

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey										Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT									
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Original Budget Cost in 2022	1	2	3	4	5	6	7	8	9	10	Total
				(for age of building)					2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
<b>B1</b>																			
<b>STRUCTURE GENERALLY</b>																			
1	Elev A1	formal crack monitoring	entrance door to outrigger with steps both sides and adjacent stone mullion and transom windows	serviceable	Cracking at window transoms and coins and at lintel to main entrance door	make good cracking patch point and make weathertight and monitor over 18months period	ENG cost TBC for year 1 & 2	700	752		752								
2	Eleva A1	informal monitoring	at location of inner corner to external wall related Oakley room	serviceable	wide vertical junction with masonry at inner corner circa 40mm and some localised stone repairs	patch point and piece in sections of stone and cintec stich the structure and informal monitoring as precaution; and undertake stone repairs to 6nr locations in this locality		4,500	4,834		4,834								
3						some lack of connectivity at this junction although longstanding recommended some additional connectivity provisionally considered at this stage and provisional allowance of £5000 TBC by structural assessment of the necessity of repair in balance with the level of disruption/intervention	Provisional - TBC	5,000	5,372		5,372								
4		large bay window to left hand side	stone transom	serviceable	sheared stone transom	stone repair		600			645								
5	GF accessible toilet	external wall to internal wall location	vertical crack	serviceable	There is a vertical structural crack extending from the floor through the ceramic tiles to the walls, hairline at the base extending to 3-4mm in width at head to one side of the window reveal to the ground floor customer toilet at the rear area of the main building which tallies with elevation D1 and is related to the accessible toilet near to the exit point at this position	monitor over 18months period and review CCTV footage for this area	ENG cost TBC for year 1 & 2	TBC	TBC	TBC									
6	Reception area	at bay window to bearings of beam to opening and rear left corner to the room behind the reception desk	moderate cracking	serviceable	make good and monitor informally to see if the cracking reforms in the next 6 - 12months from repair	open up cracks and undertake crack repairs and make good		500	537		537								
7	FF Tudor lounge area	at bay window to bearings of beam to opening and the front right corner to the room	moderate cracking	serviceable	make good and monitor informally to see if the cracking reforms in the next 6 - 12months from repair	open up cracks and undertake crack repairs and make good		500	537		537								

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey																		
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Original Budget Cost in 2022	Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT									
									1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031
<b>B1</b>																		
8	corridor window near Lift 2nd F and Elev D6 & Roof R10	at window opening below gable end	damp penetration	serviceable	water penetration into the structure from the gable and masonry to the gable in worn condition and pointed in cement mortar	undertake gable repair to roof associated to roof slope R10 this will likely lead to 70% replacement of cappings Elev D6 even though some replaced circa 25 years ago; lead abutment works and some making good of the head of the wall as it is disturbed completed in year 1-2												
9						coppings		7,500		8,057								
10						works to wall and leadworks and making good roof covering affected		2,500		2,686								
11						repointing elevation D6 and window reveals		3,300				3,545						
12						window replacement provisionally		800				859						
13	rooms 6,7 and 7a roof slope R1 & R2	dampness penetration at window openings	damp penetration	serviceable	water penetration into the structure from the parapet and masonry in worn condition and pointed in cement mortar	rebuild parapet various sections of stone cappings the fishers to the stone is opening and beginning to delaminate and in poor order with stonework to the parapet in a saturated condition and poor order												
14						rebuild parapet allow for 90% stone replacement in new stone as close as possible match to the existing but of good quality stone, including pitched cappings to roof slope R2, and make good flashings and the like		25,000	26,858		26,858							
15						repoint localised areas to elevation B1	costed in external wall section											
16	room 9 & 11	shower tray and screens	shower leak	serviceable	appeared to be some evidence of a shower leak	re-seal all perimeters to the shower tray and screens and vertical junctions and corners with good quality mold resistant mastic		450	483		483							
17	room 10 and roof slope R5 and chimney CH5	lead valley gutter and dampness to external wall and chimney	see report text associated to room 10 in section B1 of report	serviceable/poor	dampness to chimney breast and external wall	provisional works to be allowed for until further investigation done as recommended, allow provisionally for recovering the lead valley gutter, reforming the steps, and adjusting the details to enhanced lead detailing and leadwork to capping and inner corner to lead valley gutter at parapet and chimney junction	provisional subject to further investigation to confirm	3,000	3,223		3,223							
18						localised repointing to chimney		300	322		322							
19						investigation - opening up works		750	806		806							
20	room 12 & Roof slope R6	outlet to valley gutter- catch pit	ditto	serviceable/poor	the outlet is particularly narrow in diameter circa 75mm and exits through the gargoye detail into the hopper combined with the catch pit of minimal dimensions makes it susceptible to blockage and no overflow detail	adjust catch pit size to enhanced size and provide overflow detail to alleviate the issue in year 1 or 2; allow for cutting and forming opening through parapet wall, and all roof covering and lead works		2,000		2,149								
21						localised repointing to parapet		300		322								
22	rear fire escape at 2nd Floor below Roof Slope R13	ditto	ditto	serviceable	dampness to the window and door position of the fire escape - related to parapet and external wall condition here at high level and some localised pointing and puttying to the window	undertake localised repointing and sealing to window and overhaul window and reveals and jambs and repoint localised parapet area to this locality		1,000	1,074		1,074							
23	elevation D1 to tower	ditto	ditto	serviceable	missing stone blocks at high level	undertake localised stone block replacement and forming around flue		900	967		967							
24	kitchen filing room at FF and roof slopes R14 & R15	parapet wall/buttress extending above roof line	ditto	serviceable/poor	damp penetration	investigate at high level and provisionally allow for repairs at the same time in regards to redetailing lead cappings to the cappings, pointing works and flashing works		1,500	1,611		1,611							

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey																						
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT														
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	Total			
25	FF corridor opposite Linen store and roof slopes R31 &R32	ditto	ditto	poor	damp penetration at window opening	At this junction there is a skylight detail in close proximity to the parapet gutter step at this position which appears to be resulting in water penetration to this location at given conditions. This will need to be addressed in year 1 ideally and year 2 if budgets dictate to resolve the course of water penetration here- reform more robust lead detailing and adjust existing details to achieve provisional budget	provisional budget until opened up and full point of water penetration confirmed and remedial details to deal with the issue confirmed	2,000	2,149		2,149											
26						replace window in poor order single glazed casement window		750		806												
27	room 14	ditto	window opening	serviceable	minor damp staining below window cill	The perimeter seals to the window will need to be reviewed externally and allowance for some making good to the jambs and external cills and framework in terms of sealing and pointing.		500		537												
28	Blue room & R28	ditto	en-suite dampness at external wall	serviceable	At the Blue Room ensuite some of the tiles are debonding below the cill level which directly relates to the flat lead lined valley box gutter externally we suspect as the outlet is relatively small and susceptible to blockage and water penetration to occur at any steps or laps	It would be prudent that an overflow is inserted at this position to help alleviate the likelihood of this occurring and to alert the building occupier to this issue. The window cill at this location is in poor condition and showing signs of decay and the seal to the perimeter of this cill has failed and will be allowing water to penetrate at this position, particularly when the gutter blocks. The cill will need replacement together with some splicing into the frames to achieve this		2,500	2,686		2,686											
29	Blue room	ditto	ceiling	serviceable	damp staining to ceiling	not clear of cause, monitor for any further leaks could be related to plumbing leak budget for endoscope investigation if becomes worse			TBC													
30	Tudor lounge	kitchenette ceiling	refer to dampness section of section B1 and Tudor lounge commentary	serviceable	some damp staining maybe historic but should be monitored	not clear of cause, monitor for any further leaks could be related to plumbing leak budget for endoscope investigation if becomes worse			TBC													
31						external wall issues covered in external wall section below																
32	GF - Translation office	window opening	ditto	serviceable	there is some damp staining to one side of the window associated to the external wall.	Some allowance should be made here for pointing in this locality around the window and resealing the seals of the window at the frame and the like will need to be allowed for in terms of issues of potential water penetration, ideally undertake in year 1 or if budgets dictate year 2.		500		537												
33	GF male toilet	external wall	ditto	serviceable/poor	damp staining to the external wall	repoint locally to the window to one side has occurred in recent years and this should be monitored to confirm when this occurs and review localised remedial works from their			TBC													
34	kitchen	external wall	ceiling	serviceable	penetrating damp	due to roof lead valley gutter between R14 &R12 - reform chute detail and make wider and enhanced detail less susceptible to blockage adjust structure, fabric and roof covering to achieve - provisional allowance		2,000	2,149		2,149											
35	elevation D1 and related to roof R19 - kitchen	gable window	external wall - ceiling	poor	penetrating damp	due to window - replace window with new and resolve adequate lead flashing detail for window to sit on and set into reveals and sealed to perimeter and frame		1,500	1,611		1,611											
36	elevation D1 kitchen	rear door	surface water overflowing aco drain	serviceable/poor	during heavy rainfall the surface water surcharges the aco drain and in via the rear external door into the kitchen	provide additional surface water drainage - ACO drain at head of steps at large capacity and connect to existing drainage system - provisional allowance subject to confirmed scope of works		2,000		2,149												

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey											Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT									
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Original Budget Cost in 2022	1	2	3	4	5	6	7	8	9	10	Total	
				(for age of building)					2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
37	Kitchen elevation D7	door leading from kitchen into inner courtyard	dampness at door position	poor	door in poor order and deteriorating	replace door and frame 2xg type door to match the existing-hardwood timber door of good quality with the weather details and thresholds		1,500		1,611										
38	reception area	external wall	ditto	ditto	penetrating damo as referred to above associated to gable window also affecting this room	see above	already included in kitchen dampness works	already included	already included											
39		external wall at window position to rear left corner	ditto	ditto	This tallies with the box gutter and parapet detail and capping junction with an outlet terminating through the parapet to roof slope R19. We suspect at times this becomes blocked with the water then building up and travelling through the steps and into the building at these positions, as due to the narrow width and minimal dimensions of the catch pit its susceptible to blockages	An overflow should be installed and the catch pit adjusted to enhanced detailing as remediation works, to help alleviate the likelihood of this occurring and will alert the occupants to the overflow blockage		2,500	2,686		2,686									
40	room1	ventilation				no formal extraction consider if possible to help prevent condensation issues	advisable - provisional- subject to conservation considerations	800	859		859									
<b>B2</b>		<b>EXTERNAL WALLS</b>																		
41	elevation D5	pointing to parapet	masonry parapet	serviceable	pointing is worn and receding	repoint circa 10m2 area both sides of parapet		2,200		2,363										
42	elevation D1 at rear right side correlating with the toilets to this part of the external wall	external wall	masonry		particularly to this area of elevation and this area of stonework associated to the external structure to the toilets at ground floor and then as the external wall continues up to the first floor the quality of the stone in terms of the shale/poor quality slate stone utilised here is of low quality, a lot of the area is pointed in cement which will only exacerbated any issues where water penetration occurs and the lack of breathability.	allow for repointing circa 80% of this part														
43			masonry	serviceable/poor	upper area of gable is worn	repoint upper area of gable		2,000			2,149									
44	Elevation A1	masonry	ditto	serviceable	localised area of worn masonry	circa 10% allowance for stone repairs	provisional	8,000			8,594									
45						and isolated and selected areas of repointing to circa 25%	provisional	11,000			11,817									
46						repoint elevation @ year 9 to circa 75% - 80% of elevation	provisional allowance as indicative only subject to fully measured survey by others											38,675		
47					ivy growth to wall	carefully remove back following ecological assessment considerations and repoint including some allowance of stone repairs to be assessed one ivy cleared back	provisional - assessed further on removal of ivy						5,372							
48	Elevation s A2 and A3	masonry	ditto	serviceable	localised area of worn masonry	circa 10% allowance for stone repairs	provisional	4,000				4,297								
49						and isolated and selected areas of repointing to circa 25%	provisional	7,000				7,520								

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey																						
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT														
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	Total			
50	elevation A3	parapet	masonry	poor	in need of repointing and overhauling, including some repairs	repoint, undertake masonry repairs and rebuild some parts to be assessed during the works	provisional subject reassessment once works due to commence and conservation stonemason appointed re-inspect @high level at that point	5,000		5,372												
51	Elevat A2	retaining wall junction	masonry	serviceable	to the lower left side at the junction with the retaining wall, there is an area of dry stone walling which is disturbed and requires repair to make tight and in good order	to the lower left side at the junction with the retaining wall, there is an area of dry stone walling repair required here of approximately 1.5m² area.		300	322		322											
52	Elevation A2 & A3	external walls	masonry	serviceable		repoint elevation @ year 9 to circa 75% - 80% of elevations	provisional allowance as indicative only subject to fully measured survey by others															23,635
53	Elevation C2	external wall	masonry	serviceable/poor	worn masonry shale/poor quality slate stone blocks, fracturing and significant fishers	to circa 30% of the elevation various stone repairs stone indents or stone block replacement allowed for say 25 new blocks of stone including , dressing and forming by hand AND sourced form Welsh slate quarry	provisional	10,000														10,743
54					pointing is worn and receding	repoint elevation to circa 70%		3,500														3,760
55	Elevation D1 and roof R17 &R18	stepped copings to parapet @ gable	masonry	serviceable/poor	pointing is worn and receding and various vegetation growth and some worn stonework	there are stepped copings to the gable and it is likely that a significant number of these copings will require re-bedding and some of the area of wall, particularly at the upper third, requiring rebuilding as this area requires 100% re-pointing (in the short term) this will provide some disturbance to this masonry and particularly as the wall becomes slender as its extends above the roof line it makes it more susceptible to disturbance during the re-pointing process which will lead to re-bedding and rebuilding some of the parapet																
56						repointing		2,500														2,686
57						stone repairs and provisional allowance for rebuilding areas of disturbed wall and allowance for making good all affected roof coverings and flashings and structure, likely lead flashings renewed and extensive slate repairs and renewal of soakers; allowing for some stone replacement circa 5nr blocks	provisional	6,000														6,446
58	elevation D1	tower parapet and upper masonry	masonry	serviceable/poor	pointing is worn and receding and various vegetation growth and worn stonework	The tower area from the parapet down to past the string course to roughly level with the sill level of the window and exit fire door at the second floor will require repointing to this elevation. There are granite quoins which appear in fair order, however some of the stonework, particularly to the castlement is very worn and likely to require some repairs, particularly whilst repointing is undertaken to release some pressure off the stone and then fissures and failings are likely to become evident in the process and will require some repairs in this locality. Therefore, an allowance of circa 5no blocks should be allowed for																
59						Repointing		3,500														3,760
60						stone repairs -replacement blocks 5nr		2,000														2,149

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey											Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT									
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	Total	
61	elevation D1	external wall below roof chute	masonry	serviceable/ poor	pointing is worn and receding and stone work is worn	To roof slope R14 and R12 there is a steep valley gutter which terminates through a narrow chute of approximately 100mm in diameter that then leads to a hopper and the detail here is basic. There is also combined with the fact that the roof slope to Elevation D1 and roof slope R12 has lead dpc set under the copings whereas roof slope R15 is not formed with such detailing. There is vegetation growth around this junction where the water terminates to the chute and also saturation evident to the wall area below and some vegetation growth and some receding of the pointing and cracking. This area of wall will require repointing and should extend from the outlet coping detail at this hopper position down to ground level														
62						repointing		500			537									
63	Elevation D1	external wall	masonry	serviceable	To the three storey side of Elevation D1 associated to where the toilets are at ground floor which then extends to the gable and chimney like detail, which appears to be a previous bell gable detail. The stonework here is roughly formed and in a worn condition and re-pointed extensively in cement mortar. It is likely that 80% of this will require repointing in the next 7-10 years with circa 20-30% of the stones then requiring repair either by indent or replacement of the blocks although replacement is more likely. The upper coping details are worn in this location and there is also a crack to the ground floor window associated to the male toilet as evident externally. This should be pointed up and monitored. The copings to this elevation will require repointing works in the next 2 years.	repointing to the gable and overhauling		1,000		1,074										
64						repoint this part of the elevation										4,619				
65						Allowing for circa 10 stone repairs/replacement blocks										4,297				
66						point up cracking to GF male toilet window and monitor		300	322		322									
67						monitoring costs TBC by others														
68	Elevati D4	external wall and chimney stack	masonry	serviceable	pointing	repointing to 100%										2,793				
69					moderate structural crack extending from mid height of chimney breast in a diagonal pattern towards the FF duty officer room	rake out patch point and monitor		300	322		322									
70						monitoring costs TBC by others														
71					lack of connectivity of chimney breast and cracking vertically	repoint vertical joint and introduce additional connectivity with Helifix bars		1,000	1,074		1,074									

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey																					
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT													
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	Total		
72	Elevat B2	external wall <b>stone string course</b>	masonry - shale/poor quality slate as stone detail	poor	There is a string course to this elevation which is formed from shale stone which is delaminating in places and repairs have been undertaken previously and further repairs will be required to match these repairs in the coming two years to achieve an adequate weathertight and safe detail at this location.	replace sections of string course with new masonry to match		2,100		2,256											
73				serviceable	some of the pointing is worn and some patch pointing required	patch pointing to localised areas		500	537		537			537							
74	Elevation B1 @ Roof slope R1	external wall parapet to lead valley gutter @ high level	masonry	poor	stone very worn and beginning to fail	There will be extensive rebuilding works required to this parapet over the coming two years and some areas of loose stone to the copings was removed during the inspection and put at gutter level for safety. This will require monitoring over the next 12 months on a cyclical basis and should be inspected each time the gutters are cleared by the roofing contractor to confirm if there are any immediate concerns with the parapets. It would be prudent to budget for replacement of these copings and to deal with the parapet works in this location within the next 12months. There will be in total circa 15coping replacements required in this area and an allowance for some stone replacement to at least 70% of the parapet. It is likely that as this parapet is dismantled that other fissures and failures in the existing stone will be become apparent and what is evident now to what will actually be required will increase therefore the allowance above.		20,000	21,486		21,486										
75						monitor parapet in intervening periods by circa cyclical inspections and after any storm event	provisional allowance	TBC	TBC												
76	Elevation B1 entrance Porch	external wall and parapet details	masonry	poor	stone very worn and beginning to fail	the stone is beginning to delaminate and fail and full repointing of the parapet down the wall to the buttress including the buttress fully will be required. Some allowance should be made here for stone replacement to say provisionally all of the copings to the detailing and likely to require replacement to 100% and this amounts to circa 14no stone replacements to match the existing as far as possible. Where possible, any stone should be salvaged however, some are in such poor condition that they will be unsalvageable. It is likely also that areas of the parapet stonework will require replacement as a consequence of the works and as fissures and failures of the stone become evident in undertaking the dismantling. Therefore, 5no. stones should be allowed for here. Furthermore, generally to the elevations to other areas, localised repointing will be required. With the rest of the porch repointed externally in year 5-6															
77						stone repairs/replacement		10,500		11,280											
78						repointing		1,700		1,826				1,934							
79	Elevation B1	pointing to external walls	masonry pointing	serviceable	Elevation B1 has undergone some areas of repointing in lime and mortar in the last 5-10 years by inspection. It is likely in the next 5-6 years that other areas will require repointing to circa 20-25% of the elevation. The porch itself will require 70-80% of it requiring fully re-pointing we envisage in year 5 with some allowance for some stone repairs as it becomes evident in undertaking these works.	pointing								2,363							

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey																			
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Original Budget Cost in 2022	Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT										Total
									1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	
<b>B3</b>		<b>ROOF COVERINGS, CHIMNEY STACK AND FLUES</b>																	
80	CH7 - Chimney 7	chimney	masonry	poor	worn and in need of repairs	repoint 1/3 and rebuild upper 3 course assumed provisionally and relaunch and set pots and make pots weather resistant but ventilated		3,200		3,438									
81	Roof slope R8 and R7	coppings	poor quality/shale stone	poor	worn and in need of repairs and overhauling	repoint and lead clad over		5,000		5,372									
82	R7	timber fascia	timber	poor	decay and woodworm	cut back affected timber and renew fascia strip back roof as necessary to facilitate repair and treat timbers	provisional subject to opening up	1,000	1,074		1,074								
83	roof slope R14 & R12 and kitchen	lead chute detail to hopper	leadwork detail	poor	there is a steep valley gutter which terminates through a narrow chute of approximately 100mm in diameter that then leads to a hopper and the detail here is basic and susceptible to blockages and overspilling during heavy rain fall when blocked	reforming lead chute detail	noted remedial works and cost under dampness section above												
84	roof slope R2	pitched coppings	masonry	poor	The pitched copings to roof slope R2 require some remedial works in the coming years circa years 2-3; stone deteriorating	in terms of repointing works and then capping over with leadwork for weather proofness and to avoid further deterioration of the stonework at this position However, if repairs are brought forward here at the same time within year 1-2 to deal with the parapet then this will gain some economies of scale.		2,000			2,149								
85	chimney 1 - CH1	chimney	masonry	poor	as referenced on the enclosed plan, is worn and requires repointing work and some allowance for stone replacement as the works are undertaken is likely to be required.	top 1m of chimney repoint and check flaunching and make pots weather resistant with venting - Chinese top hat or lead cap detail		1,500		1,611									
86						stone repairs/replacement	provisional allowance subject to further inspection at chimney level	1,000		1,074									
87	CH2	chimney	masonry	poor	ditto	top 1m of chimney repoint and check flaunching and make pots weather resistant with venting - Chinese top hat or lead cap detail		1,500		1,611									
88						stone repairs/replacement	provisional allowance subject to further inspection at chimney level	1,000		1,074									
89	CH3	bell stack	masonry	serviceable	patch pointing and some localised stone repair	pointing localised stone repair	provisional allowance subject to further inspection at chimney level	1,000		1,074									
90	all roof slopes generally	roof covering	Welsh slates	serviceable	occasional repairs	allow for cyclical repairs		500	537	537	1,074	537	537	1,074	537	537			
91	roof slope R3	pitched coppings	masonry	poor	are worn and fishers and deterioration	The copings to the gable are very worn and in the next year or two these should be capped over with leadwork to mitigate any extensive rebuilding work and stone repairs here that would occur if left for a longer period. Including some allowance for repointing works		2,000		2,149									
92	roof slope R3	lead outlet detail to hopper and catch pit	leadwork detail	poor	detail susceptible to blocking due to narrow dimensions of catch pit and outlet detail and no overflow	provide overflow and increase size of catchpit and allow door all leadwork, timberwork and masonry works to achieve and make good					2,149								
93	CH4	chimney	masonry	serviceable	worn pointing and no flue protection form the weather	make pots weather resistant with venting - Chinese top hat or lead cap detail and patch repointing		900	967		967								
94	Slope R4	parapet	masonry	serviceable	some worn pointing and receding	patch pointing		500	537		537								



Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey											Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT									
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Original Budget Cost in 2022	1	2	3	4	5	6	7	8	9	10	Total	
				(for age of building)					2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
95	Slope R5	parapet	masonry	serviceable	some worn pointing and receding	patch pointing		500				537								
96	Slopes R9 & R11 & R8	skylight	glazed leaded light - timber with Georgian wire glass	serviceable	some worn decoration and resealing of details required	decoration cost included else where, allow for resealing details with good quality framing mastic		800				859								
97	R11	lead chute detail to hopper	lead detail	poor	the outlet/chute isn't large enough and susceptible to blockage and causing issues	adjust lead steps, joinery, lower cast-iron hopper and adjust rainwater goods, amend stonework, reform chute detail to better LSA compliant detail and of increased size		2,500	2,686		2,686									
98	CH6	chimney	masonry	serviceable	worn pointing at top third and at base courses above roof pitch	make pots weather resistant with venting - Chinese top hat or lead cap detail and patch repointing		500	537		537			806						
99	lead valley gutters generally	lead valley gutters generally	cyclical	serviceable	vegetation, leaves from trees etc	clean all gutters etc at least 4 times a year particularly during autumn period		2,000	2,149	2,149	2,149	2,149	2,149	2,149	2,149	2,149	2,149	2,149	2,149	
100	R12	lead chute detail to hopper	lead detail	poor	the outlet/chute isn't large enough and susceptible to blockage and causing issues	adjust lead steps, joinery, lower cast-iron hopper and adjust rainwater goods, amend stonework, reform chute detail to better LSA compliant detail and of increased size		2,500	2,686		2,686									
101	R13	outlet to valley gutter- catch pit	ditto	serviceable/poor	the outlet is particularly narrow in diameter circa 75mm and exits through the gargoyle detail into the hopper combined with the catch pit of minimal dimensions makes it susceptible to blockage and no overflow detail	adjust catch pit size to enhanced size and provide overflow detail to alleviate the issue in year 1 or 2; allow for cutting and forming opening through parapet wall, and all roof covering and lead works @3 locations		6,000		6,446										
102		parapet	masonry	serviceable/poor	the parapets are worn and the pointing is receding and receding	repointing works to further locations not already covered by previous items above		4,500				4,834								
103						patch pointing		500		537										
104	CH8	Chimney	masonry	serviceable/poor	pointing becoming worn	repoint upper 1/3 and check flaunching; make pots weather resistant with venting - Chinese top hat or lead cap detail		500	537		537	1,074								
105	R14	coppings	masonry	serviceable/poor	1 new coping required in the coming years as it condition deteriorates and soakers tucked under coppings virtually level to the covering and upstand is not adequately achieved	1 new coping							752							
106						lead capping and soakers and strip back slate and refit to achieve to locality of the verge area at abutment to the coping and make up any shortfall							3,760							
107	R15	coppings	masonry	serviceable/poor	1 new coping required in the coming years as it condition deteriorates and soakers tucked under coppings virtually level to the covering and upstand is not adequately achieved	1 new coping		700	752		752									
108						lead capping and soakers and strip back slate and refit to achieve to locality of the verge area at abutment to the coping and make up any shortfall							3,760							
109						Velux worn but functional allow for replacement at year 10													1,289	
110	R18	lead chute detail to hopper	lead detail	poor	the outlet/chute isn't large enough and susceptible to blockage and causing issues	adjust catchpit, joinery, amend stonework, form overflow detail to better LSA compliant detail and of increased size for catch pit and renew lead step and first bay assumed, take off coppings and reset as necessary and all flashings and lead DPC etc		4,500	4,834		4,834									

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey											Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT									
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	Total	
111	R20	some lack of detailing	roof covering details at junctions	poor	water penetration via the roof junctions	insert flashing at pitched roof and slate repairs take off circa off copings repair timbers and repoint back of wall to 50% and then reset new copings and lead capping details over new flashings and allow for say 4nr new stone blocks where repointing occurs and make good roof covering disturbed		6,000	6,446		6,446									
112	R21	parapet	masonry	serviceable	pointing becoming worn	repoint some allowance in year 5 for circa 6m2							752							
113	R22	outlet to valley gutter- catch pit	ditto	serviceable/ poor	the outlet is particularly narrow in diameter circa 50mm and it is susceptible to blockage and no overflow detail	adjust detail to provide overflow detail to alleviate the issue in year 1 or 2; allow for cutting and forming opening through parapet wall, and all roof covering and lead works to achieve		2,000		2,149										
114						extra overwork to increase outlet size and enhance this detail further - advisable, open up to confirm works required to achieve				TBC										
115	R24,R25, R26	lead valley gutter	lead	serviceable/ poor	these 3 roofs discharge via the valley gutter to one roof outlet the outlet that discharges through the Gargoyle to the hopper, outlet isn't large enough and no overflow is susceptible to blockage and causing issues	adjust catchpit, joinery, amend stonework, form overflow detail to better LSA compliant detail and of increased size for catch pit and renew lead step and first bay assumed, take off copings and reset as necessary and all flashings and lead DPC etc; with allowance for sum additional detailing for more robust details		4,000		4,297										
116	R27	parapet	masonry	serviceable		allowance for repointing at year 10 say 20m2														2,363
117	R27	lead valley gutter	lead	serviceable/ poor	the valley gutter AT THE OUTLET discharges through the Gargoyle to the hopper, outlet isn't large enough and no overflow and minimal catchpit in dimensions and narrow gutter ' NARROWEST point circa 90mm dimensions is susceptible to blockage and causing issues	adjust catchpit, joinery, amend stonework, form overflow detail to better LSA compliant detail and of increased size for catch pit and renew lead step and first bay assumed, take off copings and reset as necessary and all flashings and lead DPC etc; required @ 2 locations		4,000			4,297									
118	R29	lead flat roof in bays-steps	lead	serviceable/ poor	some softening of the boards and pooling of water at one bay and outlet is minimal and no overflow is susceptible to blockage, and the roof receives a lot of run off from other roofs	investigate and open up to confirm decay issue		500	537		537									
119						allow provisionally for replacement of boarding and framework to this bay and reforming and renewing leadwork to the bay and treatment of exposed timbers	provisional until opening up occurred to confirm	2,500	2,686		2,686									
120						adjust detail to provide overflow detail to alleviate the issue in year 1 or 2; allow for cutting and forming opening through parapet wall, and all roof covering and lead works to achieve		1,500	1,611		1,611									
121	R32, R31 & 30	lead valley gutter	lead	serviceable/ poor	where the gutter discharges via chute detail through the wall has minimal dimensions when considering the locality	adjust the chute detail to enhance the dimensions so decent dimensions on both sides @ 2 locations	provisional until solution resolved	2,500			2,686									
<b>B4</b>		<b>RAINWATER DISPOSAL SYSTEM</b>																		
122	generally	cast iron		serviceable		redecorating of existing cast iron rainwater goods generally					inc below									

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey																	
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT									
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030
		<b>DOORS &amp; WINDOWS</b>															
123	generally	metal casement and timber windows generally and cast iron windows, and all external doors and frames	ditto	serviceable	see next cell	allow for redecoration, existing decorations are becoming worn to most locations, redecorate all windows including all windows externally and external doors and frames and dormers externally, skylights etc, assume rub down/ sand and feather out existing paint to sound paintwork and then following such preparation carry out redecoration, resealing perimeters, overhauling all working parts easing and adjusting windows as necessary and some allowance for reputtying and redecoration of rainwater goods including timberwork and all metalwork generally	provisional	35,000			37,601						
124						provisional sum for some window repairs to glazing and frames, robes to sashes etc as works proceed		5,000			5,372						
125	elevation B2	large timber gates to arched passageway		serviceable	one hinge seems to be rusted tight and fixed in position	check hinge and its operation and consider options to fix in open position or get both doors opening an closing and setting secure fixings to ensure doors secured in open positions	provisional depending review by specialist	1,000	1,074		1,074						
126	at the 2ndF rooms 1 & 2	a number of bedrooms on elevation A1			fly infestation	investigate cause and eradicate	provisional until investigation confirms	1,000	1,074		1,074						
		<b>METALWORK, PAINTWORK &amp; WOODWORK</b>															
127	EXTERNAL FIRE ESCAPE TO 2NDF	FIRE ESCAPE	metal	poor/worn	areas of it is rusting and expanding and in need of full treatment	clean back all rusting and pre and redecorate and treat and repair all rusting as necessary	provisional	5,000	5,372		5,372						
128		general external decorations				decoration to all other external materials as necessary refer to section B5 above											
		<b>CEILINGS, WALLS AND PARTITIONS</b>															
129				fair order		allowance for plaster patching to localised areas as described in the report and as a consequence in redecoration	provisional	5,000	5,372		5,372	5,372					
		<b>DOORS WINDOWS AND WOODWORK</b>															
130	various locations					float glass and protective film to where glass in windows below 800mm in height above FFL	provisional	5,000	5,372		5,372						
131						fire upgrading works associated to door covered else where											
		<b>INTERNAL DECORATIONS</b>															
132		internal decorations generally to all areas			cyclical		provisional subject to selected finishes	45,000			48,344						
133																	
		<b>FLOORS, RAMPS, STAIRCASES &amp; BALCONIES</b>															
134		Timber suspended floors		- fair to serviceable order		localised floor repairs allowed provisionally and provisional allowance for enhancing sub floor ventilation subject to discussions with the conservation officer; this cost does not allow for renewal of temporary floor coverings like carpet, vinyl and the like and such finishes are likely to be affected by such works;	provisional				3,223						
135						provisional allowance for carpets and vinyl finishes as a very broad indication of cost subject to measured survey and choice of finish £45,000 extra over to the main stairs costed under section C12	PROVISIONAL subject to measured survey and choice of flooring				48,344						

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey											Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT									
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	Total	
				(for age of building)																
136		2nd egress staircase		fair to serviceable order		renewal of floor finish and nosings	provisional									1				
137		MAIN staircase		serviceable		overhaul and full reburishment of stairs renewal of all floor coverings to demark nosings's, enhanced aesthetics, additional handrails, new floor covering to steps, landings, half landings for safety and aesthetic and DDA purposes, full redecoration (enhanced lighting and emergency lighting cost for such included in budget associated to refurbishment package by others for this area); this will depend on the scope of the specified works by others, refer to report related to comments associated to these areas and provisional allowance related to main stairs in section C12		priced else where	priced else where											
138	main staircase	decorative timber staircase	decorative timber staircase	fair to serviceable order	balustrade to stairs is set at 800mm not 900mm in height and at the landings the guarding is at 900mm not 1100mm. This poses a risk from the H&S perspective with a reduced heights.	balustrading to stair flight viewed to be increased by further platon to the handrail - purpose made to achieve a height closer to 900mm but may be somewhat less in compromise, subject to design solution. The guarding balustrade at landings needs to achieve the 1100mm and requires a well thought out design solution for this, provisional allowance here until achieved		20,000	21,486		21,486									
139	main staircase	decorative timber staircase	first floor up to the 2nd floor	fair to serviceable order	large gaps - risk of children falling	identify well thought out and aesthetic solution to address this risk and not detrimentally affect the character of the stairs		5,000	5,372		5,372									
140		Ground floor	timber suspended	serviceable	enhance ventilation as the opportunity allows and tied into elevation works	provide cast iron vent and vent void to floor area	provisional allowance	1,000	1,074		1,074									
141	Basement	slate floors and quarry tile floors		serviceable	allowance for some periodic repairs and reviewing floor for any high points requiring filleting or flushing out to remove such potential trip hazards	allowance for some periodic repairs and reviewing floor for any high points requiring filleting or flushing out to remove such potential trip hazards		1,000	1,074		1,074		537							537
142	ground floor reception to lower terrace	stone steps	stone shale/poor slate	poor	There are steps which lead out from the reception area near to the office and then to the boiler room at basement level which leads to the front terrace garden. These steps are extremely worn, deviate in terms of their heights and require attention to achieve amore safe form of stair access and this does present a concern at this stage and we would advise that some immediate considerations to these stairs are considered for safety purposes to enhance egress of the stairs and use of the stairs generally for access to these areas as currently they do present a risk for someone to trip and fall due to their unevenness and inconsistencies. There is also a risk that these become particular slippy during any rainfall and this should be considered also as these are exposed to the elements in the most	significant overhauling of these stairs required, allow for some consideration of overcladding the historic fabric with sandstone steps with a coarse finish and demarcation detail at the nosings and provisional allowance for this at this stage to achieve safer and enhanced accessible stairs with wider treads and more regulised risers - provisional and subject to design details and LBC's (listed building consents); allow for additional drainage to help capture the flow of surface water towards this area also circa £1000 and allowance of £7000 for the stair works and at the landings and base area.		8,000	8,594		8,594									
143	basement	stairs from GF to basement	slate steps	fair to serviceable order	some of these vary in their height marginally. There is no demarcation on the nosings in this location	some of these vary in their height marginally. There is no demarcation on the nosings in this location and whilst this is a historic fabric some careful consideration of how the demarcation could be considered as a potential scope of improvements should be thought through and a budget for this allowed at this stage. If some enhancement in this regard is provided and lighting levels improved this would deal with any DDA and fire egress consideration for safety purposes	allowance for aesthetic demarcation of nosings only, provisional until approach agreed with conservation officer	3,000	3,223		3,223									

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey																		
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT										Total
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	
144	2nd floor	stair	STAIRS to FF carpet - trip hazards in the carpet	poor	pieces of carpet missing to one side and carpet becoming thread bare	replace this run of carpet to this separate area of stairwell	see allowance for carpet replacement else where also; provisional sum allowed depends on the specified/chosen carpet and quality of carpet selected	3,000	3,223		3,223							
145	GF	commercial Kitchen flooring	slip resistant vinyl with coved skirts	serviceable to poor	there are areas which require patch repairs in the short term with full replacement in the short to medium term	patch repairs short term full replacement long term	this is purely a cost associated to flooring works only	2,000	2,149		2,149					10,743		
C8)		<b>FIXED FITTINGS</b>																
146	GF	commercial kitchen	s/s	N/A	subject to specialists advice and not commented upon by our report	However we allow a general provisional budget for works to be defined by others at a future date to be confirmed									10,743			
see report section C7		<b>SANITARY FITTINGS</b>																
147		to en-suites and toilets generally off communal areas		serviceable		may require some overhauling and repair in the long term, but could suffice for some time yet, allowance for some replacement and overhauling as wear and tare dictates	provisional								16,115			
C9		<b>BELOW GROUND DRAINAGE</b>																
148						see other SP report prepared by Nick Williams report on commentary on the drainage												
C10		<b>ASBESTOS</b>																
149		refer to asbestos report by others				allow for any asbestos containment or removal works as necessary based upon works proposed by others and the relevant budgets prepared by them	we have provided no advise as to asbestos or any other deleterious materials and specialist reports and costs for on going maintenance to be confirmed by others											
C11		<b>GENERAL COMMENTS CONCERNING DDA/Equality Act - see report</b>																
150		generally	see report	see report	see report	allow for reviewing and implementing reasonable adjustments when considering refurbishing, overhauling areas to the building generally, ensure this is budgeted for by others at that time, and an allowance here is provisionally shown for all DDA/EA/accessible design works discussed as items of works that are likely to be required for compliance following an access audit by others to give a provisional allowance for such works at this stage until this is achieved as part of any future projects for maintenance and adaptation and upgrading the premises is progressed	works planned for as part of other works; assuming say 3nr accessible bedrooms created for and allowance for the other works as an indication at this stage only	80,000				85,944						

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwlch Main House Building Survey										Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT									
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	Total
C12		<b>GENERAL COMMENTS ON FIRE SAFETY - see report</b>																	
151				(for age of building)		reducing gaps to frames of fire door where excessive - see report													
152						store doors upgraded to fire doors with intumescent strips and smoke seals and lockable - see report													
153						fire rated screens or what is perceived to be such in some locations need overhauling to achieve half hour fire resistance to such locations	provisional subject to measured survey to confirmed fire risk assessment	15,000	16,115		16,115								
154						general allowance for renewal of smoke seal and intumescent strips for budgeting purposes to certain locations - see report	provisional Subject to fire risk assessment by												
155						fire risk assessment, reviewed on cyclical bases and consequential works following review by others, no allowance for professional fees for such an inspection by others included		TBC	TBC										
156						fire stopping as commented in the report and fire rated hatches and fire rated ceiling breaks to assessed locations where necessary	provisional Subject to fire risk assessment by others	20,000	21,486		21,486								
157						demarking of nosings to steps (and as consequence new carpet to hall stairs and landing of main hall) refer to report	provisional subject to measured survey to confirm and choice of finish	20,000	21,486		21,486								
158						enhance emergency lighting relevant to M&E consultants advice - refer to report on evident areas where emergency lighting maybe considered to be insufficient		COST to be confirmed by others	COST to be confirmed by others										
159						Fire alarm M&E consultant to review and confirm his comments		COST to be confirmed by others	COST to be confirmed by others										
160						m&E consultant to advise on M&E matters and installations of relevance													
C12		<b>GENERAL COMMENTS ON HEALTH &amp; SAFETY - see report</b>																	
161		We have identified from our general inspection of the areas of the property we inspected, a number of matters which could have some potential implications upon health and safety, and we have made recommendations on remedial works or other actions within the proceeding or following sections of this document and the report																	
162	front elevation to site and terrace	retaining wall to terrace	stone retaining structure	serviceable	inspection by engineer and separate report on condition and likely works and monitoring required	TBC		TBC	TBC	TBC									
163		retaining wall - parapet, guarding circa 800mm	stone parapet	poor order	there is related to the upper area of the retaining wall forming the guarding at this location it is below 1100mm in height and in numerous locations the upper masonry is coming apart and in need of significant repairs	rebuilding of upper parapets and stone repairs		15,000	16,115		16,115								
164						due to the above there is associated to this area palisade fencing as temporary guarding required and the area below this should be simply restricted from access with some simple additional guarding		10,000	10,743		10,743								

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwch Main House Building Survey																	
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT									
								Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030
165	FF mirror room	mirror	mirror full height		is it safety rated did not appear to be	if not safety rated replace		500	537		537						
<b>D</b>		<b>THE SITE</b>															
166	Outbuilding to front right corner-large retaining wall to upper terrace elevation a1	stone external walls and pitched roof with slate covering and stone copplings and leaded lights	as per latter	serviceable	repairs to leaded lights required and some roof repairs and repointing to the copplings and allowance for further repairs once fully inspected to the rear and internally as no access internally	repairs to leaded lights required and some roof repairs and repointing to the copplings and allowance for further repairs once fully inspected to the rear and internally as no access internally	provisional	2,000		2,149						2,149	
167	Retaining structure to front terraces	retaining structure	stone retaining walls	serviceable	various stone repairs to parapets and localised areas to the buttresses and wall generally including allowance for some repairs at buttress to connection to retaining wall	structural engineer to inspect and advise on repairs and monitoring	provisional	20,000		21,486							
168	There is an area near to elevation B1 of a low retaining wall with some ground steeply banking away from it to the tree line above	retaining structure	stone retaining walls	serviceable	Some of the build-up to this area appears loose	and would benefit from some ground matting and nailing in this area to assist with ground retention to this location and then some low lying shrub planted to this area that can grow through the netting to help stabilise this localised area.	provisional	2,500	2,686		2,686						
169	retaining wall to ancillary buildings adjacent	retaining structure	dry stone retaining wall	serviceable	which to numerous locations the stonework is disturbed and becoming displaced	The dry stone walling requires repair and some packing and wedging in and placing of new stone into this location to help secure the dry stone retaining wall. This should be undertaken by an experienced and skilled stone mason to help alleviate this issue and maintain its integrity		1,500	1,611		1,611						
170	near reception area	drive/parking	cobbled paving	serviceable	an area of the cobbled paving which is dipped and gathering water	reset paving and make good to adequate falls		1,000		1,074							
171	The drive which leads up to this upper car park area	wall to drive near main building and chalet	masonry wall	poor	To the drive that leads up to the property near the chalet area there is some overturning to the low wall at this area and responsibility in terms of this wall should be clarified – is this the authorities or the chalet owners. Further investigation of this area of wall needs to be looked at from the chalet area side with permission and inspection by an Engineer.	TBC	TBC	TBC									
172	near junction of elevation D2 & D3	manhole	manhole	poor	There is a manhole which has vehicular access across it but is not a heavy duty manhole, positioned between the ancillary building and the main house near to elevation D3 and D2 which needs to be replaced with cast iron heavy duty manhole as soon as practically possible. At the moment this does present a potential trip hazard.	replace with heavy duty manhole frame and cover		900	967		967						
<b>COST ITEMS ON CHALET/COTTAGE</b>																	
173	Front elevation	external wall	masonry cavity wall	serviceable	To the front elevation, as viewed facing the main entrance door to the premises, there is to the right hand side corner at the position of the stone granite buttress and masonry panel some horizontal cracking and internally at mid-way to the wall, there is some rucking within the wallpaper lining and some cacking at the pitched ceiling to wall position. This should be monitored, pointed up and reviewed under inspection to see how progressive the movement is or not. A full monitoring process should be set up. The building does relate to a sloping site.	formally monitor over 18months		TBC	TBC	TBC							

Indicative Planned Maintenance Approximate Budget Plan related to Plas Tan Y Bwch Main House Building Survey										Budget Costs - excludes prelims, ( unless stated otherwise),all fees and VAT									
Item	Location	Element - Item Name	Description	Condition	Summary of Defect (description) in Brief	Works Required	General Comments	Original Budget Cost in 2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	Total
174				(for age of building)	To the front elevation, to one side of the entrance door, near to the front door at an air brick there is some stepped cracking which extends within the common brickwork below the render bell bead down to ground level which again should be pointed up and monitored formally over the next 12-18 months.	formally monitor over 18months		TBC	TBC	TBC									
175	roof	eaves and barge boards and fascia boards	timber	serviceable	some areas of decay and woodworm	open up investigate and repair timbers and treat woodworm and patch roofing felt drips back in		2,000	2,149		2,149								
176	decorations externally	external decorations	decoration	serviceable	decorations worn	redecorate							5,372						
177	roof covering	low pitched roof covering	built up mineral felt	serviceable to poor	becoming worn	recover and comply with some allowance for roof recovering works only and some insulation enhancement allowance for additional rockwool provisional allowance and some additional roof void ventilation, requirements to be agreed with building control							5,372						
178	doors and windows	UPVC windows and doors	UPVC windows and doors	serviceable to fair	some minor adjustments and repairs	mastic beading, handle repair		500	537		537								
179	ceilings/walls	plaster board/hardwall plaster	plasterboard/hardwall plaster	serviceable	condensation to some rooms	reboard ceilings with insulated plasterboard and provide extractor to bathroom and kitchen		5,000			5,372								
180	bathroom	bathroom	bathroom	serviceable	The bathroom sanitary is functional, although dated. The arrangement and layout is not ideal. The shower crossed by the window position.	Adjustment here would be ideal at a future date when the bathroom fitment and sanitary is renewed within the coming years would be an appropriate time to reset the bathroom to a new layout. This could be to reposition the radiator and allow for new sanitaryware and consider possibly just fitting a shower arrangement detail and relocate the radiator and therefore setting the shower the other side; allow for retiling and new floor finish and shower enclosure, electric shower, shower tray, wc, basin, flooring and all fitments									8,594				
181	flooring	throughout excluding bathroom	as per latter	serviceable to worn	becoming worn	provisional allowance for carpets and vinyl finishes as a very broad indication of cost subject to measured survey and choice of finish	PROVISIONAL subject to measured survey and choice of flooring						2,149						
182	kitchen	door	no door		no door	provide suitably fire rated door		400	430		430								
183	kitchen	kitchen units and appliances	as per latter	serviceable	some adjustments	The kitchen fittings are generally in a serviceable condition and some of the doors were out of alignment and need repair, as did some of the drawers, but these are functional and will last for some time yet		250	269		269								
184						renew kitchen units and resolve window cill and new window and appliances see report allow for medium grade Howdens Kitchen													12,892
185	balcony	door and frame to undercroft hatch	timber	poor	decayed	renew		700	752		752								
186		paving	concrete slabs	serviceable	some repointing and removal of weeds and re-setting	some repointing and removal of weeds and re-setting		500	537		537								
187	paths	related to the dwelling only	concrete	serviceable	crack to concrete paths and one at location of downpipe and gully position and vegetation at front	clear vegetation and patch repair, patch repair cracks and investigate gully to below ground drainage connection at cracked path		1,000	1,074		1,074								
188	external lighting to the property	external lights	as per latter	serviceable	limited	enhance		TBC	TBC										



