

Terminal Schedule of Reinstatement, Dilapidation and Wants of Repair

Deemed to have accrued at

**Smith Street
Anytown**

Under the Terms of the Lease

Dated

3rd July 1987

Between

SMITH HOMES LIMITED

And

TENANT OCCUPIERS



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1. INTRODUCTION.

1.1 Instruction

This schedule has been prepared by Paul Dainty of PD Building Consultancy Limited upon the instructions of John Smith of Smith Homes. It was prepared following Paul Dainty's inspection of the premises known as Smith Street, Anywhere on Thursday 19th January 2012

The weather at the time of the inspection was cold and dry

It records the work required to be done to the premises in order that they are put into the condition the premises should have been put if the tenant, Tenant Homes, had complied with its covenants contained within its lease of the premises dated 3rd July 1987.

1.2 Content

The following schedule contains:

- The lease clauses under which the repairing obligation arises
- The breach complained of
- The remedial works suggested by the Landlords Surveyor, Paul Dainty as suitable for remedying the breach complained of
- The Landlords view on the cost of the works.

The schedule contains the true views of Paul Dainty, being the Surveyor appointed by the landlord to prepare the schedule.

Upon receipt of this schedule the tenant should respond as required by the protocol to enable the Landlord to understand clearly the tenants views on each item of claim.

1.3 Opening up and Investigation Work

No opening up or investigation work was carried out

1.4 Directions

The areas are described as viewed from the front of the property

1.5 Further Schedules

The Landlord reserves the right to issue further schedules as considered appropriate.

2.0 EXCERPTS FROM THE LEASE:

Excerpts from the Lease Clauses

4.0 THE Tenant to the intent that the obligations hereby created shall continue throughout the term HEREBY COVENANTS with the Landlord as follows:-

- (3) (a) At all times during the continuance of the term to repair and keep the structure, interior and exterior of the premises (including all access ways forecourts pathways fences walls gates gutters sewers drains pipes and cables (if any) belonging thereto) in good and substantial repair and condition and in whole or in part renew the same as appropriate and to replace from time to time all Landlord's fixtures fittings and appurtenances in the premises which may be or become beyond repair at any time during or at the end of the term with fixtures and fittings of equal value and utility (including the reinstatement or renewal of any partitioning and carpeting to the same condition and position in the premises as at the date hereof) and if at any time whether by reason of age or state of dilapidation or any latent or inherent defect or any requirement of any competent authority or otherwise (damage by fire and other risks insured against by the Landlord (or in the case of items which the Tenant covenants to insure by The Tenant) excepted unless the Policy or Policies of Insurance effected by the Landlord or the Tenant (as the case may be) shall be rendered void or payment of insurance moneys thereunder be refused in whole or in part by reason of or arising out of any act omission neglect or default by or on behalf of the Tenant) it shall become necessary for the purposes of complying with this covenant to rebuild the buildings or any part thereof from time to time forming part of the premises then the Tenant shall at its own cost and with all practical speed and under the direction and to the satisfaction of the Landlord's Surveyors and in accordance with plans and specifications previously approved by them in writing carry out such rebuilding and to be responsible for and to indemnify the Landlord against all loss and damage occasioned to the premises or any adjacent or neighbouring premises or to any person caused by any fault or negligence of the Tenant or the servants agents licenses or invitees of the Tenant in relation thereto Provided Always that the Tenant shall not be liable for repairs to the premises due to any latent or inherent defect in the design or construction of the premises which becomes apparent during the first ten years of the term except to the extent that the cost thereof is recoverable by the Tenant under any insurance policy or guarantee or warranty relating to the premises.

- (4) (a) In the year One Thousand Nine Hundred and Ninety One and thereafter in every succeeding fifth year during the term and also during the last year thereof (howsoever the same be determined) to paint with two coats at least of good quality paint and well and sufficiently to stain and treat all the interior parts of the premises as are usually or ought to be stained and treated and generally to re-decorate throughout restoring and making good the premises and to carry out all the work required by this sub-clause with good quality materials of their several kinds available and in a workmanlike manner and
- (b) In the year One Thousand Nine Hundred and Ninety and thereafter in every succeeding third year during the term and also during the last year thereof (howsoever the same may be determined) to paint with two coats at least of good quality paint and well and sufficiently to stain or treat all the exterior wood plasterwork ironwork and other parts of the premises as are usually or ought to be stained or treated and to wash down all tiles glazed bricks and other washable surfaces on the exterior of the premises and generally redecorate throughout restoring and making good the premises and to carry out all the work required by this sub-clause with good quality materials of their several kinds available and in a workmanlike manner AND so that the colour of all paint and other decorating materials used on the exterior of the premises shall on each occasion be previously approved by the Landlord (such approval not to be unreasonably withheld) AND with every outside painting to restore point and make good the brickwork and outside stucco work wherever necessary.
- (5) To permit the Landlord and its agents at all reasonable times during term with or without workmen on giving reasonable notice (except in emergency) to the Tenant to enter upon the premises to view the state of repair and condition thereof and for the purpose of ascertaining that the covenants and conditions herein contained have been observed and performed and to take any measurements plans or sections thereof or of any part or parts thereof and to take a schedule of the Landlord's fixtures and fittings and of any dilapidations and in connection with any mortgage or other negotiation of the Landlord.
- (6) Well and substantially to repair and make good all defects and wants of reparation of which notice in writing shall be given to or left on the premises for the Tenant by the Landlord and for which the Tenant is liable hereunder within two calendar months after the giving or leaving of such notice or sooner if requisite and if the Tenant fails to comply with any such notice to the reasonable satisfaction of then Landlord it shall be lawful (but not obligatory) for the Landlord its servants agents workmen and others (without prejudice to the right of re-entry hereinafter contained) to enter upon the premises to make good the

same at the cost of the Tenant which cost of the Tenant which cost shall be repaid by the Tenant to the Landlord on demand together with all solicitors' charges and other reasonable expenses which may be incurred by the Landlord in connection therewith.

- (d) In the event of the Landlord giving consent for any alterations to be carried out to the premises to enter into such covenants with the Landlord as then Landlord shall reasonably require for reinstatement at the end or sooner determination of the term (howsoever the same may be determined) and in connection with the execution of the alterations
 - (e) Subject to the sub-clauses (a) (b) (c) and (d) hereof not to make or permit or suffer to be made in or upon the premises any alterations or additions to the interior non-structural parts of the premises (including without prejudice to the generality of the foregoing the electrical installations the temporary or demountable partitions before referred to and the attachment removal or alteration of the fixtures and fittings plant or apparatus) without the prior written consent of the Landlord such consent not to be unreasonably withheld PROVIDED THAT (but without prejudice to the right of re-entry hereinafter contained) in the event that the Tenant fails to observe this covenant it shall be lawful (but not obligatory) for the Landlord with or without servants agents materials to enter upon the premises and remove any alterations or additions and execute such works as are necessary to restore the premises to their former state and the cost thereof (including Surveyors and other professional fees and all other expenses which may be incurred by the Landlord in connection therewith) shall be paid by the Tenant to the Landlord on demand
- (18) At all times during the term to keep the premises in a clean and tidy condition and clear of all rubbish and not to place or leave or permit to be placed or left any rubbish or waste of any kind outside any buildings forming part of the premises and to clean the interior and the exterior of then windows and any glass in the entrance doors as may be necessary throughout the term and in any event once every calendar month
- (19) (a) To pay all costs and expenses (including solicitors' costs and surveyors' fees including Value Added Tax and disbursements) incurred by the Landlord incidental to the preparation and service of any notice under Section 146 or Section 147 of the Law of Property Act 1925 notwithstanding in any such case that forfeiture may be avoided other than by relief granted by the Court

- (b) To pay all costs and expenses (including solicitors' costs and surveyors' fees including Value Added Tax and disbursements) incurred by the Landlord incidental to the preparation and service of a schedule of dilapidations and any notice and /or schedule relating thereto served at any time during or after the expiration or sooner determination of the term (howsoever) the same may be determined)
 - (c) To pay the Landlord's reasonable legal expenses and surveyors' fees (including Value Added Tax disbursements and stamp duty) on all licences and the duplicate copies thereof resulting from all applications by the Tenant for any consent or approval of the Landlord required by these presents including charges fees and disbursements actually incurred in cases where consent is refused or the application is withdrawn
- (28) At the expiration or sooner determination of the term (howsoever the same may be determined) quietly to yield up unto the Landlord the premises in such good and substantial repair and condition as shall be in accordance with the covenants on the part of the Tenant herein contained including the reinstatement of any partitioning and carpeting to the same condition and position in the premises as at the date hereof together with all fixtures fittings improvements and additions which now are or may at any time hereafter be in or about the premises (but excepting tenant's fixtures and fittings) and also excepting damage from any of the insured risks unless the insurance moneys or any part thereof shall be rendered irrecoverable because of any act or default of the Tenant its servants agents licensees or tenants) and in case any of the Landlord's fixtures and fittings shall be missing broken damaged or destroyed other than by any of the insured risks (unless as aforesaid) forthwith to replace them with others of a similar character and of equal value and to remove every moulding sign writing or painting of the name or business of the Tenant from the premises and to make good all damage caused to the premises by the removal of the Tenant's fixtures fittings furniture and effects
- (36) (a) Not to leave the premises empty or uncared for but to keep them open for business at all times during the usual business hours and to keep the windows properly cleaned at all times and not obscured by any stickers (but without prejudice to the Tenant's rights as set forth in sub-clause (23) (a) above) so as to always present an attractive appearance; and
- (10) Such of the internal division walls as divide the premises from the adjoining premises of the Landlord known as Peppercorn House shall be deemed to be party walls within the meaning of Section 38 of the Law of Property Act 1925 and shall be maintained accordingly

THE FIRST SCHEDULE before referred to

Particulars of the Premises

ALL THAT building situate in Smith Street Anytown in the District of Elsewhere in the County of Cambridgeshire to be known as Number 2 Smith Street, Anytown
TOGETHER ALSO with the 14 car parking spaces which said property is for the purpose of identification only edged red on the plan annexed hereto and shown on the drawings numbered WD/1252/29 W/1252/30 and WD/1252/31

TENANT HOMES LTD TO JOHN BROWN LTD

SCHEDULE

OF

LANDLORD'S FIXTURES & FITTINGS

AT

SMITH STREET
ANYTOWN
CAMBS

Glossary of Abbreviations

| | | |
|-----|---|---|
| PL | : | Pendant Ceiling Light Fitting |
| SFL | : | Single Fluorescent Light (without diffuser) |
| DPP | : | Double Switched Electric Power Point |
| DPR | : | Double Panelled Radiator |
| SPR | : | Single Panelled Radiator |

GENERALLY

- Floor Carpet - Floor carpeting has been supplied and fitted by the Landlord throughout the property, ie at ground and first floor levels including staircase, toilets and corridors.
- Ceilings - Suspended ceilings have been fitted throughout including toilets
- Fire Extinguishers - The Landlord has supplied 3 no. dry powder type CO2 and 3 no. water filled extinguishers
- Externally - 1 no. Electric Flood Light fixed above rear door and controlled by photo electric cell

GROUND FLOOR

- Sales Office - Pair Entrance Doors in ¼ “ plate glass set in Aluminium Frames; 8 no. SFL; 1 no. PL; 6 no. DPR and 10 no. DPP. 2 no. Wall mounted Break Glass Fire Alarm Points.
- Link Office - 2 no. DPP; 1 no. DPR and 2 no. SFL.
- Corner Office - 3 no. DPP; 2 no. DPR and 2 no. SFL
- Side Entrance Lobby - 1 no. DPR and 1 no. PL
- Corridor - 1 no. DPP; 1 no. PL; 1 no. SPR and 1 no. Wall Mounted Fire Alarm Bell.
- Rear Office - 6 no. SFL; 6 no. DPP and 2 no. DPR
- Rear Lobby - 1 no. PL; 1 no. SPR and Wall Mounted Fire Alarm System Control Box
- Ladies Toilet - Low level WC and wash hand basin with ‘Tritron’ Electric Water Heater and single row tiled splash back over; 1 no. DPR and 1 no. PL with pull switch
- Gents Toilet - ditto as above, plus ‘Ideal Metro’ Gas Fired Boiler

FIRST FLOOR

| | | |
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| Board Room (above Sales Office) | - | 3 pairs SFL; 4 no. DPR and 7 no. DPP |
| Rear Office (New Building) | - | 2 no. SFL; 1 no. DPR and 5 no. DPP |
| Corridor (New Building) | - | 1 no. PL and 1 no. Smoke Detector |
| Staircase Landing & Corridor | - | 2 no. PL; 2 no. SPR; Wall mounted Fire Alarm Bell and 1 no. Smoke Detector |
| Front Office (Huntingdon Street) | - | 4 no. SFL; 1 no. DPR and 4 no. DPP |
| Corner Office | - | 6 no. SFL; 3 no. DPR and 5 no. DPP |
| Office (Cambridge Street) | - | 2 no. SFL; 2 no. DPR and 3 no. DPP |
| Office (Cambridge Street) | - | 2 no. SFL; 1 no. DPR and 3 no. DPP |
| Lobby (to Toilets) | - | 1 no. PL with pull switch and 1 no. DPR |
| Ladies Toilet | - | ditto as for Ground Floor |
| Gents Toilet | - | ditto |
| Store | - | 1 no. PL |

5.0 SCHEDULE OF REINSTATEMENT, DILAPIDATIONS AND WANTS OF REPAIR:

General Description

The premises comprises of two storey office block, ground and first floor. The premises are brick built in traditional construction with several small areas of offices.

Ground Floor

Comprises of main entrance office/reception area. This also has a rear access door; there are a further two doors and one which has been blocked off.

The main entrance to the unit is on Huntingdon Street and the door nearest the rear elevation leads into a corridor. From this corridor the passageway follows round to two WC's and small kitchen area onto a small office. This area is sub-divided into two offices, which lead to an entrance door off Cambridge Street and into an entrance lobby.

The lobby is the original office and part of the original building. There is a further office with a store cupboard off and leading through to another small office which then leads back into the large reception area.

First Floor

The staircase risers to a landing which is then split into two areas, one left and one right. The first floor comprises of w.c's, small kitchen and several offices.

First Floor- comprising of

WC area, small kitchenette area, 2no offices both fronting Cambridge Street, Main Corner Boardroom-fronting Cambridge Street and Huntingdon Street, Large Office fronting Huntingdon Street, Large Office fronting Huntingdon Street and overlooking rear car park, above the main reception area, Office to rear of property over main entrance door over main reception area.

Off of Landing Area – splits three ways:-

To the left – up two steps to the Fronting Cambridge Street Offices and 2no WC

Ahead – up one step to the Main Corner Board Room, Front Office fronting Huntingdon Street

To the right – up one small step to the offices overlooking the rear car park and Main Office over the car park fronting Huntingdon Street

SCHEDULE of DILAPIDATIONS.

| Item No. | Clause No. | Breach complained of | Remedial work required | Landlord Cost (£) | Tenants Comments | Tenants Cost (£) |
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| Ground Floor | | | | | | |
| 1. Main Reception Office | | | | | | |
| 1.1 | 28 36 (a) 3 (a) | The floor is approximately 9 meters by 11 meters. Carpeted with carpet tiles. There is some discolouration to two small areas around the centre pillar but otherwise they are in a reasonable condition. The floor below appears in good condition. | Replace discoloured carpet tiles (Approx 2m ²) | £120.00 | | |
| 1.2 | 28 3 (a) | The Main Entrance has a mat well to the floor. The mat is in poor condition and badly worn. The mat is lower than the surrounding floor level.. | The mat well should be packed up to ensure level access and the mat replaced | £95.00 | | |
| 1.3 | 3 (a) 28 36 (a) | Main Entrance Doors are double swing glass doors. One of which is missing completely and the opening boarded up (probably | The doors require replacement with new doors | £1200.00 | | |

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| | | caused by vandalism). The doors are operated by floor springs. | | | | |
| 1.4 | 4 (a) | The walls are all dry lined and painted with emulsion. They are generally in a reasonable condition. However there are some minor cracks appearing at the joints to the board and the decoration is in a poor condition. | Redecoration required | £800.00 | | |
| 1.5 | 28 | There are 3no windows to the rear elevation, which are timber framed double glazed units. There is a gap to the double glazing of approximately 10mm. The window to the front elevation is also in timber. All timber frames appear in a reasonable condition. The cills are ceramic tiled. The cill to the right hand window on the rear (when viewed | Cracked or chipped tiles (3nn) require replacing. If unable to match, new tiles should be provided to the whole cill. | £110.00 | | |

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| | | from the front) the second full tile from the right is chipped and should be replaced. The left hand window, has cracked tiles. | | | | |
| 1.6 | 28 | The ceiling is 900mm by 600mm (approximately) fissured in a lay in grid, this is discoloured. Approximately 23 no tiles are damaged. There are sections of grid around the column which are badly damaged. Around the columns tiles have been replaced with new tiles thus showing the existing tiles as being discoloured. | Requires replacement of 23no tiles and redecoration of the ceiling. Grid sections of approximately 3.6 meters long should be replaced. Another small section of approximately 600mm long should be replaced and also two further sections of approximately 200mm and 1200mm around to be replaced | £400.00 | | |
| 1.7 | 28 17 (d) | There are 3no spot lights adjacent the entrance Within this area there are 10no single florescent batten fittings without defusers and 6no double panel radiators | Remove spot lights and cut back and made safe the electrics. 3no tiles should be replaced. | £130.00 | | |

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| | | which are all in a reasonable condition. The DP for the telecom enters this room and there are various twin socket telephone points and outlets throughout the area. There is also a smoke detector and alarms within this area. | | | | |
| 1.8 | | The back door is in timber and generally in a good condition. | | | | |
| 1.9 | 17 (d) 28 | Within the wall there is a door that has been blocked off using plywood. This has been carried out to a good standard. This door leads from the main reception area to the bottom of the staircase. | The door should be opened and reinstated. | £410.00 | | |
| 2. Rear Passageway | | | | | | |
| 2.1 | 3(a) 28 36 (a) | The floor is carpeted with carpet tiles which are in a reasonable condition. However they do require cleaning. | Clean carpet tiles | £120.00 | | |
| 2.2 | 3(a) 28 | The ceiling has had some tiles replaced but | Replace tile | £160.00 | | |

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| | 36(a) | the remaining tiles are discoloured and require replacing. The grid appears to be in a good condition. | | | | |
| 3. WC | | | | | | |
| 3.1 | 3(a) 28 36(a) | The floor is carpeted. The carpet is discoloured. | Replace/renew discoloured carpet tiles (4n0) | £150.00 | | |
| 3.2 | 4(a) | The walls are dry lined and painted and in a reasonable condition | Redecoration required | £120.00 | | |
| 3.3 | 28 | The ceiling is fissured tile. There is a damp stain to the ceiling this appears to be old staining. | Discoloured tiles require replacement. Approximate area 1 to 2 meters | £50.00 | | |
| 3.4 | | The window to this area is timber, double glazed and in good condition | | | | |
| 3.5 | 28 | There is a bulb missing from the light, therefore could not determine if this light was in full working order or not. | Replace missing bulb and ensure light is in full working order | £120.00 | | |
| 3.6 | 18 | The sanitary fittings | Fittings require thorough | £80.00 | | |

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| | | are in a reasonable condition although are discoloured and require cleaning | cleaning | | | |
| 3.7 | | The water heater appears in a reasonable condition. The water does not currently flow through the unit and will therefore require to be checked/possibly replaced | To be checked by competent heating/electrical engineer. Allow for new unit | £240.00 | | |
| 4. 2nd WC | | | | | | |
| 4.1 | 28 | This WC also houses the boiler which appears to be in full working order, but will require checking by a heating engineer. | To be checked by competent heating engineer and report costs separately | £100.00 | | |
| 4.2 | 3(a) 28 36(a) | The floor is over laid with carpet tile and appears in a reasonable condition, but requires cleaning | Floor requires cleaning | £50.00 | | |
| 4.3 | 17(e) | There is a worktop within the area which has been fitted (presumably by the tenant) this will require removal and finishes making good. | Removal of tenant fittings | £30.00 | | |

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| 4.4 | 4 (a) | The walls are dry lined and in good condition | Requires redecoration | £80.00 | | |
| 4.5 | | The water heater is in good working order | | | | |
| 4.6 | 18 | The toilet and wash hand basin require cleaning as they are stained. | Clean Wash Hand Basin | £30.00 | | |
| 4.7 | 28 | The ceiling is fissured tile and the ceiling grid appears in a reasonable condition. There is a damp stain just above the door to the left hand side when entering the room. The remainder are discoloured and require replacement | Discoloured tiles require replacing | £50.00 | | |
| 5. Kitchen Area | | | | | | |
| 5.1 | 3(a) 28 36(a) | The floor is laid in carpet tile and is in a reasonable condition. There is some staining to 2no carpet tiles. Redecoration has been carried out and has caused marking to the tiles | Remove stained tiles and replace with new to match existing. If match cannot be found, new carpet tiles should be provided to this area. | £80.00 £175.00 | | |
| 5.2 | 18 28 | The kickboards to the base units have been | To be replaced with new kickboards to match | £80.00 | | |

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| | | <p>removed and not refitted.</p> <p>The units comprise of double base unit, double wall unit, double sink base with single bowls and drainer above. Marble effect laminated work tops. These all appear in a reasonable condition but require a thorough cleaning.</p> <p>There is also a plug missing from wash hand basin</p> | <p>existing.</p> <p>Clean down of units/worktops.</p> <p>Replace missing plug</p> | | | |
| 5.2 | 4 (a) | The walls are a mixture of stud partition and dry lined units. The paper is lifting at the joints. | The paper to the right hand wall when entering the premises which houses the double unit wall unit. The woodchip should be removed and replaced and whole area redecorated. | £125.00 | | |
| 5.3 | 28 | The skirting appears to have been damaged to the left hand side when entering the premises, adjacent to the area of the work top | This should be replaced/repared and complete redecoration carried out | £70.00 | | |
| 5.4 | 28 | The ceiling is fissured | New tiles to replace | £120.00 | | |

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| | | tile, lay in grid and is in good condition but discoloured | discoloured tiles (12no) | | | |
| 5.5 | | The single light batten fitting is in good condition | | | | |
| 5.6 | 28 | The water heater above the sink is operational and in full working order, but will require checking by competent engineer. | To be checked by competent heating/electrical engineer | £100.00 | | |
| 6. Office (Fronting Smith Street) | | | | | | |
| This office has been divided into smaller offices. | | | | | | |
| Right Hand side Office | | | | | | |
| 6.1 | 18 | The floor is laid in carpet tile in a reasonable condition although a thorough clean is required | Requires thorough cleaning | £80.00 | | |
| 6.2 | 3 (a) 28 | The walls are dry lined. The wall to the front elevation, at low level, is showing signs of damp penetration even though it is dry lined. This is probably caused by the daubes or battens for the dry lining – transmitting | This should be cleaned off . The plasterwork made good and also any damp proof course requiring attention should be repaired/replaced. The finishes then made good | £1000.00 | | |

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| | | water from the external face to the internal face. | | | | |
| 6.3 | 4 (a) 28 | The window is timber framed, double glazed and in good condition. The original timber panelling and shutters to this area are painted and solid. Some repairs to the two architrave panels have been carried out to a poor condition and decoration carried out. | The timber below is rough and should be cleaned down, smoothed and redecorated. This also applies to the cill | £110.00 | | |
| 6.4 | | Within this area is the main BT income, which can remain | | | | |
| 6.5 | 28 | There is a cork board to the wall when you enter the room from the corridor | To be removed and decoration made good | £10.00 | | |
| 6.6 | 28 17 (d) | The office partitioning requires to be removed and all finishes made good-if installed by tenant | Tenant fittings to be removed and area finishes made good | £175.00 | | |
| 6.7 | 28 | The ceiling is fissured tile lay in grid. 1no tile to right hand front corner when | Damaged tiles require replacing | £15.00 | | |

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| | | viewed from the front has been damaged to allow the heating pipes to pass through. | | | | |
| 6.8 | 28 | 2no batten fittings have no tubes and are possibly not working, this will require checking by competent engineer and replaced as necessary. | To be checked by competent electrical engineer repair/replace tubes as necessary | £320.00 | | |
| 6.9 | 28 | The door leading from this area in to the corridor has a night latch lock, the barrel of which has been removed and requires replacing or removed and the door made good/replaced as necessary | Replace or remove and make good door | £90.00 | | |
| 6.10 | | There is a BT box to the left hand wall when viewed from the front, this has been loosened and requires re-fixing | Re-fix BT box | £10.00 | | |
| Left hand Side Office | | | | | | |
| 6.11 | 28 17 (d) | This door is double panel with a glass top panel within a timber stud partition. | | | | |

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| 6.12 | | Within this area there is a gas meter cupboard. | Remove partition and make good | £120.00 | | |
| 6.13 | 18 28 | The floor is carpeted with carpet tiles and in generally in good condition, but stained | Requires cleaning | £80.00 | | |
| 6.14 | 28 | The walls are showing signs of extreme dampness. Particularly around what appears to be the old chimney breast (blocked off). The walls have been dry lined and it would appear that where the dry line dabs are applied, the moisture penetrates through to the inner surface. Also the wall facing Cambridge Street, shows severe signs of penetrating dampness. The plasterboard is in very bad condition. | Remove plasterwork, and carry out further inspection. Remedial works will need to be carried out once the cause for the dampness is determined and irradiated | £700.00 | | |
| 6.15 | 4 (a) 28 | The window is a timber frame and generally in a reasonable condition. The cill to main frame | Re-seal cill with silicone and re-paint | £45.00 | | |

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| | | requires to be re-sealed with silicone. The window cill requires cleaning down as the paintwork is quite rough | | | | |
| 6.16 | 28 | The ceiling is fissured ceiling tile. Some tiles have been replaced, however, the remainder of the ceiling is discoloured and would recommend removal and replacement | Remove discoloured tiles and replace with new to match existing | £400.00 | | |
| 6.17 | 28 | There is one ceiling batten not operating. | To be checked by competent electrical engineer and replaced if necessary | £175.00 | | |
| 7. Corner Office-Smith Street & Jones Street | | | | | | |
| 7.1 | 18 28 | The floor is carpet tile and in reasonable condition with some minor staining | Requires cleaning | £70.00 | | |
| 7.2 | 28 4 (a) | The walls appear to be timber (not able to determine) at lower level the walls are dry lined. The chimney breast walls are dry lined. The walls have | Remove wall paper and loose plaster, re-plaster and decorate | £1200.00 | | |

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| | | all been lined with woodchip and then painted. Beneath the woodchip wall paper the plasterwork is uneven. Decoration in reasonable condition | | | | |
| 7.3 | 4 (a) | The ceiling is plaster papered and painted. There are cracks to the plasterwork visible through the paper. However this is due to the age of the property and not a defect caused by the tenant. The ceilings all appear in a reasonable condition with no signs of water penetration. | Redecoration required | £100.00 | | |
| 7.4 | 28 | The batten fittings to this area are in working order but are discoloured and should be checked by a competent engineer | To be checked by competent electrical engineer and replaced if necessary | £200.00 | | |
| 7.5 | | The chimney breast in this area has been boarded off with an access panel. The access panel could not | Provide access to chimney breast | 100.00 | | |

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| | | be opened at the time of the inspection, therefore no comment made | | | | |
| 7.6 | 28 | There is a cupboard to the left hand side of the chimney breast. The door is binding on the floor, this should be eased and the door made operable. The frame of the door has been badly damaged and requires replacement. | Fix/replace door and frame | £120.00 | | |
| 7.7 | 4 (a) 28 | There are 3no windows to this area with timber architraves and timber cill boards. The painting to the cill boards is in reasonable condition. However, it has been painted over damaged and uneven paintwork. The windows themselves appear in good condition with no signs of any failed double glazed units, however, the centre panel to the | Requires cleaning down and repainting. This applies to all 3no windows in this area. Replace any broken glazing or units | £450.00 | | |

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| | | left hand unit on Huntingdon Street, on the bottom of the right hand window is broken. The right hand pane, second row (viewed from Cambridge Street) is also broken. The left hand pane, second row of the left hand window (viewed from Huntingdon Street) is also broken. | | | | |
| 8.Small Office leading back to Main Reception area | | | | | | |
| 8.1 | 3 (a) 18 28 | The floor is carpeted and in a reasonable condition but is soiled | Requires cleaning | £80.00 | | |
| 8.2 | 28 | The main electric meter is installed in this area as are the fuse carriers which indicate a 3 phase supply of 100amp per phase and it would appear that only one phase is currently being used. | To be checked by competent electrical engineer | £70.00 | | |
| 8.3 | 4 (a) | The walls generally are in a reasonable condition. They are all dry lined and timber | Redecoration required | £200.00 | | |

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| | | stud partitions. | | | | |
| 8.4 | 28 | The wall fronting Huntingdon Street shows signs of dampness just above the main breaker unit and there also damp patches to the ceiling tile above. | Recommend that the cause for this dampness be determined and the wall finishes made good. | £800.00 | | |
| 8.5 | 4 (a) 28 | The timber window is in a reasonable condition. However the timber frame work and cill have been painted over damaged timber. | We recommend that this be cleaned off and repaired/redecorated | £120.00 | | |
| 8.6 | 28 | There is a light fitting over this window which has no tube | Recommend that this be checked by competent engineer or if not part of the installation, removed | £70.00 | | |
| 8.7 | 28 | The two other batten fittings within this room have no tubes and require checking. | To be checked by competent electrical engineer | £320.00 | | |
| 8.8 | 28 4(a) | The ceiling is in fissured tile lay in grid, there are 4no damaged tiles to this area and the ceiling is discoloured. Approx. size of this area is 5 | Replace with new ceiling tiles | £425.00 | | |

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| | | meters by 3 meters | | | | |
| 9. Corridor leading from Cambridge Street Entrance to Staircase | | | | | | |
| 9.1 | 3a 28 36 (a) | The floor is carpet tiled in green (different colour to remainder of ground floor) the main entrance area is saturated due to water penetration which appears to be coming from below the door at the threshold, therefore the threshold should be made waterproof. The floor tiles are generally worn. Approx area 1 meter wide by 8 meters | Carpet tiles should be replaced with new. | £480.00 | | |
| 9.2 | 28 | The walls are solid construction with small areas of dry lining. There are areas around the walls where dampness occurs at low level. The door is binding on the skirting board and will require fixing. | The cause of the dampness needs to be determined and , eradicated. The skirting fixed and repainted. | £850.00 | | |
| 9.3 | 4 (a) | The whole area is covered with wood chip wall paper in reasonable condition | Requires re-decoration in accordance with the lease condition | £500.00 | | |

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| 9.4 | 4 (a) 28 | There are two damp patches behind the door approximately at eye level, these appear to be coming from the dabs for the dry lining | Recommend that the dry lining be cut back and cause of the dampness determined and made good. | £120.00 | | |
| 9.5 | 4 (a) | The ceiling is the underside of the first floor and entrance lobby and has been artexed. It is in a reasonable condition. | Redecoration required | £200.00 | | |
| 10. Passageway from Lobby to Staircase | | | | | | |
| 10.1 | 4 (a) | The ceiling is a barrel vault ceiling with an access hatch in place, this appears in a reasonable condition. It has been papered with woodchip and then painted and is generally in good condition. | Redecoration required in accordance with the lease | £300.00 | | |
| 10.2 | 4 (a) | The ceiling at the entrance to the staircase is the underside of the above floor and is artexed and also the bulk head to the staircase is artexed, and all appear in a | Redecoration required | £200.00 | | |

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| | | reasonable condition. | | | | |
| 10.3 | 4 (a) | The walls within this area are papered with woodchip which is lifting slightly. | We recommend that this be removed and replaced and redecorated. The area requiring replacing is approx. 450mm by 2.3 meters | £70.00 | | |
| 11. Under stairs Storage-area utilised by cleaners | | | | | | |
| 11.1 | 4(4)(a) | Generally in a reasonable condition | Carry out redecoration | £25.00 | | |
| 12. Staircase | | | | | | |
| 12.1 | | At the end of the entrance hallway there is a step where the door into the main office used to be situated, this step is carpet tiled and edged and in a reasonable condition | | | | |
| 12.2 | | The staircase to the first floor is a winding style stair case, in timber. The risers to the steps have been damaged by footprints over the years this is considered general wear and tear. | | | | |
| 12.3 | | The treads are carpeted | Replace worn carpet tiles | £170.00 | | |

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| | | with carpet tile to match the hallway and are in reasonable condition, generally, but some are worn | with new | | | |
| 12.4 | 28 | The handrail is timber spindles with hard wood handrail, all appear to be the original and in good condition | Redecoration required | £300.00 | | |
| 12.5 | 4 (a) | The string to the wall is timber and has suffered impact damage by foot traffic over the years, not considered to be a defect | Redecoration required | £100.00 | | |
| 12.6 | 4 (a) 28 | The walls are solid, plaster covered with woodchip paper and painted. There are areas of impact damage where the plaster has blown and patch repairs have been carried out which have been done to a poor standard. | Recommend these areas be hacked off and made good, new paper reapplied and the whole area redecorated. | £800.00 | | |
| 13. Landing | | | | | | |
| 13.1 | 28 | The landing floor is | Require replacement | £600.00 | | |

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| | 3 (a) | suspended, carpeted with carpet tiles which are slightly worn. | | | | |
| 13.2 | 4 (a) | The walls are solid construction some of which have been dry lined and some of which are of the original construction. All have been woodchip paper and painted | Recommend the area be completely redecorated | £600.00 | | |
| 13.3 | 28 | The ceiling is in fissured tile lay in grid with some tiles replaced. There is one tile badly stained by water damage and other tiles are discoloured | Recommend that whole ceiling is replaced with new ceiling tiles | £300.00 | | |
| To the left – up two steps to the side Fronting Jones Street Offices and 2no WC | | | | | | |
| 14. Corridor | | | | | | |
| 14.1 | 28 | The floor is suspended timber and carpeted using carpet tiles. The carpet tiles are in a poor condition | Recommend replace with new carpet tiles | £800.00 | | |
| 14.2 | 4 (a) | The walls are timber stud partitions and dry lined, painted and in a | Redecoration required | £600.00 | | |

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| | | reasonable condition. | | | | |
| 14.3 | 28 | The ceiling is fissured ceiling tile with 1no pendant fitting with a low energy light bulb to give light along the corridor. There is a damaged tile and remainder are discoloured | Recommend replace ceiling tiles with new tiles | £320.00 | | |
| 14.4 | | The floor is uneven, this is due to the floor being suspended timber and due to age and does not give cause for concern. | | | | |
| 15. Kitchenette- At the end of the corridor | | | | | | |
| 15.1 | 28 | Kitchenette/tea room contains a double base unit with single bowl/drainers and work top, one single wall cupboard with two shelves, in poor condition. | Units require repair | £200.00 | | |
| 15.2 | 28 | The floor is carpet tiles and badly discoloured | Carpet tiles require replacing | £120.00 | | |
| 15.3 | 28 | Electric water heater, which is out of order | Replace with new | £100.00 | | |
| 15.4 | 17 (a) | Socket outlet close to | To be checked by | £80.00 | | |

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| | 28 | sink | competent electrical engineer | | | |
| 15.5 | 28 4 (a) | The walls have screw holes where fittings have been removed | Require filling, smoothing and redecorating | £120.00 | | |
| 15.6 | 28 | The ceiling is in fissured tile lay in grid and has 2no damaged tiles and remainder discoloured | Recommend replace with new tiles | £70.00 | | |
| 16. WC's | | | | | | |
| 16.1 | 28 | Ladies WC comprising of WC pan, wash hand basin with electric water heater. The heater is out of use and requires checking. All fittings in a reasonable condition. | Replace plug to wash hand basin The heater should be checked by competent heating engineer | £75.00 | | |
| 16.2 | 28 | The floor is in carpet tile and has been stained | Replace with new carpet tile | £80.00 | | |
| 16.3 | 4(a) | The walls are dry lined and painted, in a reasonable condition | Requires redecoration | £70.00 | | |
| 16.4 | | The ceiling is in fissured ceiling tile lay in grid and in a reasonable condition | | | | |
| 16.5 | 28 | 1no tile with damp | Requires replacing | £10.00 | | |

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| | | penetration to right hand side on window wall | | | | |
| 16.6 | | The window is in timber with double glaze obscure glass, in a reasonable condition | | | | |
| 16.7 | 28 | There is no casement stay to the light | Replace with new casement stay | £30.00 | | |
| 16.8 | 28 | Gents WC comprising of wc pan and wash hand basin with electric water heater | Water heater to be checked by competent heating/electrical engineer | £70.00 | | |
| 16.9 | 28 | The floor is in carpet tile and a mat in place in this area. The Carpet tiles are badly discoloured | Replace with new tiles | £80.00 | | |
| 16.10 | 28 4 (a) | The walls are dry lined / timber partitions. There is a crack leading from the electrical switch for the water heater diagonally up to the corner, suggest this may be caused by the cable run | Suggest this be cut out, plasterboard filled and redecorated | £130.00 | | |
| 16.11 | 28 | The ceiling is in fissured ceiling tile lay in grid and in a reasonable condition | 1no damaged tile to be replaced | £10.00 | | |

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| 16.12 | 4(a) | The window is in timber with double glaze obscure glass, in a poor condition | Requires re-varnishing and staining | £30.00 | | |
| 17. Store Cupboard | | | | | | |
| 17.1 | 28 | The floor is covered in carpet which is badly stained (unknown cause) | Remove and replace with new | £80.00 | | |
| 17.2 | 17 (a) 28 4 (a) | Shelving has been installed within the area by the tenant | To be removed and area made good | £80.00 | | |
| 17.3 | 28 4(a) | The walls are generally dry lined / plasterboard. There is some slight impact damage | Impact damage to be made good and redecorated | £80.00 | | |
| 17.4 | 28 | The ceiling is in fissured ceiling tile lay in grid. Ceiling tile and grid is damaged and requires repair | Replace damaged ceiling tiles with new, repair grid | £120.00 | | |
| 17.5 | 4 (a) | Doors to area in reasonable condition | Requires redecoration | £70.00 | | |
| 17.6 | 28 | Door from corridor to toilet area | Requires new handle complete with escutcheon-plates and latch | £50.00 | | |
| 18. Office – fronting Jones Street | | | | | | |

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| 18.1 | 28 3 (a) 36 (a) | The floor is in carpet tiles which is in poor condition. The timber floor creaks | Boards to be re-fixed to prevent creaking. Carpet tiles to be replaced | £400.00 | | |
| 18.2 | 28 4 (a) | The walls are a mixture of dry lined and stud partition. Areas of impact damage from chairs etc. Tennant shelving in place | Remove all shelving and make good all finishes to walls. Carry out redecoration in accordance with the lease terms. | £80.00 | | |
| 18.3 | 4 (a) | The wall behind the shelving is undulating – appears to be an original wall and is not deemed to be a problem, decoration is in poor condition | Redecoration required | £300.00 | | |
| 18.4 | 28 4 (a) | The window is in timber which is beginning to show defects and movement cracks due to lack of maintenance. | Repair and redecorate | £200.00 | | |
| 18.5 | 28 | 6no cracked panes, the remainder of which 4no showing signs of failed units | Re-glazing required to failed and damaged units | £950.00 | | |
| 18.6 | 28 | The ceiling is in fissured ceiling tile lay in grid. There are 4no damaged tiles | Damaged tiles require replacing | £50.00 | | |

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| 18.7 | 28 | 2no batten fittings one of which has no tube and is not working. | To be checked by competent electrical engineer | £80.00 | | |
| 19. Office Fronting Jones Street | | | | | | |
| 19.1 | 28 | The floor is in carpet tiles which is in poor condition on timber floor | Replace carpet tiles | £250.00 | | |
| 19.2 | 28 4 (a) | The walls have several shelves etc fitted | Remove tenant fittings and make good finishes | £80.00 | | |
| 19.3 | | There is an access panel to the right hand side, when entering this room (unable to do thorough inspection), appears to be part of the original installation) | Access to be made available for further inspection. | | | |
| 19.4 | 4 (a) | The walls are partially lined with woodchip wall paper | Redecoration required | £300.00 | | |
| 19.5 | 28 | The ceiling is in fissured tile lay in grid. 8no damaged tiles and discoloured. Some of the grid is also damaged where batten fittings have been removed | Grid & tiles require replacement | £180.00 | | |
| 19.6 | 28 | Spotlights have been | To be removed | £550.00 | | |

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| | | inserted | Batten fittings re-instated | | | |
| 19.7 | 4 (a) | 2no timber windows, with tiled window cills all appearing in a reasonable condition | Decoration required | £250.00 | | |
| 19.8 | 28 4 (a) | The windows are double glazed and appear to have 6no failed units and 1no cracked unit | Replace all failed and damaged units | £600.00 | | |
| 19.9 | 28 4 (a) | Left hand window has 4no failed units and 3no cracked units | Replace all failed and damaged units | £600.00 | | |
| 20. Main Corner Boardroom | | | | | | |
| 20.1 | 28 | The floor is in suspended timber and carpet tiles laid over. The tiles are in a reasonable condition. The floor falls slightly towards the centre of the premises, although not considered serious at this stage and is part of early movement which appears to have ceased. The floor beneath the carpet tiles is uneven but this is due to the age of the property rather than | There are some loose boards which require re-securing | £100.00 | | |

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| | | structural failure. | | | | |
| 20.2 | 4 (a) | The walls are dry lined and partial woodchip paper and painted. | Redecoration required | £600.00 | | |
| 20.1 | 4 (a) | An area around the BT wall incomer and the distribution board which has not been painted | Recommend redecoration to whole area | £70.00 | | |
| 20.2 | 28 4 (a) | Areas of the paper has been damaged and also areas of blown plaster. | Recommend cleaning off, damage to plasterwork made good and woodchip paper re-instated and painted | £200.00 | | |
| 20.3 | 4 (a) | There is the outline of an old door or joints of the plasterboard | Recommend complete redecoration | £70.00 | | |
| 20.4 | | Appears to be a room blocked off – could not be inspected as no access available | Access to be made available | 150.00 | | |
| 20.5 | 28 4 (a) | 4no timber windows 2no that are Fronting Cambridge Street are georgian style windows with internal shutter panels that have been painted up and timber panels below. The joints of the timber panels are cracking and | Damaged tiles to be removed and replaced with new, re-grouted. The seal to window frame made good. All timbers redecorated | £800.00 | | |

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| | | <p>opening and the paintwork is in a poor condition.</p> <p>The cills are in tile and in a reasonable condition</p> <p>When viewed internally the tiles are broken and attempts have been made to make good the grouting to a very poor standard</p> | | | | |
| 20.6 | 28 4(a) | Timber to the right hand frame is badly rotted and should be removed to determine cause | Replace rotten timber frame and redecorate | £600.00 | | |
| 20.7 | 4 (a) & (b) 28 | Interior and exterior timber to windows in poor condition and should be made good | Repair and redecorate in accordance with the lease covenant | £600.00 | | |
| 20.8 | 28 | <p>2no windows fronting Huntingdon Street, when viewing the left interior of the window there are 2no failed panes and 1no cracked pane.</p> <p>When viewing right hand window there are</p> | Replacement of all damaged and failed glass units | £950.00 | | |

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| | | 6no failed panes | | | | |
| 20.9 | 28 4 (a) | It is noted that several of the timbers throughout the windows are suffering from the effects of moisture and the timber is soft. | Recommend to thoroughly clean back, dry and repair before redecoration is carried out. | £250.00 | | |
| 20.10 | 28 4 (a) | The right hand window fronting Huntingdon Street – viewed from the interior has soft timber and some repairs have been attempted. | Any damaged timber removed and replaced with new – applies mainly to the timber beading around the sash windows. | £200.00 | | |
| 20.11 | 4 (a) | Generally the paintwork has suffered impact damage | Recommend to be cleaned down to bare wood and redecorated. | £800.00 | | |
| 20.12 | 28 | Within this room there is what appears to be a fuse carrier which has been taped up using masking tape | To be checked by competent electrical engineer | £80.00 | | |
| 20.13 | 28 | The ceiling is in fissured tile laid in grid and there are approx. 5no damaged ceiling tiles and remainder discoloured | Replace damaged ceiling tiles | £70.00 | | |
| 20.14 | 28 4 (a) | Decoration to the door is in poor condition | Renew frame with new door and re-hang | £800.00 | | |

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| | | and should be renewed. The locking style has been patch repaired and filled to a poor standard. The hanging style on the door is split on the centre hinge and the bottom hinge is loose and hanging out. | | | | |
| 21. Centre Office Fronting Smith Street | | | | | | |
| 21.1 | 28 | Then floor is laid in carpet tiles which are in poor condition. The floor is slightly uneven below the carpet tiles due to the age of the building rather than a defect | Replace carpet floor tiles | £400.00 | | |
| 21.2 | 4 (a) | The walls are a mixture of dry lining and solid plaster walls. The existing plaster walls have been papered over and dry lined, painted. The plasterwork below the woodchip paper is in a poor condition | Redecoration required | £300.00 | | |
| 21.3 | 4 (a) | The window to this area is to full height of | Repair and redecoration required | £800.00 | | |

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| | | <p>the room and is a Georgian window to the upper section and the bottom section of approx. 1000mm is panelling. The panelling is opening and requires repair. There are shutters either side and are in a reasonable condition and working order. . The framework repair is of poor quality and damage to the framework is still, evident through the paintwork</p> | | | | |
| 21.4 | 28 4 (a) | <p>The window units are double glazed units and have 2no failed units 1no of which is cracked. It is noted that the putty to one of the sealed units is cracked and failing.</p> | <p>Replace any failed units/cracked glazing and re-putty</p> | £240.00 | | |
| 21.5 | 28 | <p>The ceiling is in fissured tile and lay in grid. 1no ill-fitting tile. Part of the ceiling has been replaced and</p> | <p>Replace all ceiling tiles to match</p> | £400.00 | | |

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| | | the remainder should be replaced as remainder of the tiles are discoloured. | | | | |
| 21.6 | 28 | There are 4no batten fittings which are in working order the remainder should be checked by competent engineer | To be checked by competent electrical engineer | £270.00 | | |
| 21.7 | 28 4 (a) | In the left hand corner of the chimney breast there is surface mounted electrical trunking | Remove and finishes to be made good | £10.00 | | |
| 21.8 | | The fireplace to this area has been boarded off with no vent | | | | |
| 22. Third Corridor – slight step up (approx. 50mm) | | | | | | |
| 22.1 | 28 | Approx 450mm from the nosing of the step there is a broken joint which shows that the step has subsided slightly. | Recommend to be taken up and repaired | £120.00 | | |
| 22.2 | 28 | The floor is covered in carpet tiles which are in poor condition | Tiles to be replaced | £90.00 | | |
| 22.3 | 4 (a) | The walls are timber partitions and dry lined | Redecoration required | £180.00 | | |

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| | | and painted and in a reasonable condition | | | | |
| 22.4 | 28 4(a) | The ceiling is in fissured tiles lay in grid . There is damage to 1no tile and remainder discoloured | Replace damaged and discoloured tiles | £220.00 | | |
| 23. Rear Office overlooking rear car park | | | | | | |
| 23.1 | 28 | The floor is covered in carpet tiles which are in a reasonable condition with some minor discolouration to 1no tile | Tile to be replaced | £30.00 | | |
| 23.2 | 4 (a) | The walls are timber partitions and dry lined and painted. The paintwork is in a poor condition | Redecoration required | £400.00 | | |
| 23.3 | 28 | The ceiling is in fissured tiles lay in grid Ceiling tiles in reasonable condition. 1no ceiling tile to be fixed | Fix ceiling tiles | £10.00 | | |
| 23.4 | 28 | Batten fittings to this area are in full working order however there are brackets which appear to have housed a diffuser which have | To be checked by competent electrical engineer Defusers to be replaced or bracket removed | £30.00 | | |

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| | | been left in position without diffusers | | | | |
| 23.5 | 28 4(a) | There is some mini trunking in the left hand corner on entering the room | Remove and make good finishes | £10.00 | | |
| 23.6 | 4 (a) | The windows are in timber and generally in good condition but requires redecoration | Redecoration required | £300.00 | | |
| 24. Large Office – rear | | | | | | |
| 24.1 | 28 | The floor is in carpet tile in a reasonable condition (some replaced with odd-colour giving uneven pattern) | Replace with new carpet tile | £1200.00 | | |
| 24.2 | 4 (a) | The walls are generally in a reasonable condition but decoration is very poor | Redecoration | £1000.00 | | |
| 24.3 | 28 | Mini trunking in corner of wall overlooking Huntingdon Street, and overlooking car park | Remove trunking and make good finishes | £10.00 | | |
| 24.4 | 28 | The ceiling is in fissured tiles lay in grid. There are several tiles that are damaged and / or water stained | Replace with new tiles to the whole ceiling | £600.00 | | |

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| | | and require removal | | | | |
| 24.5 | 28 4 (a) | The windows are in timber and double glazed and it would appear that the two lower panes fronting Huntingdon Street have failed . | Replace with new double glaze units | £800.00 | | |
| 24.6 | 28 4 (a) | The tiles to this cill are broken and requires redecoration. | Redecoration is required to the cill and replace broken tiles | £400.00 | | |
| Item No. | Clause No. | Breach complained of | Remedial work required | Landlord Cost (£) | Tenants Comments | Tenants Cost (£) |
| External | | | | | | |
| In reclaimed brickwork with a flat roof. A parapet wall with aluminium paptrim. The brickwork is laid in stretcher bond with reclaimed brickwork with brick arches and timber window frames and brick cills. | | | | | | |
| 1. Rear Elevations | 28 | Adjacent the wc window at right angles to rear entrance door, the brickwork is cracked this appears to be an old crack caused when the brick arch was installed | Crack to be raked out and re-filled. High level open joints in the brickwork, should also be raked out and filled. | £45.00 | | |

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| 2. | 28 | One of the rear hoppers, there is an old silicone sealant tube which appears to have been left previously. | One of the rear hoppers, there is an old silicone sealant to be removed | £15.00 | | |
| 3. | 28 | | Rod and jet all rainwater goods | £200.00 | | |
| 4. Roof Jones Street Elevation) | | The roof is a pitched slated roof. The slates are in a reasonable condition although some areas have moved. The capping on the ridge appears in a reasonable condition. | | | | |
| 5. Elevation facing adjoining property | 28 | Has lead flashing and timber appears to be in a reasonable condition. The joints to the step flashing to this elevation are open. | Recommend flashing be wedged and the joints be pointed up to suit | £800.00 | | |
| 6. Front Section Elevation (part of original building) | | The roof is a hipped slate roof. The hip and ridge tiles are all in good condition. There are slight undulations to the roof, but no excessive movement of the slates on the rear elevation | | | | |
| 7. Front Elevation | 28 | This is the original | External decoration | £3000.00 | | |

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| (Smith Street) | 4(4) (b) | parapet wall hipped roof and has a small extension linking this property with Peppercorn House. The extension is in reclaimed facing brick with weep holes at parapet level. The remainder of the existing property is rendered. The render is generally undulating and cracked, and old patch repairs are visible. Generally it is in good condition | required. The render showing signs of cracking should be filled, with a flexible filler. | £300.00 | | |
| 8. Elevation (Jones Street) | 4(4) (b) 28 | The elevation is rendered and is in poor condition with attempted areas of repair. Around the door and to the room showing extensive dampness there are several cracks to the render | Recommend the render be taken off, replaced with new and whole elevation redecorated | £12,000.00 | | |
| 9. Ground Floor Windows | 4 (b) 28 | These windows are showing signs of weather damage, patch repairs have been | We recommend that the bottom rail of the centre window on this elevation to be removed and | £800.00 | | |

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| | | made. The cills are starting to decay | replaced with new. The bottom sliding sash requires renewal | | | |
| 10. | 28 | The threshold to the door appears to be non-existent. | Recommend replacing with a weather bar or new threshold and whole area dried, cleaned and repainted | £200.00 | | |
| 11. Rainwater pipe | 28 4(3) (a) | The pipe leads from the hopper head which is the parapet gutter from this property. There appears to have been problems with a leak at some stage from this hopper and the joint between the render coming around the corner and the render to the side elevation appears to be cracked at the joint | Render to be removed and replaced with new. The rainwater pipe should be re-fitted. | £1200.00 | | |
| 12. | 28 | The joint to this property and the adjoining property should be sealed with a flexible filler | Re-seal | £210.00 | | |
| 13. | 4(4)(b) | The external redecoration is in poor condition. | Redecorate in accordance with the terms of the lease | £1200.00 | | |
| 14. | 4(3)(a) | The flat roof covering | Strip off the existing roof | £12,000.00 | | |

| | | | | | | |
|---|----|--|---|-------------------|--|--|
| | | is in poor condition and should be replaced. | covering and replace with new covering including all necessary flashings, upstands etc. | | | |
| 15. | 18 | The windows are dirty and require cleaning | Clean all windows in accordance with the terms of the lease. | 350.00 | | |
| Total Cost of Building Works excl. Prelims, Overheads & Profit (£) | | | | £73,490.00 | | |

Statement of Claim.

| ITEM | | Cost | Landlords Cost | Tenants Cost | Agreed Costs |
|--|-----------|------|----------------|--------------|--------------|
| Cost of building works excl. Prelims, Overheads and Profit | | | | | |
| Contractors Preliminaries | 4 weeks @ | | | | |
| Contractors Overheads & Profit | @ | | | | |
| Total Cost Of Building Work | | | | | |
| Fees | @ | | | | |
| Professional fees for Contract Administrator | @ | | | | |
| Professional fees for Mechanical & Electrical Engineer | @ | | | | |
| Professional Fees for Quantity Surveyor | @ | | | | |
| Professional fees for Planning Coordinator (CDM) | @ | | | | |
| Contingency (10%) | | | | | |
| Total Cost of Construction | | | | | |
| Professional fees for schedule of Dilapidations | | | | | |
| Solicitors fees for serving the schedule | | | | | |
| Quantum of Claim (Exc VAT and fees for negotiation or monitoring) | @ | | | | |
| Damages in lieu of VAT | | | | | |
| Quantum of Claim (Exc fees for negotiation or monitoring) | | | | | |
| Fees for negotiation of Settlement or Monitoring of Works | | | | | |
| Damages in lieu of VAT on Negotiation or Monitoring Fees | @ | | | | |
| Total Cost of Negotiating or Monitoring (incl. VAT if applicable) | | | | | |
| TOTAL CLAIM | | | | | |