

12 Harpsfield Broadway

Budget Planned Maintenance Schedule

AL10 QTF

Prepared by  
Kirkby and Diamond Chartered Surveyors  
Mark Pepper (BSc) Hons  
1 Union Street  
Luton  
Bedfordshire  
LU1 3AN  
Tel: 01582 738 866  
Fax: 01582 400 649  
[mark.pepper@kirkbydiamond.co.uk](mailto:mark.pepper@kirkbydiamond.co.uk)

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## **12 Harpsfield Broadway - Planned Maintenance Schedule**

### **Introduction**

The outline planned maintenance schedule has been prepared to consider the potential elements of work required to maintain the premises over a 10 year period. All prices are strictly initial budget in nature and will require development and firming up with specifications and competitive quotations.

The schedule works through each of the first four years and then indicates outline scope for items in the second half of the maintenance term in years five to ten, which can be refined as the scope and nature of the required works becomes clearer. It may be more economic to combine a number of activities to achieve economies through combining work and particularly access. At this stage the proposed timing of certain works is indicative only and over the intervening years it will become more apparent whether activities can be deferred or need to be brought forward according to the rate of deterioration in the elements concerned.

### **Key**

Priority Class A	Dangerous – Immediate Repair/Action Needed
Priority Class B	Poor Condition – Works to be carried out within Year1
Priority Class C	Fair Condition – Works to be carried out within Years 1 – 3
Priority Class D	Reasonable Condition – Works to be carried out within Years 5 - 10

All costs are indicative budget figures and exclude any fees and VAT. All prices are as at time of preparation of the schedule and are not uplifted against forecast price rises in future years. Please note the method in which the works are procured, could have an impact on the budget costings. Typically one would allow 12.5% - 15 % fees on any works.

Please note a 5% prelims and 10% profit has been added to the prices.

Item	Location	Issue	Risk	Works Required	Priority	Year	Cost (£)
	<b>Second Floor Interior</b>						
1	2 <sup>nd</sup> Floor office area	Water staining to ceiling due to leak to roof – Photo 1	Continued water penetration would cause further damage to structure	Source of leak to be located and remedial works undertaken to repair flat roof.	A	1	As below
	<b>Second Floor Exterior</b>						
2	2 <sup>nd</sup> Floor flat roof	Felt is blowing and cracking, lead flashings pulling out of walls – Photo 2 & 3	Water penetration into building	Roof covering to be renewed, including flashing details	A	1	7,000
3	2 <sup>nd</sup> Floor flat roof	Water tank house in poor condition with side exposed and poor fitting roof cover – Photo 4 & 5	Debris and rodents able to access housing and contaminate the water.	New plywood sides fitted where needed, re felt housing. Re work lead to roof to provide seal at joint.	A	1	810
4	2 <sup>nd</sup> Floor flat roof	Redundant Asbestos Flue in situ. Photo - 6	Flue has been broken as stops at low level, and causing asbestos to be released	Redundant asbestos flue to be removed	A	1	Provisional cost of £290
5	2 <sup>nd</sup> Floor flat roof parapet	Render to parapet cracked. Photo 7 & 8	Water penetration to brickwork beneath render migrating into building.	Cracked render to be removed and re rendered.	B	1	580
6	2 <sup>nd</sup> Floor flat roof parapet copings	10 no coping stones loose and cracked	Risk of falling from parapet wall	Copings to be removed replaced with new copings to match and re bedded	A	1	270

Item	Location	Issue	Risk	Works Required	Priority	Year	Cost (£)
7	2 <sup>nd</sup> Floor flat roof parapet copings	Joints between copings worn. – Photo 9	Copings become loose and do not protect parapet wall beneath. Loose copings become fall risk.	Rake out coping joints and re point.	A	1	810
8	2 <sup>nd</sup> Floor flat roof	Asbestos SVP in situ. – Photo 10	Flue being broken and causing asbestos to be released	Remove asbestos flue and replace with new flue	A	1	Provisional cost of £45 for removal of asbestos – plus £70 for new flue pipe
9	2 <sup>nd</sup> Floor flat roof	Spalling brickwork to chimney stacks – Photo 11 & 12	Brickwork deteriorates and chimneys could fall over	Bricks to be cut out and replaced with new.	B	1	150
10	2 <sup>nd</sup> Floor flat roof	Rainwater hopper full of debris - Photo 13	Water will overflow from hopper and cause staining to walls, and possible damage to structure.	Hopper to be cleaned out.	A	1	50
11	2 <sup>nd</sup> Floor flat roof	Loose aerial – Photo 14	Risk of aerial falling and causing damage to roof covering	Replace broken brackets and re erect	B	1	70
12	2 <sup>nd</sup> Floor flat roof	Chimney flaunchings showing signs of cracking – Photo 15 & 16	Water penetration through chimney	Existing flaunchings to be removed and re laid.	B	1	130



Item	Location	Issue	Risk	Works Required	Priority	Year	Cost (£)
20	1 <sup>st</sup> floor office kitchen	Redecoration needed as cupboard removed from recess – Photo 27	Decorative	Make good damage and re decorate	D	5	1,150
	<b>First Floor Exterior</b>						
21	1 <sup>st</sup> floor office	Corner balcony in need of decoration – Photo 19 & 20	Metal work would deteriorate through exposure to elements	Metal work to be prepared and re painted.	A	1	80
22	1 <sup>st</sup> floor office balconies	Railings in need of decoration – Photo 20 & 21	Metal work would deteriorate through exposure to elements	Metal work to be prepared and re painted.	B	1	80
23	1 <sup>st</sup> floor office balconies	Lead work splitting – Photo 22	Water penetration to structure	Lead work to be replaced	B	1	400
	<b>First Floor Flat roof over, accessed from 1<sup>st</sup> floor office</b>						
24	1 <sup>st</sup> floor roof	Rubbish and old furniture over roof – Photo 28	Ponding of rainwater on roof, damage to roof covering all causing water penetration. Damage to roof surface from impact	Remove rubbish and old furniture	A	1	350
25	1 <sup>st</sup> floor roof/rear elevation – upstands	Cracking forming to upstands – Photo 29 & 30	Water penetration over time	Fill cracks and apply UV repellent paint to prolong life	B	1	1130
26	1 <sup>st</sup> floor roof/rear elevation	Paint to areas of railings becoming thin. – Photo 31 &	Metal work would deteriorate through exposure to elements	Metal work to be prepared and re painted.	B	1	500

Item	Location	Issue	Risk	Works Required	Priority	Year	Cost (£)
		32					
27	1 <sup>st</sup> floor roof	Corner coping damaged. – Photo 33	Deterioration of coping and wall beneath.	Remove old coping and replace. (Note handrail to be removed to enable replacement to be fitted)	C	3	95
28	1 <sup>st</sup> floor roof	Drainage outlets by polycarbonate roof need cleaning – Photo 34	Rain water over flowing and causing damage to structure beneath	Clean rainwater hoppers	A	1	50
29	1 <sup>st</sup> floor roof	One coping above drain outlet needs replacing	Deterioration of coping and wall beneath.	Remove old coping and replace. (Note handrail to be removed to enable replacement to be fitted)	C	3	95
30	1 <sup>st</sup> floor roof/rear elevation	Lead flashing beneath concrete stairs has failed – Photo 35	Rain water penetrating into ground floor.	Re work or re place lead flashing.	A	1	175
31	1 <sup>st</sup> floor roof/rear elevation	Hairline cracking to concrete stair case – Photo 35	Water penetration to cracking causing concrete to blow.	Concrete staircase to be sealed.	C	2	235
32	1 <sup>st</sup> floor roof/rear elevation	Concrete staircase handrails in need of decoration – Photo 35	Metal work would deteriorate through exposure to elements	Metal work to be prepared and re painted.	B	2	115
33	(Not used)						

Item	Location	Issue	Risk	Works Required	Priority	Year	Cost (£)
34	1 <sup>st</sup> floor rear elevation	Mortar joints weathered at low level wall, in low level area. (Ventilation area for non foot traffic) – Photo 37	Risk of wall becoming unstable and failing	Rake out mortar joints and re point	C	3	200
35	1 <sup>st</sup> floor roof/rear elevation	Extractor ducting needs to be properly supported, in low level area. (Ventilation area for non foot traffic)	Point loads from feet will cause puncture to roof covering.	Investigate if puncturing has occurred and repair and place feet on appropriate supports.	B	1	370
	<b>1<sup>st</sup> and 2<sup>nd</sup> floor elevations from flat roof, accessed from 1<sup>st</sup> floor office</b>						
36	1 <sup>st</sup> and 2 <sup>nd</sup> floor roof/rear elevations	Cast iron down pipe and hopper discharging onto roof needs decoration – Photo 38	Deterioration of down pipe and hopper	Decoration of down pipe and hopper	B	1	45
37	1 <sup>st</sup> floor rear elevation	Sills to rear 1 <sup>st</sup> floor offices broken. – Photo 39	Areas of spalling will increase	Decoration of sills to provide protection against weathering. Cracks to be filled and sealed before redec.	B	1	75
38	1 <sup>st</sup> floor rear elevation	Windows need renewal of decoration – Photo 39	Life of window frames reduced	Decoration of window surrounds	B	1	590



Item	Location	Issue	Risk	Works Required	Priority	Year	Cost (£)
39	1 <sup>st</sup> floor rear elevation	Windows need renewal of putty – Photo 39	Glazing may become unsecure in frames	Renew putty to glazing before redecoration	A	1	465
40	1 <sup>st</sup> and 2 <sup>nd</sup> floor rear elevation	Waste pipe from 2 <sup>nd</sup> Floor office needs decoration – Photo 40	Deterioration of pipe	Decoration of pipework	C	3	40
41	1 <sup>st</sup> and 2 <sup>nd</sup> floor rear elevation	Loose cables	May break in high winds	To be clipped or removed if not in use	C	1	45
42	1 <sup>st</sup> floor roof/rear elevation	Salt to mortar to parapet wall – Photo 41	May cause spalling of brickwork	Rake out joints and re point	B	1	660
42a	1 <sup>st</sup> floor roof/rear elevation	2 <sup>nd</sup> floor concrete lintel to office cracked badly – Photo 36	Weathering will cause further failure, possible that brickwork above will drop.	Replace concrete lintel.	A	1	230
<b>Common Parts</b>							
43	Common Parts	Ground floor 1 <sup>st</sup> quarter landing creaking – Photo 42	Level of creaking will increase	Secure landing to stop creaking	C	3	35
44	Common Parts	Threshold from entrance conservatory to main building is pushed down –	Door not sealing correctly	Replace door threshold bar	C	3	80



Item	Location	Issue	Risk	Works Required	Priority	Year	Cost (£)
50	Ground Floor Rear Courtyard	Decoration to fire escape stairs. – Photo 48	Metal work would deteriorate through exposure to elements	Metal work to be prepared and re painted.	D	7	185
51	GF rear elevation	Spalling to concrete frame to GF rear behind condenser units	Spalling will increase over time	Repair spalling	C	3	80
52	Scaffolding to whole building	Scaffolding to entire building to allow for priority 'A' works to be undertaken under one contract	Costs increase if scaffolding is required more than once	Erect scaffolding for works and remove when complete	A	1	18,500
<b>General</b>							
53	Whole building	Asbestos plan required	Statutory requirement	Asbestos plan undertaken	A	1	PC sum £2,500
54	Whole building	Fire risk assessment	Statutory requirement	Fire risk assessment undertaken	A	1	PC sum £2,500
55	1 <sup>st</sup> Floor rear flat roof	Solar reflective paint to upstands	Increase life of bitumen upstand	Paint upstands with solar reflective paint	B	2	370
56	Decoration of all windows, excluding PVUc windows to ground floor front elevation	Paint flaking off windows and frames	Deterioration of window and frames	Prepare surfaces and repaint	A	1	PC sum £1,000

<b>Priority Class</b>	<b>Costs of Works (£)</b>	<b>Plus 15% fees (assumed) (£)</b>	<b>Total (net of VAT)</b>
A	36,325	5,449	41,774
B	5,640	846	6,486
C	1,825	274	2,099
D	5,695	855	6,550
<b>Totals</b>	<b><u>£49,485</u></b>	<b><u>£7,424</u></b>	<b><u>£56,909</u></b>



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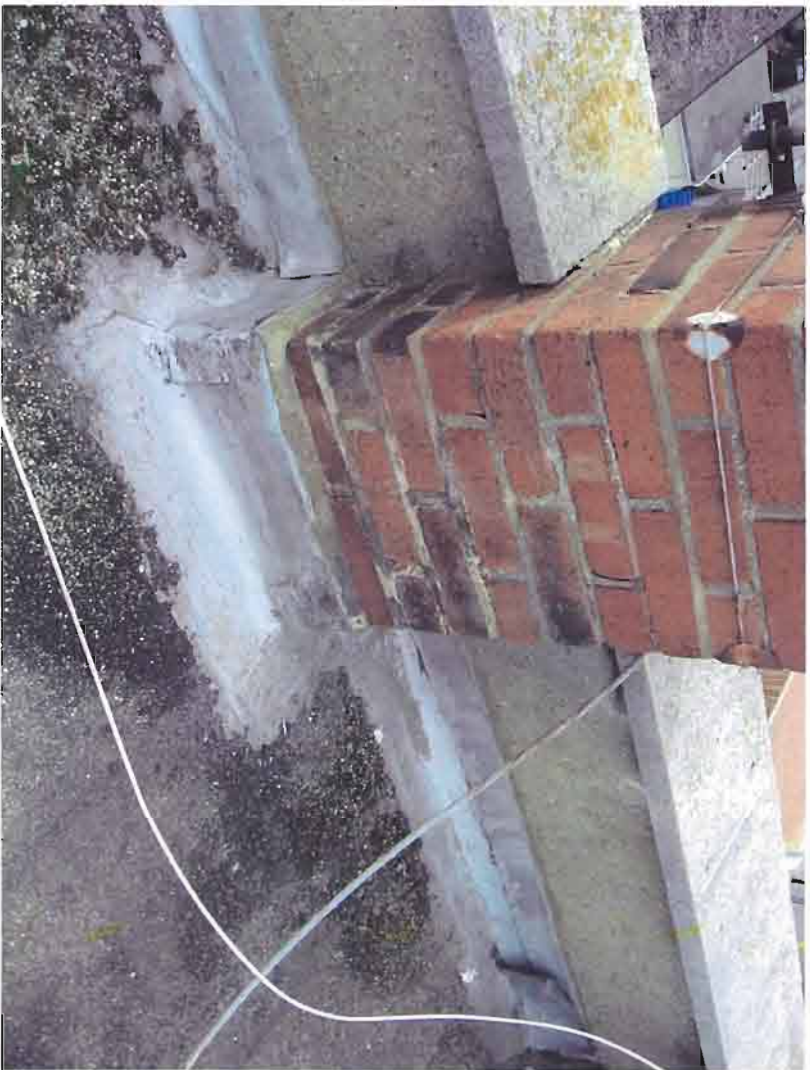
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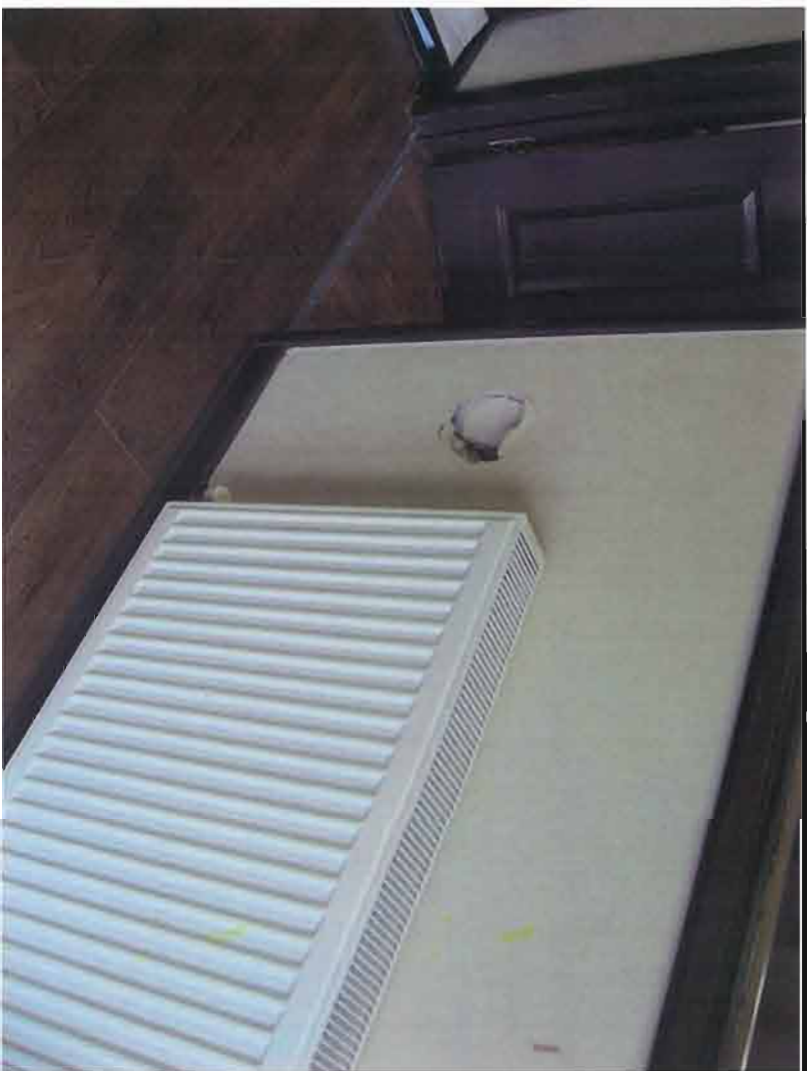
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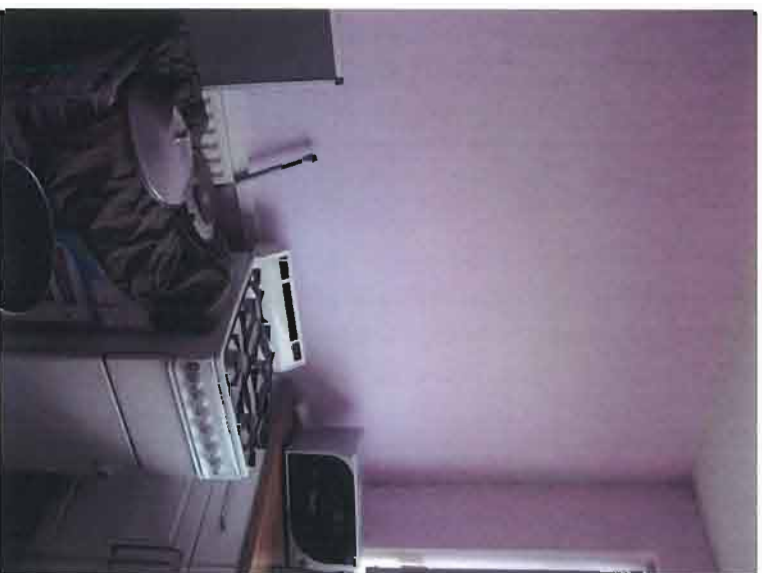


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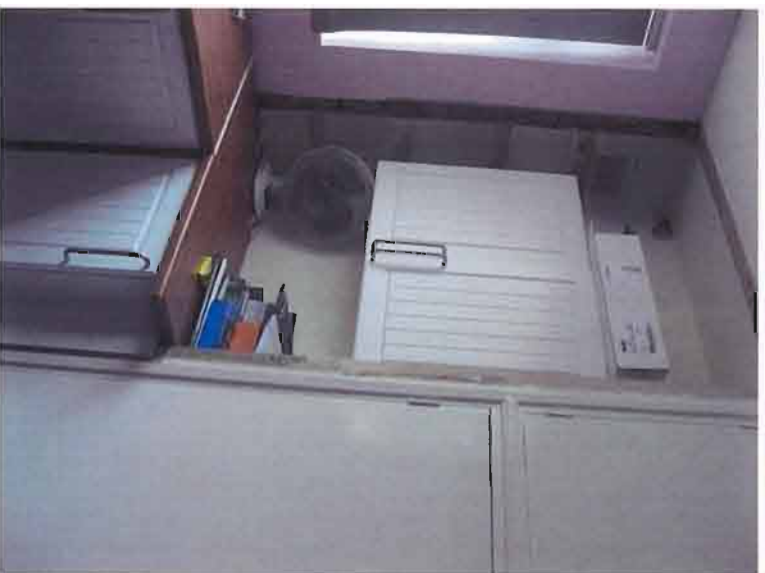


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