fence panels. External redecoration is recommended at maximum intervals of 3-5 years. | 2 | | 200 | 200 | 400 |
| | | Repair cost (sub-total) | | £3,545.00 | £8,755.00 | £18,665.00 | £30,965.00 |
| | | Contractors Preliminaries @ 15% | | | | | £4,644.75 |
| | | Professional Fees @ 20% | | | | | £6,193.00 |
| | | Sub-total | | | | | £41,802.75 |
| | | VAT @ 20% | | | | | £8,360.55 |
| | | TOTAL COST | | | | | £50,163.30 |

4.0 Planned Preventative Maintenance Schedule - The Resource Centre

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|--|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 1.0 | External | | | | | | |
| 1.1 | General | | | | | | |
| 1.1.1 | Decorative finishes to external timber joinery are showing signs of early fatigue. | External redecoration is recommended at maximum intervals of 3-5 years. | 2 | | 350 | 350 | 700 |
| 1.2 | Roof & Rainwater Goods | | | | | | |
| 1.2.1 | Cracked verge pointing evident to main and secondary roofs. | Rake out and replace existing mortar pointing. | 1 | 320 | | | 320 |
| 1.2.2 | Minor instances of cracked roof tiles. | Replace cracked roof tiles on a like for like basis. | 1 | 200 | | | 200 |
| 1.2.3 | Slipped ridge tile to rear of property. | Re-bed affected ridge tile on a suitable mortar mix. | 1 | 75 | | | 75 |
| 1.2.4 | Vegetation and lichen growth evident to roof coverings. | Clear coverings. | 2 | | 45 | | 45 |
| 1.2.5 | Soffits are of plywood construction with localised damage evident. | Replace soffits throughout with uPVC counterpart. | 2 | | 150 | | 150 |
| 1.2.6 | Partially collapsed ceiling to timber store located on the front elevation. | Resecure. | 1 | 30 | | | 30 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|--|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 1.2.7 | No formal rainwater goods provided to above timber store roof. | Provide suitable rainwater goods to affected roof section ensuring water flows freely to nearby gully. | 2 | | 65 | | 65 |
| 1.2.8 | Damaged foot of downpipe to left-hand elevation. | Replace affected section with new. | 2 | | 30 | | 30 |
| 1.3 | Walls | | | | | | |
| 1.3.1 | Localised timber decay to cladding of timber store. | Undertake suitable timber repairs and leave ready to receive new decorative finishes. | 2 | | 45 | | 45 |
| 1.3.2 | Decorative finishes to timber cladding to external store is showing signs of fatigue. | External redecoration is recommended at maximum intervals of 3-5 years. | 2 | | 60 | 60 | 120 |
| 1.3.3 | Isolated soiled external wall and uPVC cladding finishes, particularly adjacent to water gullies. | Clean down external envelope using proprietary cleaner. | 3 | | | 30 | 30 |
| 1.3.4 | Damaged brick to front elevation due to the install of services. | Cut out damaged masonry and replace with new. | 2 | | 45 | | 45 |
| 1.3 | Windows & Doors | | | | | | |
| 1.3.1 | Rear external door suffering failed seals resulting in 'misting' and water pooling between double glazing panes. | Replace the affected glazing on a like for like basis | 3 | | | 75 | 75 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|---|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 1.3.2 | Cover plate to left hand escape bar of rear external door is missing. | Replace with new. | 2 | | 15 | | 15 |
| 1.3.3 | Internal side of principal and rear external doors soiled, including instances of occupant applied tape. | Remove tape and clean down affected doors using proprietary cleaner. | 3 | | | 30 | 30 |
| 1.3.4 | Several windows are suffering failed seals resulting in 'misting' and water pooling between double glazing panes. | Replace the affected glazing on a like for like basis | 3 | | | 300 | 300 |
| 2.0 | Internal | | | | | | |
| 2.1 | General | | | | | | |
| 2.1.1 | Wall, ceiling, and internal joinery decorative finishes are in good condition save for general wear and tear consistent with age and use. | It is suggested that the property would benefit from a wholesale redecoration scheme to include ceilings, walls and joinery at maximum intervals of 5 years. | 2 | | 1,200 | 1,200 | 2,400 |
| 2.2 | Main Room | | | | | | |
| 2.2.1 | Isolated areas of damage to ceiling evident throughout, including within historic cupboards. | Fill & prepare affected ceiling and leave ready to receive new decorative finishes. | 3 | | | 95 | 95 |
| 2.3 | WC | | | | | | |
| 2.3.1 | Stiff door lock. | Adjust affected lock. | 2 | | 15 | | 15 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 2.4 | WC / Baby Changing | | | | | | |
| 2.4.1 | Leak to toilet making it unoperational. | Instruct a competent plumber to investigate and repair any issues as required. | 1 | 80 | | | 80 |
| 2.5 | Kitchen | | | | | | |
| 2.5.1 | Within store cupboard, isolated area of underdecorated plasterboard repair. | Fill & prepare affected wall and leave ready to receive new decorative finishes. | 3 | | | 30 | 30 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 3.0 | Services | | | | | | |
| 3.1 | The observed electrical installations appeared relatively modern. The date of last inspection indicated on a recent report was noted to be February 2024, suggesting at that point in time the installation remained fit for purpose. A recommendation to reinspect was noted to be in February 2029. The possibility of non-compliance with current standards cannot, however, now be ruled out. | It is recommended that an ‘NICEIC / ECA’ registered contractor be commissioned to undertake a full inspection of the electrical installation by the recommended reinspection date. | 1 | | 350 | 350 | 700 |
| 3.2 | The property appeared to benefit from a mains wired, battery backup fire detection system, as well as directional and fire safety signage, fire suppressors, and emergency lighting throughout. | Such installations should be maintained as required to maintain the safety of the occupants. It is recommended that a fire consultant be commissioned to undertake a service of the installation on an bi-annual basis. | 1 | 250 | 1,000 | 1,250 | 2,500 |
| 3.3 | It should be noted that our inspection of underground drainage is limited in scope with only a small percentage of drainage visible within inspection chambers. | For good order it is recommended that a full below ground drainage CCTV inspection be instructed, undertaken by an NADC certified contractor, to fully determine the condition of the drainage runs. | 1 | 500 | | | 500 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 4.0 | Grounds & Environmental | | | | | | |
| 4.1 | General | | | | | | |
| 4.1.1 | Various vegetation growth is provided within curtilage of site boundary. Isolated moss / vegetation growth to hard standings. | It is recommended a comprehensive scheme of cutting back of vegetation is undertaken throughout the site annually including the cleaning down of hard standings and treatment with weed killer. | 2 | 150 | 600 | 750 | 1,500 |
| 4.1.2 | There is the potential for concealed ACMs to be present within the building fabric which were not readily identifiable as part of our inspection. | Prior to drilling, sanding or removing, suspected ACMs should be tested by a suitably qualified environmental consultant. Thereafter a competent person should periodically check ACMs to ensure that they have not deteriorated or been disturbed. NOTE: Costs do not include for repair / encapsulation / removal / management of any ACMs which may be identified as a result of the above recommended inspection. | 1 | 350 | | | 350 |
| 4.2 | Hardstandings | | | | | | |
| 4.2.1 | Section of tarmac and concrete edging adjacent to rear external doors is damaged. | No action required as it is understood that extension works are due to be undertaken in this area shortly. The area should be cordoned off to prevent any visitors from tripping or falling. | | | | | 0 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|--|-----------------|--------------------|-------------|--------------|-------------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 4.3 | Boundary Treatments | | | | | | |
| 4.3.1 | Several leaning / collapsed timber post and mesh fences evident to right-hand boundary. | Resecure affected fence posts and mesh. Undertake isolated repairs where required. | 1 | 650 | | | 650 |
| | | Repair cost (sub-total) | | £2,605.00 | £3,970.00 | £4,520.00 | £11,095.00 |
| | | Contractors Preliminaries @ 15% | | | | | £1,664.25 |
| | | Professional Fees @ 20% | | | | | £2,219.00 |
| | | Sub-total | | | | | £14,978.25 |
| | | VAT @ 20% | | | | | £2,995.65 |
| | | TOTAL COST | | | | | £17,973.90 |

5.0 Planned Preventative Maintenance Schedule - Roman Road Changing Rooms

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 1.0 | External | | | | | | |
| 1.1 | General | | | | | | |
| 1.1.1 | Isolated soiled external wall finishes, windows & doors. | Clean down external envelope using proprietary cleaner as part of the annual maintenance of the property. | 3 | 30 | 120 | 150 | 300 |
| 1.2 | Roof & Rainwater Goods | | | | | | |
| 1.2.1 | Isolated deterioration of historic patch repairs. | Undertake localised patch repairs, removing failed adhesive and replacing with new. | 1 | 190 | | | 190 |
| 1.2.2 | Water damage evident at high level to external elevations, particularly to the rear and left-hand elevations. | Undertake high level inspection and renew seals as required between the roof covering and cladding abutments. Ensure guttering is positioned to ensure rainwater flows into gutter, diverting water away from external elevations. | 1 | 175 | | | 175 |
| 1.2.3 | Downpipe to rear right hand corner does not extend fully to underground drainage. | Extend downpipe. | 2 | | 20 | | 20 |
| 1.2.4 | Damage to downpipe to rear left hand corner. | Replace affected section with new. | 2 | | 20 | | 20 |
| 1.2.5 | Misaligned gutter to left-hand side of the roof. | Re-align. | 2 | | 15 | | 15 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|--|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 1.2.6 | Gutters were noted to be at least partially blocked throughout the site with vegetative matter. | Clear and rod all rainwater goods ensure water can run freely to outfall as part of the annual maintenance of the property. | 2 | 30 | 120 | 150 | 300 |
| 1.3 | Walls | | | | | | |
| 1.3.1 | To left hand elevation, moisture damage evident to external wall panels, including localised areas of displaced capping. | Undertake wholesale replacement of affected wall panels, including plyboard substrate if required, and re-fix affected capping to ensure a weathertight seal. | 1 | 1,560 | | | 1,560 |
| 2.0 | Internal | | | | | | |
| 2.1 | General | | | | | | |
| 2.1.1 | Instances of deterioration to window seals noted throughout. | Renew window seals. | 2 | | 70 | | 70 |
| 2.1.2 | Instances of stiff toilet and shower locks noted throughout. | Adjust affected locks. | 2 | | 30 | | 30 |
| 2.1.3 | Instances of loose toilet seats noted throughout. | Adjust affected seats. | 2 | | 15 | | 15 |
| 2.1.4 | Instances of displaced shower kickboards noted throughout. | Adjust affected kickboards. | 3 | | | 23 | 23 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|---|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 2.1.5 | Instances of corrosion evident to metal fixings of shower seats. | Clean down and treat affected areas with a rust inhibitor to slow down the oxidisation process before being redecorated with suitable metal coating. | 3 | | | 75 | 75 |
| 2.1.6 | Decorative finishes to internal joinery are generally in acceptable condition save for general wear and tear consistent with age and use. | It is suggested that the property would benefit from a wholesale redecoration scheme at maximum intervals of 5 years. | 2 | | 200 | 200 | 400 |
| 2.2 | Home Changing Room | | | | | | |
| 2.2.1 | Entrance door does not house well within frame. | Adjust door. | 2 | | 25 | | 25 |
| 2.2.2 | Hot water to basins was not working at the time of inspection. | Instruct a competent plumber to investigate and repair any issues as required. | 1 | 100 | | | 100 |
| 2.2.3 | Window frame to 1st left hand side window loose. | Resecure and re-seal as required. | 1 | 25 | | | 25 |
| 2.2.4 | PIR adjacent to toilets was not operational. | Instruct a competent electrician to investigate and repair any issues as required. | 2 | | 45 | | 45 |
| 2.2.5 | No.1 Extractor fan not operational. | Instruct a competent electrician to investigate and repair any issues as required. | 2 | | 45 | | 45 |
| 2.2.6 | Localised mould growth evident to ceiling above and adjacent to showers. | Clean down mould growth with a diluted bleach solution. | 1 | 15 | | | 15 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|--|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 2.2.7 | Localised mould growth beneath wall finishes, blistering of wall finishes, and localised cracking evident to the left-hand side wall. | Following the above recommended work (1.3.1) undertake wholesale replacement of affected internal wall panel. | 2 | | 240 | | 240 |
| 2.2.8 | Missing rear wall panel to left hand shower. | Reinstate with new. | 3 | | | 35 | 35 |
| 2.3 | Officials Room | | | | | | |
| 2.3.1 | Water damage evident to entrance door. | Replace with new to match existing. | 3 | | | 150 | 150 |
| 2.4 | Away Changing Room | | | | | | |
| 2.4.1 | Isolated capping to internal wall finishes displaced. | Re-fix affected capping. | 3 | | | 15 | 15 |
| 2.4.2 | Damaged lock to 1st window. | Replace affected lock to maintain security. | 1 | 35 | | | 35 |
| 2.4.3 | Missing rear wall panel to right hand shower. | Reinstate with new. | 3 | | | 35 | 35 |
| 2.5 | Disabled Changing Room | | | | | | |
| 2.5.1 | Instances of corrosion evident to metal fixings of arm rest. | Clean down and treat affected areas with a rust inhibitor to slow down the oxidisation process before being redecorated with suitable metal coating. | 3 | | | 25 | 25 |
| 2.5.2 | Blistering of wall finishes and elevated moisture readings above those deemed acceptable recorded at low level adjacent to the toilet, suggesting possible minor leak. | Instruct a competent plumber to investigate and repair any issues as required. | 1 | 120 | | | 120 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|---|--|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 3.0 | Services | | | | | | |
| 3.1 | The observed electrical installations appeared relatively modern. The date of last inspection indicated on a recent report was noted to be February 2021, suggesting at that point in time the installation remained fit for purpose. A recommendation to reinspect was noted to be in February 2026. The possibility of non-compliance with current standards cannot, however, now be ruled out. | It is recommended that an ‘NICEIC / ECA’ registered contractor be commissioned to undertake a full inspection of the electrical installation by the recommended reinspection date. | 1 | 110 | | 110 | 220 |
| 3.2 | The property appeared to benefit from fire detection systems as well as directional and fire safety signage and emergency lighting throughout. | Such installations should be maintained as required to maintain the safety of the occupants. | 1 | 50 | 200 | 250 | 500 |
| 3.3 | It should be noted that our inspection of underground drainage is limited in scope with only a small percentage of drainage visible within inspection chambers. | For good order it is recommended that a full below ground drainage CCTV inspection be instructed, undertaken by an NADC certified contractor, to fully determine the condition of the drainage runs. | 1 | 200 | | | 200 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|----------|--|---|-----------------|--------------------|-------------|--------------|----------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 4.0 | Grounds & Environmental | | | | | | |
| 4.1 | General | | | | | | |
| 4.1.1 | Various vegetation growth is provided within curtilage of the internal site boundary. Isolated moss / vegetation growth to hard standings. | It is recommended a comprehensive scheme of cutting back of vegetation is undertaken throughout the site annually including the cleaning down of hard standings and treatment with weed killer. | 2 | 75 | 300 | 375 | 750 |
| 4.1.2 | Damaged boot brush. | Replace with new. | 3 | | | 50 | 50 |
| 4.1.3 | Damage to rear service box. | Repair affected panel. | 2 | | | 25 | 25 |
| 4.1.4 | Decorative finishes to external timber joinery are showing signs of early fatigue. | External redecoration is recommended at maximum intervals of 3-5 years. | 2 | | 180 | 180 | 360 |
| 4.1.5 | Several mature trees positioned close to site boundary. | Maintain and reduce mature trees at maximum intervals of 3-5 years. | 2 | | 200 | 200 | 400 |
| 4.2 | Hardstandings | | | | | | |
| 4.2.1 | Timber decay and displaced timbers evident to timber steps, ramp and decking, including an area of unstable decking and handrail. | Undertake wholesale replacement of affected timbers and leave ready to receive new decorative finishes. | 1 | 380 | | | 380 |
| 4.2.2 | Ivy growth evident to timber ramp / decking. | Remove all vegetation from timber structure to prevent moisture being held against the structure. | 2 | | 15 | | 15 |

| Item No. | Description and Condition | Remedy | Priority Rating | Estimated Cost (£) | | | Total Cost (£) |
|------------|---|--|-----------------|--------------------|-------------|--------------|-------------------|
| | | | | Year 1 | Years 2 - 5 | Years 6 - 10 | |
| 4.3 | Boundary Treatments | | | | | | |
| 4.3.1 | Decorative finishes to metal vehicle and pedestrian gates to field are generally in fair condition save for minor areas of deterioration and general wear and tear consistent with age and use. | External redecoration is recommended at maximum intervals of 3-5 years. | 2 | | 225 | 225 | 450 |
| 4.3.2 | Handful of leaning metal security fence posts evident to left-hand boundary. This does not currently affect the functionality of the fence. | Resecure affected fence posts. | 2 | | 175 | | 175 |
| 4.3.3 | Several leaning timber post and mesh fences evident to right-hand boundary. | Resecure affected fence posts and mesh. Undertake isolated repairs where required. | 1 | 350 | | | 350 |
| | | Repair cost (sub-total) | | £3,095.00 | £1,860.00 | £2,047.50 | £7,002.50 |
| | | Contractors Preliminaries @ 15% | | | | | £1,050.38 |
| | | Professional Fees @ 20% | | | | | £1,400.50 |
| | | Sub-total | | | | | £9,453.38 |
| | | VAT @ 20% | | | | | £1,890.68 |
| | | TOTAL COST | | | | | £11,344.05 |