

TERMINAL SCHEDULE OF DILAPIDATIONS AND WANTS OF REPAIR

| ITEM | LOCATION | LEASE CLAUSES | DESCRIPTION OF BREACH | REMEDY | REINSTATEMENT (£) | REPAIR (£) | EXPRESS COVENANT (£) | Tenant Comments | Tenant Costs (£) |
|------|--|---------------|---|--|-------------------|------------|----------------------|-----------------|------------------|
| 1.0 | BUILDING 1 - MAIN BUILDING (south of site) | | | | | | | | |
| 1.1 | Roof structure | N/A | Pitched timber roof structure comprising ridge boards, purlins, rafters and wallplates is in poor condition to areas which could be visually inspected, with decay present to load bearing members. | Instruct a qualified Structural Engineer to design a replacement roof structure in compliance with the Building Regulations: Approved Document Part A, and undertake a wholesale replacement of the roof structure to match existing architectural style. | | 50,000.00 | | | |
| 1.2 | Roof covering | N/A | Blue Welsh slate in poor condition with multiple slates cracked / damaged / absent / slipped to each roof pitch. No evidence of any sarking felt or waterproofing membrane. Water ingress present internally from roof level. | Erect high level access in compliance with HSG33 and CDM 2015. Install crash deck to underside of roof. Remove all roof coverings and dispose of unsalvageable materials. Retain salvageable slate where possible. For pricing purposes, assume 40% of slate is salvaged, as removal of blue slate often leads to excess breakages. Install new tanalised softwood timber battens over breathable waterproofing membrane. Insulate to comply with current Building Regulations: Approved Document Part L2B requirements. Supply and fix blue Welsh slate covering to match existing, with stainless steel clout nail fixing to each slate. Ensure ventilation is maintained in accordance with Part F. Cost for high level access and crash deck included. | | 76,650.00 | | | |
| 1.3 | Ridges | N/A | Concrete ridge tiles are in a poor state of repair with multiple tiles cracked / damaged, displaced, pointing spalled, cracked and absent in areas. | Temporarily remove all ridge tiles and clean off residual mortar. For pricing purposes assume a 75% salvage rate. Store in a safe and secure location. On completion of roofing works, re-bed ridges accordingly. | | 2,350.00 | | | |
| 1.4 | Rainwater goods | N/A | Poor condition, with gutters and downpipes missing and damaged, with evidence of leaking to those which are present. | Remove existing rainwater goods and dispose from site, along with redundant brackets and fixings. Make good fixing holes. Supply and fit new cast aluminium RWGs. Terminate to existing below ground surface water drainage infrastructure. | | 6,420.00 | | | |
| 1.5 | Leadwork | N/A | Lead flashings and lead lining to valleys is in poor condition, with multiple splits and tears noted. | Remove and dispose of existing leadwork, renew accordingly with lead of appropriate codes. | | 3,010.00 | | | |

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| 1.6 | Masonry | N/A | Externally, masonry is in generally poor condition to all elevations, with eroded pointing, structural cracking in localised areas, cracked stonework and redundant fixings. Windows to right flank elevation have been infilled with masonry laid concrete blockwork, which is not in keeping with the architectural merit of the property. | Undertake specialist masonry repairs comprising Helibar crack stitching, angle ties where appropriate, installed new lateral restraint straps to tie roof structure to load bearing walls. Replace cracked stone blocks, remove all redundant fixings. Replace block in-fills with new double glazed timber casement windows. Rake out all joints min. 50mm, and repoint in hot lime mortar to maintain breathability of masonry. | | 19,600.00 | | | |
| 1.7 | Steelwork | N/A | RSJs have suffered severe corrosion and are not deemed structurally sound. | Complete qualified temporary works design to prop. Remove existing steels, supply and fit new in accordance with engineer's design. | | 7,500.00 | | | |
| 1.8 | Windows | N/A | Single glazed timber casement windows have reached the end of their serviceable lifespan, with timber decay present to timber casements and broken glazing. | Replace with new on a like-for-like basis. Decorate timber casements. | | 3,800.00 | | | |
| 1.9 | Shutters | N/A | Ledge and brace shutters in disrepair with timber members warped, twisted and displaced. Cracked timbers present. Ironmongery aged and loose. | Replace damaged timber components. Overhaul shutters doors to bring into a satisfactory standard of repair. Prepare and decorate in 2 No. coats of external grade timber paint. Replace all ironmongery. | | 2,500.00 | | | |
| 1.10 | External doors | N/A | Painted timber external doors are in poor condition with multiple damaged components. | Remove and dispose of existing doors. Supply and fit new solid timber doors of approved specification. Decorate in external grade timber paint. | | 2,100.00 | | | |
| 1.11 | Internal walls | N/A | Poor condition. Plaster is contaminated throughout, with significant deterioration present to all areas. | Hack off and dispose of all existing plaster, and renew with hot lime plaster throughout. | | 37,575.00 | | | |
| 1.12 | Internal walls | N/A | Structural cracking present to internal cross walls in localised areas. Pointing in poor condition. Masonry paint finish has failed throughout, and is heavily soiled and stained. | Firstly SAT balst all walls to remove staining and failed finishes. Undertake specialist masonry repairs comprising Helibar crack stitching, and partial rebuild as necessary. Rake out all mortar joints and repoint in hot lime mortar. Prepare and repaint in 2 No. coats of masonry paint. | | 22,800.00 | | | |

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|-------------------------------------|----------|---------------|--|--|-------------------|------------|----------------------|-----------------|------------------|
| 1.13 | Ceilings | N/A | Ceilings throughout are in poor condition, with damage present to both boards and lath and lime. Plaster skim finish is contaminated, failed, marked soiled and stained throughout. | Remove and dispose of all existing ceiling throughout. Supply and fit new breathable Steico ceiling board, skim in lime plaster. On completion, decorate with approved keim mineral paint. | | 31,350.00 | | | |
| 1.14 | Floor | N/A | Concrete floor slabs are in a general state of disrepair, with deflection present throughout, spalling to joints and cracking noted in areas. Paint finish failed throughout. | Break-out existing floor slabs throughout. Exercise caution to ensure foundations are not undermined. Excavate to formation level, supply and form new floor slab to engineer's specification, for costing purposes assume build-up as follows; 150mm thick Type 1 / DPM / 100mm Kooltherm Kingspan Insulation / 100mm thick concrete slab / Grout loss membrane / 2 No. layers of A393 mesh, to a self-levelled screed finish. Apply two-part wearing paint finish. | | 66,500.00 | | | |
| 1.15 | Joinery | N/A | Internal joinery comprising partitioning, doors, architraves, skirting boards, window boards etc. are in a general state of disrepair throughout the property, with multiple components absent. | Remove and dispose of existing partitioning. Supply and erect new partitioning, with pattressing as necessary. Gyproc wallboard each side, skim and decorate in emulsion. Remove and dispose of all existing joinery element, install new to suit. Decorate accordingly. | | 15,000.00 | | | |
| 1.16 | WCs | N/A | WCs are in a general state of disrepair and require wholesale renewal. | Remove existing WC fixtures and fittings. Supply and fit new to Landlord's approval. | | 10,000.00 | | | |
| BUILDING 1 - REAR EXTENSIONS | | | | | | | | | |
| 1.18 | Roof | N/A | Mineral felt covering has been poorly installed over a profiled steel sheet roof covering which is in poor condition. Laps to felt have not been sealed, nor properly detailed to the perimeter and upstands in accordance with best practice. | Erect high level access in compliance with HSG33 and CDM 2015. Install crash deck to underside of roof. Remove and dispose of existing roof coverings. Supply and construct new twin-skin built-up roof system comprising insulation to comply with current Part L2B requirements. | | 12,000.00 | | | |
| 1.19 | Roof | N/A | Profiled steel sheet roof coverings are in poor condition with cut-edge corrosion noted, and failure of plastisol coating noted in localised areas. Trims and flashing are damaged and absent. | Erect high level access in compliance with HSG33 and CDM 2015. Install crash deck to underside of roof. Remove and dispose of existing roof coverings. Supply and construct new twin-skin built-up roof system comprising insulation to comply with current Part L2B requirements. Install new trims and flashings as necessary. | | 25,500.00 | | | |

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| 1.20 | Cladding | N/A | Damage present to plastisol coated profiled steel sheet cladding. Plastisol coating has filled in areas. Multiple cladding sheets are leaning at high level, which have become unfixed from cladding rails. Cladding rails misaligned. | Undertake localised repairs to cladding sheets where viable. Replace sheets which are beyond economical repair. Realign and refix cladding as necessary to cladding rails. Prepare all surfaces and respray in approved coating system. Realign cladding as necessary | | 16,520.00 | | | |
| 1.21 | Roller shutter / folding doors | N/A | Multiple components damaged. Good doors require overhaul. | Overhaul good doors. Ensure all components are fully operations and sealed at the perimeter. Redecorate on completion. | | 2,000.00 | | | |
| BUILDING 1 - MECHANICAL & ELECTRICAL | | | | | | | | | |
| 1.22 | Mechanical | N/A | No means of heating, hot water or mechanical ventilation throughout premises. | Allowance of budget cost to introduce gas blowers to garage areas, combi boiler to provide hot water and serve perimeter steel pressed radiators to welfare areas. Design and install mechanical ventilation as necessary. | | 55,500.00 | | | |
| 1.23 | Electrical | N/A | No evidence of servicing / testing of current electrical system, however from a visual inspection the existing system is in a general state of disrepair throughout, with installations which contravene Part P / BS7671. Lighting and small power is non-operational in the most part. | Strip back all electrical installation to source, terminate and make safe. Undertake complete rewire of property in accordance with Part P / BS 7671 / NICEIC Regulations and guidelines. | | 44,400.00 | | | |
| 2.0 | BUILDING 2 (north of site) | | | | | | | | |
| 2.1 | Roof structure | N/A | Pitched timber roof structure has suffered spread to eaves. Timber members have suffered decay in areas. | With rebuild of masonry wall required, it would not be economically viable to attempt to retain the existing roof structure, as this would require a complex temporary works design and working method. Instruct a qualified Structural Engineer to design a replacement roof structure in compliance with the Building Regulations: Approved Document Part A, and undertake a wholesale replacement of the roof structure to match existing architectural style. | | 55,470.00 | | | |

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|------|-----------------|---------------|--|--|-------------------|------------|----------------------|-----------------|------------------|
| 2.2 | Roof covering | N/A | Moss / lichen growth present to interlocking concrete tiles. Water checks loose in areas. | Erect high level access in compliance with HSG33 and CDM 2015. Install crash deck to underside of roof. Carefully remove existing tiles, clean off moss / lichen. Assume 75% salvage rate. Install new tanalised softwood timber battens over breathable waterproofing membrane. Insulate to comply with current Building Regulations: Approved Document Part L2B requirements. Supply and concrete tiles, with stainless steel clout nail fixing to every other course. Ensure ventilation is maintained in accordance with Part F. | | 74,180.00 | | | |
| 2.3 | Ridges | N/A | Moss / lichen growth present to ridge tiles. Spalling noted to cement beds. | Temporarily remove all ridge tiles and clean off residual mortar, moss and lichen. For pricing purposes assume a 90% salvage rate. Store in a safe and secure location. On completion of roofing works, re-bed ridges accordingly. | | 2,665.00 | | | |
| 2.4 | Rainwater goods | N/A | Poor condition, with gutters and downpipes missing and damaged, with evidence of leaking to those which are present. | Remove existing rainwater goods and dispose from site, along with redundant brackets and fixings. Make good fixing holes. Supply and fit new cast aluminium RWGs. Terminate to existing below ground surface water drainage infrastructure. | | 6,500.00 | | | |
| 2.5 | Leadwork | N/A | Lead flashings are in poor condition. | Remove and dispose of existing leadwork, renew accordingly with lead of appropriate codes. | | 2,500.00 | | | |
| 2.6 | Masonry | N/A | Masonry is in generally poor condition to all elevations, with eroded pointing and structural cracking in localised areas. The north west facing elevation wall has suffered partial collapse, likely owed to eaves spread and tree root damage. | Undertake careful by-hand demolition of all masonry walls, clean off all stone of residual mortar and rebuilt accordingly. Allow a 50% salvage rate on stone, as cement has been used to bed joints which will cause breakages. On complete, point both internally and externally in an approved hot lime mortar mix. | | 82,125.00 | | | |
| 2.7 | Foundations | N/A | Original foundations are likely to be insufficient to build-off for compliance with currently building regulations. Foundations are likely to have also suffered damage over time from freeze / thaw, and tree root damage. | Obtain necessary permissions, and cut down trees adjacent masonry walls. Ensure ground heave is stabilised. Grub-up existing foundations, excavate to formation level and form new foundation in accordance with engineers design and specification. Cost based on 900mm W x 150mm D concrete strip footing. | | 7,440.00 | | | |

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| 2.8 | Floor | N/A | Concrete floor slabs are in a general state of disrepair, uneven with cracking noted in areas. Paint finish failed throughout. | Break-out existing floor slabs throughout. Excavate to formation level, supply and form new floor slab to engineer's specification, for costing purposes assume build-up as follows; 150mm thick Type 1 / DPM / 100mm Kooltherm Kingspan Insulation / 100mm thick concrete slab / Grout loss membrane / 2 No. layers of A393 mesh, to a self-levelled screed finish. Apply two-part wearing paint finish. | | 90,300.00 | | | |
| 2.9 | External doors | N/A | External doors are in poor condition with multiple damaged components. | Remove and dispose of existing doors. Supply and fit new solid timber doors of approved specification. Decorate in external grade timber paint. | | 6,122.00 | | | |
| 2.10 | Timber cladding | N/A | Timber cladding has suffered decay with decorative finishes failed. | Remove and dispose of existing cladding. Supply and fit new treated timber cladding. Decorate in external grade timber paint. | | 4,000.00 | | | |
| 2.11 | Internal walls | N/A | Poor condition. Plaster is contaminated throughout, with significant deterioration present to all areas. | Hack off and dispose of all existing plaster, and renew with hot lime plaster throughout. Decorate to Landlord's approved finish. | | 59,275.00 | | | |
| 2.12 | Ceilings | N/A | Ceilings throughout are in poor condition, with damage present to both boards and lath and lime. Plaster skim finish is contaminated, failed, marked soiled and stained throughout. | Remove and dispose of all existing ceiling throughout. Supply and fit new breathable Steico ceiling board, skim in lime plaster. On completion, decorate with approved keim mineral paint. | | 42,570.00 | | | |
| BUILDING 2 - MECHANICAL & ELECTRICAL | | | | | | | | | |
| 2.13 | Mechanical | N/A | No means of heating, hot water or mechanical ventilation throughout premises. | Allowance of budget cost to introduce combi boiler to provide hot water and serve perimeter steel pressed radiators to welfare areas. Design and install mechanical ventilation as necessary. | | 38,700.00 | | | |
| 2.14 | Electrical | N/A | No evidence of servicing / testing of current electrical system, however from a visual inspection the existing system is in a general state of disrepair throughout, with installations which contravene Part P / BS7671. Lighting and small power is non-operational in the most part. | Strip back all electrical installation to source, terminate and make safe. Undertake complete rewire of property in accordance with Part P / BS 7671 / NICEIC Regulations and guidelines. | | 30,960.00 | | | |
| 3.0 | EXTERNAL AREAS | | | | | | | | |

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|--------------|---------------------------|---------------|--|--|-------------------|---------------------|----------------------|-----------------|------------------|
| 3.1 | Main yard | N/A | Concrete service yard is in poor condition with cracking present in areas, oil staining and general surface damage throughout. | Undertake specialist repairs to areas of crack where necessary. Undertake environmental clean of entirety of yard. | | 10,000.00 | | | |
| 3.2 | Surface water drainage | N/A | Gulleys are choked with debris. Aco channel drains are damaged in areas. Below ground CCTV drainage survey has not be commissioned, however it is unlikely the below ground infrastructure is free of any blockages / defects based on the general disrepair and lack of maintenance of the site as a whole. | On renewal of external yard, installation of new aco drains, gulleys, SW manholes, silt traps, interceptors etc. and below ground pipework will be required to engineer's drawings and specifications. | | 30,000.00 | | | |
| 3.3 | Foul drainage | N/A | Below ground CCTV drainage survey has not be commissioned, however it is unlikely the below ground foul waste is free of any blockages / defects based on the general disrepair and lack of maintenance of the site as a whole. | On renewal of external yard and floor slabs, wholesale replacement of the FW drainage would be beneficial to engineer's drawings and specifications. | | 20,000.00 | | | |
| 3.4 | Perimeter fencing / gates | N/A | Multiple areas of disrepair noted to both fencing and gates. Decorate finish to gates has failed and requires renewal. | Undertake necessary repairs and re-spray previously decorated coatings to preserve material substrate. | | 10,000.00 | | | |
| 3.5 | External services | N/A | External cablework is loose and untidy, posing health and safety hazards throughout the yard. | Strip back to source and rewire in accordance with best practice standards. | | 7,500.00 | | | |
| 3.6 | Temporary buildings | N/A | Temporary portakabin type units are in vernaly poor condition and are at the end of their serviceable lifespan. Such structures site welfare. | Terminate services to temporary building safely at source. Remove and dispose of all temporary structures from site. | | 10,000.00 | | | |
| TOTAL | | | | | 0.00 | 1,103,382.00 | 0.00 | | |

QUANTIFIED DEMAND

| A Building Costs | | | | D Fees | | | |
|---|---------------------------------|--------------|----------------------|---------------|------------------------------|-----|-----------------------------|
| A.1 | Cost of reinstatement | | £0.00 | D.1 | Preparation of schedule | N/A | £0.00 |
| A.2 | Cost of repair | | £1,103,382.00 | D.2 | Service of schedule | N/A | £0.00 |
| A.3 | Cost of express covenant | | £0.00 | D.3 | Contract administration @ 6% | | £76,133.36 |
| A.4 | Prelims, o'head and profit | 15.0% | £165,507.30 | D.4 | Other fees | N/A | £0.00 |
| | | | | D.5 | Solicitors | N/A | £0.00 |
| | | | | D.6 | Engineers | | £10,000.00 |
| | | | | D.7 | Negotiation to settlement | N/A | £0.00 |
| | Sub total | | <u>£1,268,889.30</u> | | Sub total | | <u>£86,133.36</u> |
| B Procurement | | | | E VAT | | | |
| | | <i>Weeks</i> | | E.1 | VAT on A | | £253,777.86 |
| B.1 | Preparation of design | 0 | | E.2 | VAT on C.1, C.2, C.3. | | £0.00 |
| B.2 | Tender period | 0 | | E.3 | VAT on D | | £17,226.67 |
| B.3 | Lead in period | 0 | | | Sub total | | <u>£271,004.53</u> |
| B.4 | Contract period | 0 | | | TOTAL | | <u><u>£1,626,027.19</u></u> |
| | Total procurement period | 0 | | | | | |
| C Mesne profits | | | | | | | |
| | | <i>Weeks</i> | <i>Rate</i> | | | | |
| C.1 | Loss of rent | 0 | 0 | | | | |
| C.2 | Loss of rates | 0 | 0 | | | | |
| C.3 | Loss of service charge | 0 | 0 | | | | |
| C.4 | Loss of interest | 0 | 0 | | | | |
| | Sub total | | <u>£0.00</u> | | | | |
| Notes : | | | | | | | |
| 1. Loss of mesne profit to be finalised. | | | | | | | |
| 2. The above claim includes VAT (subject to clarification over the VAT position for the property) | | | | | | | |
| 3. We reserve the right to add additional costs or damages to the statement of claim at a later date. | | | | | | | |