

FORWARD MAINTENANCE REPORT

SITE: 60 KINGS STREET KNUTSFORD



LANDLORD RESPONSIBILITIES

Ref	Description, Defects and Repairs	Group	Priority	Budget Cost/Year Priority					6-10 Years
				2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	
EXTERNALS									
Cyclical maintenance items									
15	Clean and empty gutters including flat roofs (pigeon droppings).	PM	1	440.00	440.00	440.00	440.00	440.00	2200.00
16	Remove all pigeon droppings from all elevations and windows to such elevations and clean areas (General)	PM	1	253.00	253.00	253.00	253.00	253.00	1265.00
17	Rain water good repairs (General)	PM	1	1125.00		1125.00			2250.00
18	Remove vegetation and moss growth and kill root structures.	PM	1	250.00		250.00		250.00	500.00
19	Re-point and relay flags to disrepaired flags and open joints situated at the rear patio	PM	1	470.00	470.00	470.00	470.00	470.00	2350.00
20	Redecoration to all rendered elevations, walls, balconies etc once repairs	PM	2						16000.00
21	Remove vegetation and moss growth from balcony / parapet walls and flat roofs.	PM	1	250.00	250.00	250.00	250.00	250.00	1250.00
22	Clean and rod all gulleys and drains.	PM	1	120.00	120.00	120.00	120.00	120.00	600.00
Repeat repairs to be undertaken with elevation works									
23	Window repair / replacement and decorations throughout - short term (Elevation being decorated)	I	2	3500.00	3500.00	3500.00	3500.00		
24	Ad hoc- Isolated repairs to roof coverings/valley gutters (All)	I	1	1250.00		1250.00		1250.00	1250.00
25	Redecoration to rainwater goods	I	3		1000.00			1000.00	
26	Replacement of rainwater goods with cast iron	I	3	3000.00				3000.00	
27	Additional bird proofing measures	I	2	800.00					800.00
South East Elevation (left) repairs									
28	Render repairs to south east elevation (passageway) and decoration/timber repairs	I	1	20000.00					
29	Re-paint breathable surface coating including rainwater goods	I	1	7500.00					7500.00
30	Clean and remove friable material to the sandstone brickwork to south elevation	I	2	5050.00					
31	Re-decorate windows to south elevation	I	2	2000.00					2000.00
32	Remove ceiling to internal store, replace roof light and carry out roof repairs (J)	I	1	3000.00					
33	Chimney inspections	I	1	500.00					
34	Provide internal access commemorative tower	I	1	300.00					
35	Ariel inspection of concealed roof slopes	I	2	2000.00					
North West Elevation (right) repairs									
36	Specialist stone repairs Ad Hoc to eroded and cracked sections of stonework	I	2		2500.00				2500.00
37	Render repairs to north west elevation (yard side) and decoration/timber	I	2		20000.00				
38	Re-decorate guttering, down pipes , gates and fenestration	I	2		1200.00				2400.00
39	Re-paint breathable surface coating including within the store	I	1		7500.00				7500.00
40	Clean discoloured stone	I	2			500.00			500.00
41	General repairs to the decking	I	2	150.00					

42	Localised general repointing		2		400.00				400.00
43	Replace damaged slates to the low level lean to		2				100.00		100.00
44	Timber repairs to lean to double doors		2	50.00					
45	Timber repairs to panel fence		2	30.00					
46	Replace 1 no. damaged patio stone and replace 1 no missing cobble.		2	50.00					
47	Replace damaged threshold to floor of boiler room		2	75.00					
48	Repairs to industrial extractor		1	10.00					
49	Timber repairs to fencing and door around the store		1	150.00					
Roof Repairs									
50	Re-decorate timber fascia boards to roof structures		2	500.00					
51	Undertake localised repairs to the various slipped and damaged roof tiles.		2	1000.00	1000.00				
52	Replace flat roof covering- roof H		2			10000.00			
53	Replace flat roof covering - Roof F		2			6000.00			
54	Overhaul and replace roof tiles to roof I and K		2			10000.00			
55	Roof covering replacement/overhaul (C)		2			10000.00			
56	Renew roof covering to roof G.		2			8000.00			
57	Install loft ventiation-form internal access and make good		2			300.00			
58	Roof covering replacement/overhaul (B)		2				40000.00		
59	Roof covering replacement/overhaul (A)		2					10000.00	
60	Roof covering replacement/overhaul (E)		2					35000.00	
61	Render repairs to chimneys		2					400.00	
62	Roof covering replacement/overhaul (D)		2						30000.00
63	Repairs to split and damaged chimney stack copings		2		150.00				
64	Remove moss growth to pitched roof coverings		4					500.00	500.00
65	Isolated stepped flashing repairs to chimney stacks		2			600.00			
66	Isolated repairs to ridge tiles and where tiles have been bedded on mortar adjacent to parapets		2		100.00				100.00
South West Elevation (rear) works									
67	Render repairs to boundary walls and decorations		2			6500.00			
68	Remove boarding to side passageway windows		2				500.00		
69	Decorations to outbuilding		2				1500.00		
70	Re-decorate guttering and down pipes		2				600.00		2408.00
71	Decoration of external railings and gates		2					1000.00	
72	Repair the wall copings to the south west elevation and garden		2		500.00				
73	Renew sections of corroded rainwater goods		1		500.00				1000.00
74	Redecorate walls and lintels and all fenestration		2				2000.00		2000.00
75	Isolated repairs to rainwater goods		1	75.00					
76	Ease and adjustment of windows and renewal of mastic around frames.		2	100.00					
77	Reinstate latch to timber gate.		2	15.00					
78	Repairs to eroded stone corbels		2	150.00					
North East Elevation (front) repairs									
79	Re-point parapet walls		2			200.00			
80	Localised render repairs to the front elevation.		2					2500.00	
81	Re-decorate windows, doors, walls, bargeboard and rainwater goods		2					3000.00	3000.00
82	Re-decorate rails, handrails and gate to the front of the premises		2					550.00	550.00
83	Clean brick work to gaskell and commermative tower		2					440.00	1320.00
84	Repair spalled brickwork to the front elevation. Inc elevations to front courtyard and dome tower.		2						600.00
85	Re-point stonework to the front elevation		2						7150.00
86	Repair cracked and eroded stonework to front elevation including dome tower		2					2500.00	

87	Repairs to north east facing elevation copings	1	2					500.00	
88	Localised general repointing	1	1			500.00			
89	Clean discoloured stone work to balcony including copings and lintels and stone above door	1	2			500.00			
90	Minor repairs to eroded coping stones above balcony and parapet walls and patch repointing. Include to fill holes from previous fixings.	1	2					500.00	
91	Ease and adjusting to metal casement windows and renewal of sealant.	1	2		200.00				
92	To front patio area replace cracked paving stones, remove vegetation and clean.	1	1	100.00					
93	Replace cracked glazing at first floor level to 2 no. windows	1	1	400.00					
94	Replace cracked grating to gulley	1	1	20.00					
95	To ground level large bow window, replace 3 no. small cracked glass panes	1	1	200.00					
Long term repairs									
96	Renewal of the concrete deck to the rear patio and creating the kitchen space and boiler store beneath	1	1						350000.00
Gaskell Tower repairs									
97	Repair spalled stonework to the top-third section of the tower including coping stones and corbels.	1	2				300.00		
98	Repair spalled stonework to the middle-section of the tower including the stone sills and cracked stone.	1	2				600.00		
99	Repair spalled stonework to the lower-third section of the tower.	1	2						300.00
100	Re-point and repairs to stonework to top third of Gaskell Tower.	1	2						1200.00
101	Re-point and repairs to stonework to middle section of Gaskell Tower.	1	2				1200.00		
102	Re-point and repairs to stonework to lower-third section of Gaskell Tower	1	2						1200.00
103	Renew the corroded steel windows	1	2						300.00
104	Repair to isolated damage to oriel window and replace cracked pane.	1	2			300.00			
105	Replace 3 no. cracked pane of glass to ground floor level bow window	1	2			150.00			
106	Replace broken security light	1	2	30.00					
Dome Tower repairs									
107	Clean stone work to whole tower	1	2	750.00					750.00
108	Isolated repairs to spalled stone	1	2				300.00		300.00
109	Isolated repairs to base of door	1	2			100.00			
Lightwell									
110	Redecorate all elevations, fenestration, rainwatergoods and roof joinery.	1	2			2000.00			2000.00
111	Repair 1 no. broken glass panel to the window	1	2			150.00			
112	Remove open pipe protruding through wall and seal off	1	2	50.00					
113	Remove and seal off protruding grey waste pipe protruding through wall	1	2	75.00					
114	Clean stained stone work and remove vegetation from balcony	1	2	150.00					
115	Treat and redecorate corroded railing to the balcony	1	2	100.00					
116	Remove expanding foam surrounding soil pipe and repair using mortar and render to match the existing.	1	2	100.00					
117	Isolated render patch repairs	1	2			1000.00			
INTERNALS									
General repairs - Assumed tenant responsibility									
118	Redecorate throughout	1	1	20000.00					
119	Repairs / renewal of floor finishes	1	2	12000.00					
120	Repair / renewal of damaged sanitary ware	1	1	15000.00					
121	Repairs to electrical system including renewal of light fittings, bulbs, extractors, sockets and switches.	1	1	3500.00					

122	Internal damp repairs	1	1	1500.00					
123	Isolated stone repairs to window reveals	1	2	100.00					
124	Ease and adjusting of internal doors	1	1	125.00					
125	General repairs to the bar and associated fittings	1	1	750.00					
126	General joinery repairs	1	1	950.00					
127	Reinstatement / replacement of door handles and Yale locks	1	2	250.00					
128	General repairs/ renewal of wall finishes including industrial grade cladding to the kitchen	1	2	4000.00					
129	Renewal of industrial kitchen units	1	1	7500.00					
130	Window / glazing repairs at high level	1	2	1300.00					
131	Plaster repairs	1	1	1500.00					
General repairs									
132	Reinstate gas meter	1	1	200.00					
133	Repairs to the ceiling in the existing kitchen	1	1	250.00					
134	Replace 1 no. window in the staff break out room	1	1	450.00					
135	Repairs to the heating / hot water system	1	2	Provisional sum 4000					
136	Floor board repairs	1	1	200.00					
Gaskell Tower repairs									
137	Remove existing pigeons and guano from within the tower, includes	1	1	7500.00					
138	Clean all surfaces once debris and guano has been removed	1	1	75.00					
139	Install bird proofing	1	1	250.00					
140	Treat timber staircase from woodworm and make repairs to severely damaged sections.	1	2		4000.00				
141	Structural engineer to inspect corrosion to steel within masonry floor structure and remedy as recommended.	1	2		750 (initial inspection and recommendations)				
Outbuilding									
142	Plaster repairs to walls and ceilings and redecoration	1		800.00					
Section adjacent to The Rose and Crown pub (neighbouring property)									
143	Damp and plaster repairs and redecoration	1	1	1300.00					
Roof voids									
144	Install roll quilt loft insulation to meet modern requirements and increase energy efficiency.	1	2	750.00					
145	Remove existing wasps nest situated below the ridge beam	1	1	50.00					
Actual cost of Maintenance									
Totals				£ 136,438.00	£ 47,783.00	£ 61,058.00	£ 51,833.00	£ 63,923.00	£ 452,693.00