

BUILDINGS WORKS. Referenced to Building Dynamics report, Nick Blackman 2011 (BD report 2011)

ITEM	ELEMENT	CONDITION SUMMARY	WORKS REQ'	BUDGETS (all figs GDP)	
<b>Year 1</b>					
1(n/a)	Asbestos	Possible presence of Asbestos.	Need management survey and obtaining of an Asbestos reg.	2000	year 1
2(b)	Rainwater goods	In acceptable condition.	May need improving throughout.	Already covered CUBE costing.	
3(c)	Concrete	Poor condition in places.	Needs comprehensive survey to produce repair details.	5000	year 1
4(h)	Roof	Parapet walls and water run off in poor condition.	Replace parapet masonry And line gutter with felt.	5000	year 1
5(m)	Metal Balcony	In poor conditions.	Needs demolishing.	1000	year 1 (we are confident we can undertake this work for lower cost than in BD report/2011.
Contingency				1500	
<b>Year 2</b>					
6(d)	Fly tower and high brick areas.	After survey (ITEM 3) report.	Needs scaffold and work throughout.	25,000*	year 2

*Note. Subject to further fund raising as related to 'Alterations, Developments and Improvements' we may include extra works here whilst building is scaffold covered such as windows, doors, fire exits, service installations (solar), new outdoor areas.*

*\*10,000 difference covered by funds reserved from the buying budget for these specific works. Due to high cost of scaffolding we think it is better to undertake works in one session.*

Contingency 1000

**Year 3**

7(n)	Timber treatment and damping.	Needs survey detail, included In works schedule.	Timber needs damp proofing and treatment.	13000	year 3
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Contingency 2000

**Year 4**

8(e)	General Masonry.	In need of repair.	Rake out and replace all brickwork.	10000	year 4
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9(f)	Render	Princess Row elevation needs redoing.	Re Render Princess Row Wall with provisions substrate.	2500	
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Contingency 2500

ITEMS g, i, j and k are low enough priority that we could address them in year 5 or 6.