## Detailed building works required

	Int/ext	Surveys and	Cost of works	Cost of works	Works	Possible	Notes			T
	works	specs	required before	required in first	requiring	future				
		required	occupation	four years	scaffolding	works				
		before any								
		works								
Flashing, gutter and downpipe repair, cleaning and plant removal	ex	x	у	6200		n				
Pointing and other stone work (incl urgent lintel work)	ex	x	у	13250	)		Future work is stone work on front of building			
Window repair and decorating (incl secondary glazing)	e	×	у	35350	)	y 20000	Future work is secondary glazing			
Damp control survey and works at rear of building	in/ex	x	y 1200	0		n	Two rear ground floor offices effected			
Floor wood survey and works at rear of building (contingency)	ir	n	50	5000	)	n	Survey essential (additional to strucutrual survey)			
Scaffolding	ex	x		10000		у				
Ceiling integrity survey	ir	n	y 155			n	Nec to identify if ceilings are safe before occupation (additional £1000 allocated)			
Ceiling works (contingency)	ir	n		8000		n				
Upgrade expansion tank	e	x		450		n				
Sundry works to Elliot building	n/a	а	170	0		n				
Heating controls and vale replacement on rads	ir	n		6500	)	n				
Boiler pipe insulation	ir	n		300	) 1	n				
Heating and survey and works	ir	n			1	n 20000	Survey to be carried out after one year of occupation			
Roof insulation	ir	n	у	13500	) 1	n	Existing wiring must be put over the insulation			
Allow solar gain (remove UV film on windows)	ir	n		0	1	n				
Restore passive stack ventilation system	ir	n			1	n	Need quote for this			
Fire safety survey and works (incl emergency lighting)	ir	n	y 770	0	1	n	Essential to survey and install prior to occupation			
DDA survey and works (doors etc but not lift)	ir	n	y 3150	0	1	n	Essential to survey and install prior to occupation			
Lift and other DDA compliance	ir	n			1	n £80,000				
Gas chiller units (contingency)	ir	n		3000	) 1	n				
Internal decorations (contingency)	ir	n		20000	) 1	n				
IMMEDIATE: IT system survey and works (contingency)	ir	n	y 50			n	Essentail to survey to assess existing hardware resource			
Security system survey and works (contingency)	ir	n	y 50	0 5000	) 1	n	Essentail to survey			
Clear silt trap in car park (before damp survey)	ex	x	19	0		n				
Produce building maintenance schedule	n/a			500	)	n	Commission surveyor			
Annual routine maintenance	in/e	×			'	n	Allow annual budget of £10000			
Total			5614	0 139050	)	150000				

Appendix 2