

Woodcote House, Leek Wootton, Warwick, CV35 7QA

Condition Survey Report for
Warwickshire Police and Crime Commissioner
December 2023
Our Ref: AR/23-02515



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Quality Assurance

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.

We confirm that the undersigned is an appropriately qualified and experienced Chartered Surveyor experienced in the commercial property sector.

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1 INTRODUCTION

ADDRESSEE

Warwickshire Police and Crime Commissioner
Woodcote House
Woodcote Lane
Leek Wootton
CV35 7QA

THE PROPERTY

Woodcote House
Woodcote Lane
Leek Wootton
CV35 7QA

THE CLIENT

Warwickshire Police and Crime Commissioner

INSTRUCTIONS

- 1.1 Instructions were received from DSA Consultants Limited, on behalf of Warwickshire Police and Crime Commissioner, to carry out an inspection of the external parts of the property for the purposes of preparing a Condition Survey Report with a Repairs Schedule.
- 1.2 Rapleys have been instructed to carry out a visual inspection of the property and report our findings with regard to the external envelope of the building, including costs associated with bringing the property into a good state of repair.
- 1.3 The Condition Survey Report includes a summarised Schedule of Recommended Repairs, Budget Costs.
- 1.4 Our Standard Terms of Engagement for building surveys is attached as **Appendix 1** for reports of this nature.

DATE AND CIRCUMSTANCES OF INSPECTION

- 1.5 The premises were inspected by Adam Reed BSc (Hons) MRICS and Jack Hussey BSc (Hons) on 20th November 2023 and 22nd November 2023.
- 1.6 The weather conditions at the time of our inspection were sunny and dry, we have therefore been unable to comment on the functionality of the rainwater goods.
- 1.7 Our inspection and report was to focus on the external envelope and in particular the stonework, windows, rainwater goods, roofs and chimneys. Our inspection was therefore largely external, however we also inspected within the roof voids where safe to do so.
- 1.8 For the purposes of this report, we have assumed that the front elevation of the property faces east. Where the terms left hand and right hand are used, they are assumed to be when facing the relevant elevation.
- 1.9 We have not undertaken any opening up works or testing to ascertain or validate the fire safety protection and performance of the structure and fabric.
- 1.10 We have not tested, made any enquiries or commented on items of plant that are permanently located in the property.
- 1.11 The roof and upper parts of the property were inspected with the use of a drone, our findings and recommendations are based upon the photographs obtained only. Where possible, the roof has also been inspected from upper windows that provided views of some pitches.
- 1.12 A selection of photographs taken during our inspection are attached at **Appendix 2**.

CONFLICT OF INTEREST

- 1.13 We confirm that, as far as we are aware, no conflict of interest exists either personally or with Rapleys, in connection with Warwickshire Police and Crime Commissioner. We would further confirm that Professional Indemnity Insurance on a per claim basis is available in respect of this report.

DISCLOSURE

- 1.14 This Report is specifically for the addressee stated above.

2 PROPERTY DESCRIPTION

- 2.1 Constructed in 1861 and later extended in 1869, the property is a large detached, Grade II Listed property (Listing No: 1364959) located in Leek Wootton just outside of Warwick.
- 2.2 The property is two storey and comprises large ashlar sandstone walls under pitched roofs covered with plain clay tiles, angular ridge tiles and lead-lined valley and box gutters. 12No stone chimneys extend through the ridge line and have historically been truncated and capped. A small number of roof lights and bonnet hatches are cut into the roof providing access and additional light.
- 2.3 The external walls are decorated with saw-tooth string bands and mouldings, and ornamental balustrading over bay windows. Interspersed throughout the walls are fixed pane and sliding sash bronze windows and the building is accessed through large timber doors via stone archway porch to the front elevation.
- 2.4 Our instruction covers the external envelope of the property only and we have therefore not provided comment on the internal building fabric. The only exception being the ingress noted internally within the stairwell, as a result of a defective downpipe externally.

3 OVERVIEW OF CONDITION

3.1 Overall, whilst some maintenance has clearly been undertaken in the past, the property is suffering from a lack of routine maintenance has led to an accumulation of defects and issues that require remedying as part of a refurbishment project.

3.2 We would draw your attention to the following key issues noted during our inspection:

3.3 STRUCTURE

3.3.1 Rapleys have not undertaken a review of the structure within the property however, we did identify cracking to the masonry to both the South (Left) and East (Front) elevations. These cracks appear to run between windows and may be the result of failing concealed lintels. Stitching repairs are anticipated during the stone repair works however we recommend a Structural Engineer is appointed to undertake a review of the cracking and possible repairs required.

3.3.2 Horizontal cracking was also identified to the single storey extensions to the rear housing the toilets. This could also be the result of failed lintels but also differential thermal movement between the main portion of the wall and the parapet. Again, we recommend this is assessed by a Structural Engineer to remedial works required

3.3.3 Retrofitted structural supports and bracing has been added within the roof voids, however, we did not identify any significant undulation or distortion to the roof structures or pitch coverings to raise any causes for concern. We recommend a Structural Engineer undertakes an assessment of the retrofitted supports to ensure they are satisfactory and now further remedial works are required.

3.4 ROOFS

Roof Voids

3.4.1 At second floor level are five loft hatches accessing the roof voids. Two are situated in the rear (west) elevation, one to the left side of the front (east) elevation, and the final two are in close proximity within the far right hand side of the front elevation. During our inspection, it was possible to safely access only one of the hatches to the right hand side of the front elevation, all others were complete via head and shoulders inspection only.

3.4.2 Coincidentally, the void where access was possible granted access to an alternative view of the most problematic corner of the property which is suffering the worst ingress. This being the set back section of the north elevation.

3.4.3 The property has a cold roof design meaning insulation, where present, is installed at the ceiling line and omitted to the pitches. All roofs comprise sloping timber rafters fixed at the top to a ridge board and assumed to span over a wall plate. The spans are split with timber purlins, and rudimentary timber and steel support system was present within some roof voids. As mentioned in Structure, whilst the function of the support is unclear, there does not appear to be an adverse deflection noted within the roof structure or ceilings below. However, it may be prudent to consider the appointment of a Structural Engineer to pass a cursory view over these elements whilst they are on site inspecting the cracking to the masonry.

3.4.4 Many of the roof voids have brick-built gable walls within them, some forming the external walls and others partitions within the roof voids. The masonry is in reasonable condition, as far as can be ascertained, and require no immediate action.

3.4.5 There is sporadic widespread, white staining on the roof timbers throughout the property. This is often the sign of condensation within the voids however, due to the type of construction of the roof, there will be an element of passive ventilation which will aid the drying out process.

3.4.6 In addition to the above, there is staining to the timber sarking boards in random locations throughout the voids and concentrated moisture staining to roof timbers predominantly at ridge level and along box and valley gutter details. This indicates leaks through the roof covering but all timbers appear to be structurally sound and therefore we have allowed for repairs to roof coverings but minimal intervention to the roof timbers. Upon replacing roof tiles/ridges damage and decay may become apparent to the sarking boards and we therefore recommend included a suitable Provisional Allowance/Contingency for such repairs.

3.4.7 Areas where mineral wool insulation has been laid across ceiling lines are poorly installed and in other voids are missing entirely. For the purposes of budget costs, we have not included for the upgrade or installation of any insulation, however, should extensive roof works/replacement be required then thermal upgrades will be required in accordance with Building Regulations.

Pitched Roof Coverings Description

3.4.8 There are multiple pitched roofs over the property and for the purposes of this report we have split our descriptions as below:

3.4.9 **Roof 1 – South Elevation Outer Pitches and Dormers** - Pitched roof covered with plain clay tiles. Ridges are finished with clay ridge interlocking ridge tiles. Valleys are formed from corner junction clay tiles.

The left hand side interconnects with the West elevation roof pitch with a gable end. The remaining pitch is interspersed with 3No dormers and the entrance porch.

3.4.10 **Roof 2 – West Elevation Outer Pitches and Dormers** – 2 pitched roofs covered with plain clay tiles. Ridges are finished with clay ridge interlocking ridge tiles. Valleys are formed from corner junction clay tiles.

The main west (rear) pitch is interspersed with 2No dormers and 2No gable end details.

The set back west (rear) pitch is interspersed with 2No gable end details and a flat roof to the centre.

3.4.11 **Roof 3 – North Elevation Outer Pitches and Dormers** – 2 separate pitched roofs covered with plain clay tiles. Ridges are finished with clay ridge interlocking ridge tiles. Valleys are formed from corner junction clay tiles.

The rear northern pitch is interspersed with 1No dormer and 2No roof light comprising single glazed Georgian wired panes and dressed with leadwork.

The far right hand side north pitch is interspersed with 2 gable ends topped with chimney stacks.

3.4.12 **Roof 4 – East Elevation Outer Pitches and Dormers** - Pitched roof covered with plain clay tiles. Ridges are finished with clay ridge interlocking ridge tiles. Valleys are formed from corner junction clay tiles.

The left hand side interconnects with the South elevation roof pitch with a gable end. The remaining pitch is interspersed with 2No dormers. The right hand side interconnects with the projecting extension with adjoining ridge lines and valleys.

A clocktower is positioned to the far right hand side of this roof, however, at the time of inspection this was being reconstructed.

3.4.13 **Roof 5 – Inner Pitches and Dormers** – 4No pitched roofs covered with plain clay tiles. Ridges are finished with clay ridge interlocking ridge tiles. Valleys are formed from corner junction clay tiles.

Each pitch is interspersed with a dormer with a hipped detail, rather than a gable end like the other outer facing dormer windows. The north facing pitch as a second smaller dormer windows that features a pitched tiled roof with tiles to the side cheeks.

A further roof light is provided to the south facing pitch and comprises single glazed Georgian wired panes and dressed with leadwork.

Pitched Roof Coverings – Overview of Condition

3.4.14 The roof coverings do not appear to be original and are in serviceable condition without the need for significant replacement, however all pitches are suffering from common defects as listed below:

- Accumulation of moss and lichen growth throughout.
- Accumulation of vegetation growth and detritus within the gutters and valleys.
- Deteriorated mortar joints to ridge tiles.
- Deteriorated, fragile or otherwise defective plain tiles and ridge tiles in need of replacement.
- Slipped plain tiles, possibly due to nail fatigue.

3.4.15 No significant water ingress was identified during our inspection, however, moisture staining was identified to roof timbers below the ridge tiles and valley/box gutter details. This staining is likely from the deteriorated mortar joints and blocked gutters highlighted above.

3.4.16 The pitched roof coverings comprise plain clay tiles over sarking board supported by a cut timber roof. As part of our inspection, we have been unable to determine the condition or the presence of an underfelt/vapour control layer between the battens and sarking boards. We recommend exploratory investigations are undertaken to several isolated locations to determine the presence and/or condition of the underfelt. At this juncture the condition of the battens should also be confirmed.

3.4.17 We consider the roof coverings to have sufficient life expectancy left provided the defects identified above are rectified and the roofs are regularly maintained going forward.

- 3.4.18 If underfelt/vapour control layer is not present, this is not of significant concern but something to note as there will be no secondary barrier from leaks, other than the sarking boards. If the battens are however found to be in poor condition/decaying, our recommendation on roof repairs may change.

Flat Roof Coverings

- 3.4.19 There are multiple pitched roofs over the property and for the purposes of this report we have split our descriptions as below:
- 3.4.20 **Roof 6 – Central Flat Roof with Lantern** – Rolled lead covering with perimeter lead gutter channels, interspersed with a timber framed roof lantern with single Georgian wired glazing and dressed with lead.
- 3.4.21 We have not been able to undertake a detailed close inspection, however, the lead covering, whilst soiled, appeared to be in good condition with no obvious signs of splits. The entire covering should be cleaned and cleared, at which point a detailed inspection should be undertaken.
- 3.4.22 The pitched lantern requires cleaning. The timber gable ends also required localised timber decay repairs, putty renewal, renewal of hinges and redecoration.
- 3.4.23 **Roof 7 – Flat Roof over Set Back West Elevation** – Built up mineral felt covering interspersed with a single glazed roof light. Lead flashings are provided to the perimeter abutting the surrounding parapet walls.
- 3.4.24 The mineral felt covering is in fair condition but moss/detritus requires clearing. The perimeter detailing/lead flashings is however poor and requires addressing.
- 3.4.25 Staining was identified internally in close proximity to the roof light. The perimeter detail to the rooflight is only a felt upstand and this should be improved and investigated further.
- 3.4.26 To the rear of this roof, a lead lined gutter is positioned between the parapet wall and abutment with the pitched roof. The gutter is blocked and requires clearing, but a loose section of lead flashing also requires refixing. The condition of the lead should be assessed once the gutter is clear.
- 3.4.27 **Roof 8 – Flat Roof over Toilet Blocks** – Assumed (roof is heavily concealed with moss) single ply membrane interspersed with domed polycarbonate roof lights with lead flashing abutting the parapet walls.
- 3.4.28 As the roof covering is heavily concealed by moss growth, we have been unable to determine the condition. The moss should be cleared and then the roofs assessed.
- 3.4.29 A liquid coating has been applied to the left hand side parapet wall. No lead flashing is located to this parapet wall and should be installed to provide a sufficient weathering details.
- 3.4.30 The dome roof lights are heavily solar degraded. We recommend whilst access is in place, the domed polycarbonate coverings are replaced.
- 3.4.31 **Roof 9 – Flat Roof behind Rear Pitches of West Elevation** – Rolled lead covering with side lead gutter channel.
- 3.4.32 We have not been able to undertake a detailed close inspection, however, the lead covering, whilst soiled, appeared to be in good condition with no obvious signs of splits. The entire covering should be cleaned and cleared, at which point a detailed inspection should be undertaken.
- #### Other Roof Level Leadwork
- 3.4.33 To the remainder of the roof, leadwork comprises flashings and channel gutters. We have not been able patination oil throughout.

3.5 CHIMNEY STACKS

- 3.5.1 There are numerous chimney stacks throughout the roof. All of the chimney stacks with the exception of one have been truncated and covered with concrete slabs and are no longer functioning.
- 3.5.2 We have not undertaken a detailed inspection internally and can therefore not comment on the condition of the chimneys internally. As they have been sealed shut externally they no longer are being ventilated and there is a risk of condensation build-up. Further investigation should undertaken to determine whether any ventilation needs to be introduced to these chimneys.
- 3.5.3 All chimney stacks are weathered with moss and lichen growth. There is deterioration of mortar joints and stone spalling. All chimneys required cleaning, repointing and sporadic stone repairs.
- 3.5.4 To a number of chimneys, some stonework has severe vertical cracks running through them. There is no sign of adverse leans/movement to these stacks but the stonework should be structurally

tied/repared to secure the stonework but also prevent water ingress. Prior to works commencing, a structural engineer is recommended to undertake an assessment and any structural remedial works designed by them.

3.6 RAINWATER GOODS

- 3.6.1 The surface water from the roofs discharge into a number of lead-lined valley and box gutters, and into pressed metal square line gutters, hoppers and downpipes which have a decorative angular saw-tooth design, matching that of the string courses and mouldings throughout.
- 3.6.2 The rainwater goods are largely in fair condition with localised sporadic corroding joints and brackets.
- 3.6.3 We have not undertaken a detailed inspection of all joints but did observe some staining. We have therefore allowed for all joints to be sealed and the gutters to be lined with a compatible proprietary liquid system, suitable for heritage properties.
- 3.6.4 The painted finish to all elements is faded and we recommend that all rainwater goods are redecorated in a colour to match.

3.7 WALLS

Walls Description

- 3.7.1 The external envelope of the building comprises 7 separate elevations. All elevations comprise locally sourced sandstone facing walls. The elevations are divided with protruding stone saw-tooth string bands which also surround/secure the downpipes. Windows have stone surrounds, mullions and transoms. Some windows are provided with protruding stone hood mouldings.
- 3.7.2 For the purposes of this report we have split our descriptions of each elevation as below:
- 3.7.3 **South Elevation (Left Hand Side)** – 1No gable end, 2no dormer windows all topped with coping stones and finials. Bay windows are provided to both the left hand and right hand side with ornate stone balustrades to the top.
- 3.7.4 **South Elevation (Return off Front Elevation)** – 1No gable end topped with copings stones and finials.
- 3.7.5 **West Elevation (Rear)** - 2No gable ends, 2no dormer windows all topped with coping stones and finials. 1No Bay windows is provided to right hand side with ornate stone balustrades to the top. A blocked up door opening is provided off-centre with stone steps.
- 3.7.6 **West Set Back Elevation (Rear)** – 2No gable ends with a central ‘tower’ topped with coping stones. Finials are also provided to the gable ends. A rendered finish single storey extension is provided at ground level and forms a courtyard.
- 3.7.7 **North Elevation (Right Hand Side)** – Gable end topped with copings stones and finials with a setback elevation with dormer window also topped with copings stones but missing the finials. A single storey fair face brick extension is provided within the courtyard.
- 3.7.8 **North Elevation Rear (Right Hand Side)** – 2No gable ends with chimney stacks topped with coping stones.
- 3.7.9 **East Elevation (Front)** – 2No gables ends, 3No dormer windows and 1No projecting entrance bay with curvilinear gable and armorial balustrade topped oriel bay window above the entrance porch. All gables and dormers are topped with coping stones and finials.

Walls Condition

- 3.7.10 The stone elevations are suffering from deterioration throughout with common defects noted to every elevation. Historic repairs are evident demonstrating maintenance has occurred in the past but the stonework is suffering from lack of recent maintenance.
- 3.7.11 Rapleys have engaged with a petrologist/Building Stone Specialist to establish the type of stone used for the building, however it is evident the sandstone is of a particular friable nature than other more hardwearing stones.
- 3.7.12 The common defects identified throughout the elevations include:

Facing Stonework

- Detachment of stone (delamination and contour scaling)
- Loss of stone (erosion and spalling)
- Fractured stonework
- Staining (discolouration and soiling)

- Isolated algae/lichen growth
 - Deteriorated mortar joints
- String Bands and Hood Mouldings
- Loss of stone (erosion and spalling)
 - Fractured stonework
 - Staining (discolouration and soiling)

Ornate balustrades

- Heavy loss of stone (erosion and spalling)
- Significant fractured stonework.
- Poor historic repairs
- Staining (discolouration and soiling)

3.7.13 Whilst there are multiple types of defects and deterioration, the types of repairs requires can remedy more than one type of defect. The table below sets out the repair types and the defects that they rectify.

Repair Type	Repair Description	Defect Type to Remedy
1.	Repointing - rake out existing mortar joints to a depth of at least 25mm or twice the joint width, whichever is greater. Joints less than 10mm wide should be raked with a flat-bladed quirk tool. Where joints are wider than 10mm an oscillating disc may be used along the centre of the joint and the remainder of the joint cleared with a chisel. Following raking of the joint, clean the joint with a hand-held blower before wetting the joint with water. Apply Type B2 Pointing Mix (Refer to 'Typical Type B Mortar Mixes' at Appendix A) to the joint and compress well with a pointing key. Allow the pointing to set and then cut back to a slight recess and stipple the surface with a churn brush. Ensure the pointing joint is kept damp both during and after the process to prevent excessive shrinkage.	<ul style="list-style-type: none"> • Deteriorated Mortar Joints
2.	<p>Mortar Repair (option 1 – proprietary product) - Where stones are decayed to less than 50mm back to a solid substrate, undertake a stone face repair with mortar finish. Cut back any loose and friable material from the host stone using a scutch comb to score the surface.</p> <p>For part repairs the edge must be cut back square to a minimum depth of 5mm ensuring that the materials are not feathered out.</p> <p>Dampen the host stone to control the suction and apply St.One (formerly Lithomax) at maximum 25mm passes. Ensure a thin coat is applied to the background before applying first full thickness coat. If the repair is greater than 25mm, allow the first coat to cure for 24 hours before applying the next pass.</p>	<ul style="list-style-type: none"> • Delamination (below 50mm depth) • Contour scaling (below 50mm depth) • Erosion (below 50mm depth) • Spalling (below 50mm depth)
3.	Mortar Repair (option 2 – bespoke mortar mix) - Where stones are decayed less than 50mm back to a	<ul style="list-style-type: none"> • Delamination (below 50mm depth)

	<p>solid substrate, undertake a stone face repair with mortar finish. Cut back any loose and friable material from the host stone using a scutch comb to score the surface.</p> <p>Dampen the host stone to control the suction and apply Type B6 Mortar at maximum 25mm passes. Ensure a thin coat is applied to the background before applying first full thickness coat. If the repair is greater than 25mm, allow the first coat to cure for 24 hours before applying the next pass.</p>	<ul style="list-style-type: none"> • Contour scaling (below 50mm depth) • Erosion (below 50mm depth) • Spalling (below 50mm depth)
4.	<p>Armature Mortar Repair - For decay greater than 50mm, an armature will be required. Use non-percussive drill bit to make holes at least 10mm deep and slightly wider than the diameter of the armature. Flush the holes out with water and fix the armature in place with lime-based grout. Ensure the armature is set at least 10mm back from the surface of the repair.</p> <p>To complete the repair, cut back the defective area to a sound substrate ensuring that the top and sides are undercut to provide a good key. Ensure the host stone is thoroughly dampened and Type B6 mortar is built up in layers no thicker than 10mm.</p> <p>Ensure that each layer is allowed to hardened to 'leather-hard' consistency, scored and wetted before the next layer. Build the repair up in layers until it becomes proud of the final surface.</p> <p>When the last layer is leather-hard, scrape back with a float. Unnatural arrises and feather edge are to be avoided. Ensure the final finish is textured using a brush or scraping to reveal the aggregates.</p>	<ul style="list-style-type: none"> • Delamination (above 50mm depth) • Contour scaling (above 50mm depth) • Erosion (above 50mm depth) • Spalling (above 50mm depth)
5.	<p>Full Replacement Stone - Ensure the minimum amount of original stone is removed and exercise caution not to damage adjacent stone. For small areas cut out the defective stone with a sharp chisel and stone saw for larger stones, use non-percussive drills, pneumatic chisel or angle grinders.</p> <p>Remove any friable material or debris and clear the cavity. If the new stone is not to be installed immediately, ensure sufficient temporary propping is and packing is provided.</p> <p>New stone to be cut to size from the chosen block of matching stone. Contractor to ensure that the new stone is laid in the correct bed and always finished by hand to match the appearance of the rest of the wall.</p> <p>Ensure the cavity is wetted to prevent excessive suction. Pack the base and side joints with a suitably sized pointing key. Dry-pack the top bed with a partially dried out, crumbly version of the mortar to prevent shrinkage. Mortar the back of the replacement stone and place into position. Check joint width and ensure that the stone face finishes</p>	<ul style="list-style-type: none"> • Delamination (above 75mm depth) • Contour scaling (above 75mm depth) • Erosion (above 75mm depth) • Spalling (above 75mm depth) • Fractured stonework • Defective stonework of any sort in high risk locations

	<p>flush with the surrounding stones. Compress the base and side beds with a pointing key and dry pack the top bed with mortar.</p> <p>Following insertion of new stone, allow to point in a lime-based mortar to match existing.</p>	
6.	<p>Partial Replacement Stone - Mark up smallest amount of stone that can be removed to retain as much of the stone as possible. Remove defective section of stone with a sharp chisel and stone saw, ensuring not to damage the adjacent stones. Drill the edges of the host stone with a non-percussive drill using a depth gauge.</p> <p>Square off the edges to full depth and finish the cavity to ensure clear from debris.</p> <p>Offer up the replacement stone to ensure it fits into the void.</p> <p>Paint lime putty onto the bottom bed to ensure the thinnest joint around the indent. Ease the indent / replacement stone into place and inject joints with lime grout to finish.</p>	<p>All off the below but where the defect is less than 25% of the affected the stone:</p> <ul style="list-style-type: none"> • Delamination (above 75mm depth) • Contour scaling (above 75mm depth) • Erosion (above 75mm depth) • Spalling (above 75mm depth) • Fractured stonework • Defective stonework of any sort in high risk location

- 3.7.14 We have prepared annotated elevation plans identifying the location of the defects and the types of repairs required, these are contained within Appendix 3 of this report.
- 3.7.15 In addition to the specific defects and repairs detailed above, we recommend undertaking a light hand brush of all stonework to remove any loose dirt and organic growth deposits.
- 3.7.16 To certain locations, such as the ornate balustrading, following repair the application of a shelter coat will provide a sacrificial layer to reduce the rate of deterioration. This is recommended as an optional item but testing will be required to ensure the appropriate coating is used compatible with the existing stonework.
- 3.7.17 More thorough cleaning, using a DOFF System (high-temperature steam) can also be used to clean highly soiled/staining areas, however, this is not essential.
- 3.7.18 Structural cracking has also been identified and requires rectification during the stone repair works, we refer you to Section 4 Structure within our report, for further commentary on these issues.
- Coping Stones and Finials
- 3.7.19 All parapet walls (gable ends and dormer windows) are topped with coping stones which have a heavy accumulation of moss and lichen growth. The coping stones have spalled, cracked or are heavily eroded due to their open exposure. The mortar joints are also deteriorated expediting the deterioration.
- 3.7.20 We recommend all stones are carefully lifted, cleaned and reinstated. The stones should then undergo appropriate mortar repairs and be repointed. A number of coping stones are beyond economical repair and an allowance for replacement like-for-like stones should be included.
- 3.7.21 The parapets are also topped with finials, most of which are also heavily eroded and spalled. Isolated finials have been renewed and others are either loose or missing.
- 3.7.22 All finials should be checked to ensure they are secure. Where loose these should be carefully removed and reinstated using dowels and bedded. All finials require repointing and mortar repairs as required.
- 3.7.23 Where finials are missing, replacement is not necessary but we recommend new stones are supplied and installed to retain the character of the building.

3.8 WINDOWS

- 3.8.1 The windows that intersperse the external facing elevations are non-ferrous metal frame and appear to be bronze, based on the green patina that has formed on a number of the windows. Bronze being a more commonly used window frame material than copper, which would provide the same appearance. Many of the windows that infill an aperture comprise a singular operating sash, surrounded by fixed pane windows.
- 3.8.2 The sash windows and mechanisms were built into external walls and stone mullions, and most windows had metal string chords which were intact. It is prudent to annually clean and wax the sliding sash windows to ensure smooth operation. A random sample of windows were tested during our inspection, and some were found to be sticking.
- 3.8.3 A small number of the sash windows exhibited splitting along the bottom rail revealing the hollow interior of the sash framing. This would require a bespoke repair solution from a specialist craftsman, given that this is an opening part of a window. However, we have not included for the repair within our budget costs due to the specialist nature.
- 3.8.4 Single glazed timber windows are present at each elevation looking in toward the central flat roof at second floor level. Most windows are casement by design and fixed shut by casement stays. Externally the timber is finished in white paint which is heavily flaking however, the timber was in fair condition and did not exhibit significant signs of rot or decay. All available windows were tested for operation and fit well to the frames.
- 3.8.5 All timber windows require minor overhaul comprising replacement of all putty, rubbing back of flaking paint and easing and adjusting. Following preparation works, all timber windows require decoration throughout.

4 OTHER CONSIDERATIONS

- 4.1 Prior to the commencement of any works, we recommend the further investigation and assessments are undertaken as set out within our report. These include a Structural Engineer assessments and determining the condition of the roof sarking boards and battens.
- 4.2 Any specification of works should be submitted to the Local Conservation Officer for initial comments (pre-application) prior to obtaining full Listed Building Consent and tendering the works package.
- 4.3 A Refurbishment and Demolition Asbestos Survey will be required prior to the commencement of works

5 BUDGET COSTS

- 5.1 The table below illustrates budget costs for undertaking all works set out within the schedule under **Appendix 4**.
- 5.2 The following costs are presented exclusive of VAT.
- 5.3 No costs have been included for asbestos removal/repair works.
- 5.4 Due to the intricate detail and layout of the building, no costs have been included for high level access, scaffolding or roof protection.
- 5.5 Costs are exclusive of any Professional Fees, Statutory fees/costs or planning consents.
- 5.6 No contingency or Provisional Sums are included for works that may become apparent upon further investigations/opening up.

ITEM	DESCRIPTION	COST
Externally		
1	Structure	£4,500
2	Leadwork	£32,290
3	Pitched Roofs	£79,750
4	Flat Roofs	£4,650
5	Rainwater Goods	£17,325
6	Chimneys	£18,325
7	South Elevation	£70,785
8	West Set Back Elevation	£42,765
9	West Elevation	£155,170
10	East Elevation	£147,485
11	South Elevation (return off front)	£26,300
12	North Elevation (return off rear)	£63,920
13	North Elevation	£38,200
14	Windows	£9,325
	SUB TOTAL	£710,790
15	Preliminaries @10%	£71,079.00
16	Contractor's OHP @10%	£78,186.90
	SUB TOTAL	£149,265.90
	TOTAL BUDGET COST	£860,055.90
	TOTAL BUDGET COST RANGE (+/- 10%)	£774k - £946k

Terms of Engagement



**RAPLEYS LLP TERMS OF ENGAGEMENT
FOR PROVIDING BUILDING SURVEYING SERVICES
FOR THE PRODUCTION OF A BUILDING SURVEY**

1 INSTRUCTION

1.1 We are instructed by Warwickshire Police and Crime Commissioner to prepare a Building Survey Report. The purpose of the Report is to provide advice on the condition of the property to understand the external condition and the extent of works required prior to refurbishment.

2 THE PROPERTY

2.1 The Property to which the instruction relates is known as Woodcote House, Woodcote Lane, Leek Wootton, CV35 7QA.

3 SCOPE AND LIMITATIONS

3.1 The scope and limitations of our inspection for the production of the Building Survey will be as follows:

- 3.1.1 We will advise on the condition and durability of the property bearing in mind their age and type, the need for repairs or building maintenance and where appropriate, the suitability of the property for their proposed use.
- 3.1.2 We will report on defects and forms of construction likely to adversely affect the use of the property or to give rise to significant expenditure in the future. When specifically requested the Report will include budget costs for repair works that are considered to be required. Such costs are prepared on an approximate estimate basis and should only be used for approximate budgeting purposes only.
- 3.1.3 We will inspect those parts of the structure(s) which are visible from any part of the building to which access can be readily obtained. A 3 metre ladder will be used where necessary, and binoculars will be used to inspect the upper parts of the building from ground level. (A cherry picker, Drone Survey or Pole Camera Survey can be arranged to inspect the roof, at an additional cost).
- 3.1.4 All accessible areas of the property will be inspected. Any specific areas not inspected due to access problems will be noted in the report as required. It should be understood that the plant, equipment, furniture, etc. will restrict the Surveyors ability to inspect all areas of the property.
- 3.1.5 Concealed spaces such as suspended ceiling voids, riser ducts and service cupboards will not be inspected. We will not empty cupboards, move furniture, raise fitted floor coverings, remove floorboards or any fixtures and fittings and chattels or moveable items unless specifically requested and then only with the Landlords/Occupants prior consent.
- 3.1.6 Those parts of the property which are concealed, unexposed or inaccessible will not be inspected. We will recommend further investigations if we consider there to be a risk of failure in the areas not inspected. Except where the contrary is stated, such parts will be assumed to be in good repair.
- 3.1.7 Services such as electricity, heating, plumbing, mains water and drainage will not be tested. Comments will be based on such visual inspection as is possible. We will advise on the need for specialist tests to be undertaken.

- 3.1.8 We will not undertake or arrange for any investigation to be carried out to determine whether or not any deleterious, sub-standard or hazardous materials have been used in the construction, services or finishes of the property or have since been incorporated. These materials include, but are not limited to asbestos, high alumina cement, calcium chloride, wood wool slabs, galvanised steel, wall ties and composite cladding panels. We therefore will not be able to report that the property are free from such material nor to make any comment with regard to them. We will request from the owner or occupier, whichever is appropriate, a copy of the Asbestos Register. If no such document is provided to us, we will recommend that one is prepared prior to any inspection of the premises being undertaken. If we are made specifically aware of the presence of asbestos either from documentary evidence, word of mouth or by it being obvious from our cursory inspection, we will use our reasonable endeavours to bring this to the Client's attention with a recommendation that a detailed inspection by a qualified specialist should be undertaken in order to establish future obligations and any costs of essential remediation. This will be the full extent of our obligations in this regard. Our Survey will assume that no such materials are present. We recommend that if the Client has any concerns at all about any of these materials, the Client should commission a specialist report. We shall have no liability in respect of any matter relating to such materials.
- 3.1.9 We will neither investigate or request any information relating to any pollution or contamination at the property or on any other adjoining land. Accordingly, our advice will be prepared on the basis that no such pollution or contamination exists. Should the Client have any doubts as to the suitability of this assumption, we would recommend that appropriate investigations are made, and the results referred to us in order that we may review our advice. We shall have no liability in respect of any matter relating to pollution or contamination.
- 3.1.10 If the premises form part of a larger building, no other office suite/unit will be inspected, and our report will only include those matters pertinent to the above premises. When reporting on the exterior, common parts and other areas of shared responsibility the comments in the Report will take account of the likely responsibilities under a Lease(s) and Title Deeds and the contribution towards repairs applicable to the subject premises.
- 3.1.11 We will not carry out investigations to ascertain whether hazardous materials, gases or pollutants have been deposited on or used in industrial or manufacturing processes on the site. If, during our inspection, it appears that hazardous materials or pollutants have been present on the site, this will be brought to your attention and recommendations made concerning further investigative works to be carried out.
- 3.1.12 In order to verify our position in respect of any instruction you give us the situation regarding the combustibility, fire safety requirements or fire protection performance of any façade materials, roof materials, cladding, core, filler, composite, insulation, glazing, balconies, terraces, doors, hatches, signage, decorative panels, roof voids, roof cavities, chimneys, flues, external wall system and/or internal wall system of any building or structure, external roof system and/or internal roof system above the ceiling level of the uppermost storey of any building or structure, including but not limited to any component or material used for the external cladding or façades or roofs of any building or structure, insulation, and signage, and the manufacture, assembly, fixing or construction thereof (Property Fire Risks) you must seek a report from a competent Fire Safety Engineer. As a result, we shall not be liable for any claim directly or indirectly arising out of Property.
- 3.1.13 We will not expose or carry out intrusive investigation to test the form of construction of cladding panels. Where the use of rigid urethane or similar cores (composite cladding) may have been used, we will advise on further investigations, as necessary.
- 3.1.14 The Report will not provide an audit for the purposes of the Equalities Act 2010, or for other workplace legislation.

- 3.1.15 We will not carry out an inspection to establish if asbestos is present in the property in order to comply with any of the provisions of The Control of Asbestos Regulations 2012 or for any other purpose. We shall have no liability in respect of any matter relating to asbestos including, but not limited to, its presence at the property.
- 3.1.16 We will not carry out an inspection nor arrange for any investigation to establish the presence or absence at the property of any invasive or obnoxious weeds or plants. We shall have no liability in respect of any matter relating to any such weeds or plants including, but not limited to, their presence at the property.

4 FEE BASIS

- 4.1 Surveyor's fee basis for acting in such matters will be £2,700 exclusive of VAT and disbursements and this will relate to all time allocated to the instruction, including the perusal of all documentation and papers, travelling, inspecting, meetings, telephone calls and the drafting and production of the Building Survey Report.
- 4.2 Time is recorded in 15 minute units and no charges are made for the time of secretarial and administrative support. Our hourly charge out rates are reviewable annually as at 1st May in each year.
- 4.3 Disbursements will include, for example, the cost of obtaining documents, photocopying, photography, binding, maps, plans, postage, travel, flights, overnight accommodation and subsistence away from the office.
- 4.4 If for any reason our instructions are prematurely terminated, we will make an abortive fee charged based on our current hourly charging rates for professional staff for the time actually expended as at the date of termination plus any disbursements incurred.

5 FEE INVOICE

- 5.1 Our fee invoice will normally accompany our Report.
- 5.2 Interim invoices for disbursements are submitted at monthly intervals provided that the balance outstanding exceeds £100 exclusive of VAT.
- 5.3 Invoices are payable upon receipt. We reserve the right to charge interest from the 31st day following the date of the invoice at a rate of 2% per month calculated on a daily basis.

6 VARIATION

6.1 These Terms of Engagement may only be varied if accepted in writing by a Partner in Rapleys LLP.

7 LIABILITY

7.1 Our liability is solely to the named client below. Nothing in these terms shall exclude or restrict our liability in respect of personal injury or death resulting from our negligence or for fraudulent misrepresentation or in any other circumstances where liability may not be so limited under any applicable law or regulation.

7.2 Subject thereto and as agreed with the client, as evidenced by the acceptance of these Terms:

7.2.1 We shall not be liable for any indirect, special or consequential loss or damage, or any loss of profit, opportunity, production or accruals arising in any circumstances whatsoever, whether in contract, tort, negligence, for breach of statutory duty or otherwise and howsoever caused.

7.2.2 Our entire aggregate liability for any claim or claims in contract, tort, negligence, for breach of statutory duty or otherwise, for any loss, costs or expenses howsoever caused arising out of or in connection with the services to be provided under these Terms shall be limited to £5 million.

8 CONFIDENTIALITY AND DATA PROTECTION (IN LINE WITH GDPR)

8.1 Each Party undertakes that, except as provided by clause 8.2 or as authorised in writing by the other Party, it shall at all times during and after the Term:

- a) Keep confidential all Confidential Information and take reasonable steps to protect Confidential Information against theft, damage, loss or unauthorised access.
- b) nor disclose any Confidential Information to any other party without prior written consent.
- c) not use or deal with any Confidential Information for any purpose other than as contemplated by this Agreement.
- d) not make any copies of record in any way or part with possession of any Confidential Information; and
- e) store and use personal information in compliance with the GDPR and as described in our Data Protection Policy.

8.2 Either Party may disclose Confidential Information:

- a) As required by law, court order or any governmental or regulatory authority.
- b) to its employees, officers, representatives, agents, contractors and advisers but only to the extent they need to know to enable the Party to perform its obligations under this Agreement and/or exercise its rights under this Agreement and that Party shall procure that the recipient only uses the information for the purposes contemplated, knows the information is confidential and does not disclose the information; and
- c) to the extent that such information becomes public knowledge through no breach of this Agreement by that Party.

9 COMPLAINTS PROCEDURE

9.1 As part of our internal Code of Conduct, Rapleys LLP has an established complaints procedure, and a copy of this document is available upon request.

10 GENERAL

10.1 All amounts stated in these Terms are exclusive of VAT, which, if appropriate, shall be added and paid at the appropriate rate.

10.2 Either party may terminate these arrangements at any time on 7 days' notice or immediately on notice if the other party ceases to trade, becomes insolvent or has an Administrator, Receiver or Liquidator appointed or is in breach of any provision of these terms and fails, where the breach is capable of being remedied, to remedy the breach within 7 days of service of a notice specifying the breach and requiring it to be remedied.

10.3 We will do our best to perform our obligations in accordance with any time frame that is agreed or set, but this is an estimate only and time shall not be of the essence.

10.4 Neither party shall be in breach of their obligations for any delay or failure to perform their respective obligations which is caused by reasons outside that party's reasonable control.

10.5 These Terms shall be governed by English Law. The Court of England shall have exclusive jurisdiction in respect of any disputes and both parties submit to that jurisdiction.

10.6 Both parties do not intend that any person other than the Client and Rapleys LLP shall have any rights under these Terms and under the contract between us by virtue of the Contracts (Rights of Third Parties) Act 1999 or otherwise.

10.7 We take conflict issues seriously. We have procedures in place to ensure that conflict checks are carried out on every matter as soon as practical so that, if an issue arises, it can be discussed with the Client and dealt with as soon as possible. Our conflict procedures help us to fulfil our professional obligation not to act for one client in a matter where there is an actual (or significant risk of a) conflict with the interests of another client for whom we are already acting.

10.8 If at any time the Client becomes aware of an actual or potential conflict of interest, the Client should raise it with us immediately.

10.9 Subject to our professional duties, we will always seek to resolve any conflict issues in the most advantageous way to the clients concerned. Where our professional rules allow, the Client agrees that after termination of our retainer, we may act or continue to act for another client in circumstances where we hold information which is confidential to the Client and material to the engagement with that other client. We will not, however, disclose the Client's confidential information to that other client.

10.10 We will keep confidential any information which we acquire about the Client's business and affairs, unless we are required to disclose any such information:

- a) to our auditors, external assessors or other advisers or for the purposes of our professional indemnity insurance; or
- b) by law or other regulatory authority to which we are subject.

10.11 If we or the Client engage other professional advisers to assist with a matter we will assume, unless the Client notifies us otherwise, that we may disclose any such information to such other advisers, as necessary.

- 10.12 On occasion we may use external agencies to undertake typing, printing, photocopying, mailings and other business support services. Before doing so we ensure that appropriate safeguards are in place to protect confidentiality. If the Client has any concerns about this or would like to know more, the Client should let us know.
- 10.13 In certain circumstances, it may be necessary to erect an information barrier (or Chinese Wall) to protect the confidentiality of client information; if this is needed, we will discuss it with the Client.
- 10.14 Where possible, we will disclose to the Client all information which is material to the Client's affairs and business regardless of the source of that information. However, we will not disclose to the Client any confidential information about the business and affairs of any other existing or former client, or any information in respect of which we owe a duty of confidentiality to a third party.
- 10.15 If at any time a third party requests access to documents held by us or asks to interview any of our partners or employees in connection with the services we have provided, we may be required as a matter of law to comply with this request. The client will be responsible for our fees, disbursements and expenses in dealing with any such request, including the fees, disbursements and expenses involved in identifying relevant documents, attending interviews or making or defending any application in connection with the validity of the request. Disbursements and expenses may include the fees of third parties instructed by us in order to advise on issues connected with the request.
- 10.16 We will use the personal information we receive about the Client for the administration of our relationship with the Client, billing (and, where necessary, debt collection) and marketing. To help us to make credit decisions about the Client, to prevent fraud, to check the Client's identity and to prevent money laundering, we may also use the information to search the files of credit reference agencies who will record any credit searches on the Client's file. The information may be used by other credit grantors for making credit decisions about the Client and the people with whom the Client is financially associated, for fraud prevention, money laundering prevention and occasionally for tracing debtors. We may disclose the Client's details to our agents and service providers for any of the purposes set out in this paragraph.
- 10.17 We may from time to time contact the Client by mail, telephone, or email to provide information that may be of interest to the Client, including details of the services we offer, newsletters and invitations to events. The Client should let us know if they do not want to receive such information.
- 10.18 We store documents and papers for clients, normally without charge. We also do not normally make a charge for retrieving stored documents and papers in response to continuing or new instructions to act for the Client. However, we reserve the right to make a charge based on the time we spend on reading papers, writing letters or providing other services necessary to comply with the instructions.
- 10.19 On completion of a matter and payment of any outstanding bills we shall return to the Client, on request, any documents lent to us by the Client for the purposes of the matter. Where we are acting for joint clients and one joint client asks us to transfer documents lent to us for the purposes of the matter, we will deliver them to, or to the order of, the joint client who delivered them to us.
- 10.20 We do not agree to retain files for any particular period of time but generally keep all files for a minimum period of 16 years. We reserve the right to destroy files without further reference to the Client 16 years after completion of a matter.
- 10.21 The services provided by us are for the Client's benefit alone and solely for the purpose of the matter to which they relate. They may not be used or relied upon for any other purpose or by third parties. Our duty of care is to the Client and does not extend to any third party. No third party shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any of the terms in this document, provided that no right or remedy of any such person which exists or is available otherwise than by virtue of that Act shall be adversely affected by the terms of this document

- 10.22 We will, on the Client's behalf, instruct, liaise with or coordinate advice from other professional advisers. We will not be responsible for the accuracy or appropriateness of the advice given or work undertaken by those other advisers or for payment of their fees and expenses.
- 10.23 We are committed to promoting equality and diversity in all of our dealing with clients, third parties and employees. We will not discriminate in the way we provide our services on the grounds of sex (including gender reassignment), marital status, sexual orientation, disability, race, colour, religion, age, nationality or ethnic or national origins.
- 11 ACCEPTANCE
- 11.1 A copy of our Terms of Engagement is to be signed and returned by the instructing Client prior to commencement of the Building Surveying instruction.
- 11.2 It is hereby agreed that the above terms are acceptable and that I/we instruct Rapleys LLP to proceed. The Client instructing and/or continuing to instruct Rapleys LLP shall constitute acceptance of these Terms of Engagement irrespective of whether such copy is signed and returned.

CLIENT'S SIGNATURE	PRINT NAME
POSITION IN COMPANY	DATE
NAME OF INSTRUCTING COMPANY	REGISTERED OFFICE

Photographs





1001) South Elevation



1002) West Elevation



1003) West Set Back Elevation



1004) North Elevation (off rear)



1005) East Elevation



1006) South Elevation (off front)



1007) North Elevation



1008) Central flat roof lantern



1009) Typical condition of leadwork



1010) Typical condition of roof pitch – slipped and damaged tiles



1011) Internal view of typical sash window



1012) Internal view of typical sash window



1013) Typical split to metal of sash windows



1014) Flat roof to rear pitch of West Elevation
RAPLEYS LLP | 7



1015) West Elevation - Two Storey Flat Roof



1016) Cracking to Front (East) elevation



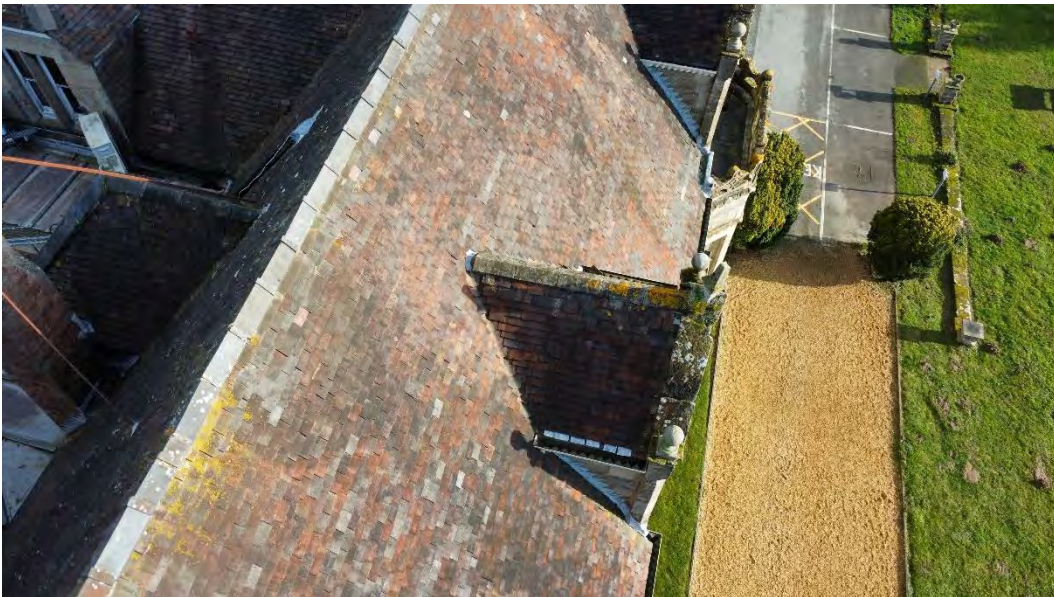
1017) Typical example where replacement stone is required



1018) Typical example where partial replacement stone is required



1019) Typical condition of downpipe joints



1020) Typical condition of coping stones and roof coverings



1021) Example where numerous stone defects are present ranging from requiring mortar repairs, armature repairs and replacement stone



1022) Typical example where replacement stone required



1023) Typical defect to stone window mullions



1024) Example where numerous stone defects are present ranging from requiring mortar repairs, armature repairs and replacement stone



1025) Example where numerous stone defects are present ranging from requiring mortar repairs, armature repairs and replacement stone



1026) Heavy water damage to stonework with algae and moss growth



1027) Heavy moss growth to WC roofs



1028) Heavy moss growth to WC roofs – missing flashing to left hand side parapet



1029) Disconnected leadwork behind flat roof



1030) Deteriorated coping stones and missing finials



1031)



1032) Heavily eroded stones



1033) Typical example where string bands are heavily deteriorated and/or missing



1034) Example where numerous stone defects are present ranging from requiring mortar repairs, armature repairs and replacement stone



1035) View of internal sarking boards



1036) Typical example of moisture stained sarking boards



1037) View of retrofitted supports within roof void

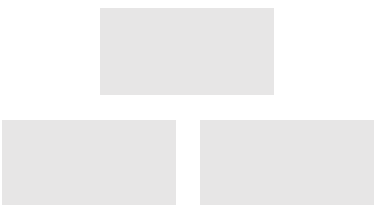


1038) Close up of ornate balustrades in poor condition

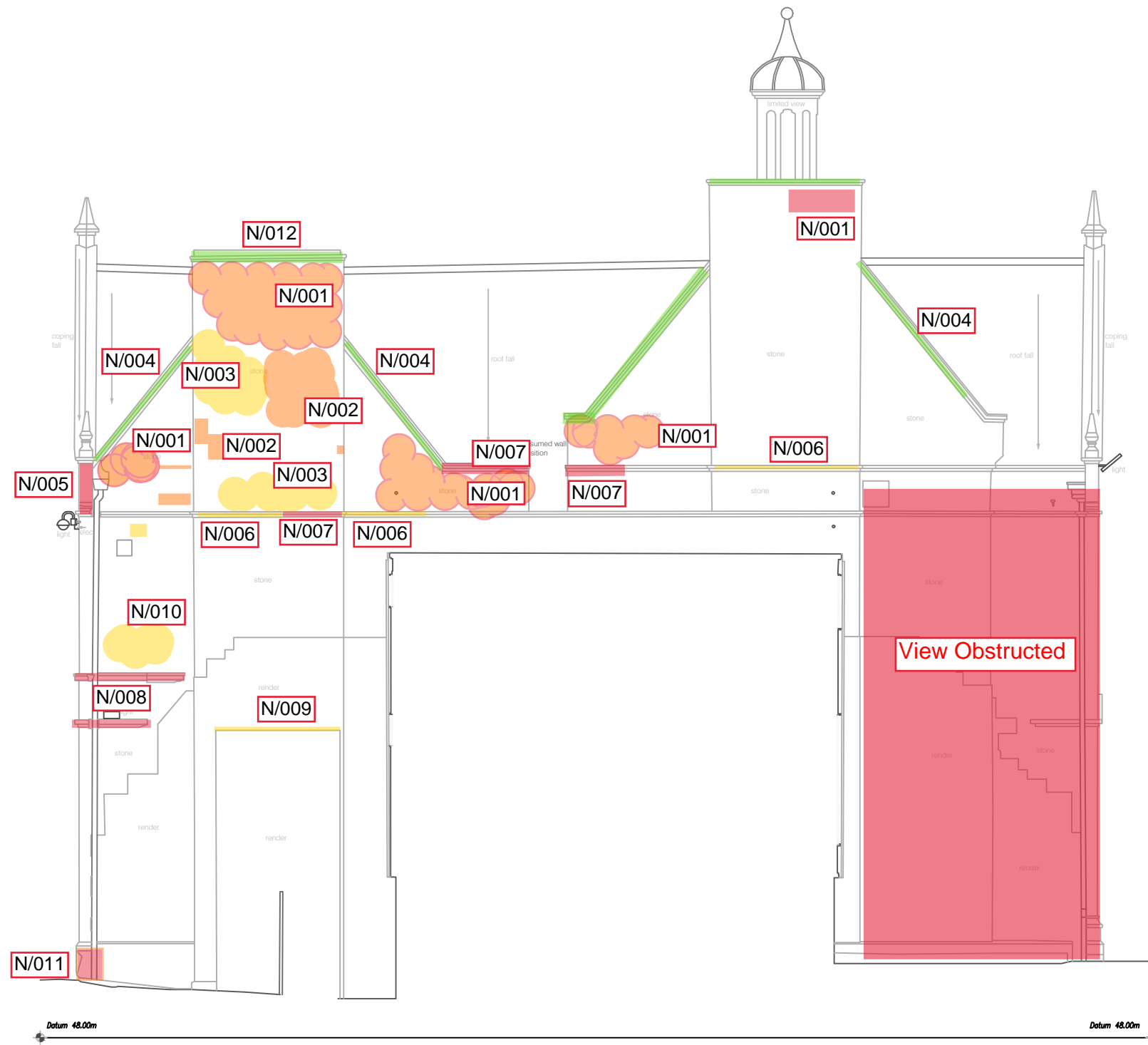


1039) Cracking to left hand side (south) elevation

Annotated Elevations



- Type 6
- Type 2
- Type 3
- Type 4



North Elevation (Right Hand Side)

All measurements are to be checked on-site for validation and authenticity with layouts indicative only

No amendments or copies are to be produced without prior consent from Rapleys LLP. Do not scale from drawing

Ref	Date	Revision
-	-	-

Client
 Warwickshire Police and Crime Commissioner
 Job Title
Woodcote House
 Woodcote Lane
 Leek Wootton
 CV35 7QA

Drawing Title
 North Elevation
 (Right Hand Side)

Scale Size Date Drawn
 NTS A3 Dec 23 AJR

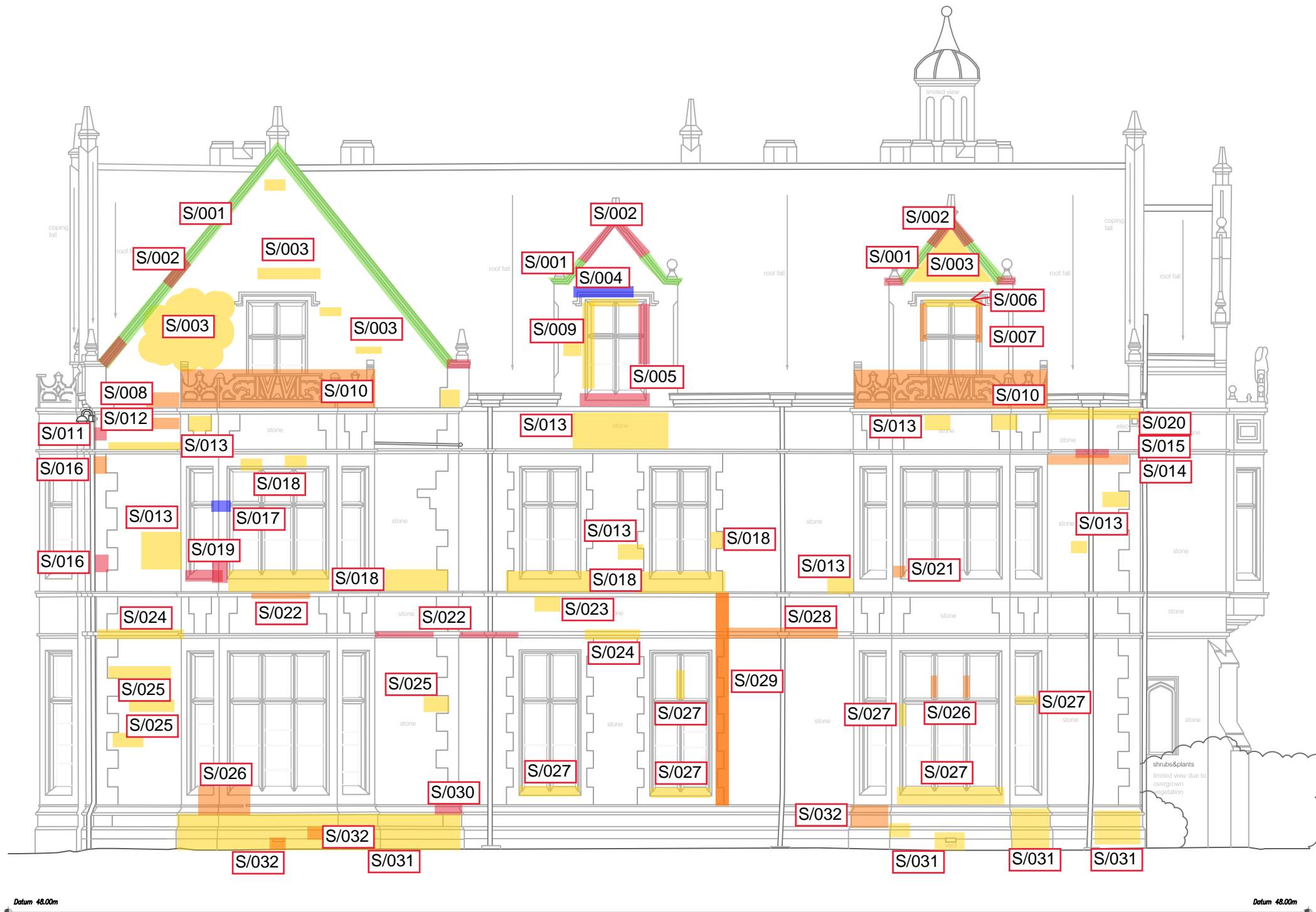


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 Tel: 0370 777 6292
 www.rapleys.com

DRAWING NO:
 23-02515-EX-007



- Type 6
- Type 2
- Type 3
- Type 4
- Type 5



South Elevation (Left Hand Side)

All measurements are to be checked on-site for validation and authenticity with layouts indicative only

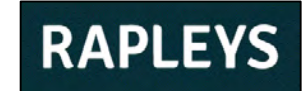
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Ref	Date	Revision
-	-	-

Client
Warwickshire Police and Crime Commissioner
Job Title
Woodcote House
Woodcote Lane
Leek Wootton
CV35 7QA

Drawing Title
South Elevation
(Left Hand Side)

Scale NTS Size A3 Date Dec 23 Drawn AJR



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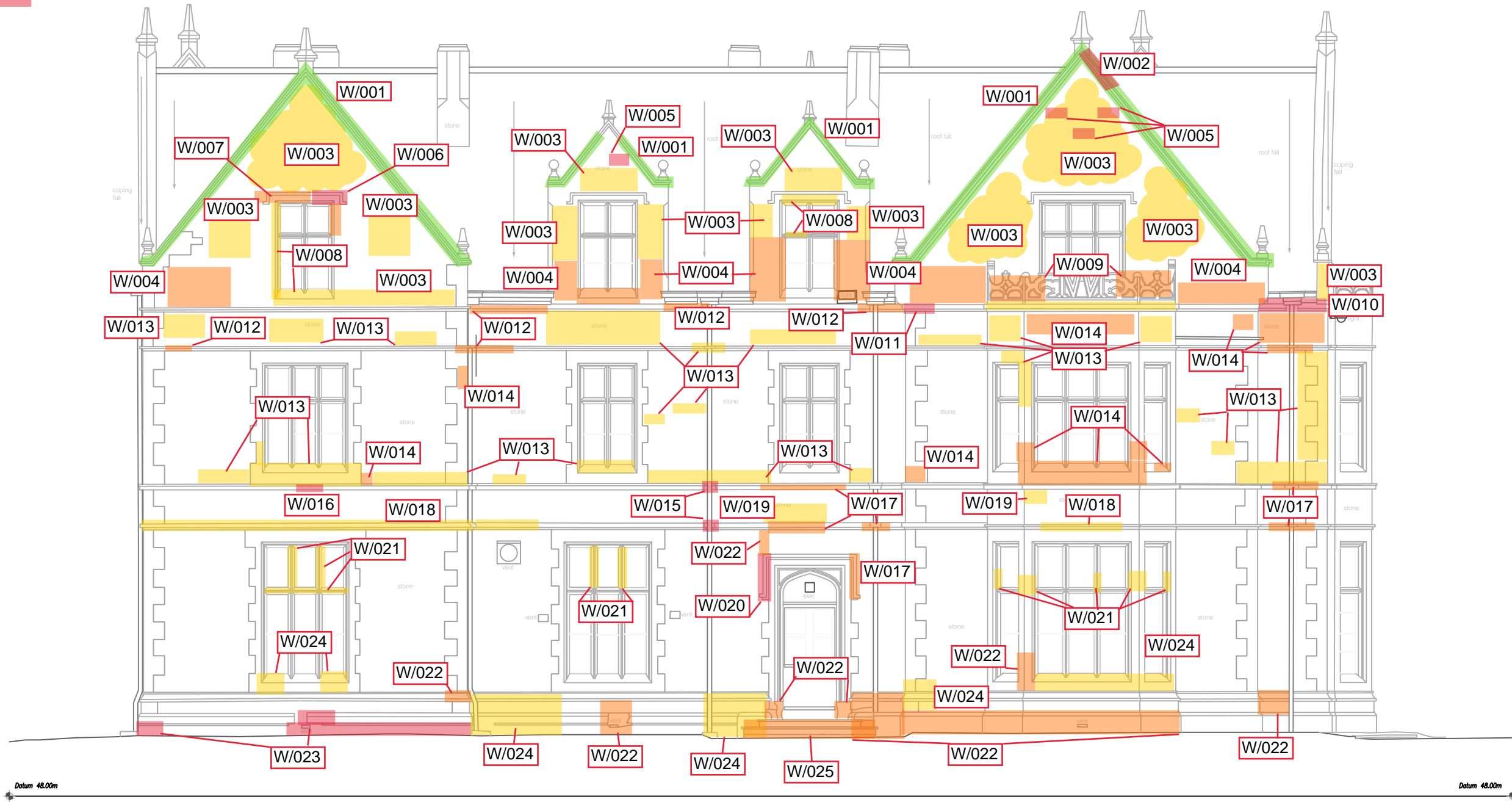
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23-02515-EX-001

- Type 6
- Type 2
- Type 3
- Type 4

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Ref	Date	Revision



West Elevation (Rear)

Client
 Warwickshire Police and
 Crime Commissioner
 Job Title
Woodcote House
 Woodcote Lane
 Leek Wootton
 CV35 7QA

Drawing Title
 West Elevation (Rear)

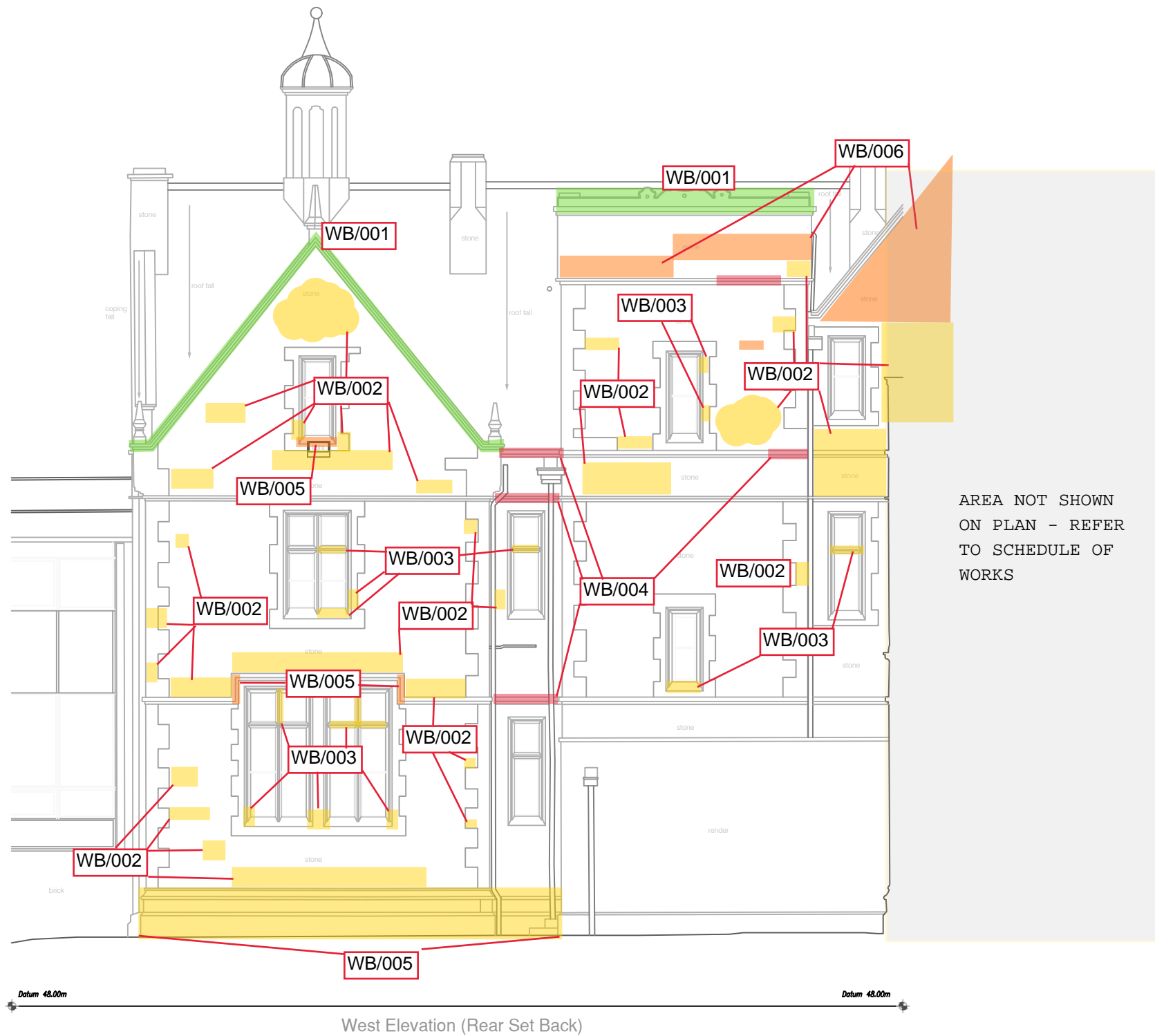
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DRAWING NO:
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- Type 6
- Type 2
- Type 3
- Type 4



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Ref	Date	Revision
-	-	-

Client
 Warwickshire Police and Crime Commissioner
 Job Title
Woodcote House
 Woodcote Lane
 Leek Wootton
 CV35 7QA

Drawing Title
West Elevation
 (Rear Set Back)

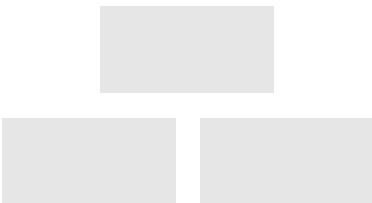
Scale	Size	Date	Drawn
NTS	A3	Dec 23	AJR

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DRAWING NO:
 23-02515-EX-003

Schedule of Costs



Woodcote House, Leek Wootton, Warwick, CV35 7QA - Schedule of Recommended Works

Woodcote House, Leek Wootton, Warwick, CV35 7QA						
	Element		Sub - Element			Element
			Quantity	Rate	Total Cost	Total Cost
1	STRUCTURE - Note - Investigations only.					£ 4,500.00
	1.1	Structural Engineer appointment to review structural cracking to main elevations	1	£ 1,500.00	£ 1,500.00	
	1.2	Structural Engineer appointment to review structural cracking to sing storey elevations	1	£ 1,500.00	£ 1,500.00	
	1.3	Structural Engineer appointment to review structural repairs in roof voids	1	£ 1,500.00	£ 1,500.00	
2	LEADWORK					£ 32,290.00
	2.1	Provisional Allowance for abutment lead flashing replacement	24	£ 85.00	£ 2,040.00	
	2.2	Provisional Allowance for leadwork to box gutter/flat roof substrates	25	£ 505.00	£ 12,625.00	
	2.3	Provisional Allowance for leadwork to valley gutters	25	£ 505.00	£ 12,625.00	
	2.4	To all Leadwork, clean down and apply patination oil	1	£ 5,000.00	£ 5,000.00	
3	PITCHED ROOFS					£ 79,750.00
	3.1	Undertake a light clean of the entire pitch, removing all lichen, moss and detritus.	750	£ 7.50	£ 5,625.00	
	3.2	Allow for replacement of isolated defective tiles, to match existing.	1300	£ 25.00	£ 32,500.00	
	3.3	Allow for replacement of isolated defective valley tiles, to match existing.	350	£ 35.00	£ 12,250.00	
	3.4	Allow to resecure slipped/loose tiles.	1550	£ 10.00	£ 15,500.00	
	3.5	Allow to lift, clean down and rebed ridge tiles to be sat on a bed of lime based mortar.	200	£ 55.00	£ 11,000.00	
	3.6	Allow for replacement of defective ridge tiles, to match existing.	65	£ 25.00	£ 1,625.00	
	3.7	Replace access hatch door to inner pitch and redecorate	1	£ 750.00	£ 750.00	
	3.8	Replace Georgian Wired glazing to roof light adjacent flat roof	1	£ 500.00	£ 500.00	
4	FLAT ROOFS					£ 4,650.00
	4.1	Clear all roofs of moss and detritus	1	£ 1,000.00	£ 1,000.00	
	4.2	Central Roof Lantern - renew putty	1	£ 250.00	£ 250.00	
	4.3	Central Roof Lantern - allow to cut out decaying timber and undertake an ad-hoc elastic compound repairs using up to 50mm	10	£ 45.00	£ 450.00	
	4.4	Central Roof Lantern - Replace 4No hinges and ease/adjust opening windows.	1	£ 25.00	£ 25.00	
	4.5	Central Roof Lantern - Redecorate	1	£ 300.00	£ 300.00	
	4.6	Resecure lead flashings where loose to two storey flat roof	5	£ 40.00	£ 200.00	
	4.7	Domed roof light replacement	4	£ 500.00	£ 2,000.00	
	4.8	Supply and install missing lead flashing to toilet roof	5	£ 85.00	£ 425.00	
5	RAINWATER GOODS					£ 17,325.00
	5.1	Jet wash and clear gutters, hoppers and downpipes	220	£ 10.00	£ 2,200.00	
	5.2	Replace defective ornamental downpipe brackets	15	£ 65.00	£ 975.00	
	5.3	Refix loose downpipe brackets	15	£ 20.00	£ 300.00	
	5.4	Seal gutter and hopper joints and apply liquid based gutter coating	150	£ 40.00	£ 6,000.00	
	5.5	Redecorate all rainwater goods	220	£ 20.00	£ 4,400.00	
	5.6	Replace defective sections of downpipe (ad-hoc 5No x 4Lm lengths)	20	£ 110.00	£ 2,200.00	
	5.7	Replace defective downpipe and replace uPVC (North elevation)	1	£ 1,250.00	£ 1,250.00	
6	CHIMNEYS					£ 18,325.00
	6.1	General light brush clean to chimneys	12	£ 150.00	£ 1,800.00	
	6.2	Type 2 mortar repairs to chimneys (1m2 repair)	9	£ 780.00	£ 7,020.00	
	6.3	Type 3 mortar repairs to chimneys (1m2 repair)	4	£ 870.00	£ 3,480.00	
	6.4	Repointing to chimneys (1m)	25	£ 45.00	£ 1,125.00	
	6.5	Undertake helifix stitch repair to cracked chimneys	5	£ 500.00	£ 2,500.00	
	6.6	Lift and rebed capping stones	12	£ 200.00	£ 2,400.00	

Woodcote House, Leek Wootton, Warwick, CV35 7QA - Schedule of Recommended Works

7	South Elevation					£ 70,785.00
	7.1	Coping Stone Repairs	20	£ 350.00	£ 7,000.00	
	7.2	Coping stone replacement	8	£ 500.00	£ 4,000.00	
	7.3	Repointing to elevations (m2)	25	£ 185.00	£ 4,625.00	
	7.4	Type 2 mortar repairs to facing stone	26	£ 780.00	£ 20,280.00	
	7.5	Type 3 mortar repairs to facing stone	6	£ 870.00	£ 5,220.00	
	7.6	Type 3 mortar repairs to ornate balustrade	10	£ 870.00	£ 8,700.00	
	7.7	Type 4 replacement facing stone	2	£ 1,000.00	£ 2,000.00	
	7.8	Type 4 replacement string bands	4	£ 1,300.00	£ 5,200.00	
	7.9	Type 2 mortar repairs to window stones	5	£ 780.00	£ 3,900.00	
	7.10	Type 3 mortar repairs to window stones	3	£ 870.00	£ 2,610.00	
	7.11	Type 4 replacement window stones	2	£ 1,000.00	£ 2,000.00	
	7.12	Stitch repairs for cracking	1	£ 1,500.00	£ 4,500.00	
	7.13	Partial replacement to hood moulding	1	£ 750.00	£ 750.00	
8	West Set Back Elevation					£ 42,765.00
	8.1	Coping Stone Repairs	16	£ 350.00	£ 5,600.00	
	8.2	Repointing to elevations	15	£ 185.00	£ 2,775.00	
	8.3	Type 2 mortar repairs to facing stone	24	£ 780.00	£ 18,720.00	
	8.4	Type 2 mortar repairs to corner stones	1	£ 780.00	£ 780.00	
	8.5	Type 3 mortar repairs to facing stone	7	£ 870.00	£ 6,090.00	
	8.6	Type 4 replacement string bands	4	£ 1,300.00	£ 5,200.00	
	8.7	Type 2 mortar repairs to window stones	3.5	£ 780.00	£ 2,730.00	
	8.8	Type 3 mortar repairs to window stones	1	£ 870.00	£ 870.00	
9	West Elevation					£ 155,170.00
	9.1	Coping Stone Repairs	30	£ 350.00	£ 10,500.00	
	9.2	Coping stone replacement	3	£ 500.00	£ 1,500.00	
	9.3	Repointing to elevations	20	£ 185.00	£ 3,700.00	
	9.4	Type 2 mortar repairs to facing stone	75	£ 780.00	£ 58,500.00	
	9.5	Type 3 mortar repairs to facing stone	50	£ 870.00	£ 43,500.00	
	9.6	Type 3 mortar repairs to ornate balustrade	5	£ 870.00	£ 4,350.00	
	9.7	Type 4 replacement facing stone	6	£ 1,000.00	£ 6,000.00	
	9.8	Type 3 mortar repairs to string bands	11	£ 870.00	£ 9,570.00	
	9.9	Type 4 replacement string bands	6	£ 1,300.00	£ 7,800.00	
	9.10	Type 2 mortar repairs to window stones	12.5	£ 780.00	£ 9,750.00	
10	East Elevation					£ 147,485.00
	10.1	Coping Stone Repairs	35	£ 350.00	£ 12,250.00	
	10.2	Repointing to elevations	25	£ 185.00	£ 4,625.00	
	10.3	Type 2 mortar repairs to facing stone	90	£ 780.00	£ 70,200.00	
	10.4	Type 3 mortar repairs to facing stone	13	£ 870.00	£ 11,310.00	
	10.5	Type 3 mortar repairs to ornate balustrade	5	£ 870.00	£ 4,350.00	
	10.6	Type 4 replacement facing stone	4	£ 1,000.00	£ 4,000.00	
	10.7	Type 3 mortar repairs to string bands	3	£ 870.00	£ 2,610.00	
	10.8	Type 4 replacement string bands	10	£ 1,300.00	£ 13,000.00	
	10.9	Type 2 mortar repairs to window stones	13	£ 780.00	£ 10,140.00	
	10.10	Stitch repairs for cracking		1 £ 1,500.00	£ 15,000.00	

Woodcote House, Leek Wootton, Warwick, CV35 7QA - Schedule of Recommended Works

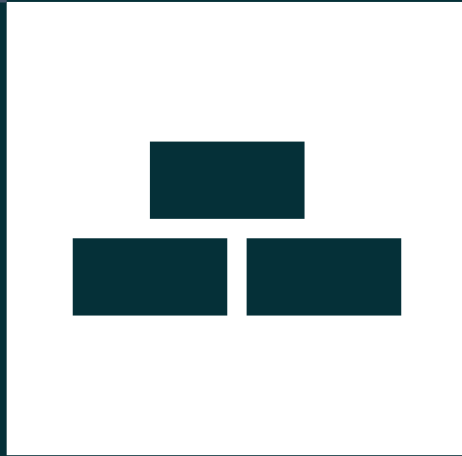
11	South Elevation Return off Front					£ 26,300.00
	11.1	Coping Stone Repairs	15	£ 350.00	£ 5,250.00	
	11.2	Coping stone replacement	1	£ 500.00	£ 500.00	
	11.3	Repointing to elevations	10	£ 185.00	£ 1,850.00	
	11.4	Type 2 mortar repairs to facing stone	15	£ 780.00	£ 11,700.00	
	11.5	Type 4 replacement facing stone	7	£ 1,000.00	£ 7,000.00	
12	North Elevation (Return off rear)					£ 63,920.00
	12.1	Coping Stone Repairs	20	£ 350.00	£ 7,000.00	
	12.2	Repointing to elevations	10	£ 185.00	£ 1,850.00	
	12.3	Type 2 mortar repairs to facing stone	45	£ 780.00	£ 35,100.00	
	12.4	Type 3 mortar repairs to facing stone	14	£ 870.00	£ 12,180.00	
	12.5	Type 4 replacement facing stone	1	£ 1,000.00	£ 1,000.00	
	12.6	Type 3 mortar repairs to string bands	1	£ 870.00	£ 870.00	
	12.7	Type 4 replacement string bands	1	£ 1,300.00	£ 1,300.00	
	12.8	Type 2 mortar repairs to window stones	4	£ 780.00	£ 3,120.00	
	12.9	Type 4 replacement window stones	1	£ 1,500.00	£ 1,500.00	
13	North Elevation Right Hand Side					£ 38,200.00
	13.1	Coping Stone Repairs	20	£ 350.00	£ 7,000.00	
	13.2	Repointing to elevations	10	£ 185.00	£ 1,850.00	
	13.3	Type 2 mortar repairs to facing stone	10	£ 780.00	£ 7,800.00	
	13.4	Type 3 mortar repairs to facing stone	15	£ 870.00	£ 13,050.00	
	13.5	Type 4 replacement facing stone	2	£ 1,000.00	£ 2,000.00	
	13.6	Type 4 replacement string bands	5	£ 1,300.00	£ 6,500.00	
14	Windows					£ 9,325.00
	14.1	Rake out and replace all putty to all timber and metal windows	590	£ 5.00	£ 2,950.00	
	14.2	Ease and adjust metal windows	56	£ 25.00	£ 1,400.00	
	14.3	Ease and adjust timber windows	9	£ 25.00	£ 225.00	
	14.4	Replace broken glazing	5	£ 100.00	£ 500.00	
	14.5	Redecorate all timber windows	17	£ 250.00	£ 4,250.00	

Sub Total **£ 710,790.00**

Preliminaries @10% £ 71,079.00

Contractors overheads and profit @10% £ 78,186.90

Suggested Budget (Excluding VAT) £ 860,055.90



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23-02515 - Condition Survey Report - Woodcote House Woodcote Lane Leek Wootton 21.12.23

Final Audit Report

2023-12-22

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