

Summary report

Langstone Technology Park, Langstone Road, Havant PO9 1SA



Prepared for: Havant Sarl
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Executive summary

Property address	Langstone Technology Park, Langstone Road, Havant PO9 1SA
Property type	Office and manufacturing
Property age	1980s
Inspection date(s)	12-14 October 2020

Recommendation

From our perspective as building consultants we see no reason to advise you against proceeding with the purchase of this property.

This summary report sets out only our preliminary thoughts and opinions immediately following our inspection.

Key survey findings

These key findings should be read in conjunction with the full report. The following colour coded risk identification flags have been utilised for these key findings:

- C** Critical risk issue requiring immediate action;
- H** High risk issue with investment or health and safety considerations;
- M** Medium risk issue which may affect business operations;
- L** Low risk issue for information which will require asset management.

- 1) Langstone Technology Park is a multi-occupancy site consisting of seven steel and concrete framed buildings with surrounding car parks and hardstandings. The Park is generally in fair condition commensurate with its age and usage, however the building elements in a number of areas are approaching the end of their serviceable life and repairs and replacements are recommended.
- 2) The site is being purchased with the benefit of planning permission for a new build industrial development in the south west corner of the site, which will include the demolition of the existing gym. We understand bays 1 and 2 of Building 1000 are being demolished and bay 3 will be stripped out. We also understand Building 6000 may be demolished in the medium term if vacant possession can be achieved.
- 3) The data room includes the asbestos management plan for the Technology Park along with extracts from the asbestos register, this confirms asbestos is present in all buildings and is currently being managed by the incumbent facilities manager. There are also a number of refurbishment and demolition asbestos reports relating to the proposed works to Building 1000 and Building 6000.

- 4) It is worthy of note that the mechanical and electrical services are considerably over engineered for the current use of the estate. For example, the individual buildings each have multiple high voltage transformers which may not be required given the reduction in electrical load compared with the original use of the buildings. We have therefore assumed that 50% of the high voltage (HV) load is required and have costed for replacement of 50% of the HV services accordingly. The same logic could be applied to the heating and cooling services where we have allowed for replacement of 66% of the capacity. As such, we have only allowed for the replacement of two of the three boilers and overhaul of two chillers and no cost has been included to replace the older cooling towers. Please note that this reduction in capacity is an estimate, and we cannot confirm if half the HV services, two boilers, chillers and reduced cooling towers will be sufficient for ongoing use. We would recommend that a full feasibility study is undertaken in order to appraise the current and future use (and associated loads) of the buildings and any capital investment strategy is based on the results. M
- 5) We have allocated budgetary costs for the replacement of the majority of main mechanical plant within the estate and buildings due to lifecycle expiry. The mechanical services appear to have been maintained to a satisfactory standard, however there are some signs of degradation, mainly corrosion. It is noted that the services are generally operable and could deliver reliable service to the long term given some repair and refurbishment works, however we have allocated costs to the medium term. M
- 6) The electrical services are generally 40 years old and also lifecycle expired, as such we have allocated budgetary costs. However, given the physical condition of the plant a pragmatic view could be employed in order to get the best value. If this approach were adopted, we would recommend that some intrusive testing is undertaken (e.g. thermal imaging and other NDT of the electrical services) in order to establish the full operational condition of the systems and plant. M
- 7) The site-wide building management system is a York BMS which is no longer supported by the manufacturer and requires replacement. We have costed this on a per building basis. M
- 8) The lighting is a mixture of LED (predominantly to landlord area) and older fluorescent lighting. We have not included lifecycle costs for the lighting as we envisage that this would be undertaken as required rather than at pre-determined basis. M
- 9) We have not included lifecycle costs for the fire alarm systems; the panels would fall below our reporting threshold of £5,000 and the devices are usually replaced as required as part of the preventative maintenance. M
- 10) We do not have any comments regarding the vendors technical description of the systems and services, and as such we have not attempted to repeat them within the text below. Pertinent items have been reference. M

Building 1000

- 11) Isolated patch repairs were noted to the bituminous felt flat roof covering above bays 3 and 4. The felt appears to be approaching the end of its serviceable life and we recommend it is overcoated with a liquid plastic roof coating in the medium term. The felt roof covering above bay 5 appears newer than bays 3 and 4, however it appears to be 10–15 years old (as confirmed in the Hunter Brook report) and we recommend the roof will need to be overcoated in the long term. M
- 12) The external elevations are formed from a concrete frame and precast concrete panels set within steel channels. External windows are steel framed with double glazed units. Reinforcement corrosion was evident in isolated locations to the concrete panels and concrete frame which requires repair. Corrosion was noted to isolated steel window frames, which we also noted had brittle and failing sealant to the frames. The external paint finishes are also in poor condition. We recommend the window frames are repaired and the external decorations renewed. No failures were noted to the double-glazed windows, however, due to their age in the future we anticipate failures will start to occur on an increasingly frequent basis and suggest a programme of glazing replacements will be required in the long term. M
- 13) Internal areas are generally in fair condition. Dated finishes were noted to some communal toilet facilities, however these are functional. A number of vacant office suites were noted internally. L
- 14) The mechanical services generally comprise of plate heat exchangers from the district chilled water and medium temperature hot water services, the secondary side of which serve fan coil units and air handling units which are approximately 25 years old. The fan coil units inspected were found to be in satisfactory physical condition, however are lifecycle expired and we have costed for replacement of the units serving bays 3, 4 and 5. The air handling units serving bays 3, 4 and 5 do not present as well as the fan coil units and we would anticipate will require replacement within the medium term. L
- 15) The building is provided two feeds from the estate high voltage service which serves two transformers rated at 1250kVA, four at 1600kVA and two at 750kVA and the associated switchgear. The MV and LV switchgear, transformers and switch panels are all 40 years old and have lifecycle expired. Costs have been added to the medium term for the replacement of substation serving bays 3, 4 and 5 and for the load to be reduced by half. L
- 16) No costs have been included for the services serving bays 1 and 2 as this is planned to be demolished. L

Building 2000–3000

- 17) The plant buildings are formed from concrete/steel frames with precast concrete cladding panels and bituminous felt covered flat roofs. The flat roof coverings are dated and will need to be overcoated in the medium term. External decorations are in poor condition to both buildings and we recommend they are renewed. We also recommend the corroded steel doors to B2000 are replaced with new roller shutter doors. L

- 18) The softened water plant in building 2000 will require some works in the medium term as reported by the vendor. The system appears to be operational, and in satisfactory condition however we did identify some water leaks which require repair. There is a considerable amount of redundant services in the building which require removal. L

- 19) Building 3000 houses the main mechanical plant for the estate. The water cooled centrifugal chillers range from 7-24 years old. As discussed, we have only allowed to replace two chillers and two boilers term as it is assumed that the heating and cooling to the site is over engineered. We have allowed for the two chillers in better condition to be replaced in the long term. The boilers are long since life expired and should be replaced at the earliest opportunity. The chilled and medium temperature hot water pumps are all at, or approaching, lifecycle and replacement should be anticipated in the medium term. Much of the pipework services are showing corrosion (particularly externally) and this requires address as soon as can reasonably be planned. Two of the cooling towers are life expired however no cost has been included as we have assumed that the remaining four should be sufficient for the proposed two chillers. M

- 20) The electrical services are as the remainder of the estate; 40 years old and life-expired. We have included costs for the replacement of half the transformers, switchgear and the mechanical switch panel. L

Building 4000

- 21) The two-storey steel framed amenity building includes offices and a commercial kitchen and eatery. The bituminous felt covered flat roof is in a poor condition with numerous patch repairs evident throughout the roof, we recommend the roof is over coated with a liquid plastic product in the short/medium term. M

- 22) External decorations are in poor condition and have contributed to surface corrosion on the exposed structural steel frame, window frames and roof mounted structures. We recommend the corrosion is repaired and a programme of external redecorations is completed. M

- 23) The mechanical ventilation plant located on the roof of building 4000 is in poor condition and budgets should be put in place for the replacement of this plant as soon as is practical. The heating and cooling plant is also life expired and we have included costs. L

- 24) The electrical high voltage and low voltage infrastructure is life expired and does not present well. Costs have been included for the replacement of these items. L

Building 5000

- 25) The external elevations are formed from a concrete frame and precast concrete panels set within steel channels. External windows are steel framed single glazed. Reinforcement corrosion was evident in isolated locations to a number of concrete panels and the concrete frame which require repair. Corrosion was noted to the majority of window frames to the eastern and southern elevations. The external paint finishes are also in poor condition. We recommend a window replacement programme is completed prioritising the worst areas. The external decorations will also require renewal. M
- 26) Building 5000 has been subject to a significant tenant fit out, and as such the mechanical and electrical costs are limited to the lifecycle replacement of the main air handling units, some smaller ventilation, modernisation of the goods hoist and medium voltage equipment. L

Building 6000

- 27) The inverted flat roof is weathered with an asphalt membrane beneath solid insulation panels and stone ballast. A number of localised failures were evident to the roof which have been repaired. Failures of the roof will continue to occur on an increasingly frequent basis, in the short term patch repairs will suffice for 1-2 years. However, if the building is retained beyond this we recommend the roof covering is over coated. M
- 28) The external windows are formed from polyester powder coated aluminium framed double glazed windows. A number of replacement panels were noted to the internal facing courtyard glazing on all floors. If the building is retained we suggest the remaining panels will also need to be replaced in the medium term due to their age and probability of failure. The budget cost for replacing the glazing includes an allowance for removal and disposal of the glazing as hazardous waste due to the asbestos content within the mastic surrounding the glass. A small number of failed double glazed units were evident to the external facing windows which requires replacing in the short term. Due to the age of the glazing, we suggest a long term glazing replacement programme will be required if the building is retained. M
- 29) The ground floor eastern office suite has been stripped out back to a shell with services isolated and removed. The area will require complete refurbishment if new tenants are sought for this area. Dated toilet facilities were evident throughout the building which we recommend will need to be refurbished in the medium term if the building is retained. M
- 30) The mechanical services generally comprise of supplies from the district chilled water and medium temperature hot water services, the secondary side of which serve the variable air volume terminal units and air handling units which are approximately 25 years old. The VAV inspected were found to be in poor physical condition, are lifecycle expired and we have costed for them to be replaced in the short to medium term. The air handling units are in poor overall condition and will require replacement in the medium term. M

- 31) The building is provided a supply from the estate high voltage ring main which terminates into two 800kVA transformers and associated switchgear. The transformers and switchgear present reasonably, however they are lifecycle expired and we have included costs for replacement, and like the rest of the estate, to halve the load to the building in the medium term. L

Building 7000

- 32) A programme of repairs is required externally to address dislodged coping stones to the parapet wall and to renew the mastic pointing to the factory finished metal framed single glazed windows to first floor level. L
- 33) The bituminous felt covered flat roof is currently in fair condition, however we have included long term costs to overcoat the roof with a liquid applied coating. M
- 34) The mechanical and electrical services within building 7000 were in a similar condition to the remaining buildings. We have allowed for lifecycle replacement of the services and to half the load of the electrical services to the building. M

External areas/estate

- 35) The external car parking areas are formed from hot rolled asphalt with stone chippings. The asphalt has worn and eroded over time with loose stone chippings evident throughout the parking areas and minor defects noted throughout. We recommend the retained parking areas are over coated in the medium term. M
- 36) The surface water drainage pumps near the car parks are life expired and require replacement. L
- 37) The access controls head end utilises an old operating system (windows 7) and we have costs for upgrade. L

Vendors survey cost summary

Please refer to Appendix B for cost comparisons and comments relating to the cost schedules included in the Hunter Brook technical due diligence report dated August 2020 and the findings of the Hollis inspection.

The Hunter Brook report did not include any commentary regarding the basis of the costs and whether they include preliminaries, access costs, professional fees, or VAT.

Cost recoverability summary

Risk summary	Recoverable costs (£)			
	Year 1	Years 2-5	Years 6-10	Risk totals
High risk	0	0	0	0
Medium risk	305,004	1,263,261	636,659	2,204,923
Low risk	421,703	3,613,040	366,407	4,401,150
Totals (£)				6,606,000

Risk summary	Non-recoverable costs (£)			
	Year 1	Years 2-5	Years 6-10	Risk totals
High risk	0	0	0	0
Medium risk	492,402	1,358,452	971,194	2,822,048
Low risk	474,090	5,988,274	1,411,550	7,873,914
Totals (£)				10,696,000

Overall total (£)	17,302,000
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- NB. The Risk-categorised Cost Schedules and Qualifications (Appendix B) provide a breakdown of these repair items.
- NB. Costs are budgets and include professional fees but exclude VAT. The totals are rounded to the nearest £1,000.

Key landlord and tenant considerations

- 1) A cursory review of the lease documentation in the data room confirms the tenants occupy the premises on internal repairing leases. The landlord is responsible for keeping external areas and communal services in a good repair and condition, with costs recovered via a facilities/ service charge.
- 2) Limited licences for alterations are included in the data room, however all occupational leases confirm tenants are responsible for reinstating any changes or alterations.
- 3) The repairing obligations of two tenants are protected by Schedule of Conditions, the ground floor of B4000 occupied by The Home Group, and, a section of the ground floor of B5000 occupied by Teleplan.
- 4) Service charges appear to be apportioned on building by building basis. Some of the tenant's, most notably Lockheed Martin, have a cap on the uplift to their agreed fixed annual payment.
- 5) We have used the following vacancy rates when apportioning non-recoverable costs, which are taken from the tenancy schedule in the data room:
 - Building 1000 – 59% vacant.
 - Building 4000 – 14% vacant.
 - Building 5000 – 31% vacant.
 - Building 6000 – 55% vacant.
 - Building 7000 – 0% vacant
 - Overall – 39% vacant.
- 6) XLB advised all costs for B7000 are non-recoverable.

Energy performance certificate

Building/area	EPC rating	EPC expiry date	Predicted MEES compliance
B1000 – bay 1, 2 and 3	D97	18/06/30	PASS (Low Risk)
B1000 – bay 4 and 5	E103	22/05/28	PASS (Low Risk)
B4000	D80	22/05/28	PASS (Low Risk)
B5000	C73	22/05/28	PASS (Low Risk)
B6000	E112	22/05/28	PASS (Low Risk)
B7000	C72	22/05/28	PASS (Low Risk)

Phase 1 environmental assessment

We have not been commissioned to complete a Phase 1 Environmental Assessment.

Reinstatement cost assessment

We have been instructed to prepare a Reinstatement Cost Assessment which is included in Appendix C.

Other solicitor's enquiries and information requests

- 1) Confirm the building contract and professional appointments for the demolition works to B1000 are assignable.
- 2) Confirm whether the recent flat roof repair works to Building 5000 were claimed from the 20-year manufacturer's warranty dated 2012.
- 3) Obtain a copy of the historic structural report for bowing precast concrete panels to Building 1000 which is referenced in the Hunter Brook report.
- 4) Obtain a copy of the flat roof report completed to the existing felt roof covering to Building 1000 which is referenced in the Hunter Brook report.
- 5) Obtain a copy of the flat roof report completed to the existing felt roof covering to Building 4000 which is referenced in the Hunter Brook report.
- 6) Obtain copies of up to date Fire Risk Assessments.
- 7) Obtain a copy of the planning approval for the tenant installation on the roof of Building 5000.

Further investigations recommended prior to purchase

No further recommendations are recommended.

Further investigations recommended post purchase

- 1) We recommend a Planned Maintenance Report is completed of all buildings and infrastructure in the Technology Park. The 10 year report will plan capital expenditure for lifecycle replacements of building elements.
- 2) We recommend a glazing audit is completed of the single glazing, predominantly in Building 4000 to confirm the glazing in "critical areas" is safe.

Appendix A

Cost schedules and qualifications



Summary of costs

Langstone Technology Park, Langstone Road, Havant PO9 1SA

Repairs schedule summary		Overall costs (£)	Recoverable costs (£)				Non-recoverable costs (£)			
Item	Description		Year 1	Years 2-5	Years 6-10	Totals	Year 1	Years 2-5	Years 6-10	Totals
1	Building 1000	3,259,842	24,895	1,017,954	293,686	1,336,535	35,825	1,464,861	422,621	1,923,307
2	Building 2000	216,032	41,354	53,235	0	94,589	57,546	63,898	0	121,444
3	Building 3000	2,101,734	28,937	538,466	286,143	853,545	18,501	782,131	447,557	1,248,189
4	Building 4000	2,184,162	318,602	323,593	0	642,196	51,866	1,490,100	0	1,541,966
5	Building 5000	1,138,902	61,215	354,469	111,288	526,972	65,861	496,071	49,999	611,931
6	Building 6000	5,827,682	228,554	1,917,441	277,225	2,423,220	722,094	2,343,539	338,830	3,404,463
7	Building 7000	1,378,572	0	0	0	0	0	277,035	1,101,537	1,378,572
8	Building 42	484,811	0	295,735	0	295,735	0	189,076	0	189,076
9	Ext Areas	710,298	23,150	375,408	34,724	433,281	14,801	240,015	22,201	277,016
Totals (£)		17,302,035	726,706	4,876,301	1,003,066	6,606,073	966,492	7,346,726	2,382,745	10,695,962

Risk summary		Overall costs (£)	Recoverable costs (£)				Non-recoverable costs (£)			
			Year 1	Years 2-5	Years 6-10	Risk totals	Year 1	Years 2-5	Years 6-10	Risk totals
High risk		0	0	0	0	0	0	0	0	0
Medium risk		5,026,971	305,004	1,263,261	636,659	2,204,923	492,402	1,358,452	971,194	2,822,048
Low risk		12,275,064	421,703	3,613,040	366,407	4,401,150	474,090	5,988,274	1,411,550	7,873,914
Totals (£)		17,302,035	6,606,073				10,695,962			

Note: All costs include professional fees but exclude VAT

Repairs schedule Building 1000 Langstone Technology Park, Langstone Road, Havant PO9 1SA			Lease summary Lease commencement: Various Lease termination: Various Break date: Various Repairing liability: Internal repairing. Schedule of condition: Unknown. Solicitors to confirm. License for alterations: Unknown. Solicitors to confirm.					
Area ft ² : 165,258 m ² : 15,352.47								
Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
High risk								
1	No items to report.							
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	0.00
High risk sub totals			0.00	0.00	0.00	0.00	0.00	0.00
High risk totals			0.00			0.00		
Medium risk								
	Roof and rainwater goods							
2	Overcoat the existing flat roof covering with a liquid plastic coating to bays 3 and 4, including the flat roof to the core and the perimeter parapet.	Significant capital cost.		234,520.00			337,480.00	
3	Access tower and handrail for above roof repairs.	Significant capital cost.		11,726.00			16,874.00	
4	Overcoat the existing flat roof covering with liquid plastic coating to bay 5 including the flat roof to the core and the perimeter parapet.	Significant capital cost.			162,360.00			233,640.00
5	Access tower and handrail for above roof repairs.	Significant capital cost.			8,118.00			11,682.00
	Elevations (including windows and doors)							
6	Allowance for replacement of all external double glazed units to the existing windows.	Significant capital cost.			74,753.25			107,571.75
7	Scaffold access platform and handrail to facilitate window replacement.	Significant capital cost.			10,147.50			14,602.50
Professional fees @ 15%			0.00	36,936.90	38,306.81	0.00	53,153.10	55,124.44
Medium risk sub totals			0.00	283,182.90	293,685.56	0.00	407,507.10	422,620.60
Medium risk totals			576,868.46			830,127.79		
Low risk								
	Roof and rainwater goods							
8	On-going patch repairs to flat roof areas and parapet walls.	Maintenance/programmable repairs.	9,020.00			12,980.00		
	Elevations (including windows and doors)							
9	Patch repairs to exposed steel reinforcement to the concrete external walls and frame to isolated areas to all elevations.	Maintenance/programmable repairs.		18,040.00			25,960.00	
10	External redecoration to all previously painted external finishes, including windows, steel channels and steel handrails.	Maintenance/programmable repairs.		27,060.00			38,940.00	
11	Repairs to surface corrosion to the external window frames.	Maintenance/programmable repairs.		13,530.00			19,470.00	
12	Renew mastic pointing to window frames.	Maintenance/programmable repairs.		16,236.00			23,364.00	
13	Renew waterproof coating to the perimeter apron to the southern elevation.	Maintenance/programmable repairs.		1,443.20			2,076.80	
14	Scaffold access platform and handrail to facilitate above works to external elevations.	Maintenance/programmable repairs.		14,206.50			20,443.50	

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
15	Budget allowance for ad-hoc replacement of failed double glazed units to external windows ahead of the phased replacement of all window units.	Maintenance/programmable repairs.		4,510.00			6,490.00	
16	Treat surface corrosion to roof mounted steelwork to prevent further decay.	Maintenance/programmable repairs.	4,510.00			6,490.00		
	Internal areas							
17	Allowance for fire stopping to service penetrations to internal areas.	Maintenance/programmable repairs.	3,608.00			5,192.00		
	External areas							
18	External northern pedestrian ramp replace all corroded fixings and decayed timber posts.	Maintenance/programmable repairs.	2,255.00			3,245.00		
19	Concrete repairs to damaged concrete walls due to the installation of the vehicle crash barrier to the goods in ramp.	Maintenance/programmable repairs.	2,255.00			3,245.00		
	Engineering services							
20	Allowance to replace the LTHW pump sets serving bays 3,4 & 5.	M&E lifecycle replacement.		13,530.00			19,470.00	
21	Allowance to replace the CHW pump sets serving bays 3,4 & 5.	M&E lifecycle replacement.		20,295.00			29,205.00	
22	Allowance to replace the plate heat exchangers serving bays 3,4 & 5.	M&E lifecycle replacement.		13,530.00			19,470.00	
23	Allowance to replace the CHW and LTHW pressurisation units serving bays 3,4 & 5.	M&E lifecycle replacement.		5,412.00			7,788.00	
24	Allowance to replace the FCUs serving bays 3,4 & 5.	M&E lifecycle replacement.		129,888.00			186,912.00	
25	Allowance to replace toilet extract fans serving bays 3,4 & 5.	M&E lifecycle replacement.		4,510.00			6,490.00	
26	Allowance to replace the supply AHUs serving bays 3,4 & 5.	M&E lifecycle replacement.		31,570.00			45,430.00	
27	Lifecycle replacement of the domestic cold water storage tanks serving bays 3,4 & 5.	M&E lifecycle replacement.		13,530.00			19,470.00	
28	Lifecycle replacement of the mechanical controls panels serving bays 3,4 & 5.	M&E lifecycle replacement.		33,825.00			48,675.00	
29	Lifecycle replacement of the BMS serving bays 3,4 & 5.	M&E lifecycle replacement.		48,933.50			70,416.50	
30	Lifecycle replacement of the packaged substation including 2No. 750kVA transformers and switchgear at half the load.	M&E lifecycle replacement.		62,576.25			90,048.75	
31	Lifecycle replacement of the packaged substation including 2No. 1250kVA transformers and switchgear at half the load.	M&E lifecycle replacement.		68,213.75			98,161.25	

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
32	Lifecycle replacement of the MV circuit breakers incl ring main unit at half the load.	M&E lifecycle replacement.		16,912.50			24,337.50	
33	Lifecycle replacement of the LV switchgear serving bays 3,4 & 5.	M&E lifecycle replacement.		54,120.00			77,880.00	
34	Lifecycle replacement of the distribution boards serving bays 3,4 & 5.	M&E lifecycle replacement.		22,550.00			32,450.00	
35	Lifecycle replacement of the access control system serving bays 3,4 & 5.	M&E lifecycle replacement.		4,510.00			6,490.00	
Professional fees @ 15%			3,247.20	95,839.76	0.00	4,672.80	137,915.75	0.00
Low risk sub totals			24,895.20	734,771.46	0.00	35,824.80	1,057,354.05	0.00
Low risk totals				759,666.66			1,093,178.85	
Sub totals for all items			24,895.20	1,017,954.36	293,685.56	35,824.80	1,464,861.15	422,620.69
Totals for all items				1,336,535.12			1,923,306.63	

Repairs schedule Building 2000 Langstone Technology Park, Langstone Road, Havant PO9 1SA			Lease summary Lease commencement: N/A Lease termination: N/A Break date: N/A Repairing liability: N/A Schedule of condition: N/A License for alterations: N/A					
Area ft ² : 0 m ² : 0.00								
Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
High risk								
1	No items to report.							
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	0.00
High risk sub totals			0.00	0.00	0.00	0.00	0.00	0.00
High risk totals			0.00			0.00		
Medium risk								
2	No items to report.							
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	0.00
Medium risk sub totals			0.00	0.00	0.00	0.00	0.00	0.00
Medium risk totals			0.00			0.00		
Low risk								
	Roof and rainwater goods							
3	Overcoat the existing flat roof covering with liquid plastic coating.	Maintenance/programmable repairs.		15,835.60			10,124.40	
4	Scaffold edge protection and access for the above roofing works.	Maintenance/programmable repairs.		2,375.34			1,518.66	
	Elevations (including windows and doors)							
5	Replace two corroded metal doors with new roller shutter doors.	Maintenance/programmable repairs.	4,026.00			2,574.00		
6	Repairs to external brickwork and cladding.	Maintenance/programmable repairs.	1,342.00			858.00		
7	Renew mastic pointing to movement joints.	Maintenance/programmable repairs.	1,342.00			858.00		
	Engineering services							
8	Lifecycle replacement of the storage vessels and dosing controllers.	M&E lifecycle replacement.	29,250.00			45,750.00		
9	Allowance to remove the redundant mechanical and electrical services.	Capital cost improvement works.		4,290.00			6,710.00	
10	Lifecycle replacement of the mechanical controls panel.	M&E lifecycle replacement.		6,630.00			10,370.00	
11	Lifecycle replacement of the LV switch panel.	M&E lifecycle replacement.		17,160.00			26,840.00	
Professional fees @ 15%			5,394.00	6,943.64	0.00	7,506.00	8,334.46	0.00
Low risk sub totals			41,354.00	53,234.58	0.00	57,546.00	63,897.52	0.00
Low risk totals			94,588.58			121,443.52		
Sub totals for all items			41,354.00	53,234.58	0.00	57,546.00	63,897.52	0.00
Totals for all items			94,588.58			121,443.52		

Repairs schedule Building 3000 Langstone Technology Park, Langstone Road, Havant PO9 1SA			Lease summary Lease commencement: N/A Lease termination: N/A Break date: N/A Repairing liability: N/A Schedule of condition: N/A License for alterations: N/A					
Area ft ² : 0 m ² : 0.00								
Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
High risk								
1	No items to report.							
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	0.00
High risk sub totals			0.00	0.00	0.00	0.00	0.00	0.00
High risk totals			0.00			0.00		
Medium risk								
2	No items to report.							
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	0.00
Medium risk sub totals			0.00	0.00	0.00	0.00	0.00	0.00
Medium risk totals			0.00			0.00		
Low risk								
	Roof and rainwater goods							
3	Overcoat the existing flat roof covering with liquid plastic coating.	Maintenance/programmable repairs.		47,238.40			30,201.60	
4	Scaffold edge protection and access for the above roofing works.	Maintenance/programmable repairs.		5,904.80			3,775.20	
	Elevations (including windows and doors)							
5	Remove surface corrosion from external steel members, treat steelwork and paint.	Maintenance/programmable repairs.	20,130.00			12,870.00		
6	Prepare and decorate all previously painted external surfaces.	Maintenance/programmable repairs.	2,348.50			1,501.50		
7	Renew mastic pointing to movement joints.	Maintenance/programmable repairs.	2,684.00			1,716.00		
	Internal areas							
8	Repair corroded duct covers and frames to the plantroom areas.	Maintenance/programmable repairs.		3,355.00			2,145.00	
	Engineering services							
9	Lifecycle replacement of the MTHW heating boilers.	M&E lifecycle replacement.		135,135.00			211,365.00	
10	Lifecycle replacement of the MTHW pumps.	M&E lifecycle replacement.		17,160.00			26,840.00	
11	Lifecycle replacement of the boiler flues.	M&E lifecycle replacement.		12,870.00			20,130.00	
12	Lifecycle replacement of the heating pressurisation unit.	M&E lifecycle replacement.		3,432.00			5,368.00	
13	Lifecycle replacement of the Chillers.	M&E lifecycle replacement.			248,820.00			389,180.00
14	Lifecycle replacement of all chilled water and condensate system pumps.	M&E lifecycle replacement.		64,350.00			100,650.00	
15	Lifecycle replacement of the chilled water pressurisation unit.	M&E lifecycle replacement.		3,432.00			5,368.00	
16	Treatment of corrosion to the pipework services (CHW, MTHW and condensate)	M&E lifecycle replacement.		12,870.00			20,130.00	
17	Lifecycle replacement of the main mechanical controls panel.	M&E lifecycle replacement.		51,480.00			80,520.00	
18	Lifecycle replacement of the 1000kVA transformers to half the load.	M&E lifecycle replacement.		15,015.00			23,485.00	

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
19	Lifecycle replacement of two of the 500kVA chiller transformers.	M&E lifecycle replacement.		17,160.00			26,840.00	
20	Lifecycle replacement of the MV substations and to half the load.	M&E lifecycle replacement.		40,218.75			62,906.25	
21	Lifecycle replacement of the BMS.	M&E lifecycle replacement.		23,595.00			36,905.00	
22	Lifecycle replacement of the Pneumatic control lines and valves.	M&E lifecycle replacement.		15,015.00			23,485.00	
Professional fees @ 15%			3,774.38	70,234.64	37,323.00	2,413.13	102,017.11	58,377.00
Low risk sub totals			28,936.88	538,465.59	286,143.00	18,500.63	782,131.16	447,557.00
Low risk totals				853,545.47			1,248,188.78	
Sub totals for all items			28,936.88	538,465.59	286,143.00	18,500.63	782,131.16	447,557.00
Totals for all items				853,545.47			1,248,188.78	

Repairs schedule Building 4000 Langstone Technology Park, Langstone Road, Havant PO9 1SA		Lease summary Lease commencement: Various Lease termination: Various Break date: Various Repairing liability: Internal repairing. Schedule of condition: Unknown. Solicitors to confirm. License for alterations: Unknown. Solicitors to confirm.	
Area ft ² : 62,519 m ² : 5,808.02			

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
High risk								
1	No items to report.							
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	0.00
High risk sub totals			0.00	0.00	0.00	0.00	0.00	0.00
High risk totals			0.00			0.00		
Medium risk								
	Roof and rainwater goods							
2	Overcoat the existing flat roof covering with liquid plastic coating.	Significant capital cost.	246,716.80			40,163.20		
3	Access scaffolding and handrail for above roof works.	Significant capital cost.	18,503.76			3,012.24		
Professional fees @ 15%			39,783.08	0.00	0.00	6,476.32	0.00	0.00
Medium risk sub totals			305,003.64	0.00	0.00	49,651.76	0.00	0.00
Medium risk totals			305,003.64			49,651.76		
Low risk								
	Roof and rainwater goods							
4	Repairs to the mono pitched polycarbonate roof covering and rainwater gutters and downpipes.	Maintenance/programmable repairs.	4,730.00			770.00		
	Elevations (including windows and doors)							
5	External redecoration to all previously painted external finishes, including windows and steel channels.	Maintenance/programmable repairs.		37,840.00			6,160.00	
6	Repairs to surface corrosion to the external window frames.	Maintenance/programmable repairs.		11,352.00			1,848.00	
7	Renew mastic pointing to window frames.	Maintenance/programmable repairs.		21,285.00			3,465.00	
8	Treat surface corrosion to roof mounted steelwork to prevent further decay.	Maintenance/programmable repairs.	7,095.00			1,155.00		
	External areas							
9	Repairs to the cracked and defective quarry tiles to both external elevations to the link corridor.	Maintenance/programmable repairs.		1,892.00			308.00	
	Engineering services							
10	Allowance to replace the pressurisation units.	M&E lifecycle replacement.		2,464.00			15,136.00	
11	Allowance to remove redundant VRF/V and DX units.	Maintenance/programmable repairs.		2,964.50			18,210.50	
12	Allowance to replace the plate heat exchangers.	M&E lifecycle replacement.		4,620.00			28,380.00	
13	Allowance to replace the supply AHUs.	M&E lifecycle replacement.		21,560.00			132,440.00	
14	Allowance to replace the various extract fans.	M&E lifecycle replacement.		14,553.00			89,397.00	
15	Allowance to replace the FCUs.	M&E lifecycle replacement.		69,300.00			425,700.00	
16	Allowance to upgrade the BMS.	M&E lifecycle replacement.		16,170.00			99,330.00	

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
17	Lifecycle replacement of the packaged substation including 2No 1250kVA and 2No 750kVA cast resin transformers and switchgear and to half the load.	M&E lifecycle replacement.		16,170.00			99,330.00	
18	Lifecycle replacement of the MV circuit breakers including ring main unit to half the load.	M&E lifecycle replacement.		9,625.00			59,125.00	
19	Lifecycle replacement of the LV switch panel.	M&E lifecycle replacement.		30,800.00			189,200.00	
20	Allowance to replace the LV sub mains panels.	M&E lifecycle replacement.		16,940.00			104,060.00	
21	Allowance to replace the mechanical control panels.	M&E lifecycle replacement.		3,850.00			23,650.00	
Professional fees @ 15%			1,773.75	42,207.83	0.00	288.75	194,360.93	0.00
Low risk sub totals			13,598.75	323,593.33	0.00	2,213.75	1,490,100.43	0.00
Low risk totals				337,192.08			1,492,314.18	
Sub totals for all items			318,602.39	323,593.33	0.00	51,865.51	1,490,100.43	0.00
Totals for all items				642,195.72			1,541,965.93	

Repairs schedule
Building 5000
Langstone Technology Park, Langstone Road, Havant PO9 1SA

Lease summary
Lease commencement: Various
Lease termination: Various
Break date: Various
Repairing liability: Internal repairing.
Schedule of condition: Unknown. Solicitors to confirm.
License for alterations: Unknown. Solicitors to confirm.

Area
ft²: 113,393
m²: 10,534.21

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
High risk								
1	No items to report.							
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	0.00
High risk sub totals			0.00	0.00	0.00	0.00	0.00	0.00
High risk totals			0.00			0.00		
Medium risk								
	Elevations (including windows and doors)							
2	Allowance for replacement of external windows to the southern and eastern elevations with new metal framed double glazed windows.	Significant capital cost.		103,603.50			46,546.50	
3	Access platform and handrail to facilitate window replacement.	Significant capital cost.		14,800.50			6,649.50	
4	Allowance for replacement of external windows to the northern and western elevation with new metal framed double glazed windows.	Significant capital cost.			79,695.00			35,805.00
5	Access platform and handrail to facilitate window replacement.	Significant capital cost.			17,077.50			7,672.50
Professional fees @ 15%			0.00	17,760.60	14,515.88	0.00	7,979.40	6,521.63
Medium risk sub totals			0.00	136,164.60	111,288.38	0.00	61,175.40	49,999.13
Medium risk totals			247,452.98			111,174.53		
Low risk								
	Roof and rainwater goods							
6	Supply and install a sacrificial layer of roofing felt beneath the tenant's cooling plant to prevent accelerated erosion of the existing roof covering. Assume the cost is fully recoverable from the tenant.	Maintenance/programmable repairs.	27,500.00					
	Elevations (including windows and doors)							
7	Patch repairs to exposed steel reinforcement to the precast concrete external walls to isolated areas to all elevations.	Maintenance/programmable repairs.		18,975.00			8,525.00	
8	External redecoration to all previously painted external finishes, including external steel channels and steel handrails.	Maintenance/programmable repairs.		9,020.00			12,960.00	
9	Replace the corroded steel mesh fence to the western elevation.	Maintenance/programmable repairs.		4,510.00			6,490.00	
	Engineering services							
10	Lifecycle replacement of the ventilation systems to the substation room.	M&E lifecycle replacement.		5,115.00			11,385.00	
11	Lifecycle replacement of the air handling units.	M&E lifecycle replacement.		26,040.00			57,960.00	
12	Lifecycle replacement of the mechanical control panels.	M&E lifecycle replacement.		27,280.00			60,720.00	
13	Lifecycle replacement of substation 1 including 2 No. 1600kVA transformers and the MV switch panel to half the load.	M&E lifecycle replacement.		27,280.00			60,720.00	
14	Lifecycle replacement of 2 No 1600kVA transformers (substation 2) to half the load.	M&E lifecycle replacement.		13,640.00			30,360.00	
15	Lifecycle replacement of the ring main units to half the load.	M&E lifecycle replacement.		34,100.00			75,900.00	

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
16	Lifecycle replacement of the MV switchgear to Substation 2 to half the load.	M&E lifecycle replacement.		6,820.00			15,180.00	
17	Lifecycle replacement of the LV switch panel.	M&E lifecycle replacement.		17,050.00			37,950.00	
18	Lifecycle replacement of the power factor correction unit.	M&E lifecycle replacement.	7,130.00			15,870.00		
19	Modernisation of the goods hoist.	M&E lifecycle replacement.	18,600.00			41,400.00		
Professional fees @ 15%			7,984.50	28,474.50	0.00	8,590.50	56,725.50	0.00
Low risk sub totals			61,214.50	216,304.50	0.00	65,860.50	434,895.50	0.00
Low risk totals				279,519.00			500,756.00	
Sub totals for all items			61,214.50	354,469.10	111,288.38	65,860.50	496,070.90	49,999.13
Totals for all items				526,971.98			611,930.53	

Repairs schedule Building 6000 Langstone Technology Park, Langstone Road, Havant PO9 1SA		Lease summary Lease commencement: Various Lease termination: Various Break date: Various Repairing liability: Internal repairing. Schedule of condition: Unknown. Solicitors to confirm. License for alterations: Unknown. Solicitors to confirm.	
Area ft ² : 164,294 m ² : 15,262.91			

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
High risk								
1	No items to report.							
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	0.00
High risk sub totals			0.00	0.00	0.00	0.00	0.00	0.00
High risk totals			0.00			0.00		

Medium risk								
2	Roof and rainwater goods Strip the existing ballast and insulation from the flat roof areas, install new insulation and overcoat with a liquid plastic coating.	Significant capital cost.		233,887.50			265,862.50	
3	Access tower and handrail for the above roof works.	Significant capital cost.		8,910.00			10,890.00	
	Elevations (including windows and doors)							
4	Allowance for replacement of the courtyard double glazed units, cost includes hazardous waste disposal due to asbestos in the perimeter mastic surrounding the glass.	Significant capital cost.		118,800.00			145,200.00	
5	Scaffold access to facilitate window replacement.	Significant capital cost.		12,375.00			15,125.00	
6	Allowance for phased replacement of the double glazed units to the windows to the perimeter of the building.	Significant capital cost.			167,310.00			204,490.00
7	Scaffold access to facilitate glazing replacement.	Significant capital cost.			34,155.00			41,745.00
	Internal areas							
8	Budget allowance to refurbish the vacant ground floor office to the east wing of the building. Cost includes reinstatement of M&E.	Significant capital cost.				385,000.00		
9	Budget allowance to refurbish the dated existing toilet facilities.	Significant capital cost.		148,500.00			181,500.00	
Professional fees @ 15%			0.00	78,370.88	30,219.75	57,750.00	95,786.63	36,935.25
Medium risk sub totals			0.00	600,843.38	231,684.75	442,750.00	734,364.13	283,170.25
Medium risk totals			832,528.13			1,460,284.38		

Low risk								
10	Roof and rainwater goods Allowance for on going patch repairs to the flat roof.	Maintenance/programmable repairs.	4,950.00			6,050.00		
11	Allowance for repairs to the rendered ducts.	Maintenance/programmable repairs.	990.00			1,210.00		
	Elevations (including windows and doors)							
12	External redecoration to all previously painted external finishes, including windows, doors and steel channels.	Maintenance/programmable repairs.		51,975.00			63,525.00	
13	Renew mastic sealant to the perimeter of the windows.	Maintenance/programmable repairs.		8,167.50			9,982.50	
14	Scaffold access to facilitate external decoration.	Maintenance/programmable repairs.		34,155.00			41,745.00	
15	Replace failed double glazed units to the external elevations. Cost includes access.	Maintenance/programmable repairs.	4,702.50			5,747.50		

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
	Engineering services							
16	Allowance to replace the LTHW pump set.	M&E lifecycle replacement.		14,850.00			18,150.00	
17	Allowance to replace the CHW pump set.	M&E lifecycle replacement.		14,850.00			18,150.00	
18	Allowance to replace the VAV terminal units.	M&E lifecycle replacement.	185,625.00	185,625.00		226,875.00	226,875.00	
19	Allowance to replace toilet extract fan.	M&E lifecycle replacement.		9,900.00			12,100.00	
20	Allowance to overhaul all internal components of the AHUs.	M&E lifecycle replacement.		158,400.00			193,600.00	
21	Allowance to replace the domestic cold water storage tanks.	M&E lifecycle replacement.		39,600.00	39,600.00		48,400.00	48,400.00
22	Allowance to replace the hot water storage calorifiers.	M&E lifecycle replacement.		39,600.00			48,400.00	
23	Lifecycle replacement of the mechanical controls panels.	M&E lifecycle replacement.		24,750.00			30,250.00	
24	Lifecycle replacement of the BMS.	M&E lifecycle replacement.		259,875.00			317,625.00	
25	Lifecycle replacement of the packaged substation including 2No. 800kVA transformers and switchgear to half the load.	M&E lifecycle replacement.		69,300.00			84,700.00	
26	Lifecycle replacement of the MV circuit breakers incl ring main unit to half the load.	M&E lifecycle replacement.		24,750.00			30,250.00	
27	Allowance to replace the LV switchgear.	M&E lifecycle replacement.		29,700.00			36,300.00	
28	Allowance to replace the distribution boards.	M&E lifecycle replacement.		39,600.00			48,400.00	
29	Allowance to replace the access control system.	M&E lifecycle replacement.		14,850.00			18,150.00	
30	Allowance to replace the fire alarm repeater panels.	M&E lifecycle replacement.		7,920.00			9,680.00	
31	Allowance for feasibility study of the cradle tracks to determine if they can be used.	M&E lifecycle replacement.	2,475.00			3,025.00		
32	Allowance for replacement of passenger lifts.	M&E lifecycle replacement.		117,000.00			143,000.00	
Professional fees @ 15%			29,811.38	171,730.12	5,940.00	36,436.13	209,892.37	7,260.00
Low risk sub totals			228,553.88	1,316,597.62	45,540.00	279,343.63	1,609,174.87	55,660.00
Low risk totals				1,590,691.50			1,944,178.50	
Sub totals for all items			228,553.88	1,917,441.00	277,224.75	722,093.63	2,343,539.00	338,830.25
Totals for all items				2,423,219.62			3,404,462.87	

Repairs schedule Building 7000 Langstone Technology Park, Langstone Road, Havant PO9 1SA		Lease summary Lease commencement: Various Lease termination: 30/06/2025 Break date: N/A Repairing liability: Internal repairing. Schedule of condition: Unknown. Solicitors to confirm. License for alterations: Unknown. Solicitors to confirm.	
Area ft ² : 53,284 m ² : 4,950.08			

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
High risk								
1	No items to report.							
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	0.00
High risk sub totals			0.00	0.00	0.00	0.00	0.00	0.00
High risk totals			0.00			0.00		
Medium risk								
	Roof and rainwater goods							
2	Allowance to overcoat the existing flat roof covering with liquid plastic coating.	Significant capital cost.						174,240.00
3	Scaffold access costs for the above roofing works.	Significant capital cost.						13,068.00
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	28,098.20
Medium risk sub totals			0.00	0.00	0.00	0.00	0.00	215,404.20
Medium risk totals			0.00			215,404.20		
Low risk								
	Elevations (including windows and doors)							
4	Renew mastic pointing to first floor window frames.	Maintenance/programmable repairs.					24,750.00	
5	Realign coping stones to the first floor external parapet wall.	Maintenance/programmable repairs.					18,500.00	
6	Scaffold access for the above external repairs.	Maintenance/programmable repairs.					23,100.00	
	External areas							
7	Replace the heavily corroded louvred panel from the basement plant room.	Maintenance/programmable repairs.					2,750.00	
	Engineering Services							
8	Allowance to replace the LTHW pump sets.	M&E lifecycle replacement.						22,000.00
9	Allowance to replace the CHW pump set.	M&E lifecycle replacement.						11,000.00
10	Allowance to replace the plate heat exchangers.	M&E lifecycle replacement.						22,000.00
11	Allowance to replace the CHW and LTHW pressurisation units.	M&E lifecycle replacement.						8,800.00
12	Allowance to replace the FCUs.	M&E lifecycle replacement.						330,000.00
13	Allowance to replace toilet extract fans.	M&E lifecycle replacement.						5,500.00
14	Allowance to replace the AHUs.	M&E lifecycle replacement.						77,000.00
15	Lifecycle replacement of the domestic cold water storage tanks.	M&E lifecycle replacement.						22,000.00
16	Lifecycle replacement of the mechanical controls panel.	M&E lifecycle replacement.					27,500.00	
17	Lifecycle replacement of the BMS.	M&E lifecycle replacement.					146,300.00	

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
18	Lifecycle replacement of the packaged substation including 2No. 1000kVA transformers and switchgear at half the load.	M&E lifecycle replacement.						123,750.00
19	Lifecycle replacement of the MV circuit breakers incl ring main unit at half the load.	M&E lifecycle replacement.						27,500.00
20	Lifecycle replacement of the LV switchgear.	M&E lifecycle replacement.						66,000.00
21	Lifecycle replacement of the distribution boards.	M&E lifecycle replacement.						55,000.00
Professional fees @ 15%			0.00	0.00	0.00	0.00	36,135.00	115,582.50
Low risk sub totals			0.00	0.00	0.00	0.00	277,035.00	886,132.50
Low risk totals				0.00			1,163,167.50	
Sub totals for all items			0.00	0.00	0.00	0.00	277,035.00	1,101,536.70
Totals for all items				0.00			1,378,571.70	

Repairs schedule Building 42 Langstone Technology Park, Langstone Road, Havant PO9 1SA			Lease summary Lease commencement: N/A Lease termination: N/A Break date: N/A Repairing liability: N/A Schedule of condition: N/A License for alterations: N/A					
Area ft ² : 0 m ² : 0.00								
Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
High risk								
1	No items to report.							
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	0.00
High risk sub totals			0.00	0.00	0.00	0.00	0.00	0.00
High risk totals			0.00			0.00		
Medium risk								
2	No items to report.							
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	0.00
Medium risk sub totals			0.00	0.00	0.00	0.00	0.00	0.00
Medium risk totals			0.00			0.00		
Low risk								
3	Engineering services Lifecycle replacement of the Mimic panel and allowance for repairs.	M&E lifecycle replacement.		53,680.00			34,320.00	
4	Lifecycle replacement of the cast resin 500kVA Transformer including switchgear to half the load.	M&E lifecycle replacement.		44,453.75			28,421.25	
5	Lifecycle replacement of the 11kV MV switchboard to half the load.	M&E lifecycle replacement.		159,027.00			101,673.00	
Professional fees @ 15%			0.00	38,574.11	0.00	0.00	24,662.14	0.00
Low risk sub totals			0.00	295,734.86	0.00	0.00	189,076.39	0.00
Low risk totals			295,734.86			189,076.39		
Sub totals for all items			0.00	295,734.86	0.00	0.00	189,076.39	0.00
Totals for all items			295,734.86			189,076.39		

Repairs schedule			Lease summary					
Ext Areas			Lease commencement: N/A					
Langstone Technology Park, Langstone Road, Havant PO9 1SA			Lease termination: N/A					
Area			Break date: N/A					
ft ² : 0			Repairing liability: N/A					
m ² : 0.00			Schedule of condition: N/A					
			License for alterations: N/A					
Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
High risk								
1	No items to report.							
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	0.00
High risk sub totals			0.00	0.00	0.00	0.00	0.00	0.00
High risk totals			0.00			0.00		
Medium risk								
	External areas							
2	Allowance to overlay existing worn tarmacadam areas with a new tarmac wearing course (incl. road sweep, surface preparation, etc.). Cost allowance includes car parking areas which are being retained in the proposed master plan for the site.	Significant capital cost.		211,365.00			135,135.00	
Professional fees @ 15%			0.00	31,704.75	0.00	0.00	20,270.25	0.00
Medium risk sub totals			0.00	243,069.75	0.00	0.00	155,405.25	0.00
Medium risk totals			243,069.75			155,405.25		
Low risk								
	External areas							
3	Reset uneven precast concrete sets between B5000 and B6000	Maintenance/programmable repairs.		2,684.00			1,716.00	
4	Patch repairs to potholes and cracked asphalt road surfacing to the perimeter access road.	Maintenance/programmable repairs.	10,065.00			6,435.00		
5	Replace cracked precast concrete flagstones to pedestrian areas.	Maintenance/programmable repairs.		3,355.00			2,145.00	
	Engineering Services							
6	Allowance to replace surface water pumps.	M&E lifecycle replacement.		41,937.50			26,812.50	
7	Allowance to replace the sump pumps within the surface water pump room.	M&E lifecycle replacement.		10,065.00			6,435.00	
8	Allowance to upgrade the access control headend.	M&E lifecycle replacement.	10,065.00			6,435.00		
9	Allowance to replace the North car park lighting to LED.	M&E lifecycle replacement.		16,775.00			10,725.00	
10	Allowance to overhaul the generator.	Maintenance/programmable repairs.			30,195.00			19,305.00
11	Allowance to replace the essential services LV switch panel.	M&E lifecycle replacement.		40,260.00			25,740.00	
Professional fees @ 15%			3,019.50	17,261.48	4,529.25	1,930.50	11,036.03	2,895.75
Low risk sub totals			23,149.50	132,337.98	34,724.25	14,800.50	84,609.53	22,200.75
Low risk totals			190,211.73			121,610.78		
Sub totals for all items			23,149.50	375,407.73	34,724.25	14,800.50	240,014.78	22,200.75
Totals for all items			433,281.48			277,016.03		

Costing qualifications

- Our apportionment of costs as either "recoverable" or "non-recoverable" relates to the current condition of the element in question and our understanding of tenants' obligations. Importantly, we have not made any judgement as to the possible non-recoverability of costs due to the proximity of expenditure to the end of tenants' lease terms.
- The figures include allowances for preliminaries, main contractor's overhead costs and profit.
- These items are over and above cyclical decoration and maintenance and the tables do not represent a Planned Maintenance Programme. We have not included decoration costs unless the work is obviously overdue and causing detriment to the property.
- The figures have been calculated using current industry-average data. The work has not been tendered.
- The figures have been derived from a purely visual inspection and not detailed measurement and must, therefore, be viewed as estimates.
- The figures are exclusive of VAT, financing charges and statutory fees.
- The figures assume that all works within the defined time periods are undertaken individually rather than in a single contract, except for works in a single period which all require scaffolding, in which cases the scaffolding cost is only included once.
- The figures do not make any allowance for consequential works relating to improvements under Part L2B of the Building Regulations.
- The costed repair schedules do not allow for the removal of any tenant's/former tenant's alterations, unless stated otherwise.

Risk-categorisation

These risk-categorised tables set out a brief overview of the nature and severity of the issues, together with the suggested remedial work required and associated cost implications.

The risk levels – including examples of typical problems found under each classification and an indication of the potential impact on your investment – are categorised as follows:

High	Urgent attention required – e.g. Health and safety issue. High cost that may impact on your investment.
Medium	Possibly serious cost implication if not remedied – e.g. significant disrepair to external fabric. Further clarification required – tests, review of documentation, etc., costs implications requiring budget planning.
Low	Not of immediate concern, however, may impact on future use and costs of maintaining the building. Category may change if nothing is done to remedy the issue.

Terminology

Where the following expressions are used, they generally mean:

- Short term – next 12 months
- Medium term – between 2-5 years
- Long term – between 6-10 years

Appendix B

Vendors cost schedule review

Summary Cost Comparison for all Buildings

Vendors Cost

Hollis Cost

Summary for all Buildings	Years 1-2	Years 3-5
	£s	£s
Building Fabric	188,000	690,000
Services Installations: as reported by Hilson Moran		
Mechanical	164,300	1,460,000
Electrical	62,500	483,000
Protection Systems	10,500	0
Specialist Installations	10,000	0
Vertical Transportation (Lifts)	103,000	260,000
Fees @ 15%		
RECOMMENDED TOTAL	538,000	2,893,000

Year 1	Years 2-5	Years 6-10
879,846	3,065,194	1,398,133
487,500	4,637,725	1,224,300
39,500	2,665,800	321,750
65,500	260,000	0
220,852	1,594,308	441,627
1,693,198	12,223,027	3,385,810

Building 1000	Years 1-2	Years 3-5
Building Fabric	53,000	260,000
Services Installations: as reported by Hilson Moran		
Mechanical	12,800	78,000
Electrical	0	67,500
Protection Systems	5,000	0
Specialist Installations	0	0
Vertical Transportation (Lifts)	0	0
Fees @ 15%		
TOTAL	75,800	405,500

Year 1	Years 2-5	Years 6-10
52,800	832,370	622,875
	768,350	
	558,250	
7,920	323,846	93,431
60,720	2,482,816	716,306

Building 2000	Years 1-2	Years 3-5
Building Fabric	4,000	24,000
Services Installations: as reported by Hilson Moran		
Mechanical	79,500	0
Electrical		61,000
Protection Systems	0	0
Specialist Installations	0	0
Vertical Transportation (Lifts)	0	0
Fees @ 15%		
TOTAL	83,500	85,000

Year 1	Years 2-5	Years 6-10
11,000	29,854	
75,000	11,000	
	61,000	
12,900	15,278	
98,900	117,132	

Building 3000	Years 1-2	Years 3-5
Building Fabric	36,000	12,000
Services Installations: as reported by Hilson Moran		
Mechanical	54,750	569,000
Electrical	0	91,000
Protection Systems	0	0
Specialist Installations	10,000	
Vertical Transportation (Lifts)	0	0
Fees @ 15%		
TOTAL	100,750	672,000

Year 1	Years 2-5	Years 6-10
41,250	92,620	
	809,600	638,000
	246,125	
6,188	172,252	95,700
47,438	1,320,597	733,700

Building 4000	Years 1-2	Years 3-5
Building Fabric	6,000	110,000
Services Installations: as reported by Hilson Moran		
Mechanical	1,750	214,000
Electrical	0	0
Protection Systems	0	0
Specialist Installations	0	0
Vertical Transportation (Lifts)	39,500	0
Fees 15%		
TOTAL	47,250	324,000

Year 1	Years 2-5	Years 6-10
322,146	84,150	
	940,225	
	552,750	
48,322	236,569	0
370,468	1,813,694	0

Vendors Cost

Hollis Cost

Building 5000	Years 1-2	Years 3-5
Building Fabric	38,000	80,000
Services Installations: as reported by Hilson Moran		
Mechanical	0	84,000
Electrical	60,000	42,000
Protection Systems	0	0
Specialist Installations	0	0
Vertical Transportation (Lifts)	63,500	0
Fees @ 15%		
TOTAL	161,500	206,000

Year 1	Years 2-5	Years 6-10
27,500	232,100	140,250
	188,500	
23,000	319,000	
60,000		
16,575	110,940	21,038
127,075	850,540	161,288

Building 6000	Years 1-2	Years 3-5
Building Fabric	9,000	164,000
Services Installations: as reported by Hilson Moran		
Mechanical	3,500	250,000
Electrical	0	77,000
Protection Systems	5,000	0
Specialist Installations	0	0
Vertical Transportation (Lifts)	0	260,000
Fees @ 15%		
TOTAL	17,500	751,000

Year 1	Years 2-5	Years 6-10
408,650	1,370,600	447,700
412,500	1,661,000	88,000
	413,600	
5,500	260,000	
123,998	555,780	80,355
950,648	4,260,980	616,055

Building 7000	Years 1-2	Years 3-5
Building Fabric	42,000	40,000
Services Installations: as reported by Hilson Moran		
Mechanical	15,000	265,000
Electrical	500	75,000
Protection Systems	0	0
Specialist Installations	0	0
Vertical Transportation (Lifts)	0	0
Fees @ 15%		
TOTAL	57,500	380,000

Year 1	Years 2-5	Years 6-10
	67,100	187,308
	173800	498300
		272250
	36,135	143,679
	277,035	1,101,537

Building 42	Years 1-2	Years 3-5
Building Fabric	0	0
Services Installations: as reported by Hilson Moran		
Mechanical	0	0
Electrical	0	2,000
Protection Systems	0	0
Specialist Installations	0	0
Vertical Transportation (Lifts)	0	0
Fees @ 15%		
TOTAL	0	2,000

Year 1	Years 2-5	Years 6-10
	421,575	
	63,236	
	484,811	

Generator / Ext Areas	Years 1-2	Years 3-5
Building Fabric	Incl B3000	Incl B3000
Services Installations: as reported by Hilson Moran		
Mechanical	0	0
Electrical	2,000	67,500
Protection Systems	0	0
Specialist Installations	0	0
Vertical Transportation (Lifts)	0	0
Fees @ 15%		
TOTAL	2,000	67,500

Year 1	Years 2-5	Years 6-10
16,500	356,400	
	85,250	
16,500	93,500	49,500
4,950	80,273	7,425
37,950	615,423	56,925

B1000

Description	Vendor Report	
	Short term (1-2 years)	Medium term (3-5 years)
1 Repairs to perimeter upstand detail around the roof.	£35,000.00	
2 Repairs to window sub-frames.		£ 80,000.00
3 Isolated repairs to elevation panels with corroding reinforcement of surface spalling.		£ 40,000.00
4 PROVISIONAL allowance towards roof repairs for Bays 3 and 4.		£ 100,000.00
5 Re-seal and replace the brittle and cracked sealant around the window frames.		£ 40,000.00
6 Treat corrosion on roof top steel work to arrest decay.	£10,000.00	
7 Allowance for fire stopping openings around services installation penetrations.	£8,000.00	
Hollis Additional Items:		
Access tower and handrail for above roof repairs to bays 3 and 4.		
Overcoat the existing flat roof covering with liquid plastic coating to bay 5 including the flat roof to the core and the perimeter parapet.		
Access tower and handrail for above roof repairs.		
Allowance for replacement of all external double glazed units to the existing windows.		
Scaffold access platform and handrail to facilitate window replacement.		
External redecoration to all previously painted external finishes, including windows, steel channels and steel handrails.		
Renew waterproof coating to the perimeter apron to the southern elevation.		
Scaffold access platform and handrail to facilitate above works to external elevations.		
Budget allowance for ad-hoc replacement of failed double glazed units to external windows ahead of the phased replacement of all window units.		
External northern pedestrian ramp - replace all corroded fixings and decayed timber posts.		
Concrete repairs to damaged concrete walls due to the installation of the vehicle crash barrier to the goods in ramp.		
Fees @ 3%		
Sub-totals	£53,000	£260,000
Grand total		£313,000

B2000

Description	Vendor Report	
	Short term (1-2 years)	Medium term (3-5 years)
1 Treat and repair metal doors affected by corrosion.	£4,000.00	
2 Replace sealant in movement joints.		£ 2,000.00
3 Allowance for making good damaged locations on elevations.		£ 2,000.00
4 Allowance towards roof repairs given the likely impact of the new covering - liquid plastic coating or similar.		£ 20,000.00
Hollis Additional Items:		
Scaffold edge protection and access for the above roofing works.		
Fees @ 3%		
Sub-totals	£4,000	£24,000
Grand total		£28,000

Hollis Report			Hollis Comment
Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	
£ 22,000.00			Patch repairs have been completed to the perimeter upstand, no issues noted during Hollis inspection, however on going patch repairs will be required to repair stolen sections of lead flashing which is a frequent occurrence. The proposed overcoating of the roof will encapsulate the upstand and negate this issue.
	£ 33,000.00		Works are required to repair the corroded sub frames, however budget allowance appears high.
	£ 44,000.00		No further comment.
	£ 572,000.00		We anticipate the roof will need to be overcoated in the medium term, patch repairs are to an effective long term strategy.
	£ 39,800.00		No further comment.
£ 11,000.00			No further comment.
£ 8,880.00			No further comment.
	£ 28,600.00		
		£ 396,000.00	
		£ 19,800.00	
		£ 182,325.00	
		£ 24,750.00	
	£ 66,000.00		
	£ 3,520.00		
	£ 34,650.00		
	£ 11,000.00		
£ 5,500.00			
£ 5,500.00			
£ 7,932.00	£ 124,855.50	£ 60,431.25	
60,812.00	967,225.50	716,306.25	
		1,734,343.75	

Hollis Report			Hollis Comment
Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	
£ 6,600.00			Hollis recommend the corroded doors are replaced with new roller shutter doors.
£ 2,200.00			No further comment.
£ 2,200.00			No further comment.
	£ 25,960.00		Budget allowance appears low. Hollis anticipate the roof will need to be overcoated in the medium term.
	£ 3,894.00		
£ 1,650.00	£ 4,478.10	£ -	
£ 12,650.00	£ 34,332.10		
		£ 46,982.10	

B3000

Description	Vendor Report	
	Short term (1-2 years)	Medium term (3-5 years)
1 Repair corroding steelwork on columns supporting plant and equipment. Treat the metalwork against further corrosion.	£30,000.00	
2 Re-seal joints between sections of the concrete wall.	£ 5,000.00	
3 PROVISIONAL allowance towards roof repairs.		£ 12,000.00
4 Allowance for repairs to doors.	£1,000.00	
Hollis Additional Items		
Scaffold edge protection and access for the above roofing works.		
Prepare and decorate all previously painted external surfaces.		
Repair corroded duct covers and frames to the plantroom areas.		
Fees @ 15%		
Sub-totals	£36,000	£12,000
Grand total		£38,000

Hollis Report			Hollis Comment
Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	
£ 33,000.00			No further comment.
£ 4,400.00			No further comment.
	£ 77,440.00		Budget allowance appears low. Hollis anticipate the roof will need to be overcoated in the medium term.
£ -			No further comment.
	£ 9,600.00		
£ 3,850.00			
	£ 5,500.00		
£ 6,187.50	£ 13,893.00	£ -	
£ 47,437.50	£ 106,513.00		
		£ 153,950.50	

B4000

Description	Vendor Report	
	Short term (1-2 years)	Medium term (3-5 years)
1 PROVISIONAL allowance for roof repairs or over coating.	£3,000.00	£ 30,000.00
2 Treat corrosion and coat steelwork above the roof level.	£ 3,000.00	
3 PROVISIONAL replace timber infill boarding on the link corridor with more robust long term fabric.		£ 50,000.00
4 Re-bed loose quarry tiles to the south terrace.		£ 2,000.00
5 Repairs to eavest around windows and revise the appearance of frames.		£ 25,000.00
6 Allowance for minor repairs to the mono pitched roof covering on the south side.		£ 3,000.00
Hollis Additional Items		
Access scaffolding and handrail for above roof works.		
External redecoration to all previously painted external finishes, including windows and steel		
Repairs to surface corrosion to the external window frames.		
Fees @ 15%		
Sub-totals	£6,000	£110,000
Grand total		£116,000

Hollis Report			Hollis Comment
Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	
£ 286,880.00			Hollis anticipate the roof will need to be overcoated in the short/ medium term, patch repairs will not be economically viable.
£ 6,250.00			Budget allowance appears low.
			Hollis suggest these works are not necessary. The timber boarding may not be aesthetically pleasing but it is fulfilling its intended function.
	£ 2,200.00		No further comment.
	£ 24,750.00		No further comment.
£ 5,500.00			No further comment.
£ 21,516.00			
	£ 44,000.00		
	£ 13,200.00		
£ 48,321.90	£ 12,822.50	£ -	
£ 370,467.90	£ 96,772.50	£ -	
		£ 467,240.40	

B5000

Description	Vendor Report	
	Short term (1-2 years)	Medium term (3-5 years)
1 Install a drainage tray below some of the roof top plant and equipment to discharge directly to rainwater outlets.	£4,000.00	
2 Repair corroding steel to columns and window sub frames.	£ 30,000.00	
3 Isolated repairs to concrete cladding panels.		£ 5,000.00
4 Treat corrosion on concrete forming the vehicle ramp.		£ 5,000.00
5 PROVISIONAL allowance for new window on the south elevation.		£ 70,000.00
6 Allowance for re-leveling external concrete slabs to vehicle trackways.	£4,000.00	
Hollis Additional Items		
Access platform and handrail to facilitate window replacement.		
Allowance for replacement of external windows to the northern and western elevation with new metal framed double glazed windows.		
Access platform and handrail to facilitate window replacement.		
External redecoration to all previously painted external finishes, including external steel channels and steel handrails.		
Fees @ 15%		
Sub-totals	£38,000	£80,000
Grand total		£118,000

Hollis Report			Hollis Comment
Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	
£ 27,500.00			Hollis recommend a sacrificial layer of roofing felt is applied beneath the tenant's plant.
			Hollis recommend the corroded steel framed single glazed windows will need to be replaced in the medium/ long term.
	£ 27,500.00		Budget allowance is too low.
			No further comment. Cost included above.
	£ 150,150.00		Hollis recommend the corroded steel frame single glazed windows will need to be replaced in the medium/ long term. Budget allowance appears low.
			No further comment, cost included in external areas.
	£ 21,450.00		
		£ 115,500.00	
		£ 24,750.00	
	£ 22,000.00		
£ 4,125.00	£ 33,165.00	£ 21,037.50	
£ 31,625.00	£ 254,265.00	£ 161,287.50	
		£ 447,177.50	

B6000

Description	Vendor Report	
	Short term (1-2 years)	Medium term (3-5 years)
1 PROVISIONAL allowance towards continuing roof repairs.	£5,000.00	£ 30,000.00
2 Apply render to plantrooms and duct enclosures.	£ 2,000.00	
3 PROVISIONAL allowance towards continuing replacement of glazed units overlooking the courtyard.		£ 50,000.00
4 Treat corrosion on the exposed steel channels.	£2,000.00	£ 24,000.00
5 PROVISIONAL allowance towards toilet refurbishment.		£ 60,000.00
Hollis Additional Items		
Access tower and handrail for the above roof works.		
Scaffold access to facilitate window replacement.		
Allowance for phased replacement of the double glazed units to the windows to the perimeter of the building.		
Scaffold access to facilitate glazing replacement.		
Budget allowance to refurbish the vacant ground floor office to the east wing of the building. Cost includes reinstatement of M&E.		
Renew mastic sealant to the perimeter of the windows.		
Scaffold access to facilitate external decoration.		
Replace failed double glazed units to the external elevations. Cost includes access.		
Fees @ 15%		
Sub-totals	£9,000	£164,000
Grand total		£173,000

Hollis Report			
Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	Hollis Comment
£ 11,000.00	£ 519,750.00		Hollis anticipate the roof will need to be overcoated in the medium term, patch repairs will only be economically viable for short term stop gap repairs.
£ 2,200.00			No further comment.
	£ 264,000.00		Budget allowance is too low, we anticipate approx. 120Nr panels will need to be replaced in the medium term.
	£ 110,500.00		Hollis recommend an external redecoration programme is completed.
	£ 330,000.00		Budget allowance is too low, £60k would only facilitate a light touch refurbishment of one toilet.
	£ 19,800.00		
	£ 27,500.00		
		£ 371,800.00	
		£ 75,900.00	
	£ 385,000.00		
	£ 18,150.00		
	£ 75,900.00		
£ 10,450.00			
£ 3,547.50	£ 263,340.00	£ 87,155.00	
£ 27,197.50	£ 2,018,940.00	£ 514,855.00	
		£ 2,560,992.50	

B7000

Description	Vendor Report	
	Short term (1-2 years)	Medium term (3-5 years)
1 Re-align the coping sections.	40,000.00	
2 Allowance for repair or renewal of glazing sealant 1 st floor.		40,000.00
3 Allowance for minor repairs to the roof perimeter above the reception area.	2,000.00	
Hollis Additional Items		
Allowance to overcoat the existing flat roof covering with liquid plastic coating.		
Scaffold access costs for the above roofing works.		
Scaffold access for the above external repairs.		
Replace the heavily corroded loured panel from the basement plant room.		
Fees @ 15%		
Sub-totals	£42,000	£40,000
Grand total		£82,000

Hollis Report			
Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	Hollis Comment
	16,500.00		No further comment. Assume repair cost includes access.
	24,750.00		No further comment. Assume repair cost includes access.
			No further comment.
		174,240.00	
		13,068.00	
	23,100.00		
	2,750.00		
£ -	£ 10,065.00	£ 28,056.20	
	77,165.00	215,404.20	
		292,569.20	

Building 42

Items	Short Term (£) (1-2 Years)	Medium Term (£) (3-5 Years)
Mechanical Services:		
No items identified	£0.00	£0.00
Sub-total:	£0.00	£0.00
Electrical Services:		
Replace Crabtree C50 Distribution board	£0.00	£2,000.00
Sub-total:	£0.00	£2,000.00
Protection Systems:		
No items identified	£0.00	£0.00
Sub-total:	£0.00	£0.00
Specialist Installations:		
No items identified	£0.00	£0.00
Sub-total:	£0.00	£0.00
Vertical Transport Services:		
No Vertical Transport systems installed	£0.00	£0.00
Hollis Additional Items		
Lifecycle replacement of the Mimic panel and allowance for repairs.		
Lifecycle replacement of the cast resin 500kVA Transformer including switchgear to half the load.		
Lifecycle replacement of the 11KV MV switchboard to half the load.		
Fees @ 15%		
Building Total Services Costs :	£0.00	£2,000.00
Grand Total		£2,000.00

[illegible]

Building 1000

Items	Short Term (£) (1-2 Years)	Medium Term (£) (3-5 Years)
Mechanical Services:		
Repair/reinstate insulation as required throughout	£1,800.00	£0.00
Replace MTHW/LTHW heat exchangers	£0.00	£78,000.00
Clean coils on poor performing FCU's	£11,000.00	£0.00
Sub-total:	£12,800.00	£78,000.00
Electrical Services:		
Replace Ottermill Switch Panel	£0.00	£67,500.00
Sub-total:	£0.00	£67,500.00
Protection Systems:		
Replace damaged lightning protection tapes	£5,500.00	£0.00
Sub-total:	£5,500.00	£0.00
Specialist Installations:		
No items identified	£0.00	£0.00
Sub-total:	£0.00	£0.00
Vertical Transport Services:		
No Vertical Transport systems installed	£0.00	£0.00
Hollis additional items		
Allowance to replace the LTHW pump sets serving bays 3,4 & 5.		
Allowance to replace the CHW pump sets serving bays 3,4 & 5.		
Allowance to replace the CHW and LTHW pressurisation units serving bays 3,4 & 5.		
Allowance to replace toilet extract fans serving bays 3,4 & 5.		
Allowance to replace the supply AHUs serving bays 3,4 & 5.		
Lifecycle replacement of the domestic cold water storage tanks serving bays 3,4 & 5.		
Lifecycle replacement of the mechanical controls panels serving bays 3,4 & 5.		
Lifecycle replacement of the BMS serving bays 3,4 & 5.		
Lifecycle replacement of the packaged substation including 2No. 750kVA transformers and switchgear at half the load.		
Lifecycle replacement of the packaged substation including 2No. 1250kVA transformers and switchgear at half the load.		
Lifecycle replacement of the MV circuit breakers incl ring main unit at half the load.		
Lifecycle replacement of the distribution boards serving bays 3,4 & 5.		
Lifecycle replacement of the access control system serving bays 3,4 & 5.		
Fees @15%		
Building Total Services Costs :	£18,300.00	£145,500.00
Grand total		£163,800.00

Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	Hollis comments
			This is below our costing threshold, and we have excluded this from our costs.
	£33,000.00		Our costs for two plate heat exchangers serving bays 3, 4 and 5 and are therefore lower than Hilsen Morans' costs.
	£316,800.00		The fan coil units are life expired, we have included costs for the units serving bays 3, 4 and 5 to be replaced.
	£349,800.00		
	£132,000.00		We have included to replace two LV switch panels serving bays 3, 4 and 5 at £60,000 each.
	£132,000.00		
	£0.00		We consider these repair works, and have excluded costs.
	£33,000.00		
	£49,500.00		
	£13,200.00		
	£11,000.00		
	£77,000.00		
	£33,000.00		
	£82,500.00		
	£119,350.00		
	£152,625.00		
	£166,375.00		
	£41,250.00		
	£55,000.00		
	£11,000.00		
	£198,990.00	£0.00	
	£1,525,580.00	£0.00	
		£1,525,590.00	

Building 2000

Items	Short Term (£) (1-2 Years)	Medium Term (£) (3-5 Years)
Mechanical Services:		
Replacement softened water storage vessels	£75,000.00	£0.00
Corrosion treatment of pipework	£1,500.00	£0.00
Sub-total:	£76,500.00	£
Electrical Services:		
Replace the electrical switch panel	£0.00	£44,000.00
Replace MCCP Panel		£17,000.00
Sub-total:	£	£61,000.00
Protection Systems:		
No Items	£0.00	£0.00
Sub-total:	£	£
Specialist Installations:		
No Items	£0.00	£0.00
Sub-total:	£	£
Vertical Transport Services:		
No Vertical Transport systems installed	£0.00	£0.00
Hollis additional items		
Allowance to remove the redundant mechanical and electrical services.		
Fees @ 15%		
Building Total Services Costs :	£76,500.00	£61,000.00
Grand total		£137,500.00

Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	Hollis comments
£75,000.00			Agreed.
			This is below our cost threshold and we have excluded this.
	£44,000.00		Agreed.
	£17,000.00		Agreed.
	£61,000.00		
	£11,000.00		
	£10,800.00		
	£82,800.00		
		£82,800.00	

Building 3000

Items	Short Term (£) (1-2 Years)	Medium Term (£) (3-5 Years)
Mechanical Services:		
Burner Replacement	£24,000.00	£0.00
MTHW Pump Replacement	£0.00	£44,000.00
CHW Pump Replacement	£22,000.00	
Corrosion Treatment	£4,500.00	
Thermal Insulation Replacement/repair	£4,250.00	
Boiler replacement		£525,000.00
Sub-total:	£54,750.00	£569,000.00
Electrical Services:		
Replace MCC Panel PR3	£0.00	£25,000.00
Replace old ABB Inverters	£0.00	£66,000.00
Sub-total:	£0.00	£91,000.00
Protection Systems:		
Item 1	£0.00	£0.00
Sub-total:	£0.00	£0.00
Specialist Installations:		
BMS Head End upgrade	£10,000.00	£0.00
Sub-total:	£10,000.00	£0.00
Vertical Transport Services:		
No Vertical Transport systems installed	£0.00	£0.00
<u>Holds additional items</u>		
Lifecycle replacement of the boiler flues.		
Lifecycle replacement of the heating pressurisation unit.		
Lifecycle replacement of the Chillers.		
Lifecycle replacement of the chilled water pressurisation unit.		
Lifecycle replacement of the main mechanical controls panel.		
Lifecycle replacement of the 1000kVA transformers and to half the load.		
Lifecycle replacement of two of the 500kVA chiller transformers.		
Lifecycle replacement of the MV substations and to half the load.		
Lifecycle replacement of the Pneumatic control lines and valves.		
Fees @ 15%		
Building Total Services Costs:	£64,750.00	£660,000.00
Grand total		£724,750.00

Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	Hollis comments
	£44,000.00		Agreed.
	£165,000.00		The CHW pumps will all reach lifecycle during the medium term, we recommend that costs are apportioned to all pumps.
	£33,000.00		The costs allocated are not sufficient to complete the amount of remedial work required to preserve the longevity of the pipework systems.
			The costs allocated are not sufficient to complete the amount of remedial works required to preserve the longevity of the pipework systems.
	£346,500.00		We have allowed for two of the three boilers to be replaced, however agree with rate.
	£588,500.00	£0.00	
	£60,500.00		We believe that the SMS costs should be significantly higher as the system is beyond lifecycle and no longer supported by the manufacturer.
	£60,500.00		
	£33,000.00		
	£8,800.00		
		£638,000.00	
	£8,800.00		
	£132,000.00		
	£38,500.00		
	£44,000.00		
	£103,125.00		
	£38,500.00		
	£58,358.75	£95,700.00	
	£1,214,083.75	£733,700.00	
		£1,947,783.75	

B 4000

Items	Short Term (£) (1-2 Years)	Medium Term (£) (3-5 Years)
Mechanical Services:		
Repair/reinstate insulation as required throughout	£1,750.00	£0.00
Replace MTHWA/THW heat exchangers	£0.00	£84,000.00
Replace fan coil units due to age and condition	£0.00	£130,000.00
Sub-total:	£1,750.00	£214,000.00
Electrical Services:		
No Items	£0.00	£0.00
Sub-total:	£0.00	£0.00
Protection Systems:		
No Items	£0.00	£0.00
Sub-total:	£0.00	£0.00
Specialist Installations:		
No Items	£0.00	£0.00
Sub-total:	£0.00	£0.00
Vertical Transport Services:		
Total VT Costs (see detail below)	£39,500.00	
Hollis additional items		
Allowance to replace the pressurisation units.		
Allowance to remove redundant VRF/VV and DX units.		
Allowance to replace the supply AHUs.		
Allowance to replace the various extract fans.		
Allowance to upgrade the BMS.		
Lifecycle replacement of the packaged substation including 2No 1250kVA and 2No 750kVA cast resin transformers and switchgear and to half the load.		
Lifecycle replacement of the MV circuit breakers incl ring main units and to half the load.		
Lifecycle replacement of the LV switch panel.		
Allowance to replace the LV sub mains panels.		
Allowance to replace the mechanical control panels.		
Fees @ 15%		
Building Total Services Costs :	£41,250.00	£214,000.00
Grand Total		£41,250.00

Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	Hollis comments
			Cost excluded as below reporting threshold.
	£33,000.00		Hollis costs lower. We have costed for replacement of two plate exchangers; one for heating and one for chilled water.
	£495,000.00		Hollis cost higher. We have costed for the FCUs to be replaced at a rate of 150 £/m2.
	£528,000.00		
			Agree with advice in principle
	£17,600.00		
	£21,175.00		
	£154,000.00		
	£103,950.00		
	£115,500.00		
	£115,500.00		
	£88,750.00		
	£220,000.00		
	£121,000.00		
	£27,500.00		
	£223,946.25		
	£1,716,921.25	£0.00	
		£1,716,921.25	

B 5000

Items	Short Term (£) (1-2 Years)	Medium Term (£) (3-5 Years)
Mechanical Services:		
Replace air handling units	£0.00	£84,000.00
Sub-total:	£0.00	£84,000.00
Electrical Services:		
Replace plant room 2 MCC Panel	£37,000.00	£0.00
Replace plant room 3 MCC Panel	£0.00	£42,000.00
Replace PFC system	£23,000.00	£0.00
Sub-total:	£60,000.00	£42,000.00
Protection Systems:		
No Items	£0.00	£0.00
Sub-total:	£0.00	£0.00
Specialist Installations:		
No Items	£0.00	£0.00
Sub-total:	£0.00	£0.00
Vertical Transport Services:		
Total VT Costs (see detail below)	£63,500.00	£0.00
Hollis Additional Items		
Lifecycle replacement of the ventilation systems to the substation room.		
Lifecycle replacement of substation 1 including 2 No. 1600kVA transformers and the MV switch panel and to half the load.		
Lifecycle replacement of 2 No 1600kVA transformers (substation 2) and to half the load.		
Lifecycle replacement of the ring main units and to half the load.		
Lifecycle replacement of the MV switchgear to Substation 2 and to half the load.		
Lifecycle replacement of the LV switch panel.		
Fees @ 15%		
Building Total Services Costs :	£123,500.00	£126,000.00
Grand Total		£249,500.00

Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	Hollis Comment
	£84,000.00		Agreed.
	£84,000.00		
	£44,000.00		Agreed with cost however we have allowed to replace in the medium term in line with the remaining MCC panels.
	£44,000.00		Agreed.
	£23,000.00		Agreed.
	£195,000.00		
	£60,000.00		Agreed with costs above reporting threshold.
	£16,500.00		
	£88,000.00		
	£44,000.00		
	£110,000.00		
	£22,000.00		
	£55,000.00		
	£88,575.00		
	£763,075.00		
		£763,075.00	

B 6000

Items	Short Term (£) (1-2 Years)	Medium Term (£) (3-5 Years)
Mechanical Services:		
VAV Terminal replacement	£0.00	£250,000.00
LTHW Insulation	£3,500.00	£0.00
Sub-total:	£3,500.00	£250,000.00
Electrical Services:		
Replace Ottermill LV switchpanel	£0.00	£77,000.00
Sub-total:	£0.00	£77,000.00
Protection Systems:		
Repair lightning protection system	£5,000.00	£0.00
Sub-total:	£5,000.00	£0.00
Specialist Installations:		
No Items	£0.00	£0.00
Sub-total:	£0.00	£0.00
Vertical Transport Services:		
Total VT Costs (see detail below)	£0.00	£260,000.00
Hollis Additional Items		
Allowance to replace the LTHW pump set.		
Allowance to replace the CHW pump set.		
Allowance to replace toilet extract fan.		
Allowance to overhaul all internal components of the AHUs.		
Allowance to replace the domestic cold water storage tanks.		
Allowance to replace the hot water storage calorifiers.		
Lifecycle replacement of the mechanical controls panels.		
Lifecycle replacement of the BMS.		
Lifecycle replacement of the packaged substation including 2No. 800kVA transformers and switchgear to half the load.		
Lifecycle replacement of the MV circuit breakers incl ring main unit to half the load.		
Allowance to replace the distribution boards.		
Allowance to replace the access control system.		
Allowance to replace the fire alarm repeater panels.		
Allowance for feasibility study of the crane tracks to determine if they can be used.		
Fees @ 15%		
Building Total Services Costs :	£8,500.00	£587,000.00
Grand Total		£595,500.00

Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	Hollis comments
	£825,000.00		Agree with the advice, however we believe the cost is significantly higher. Hollis costs have been calculated at £50/m2.
			Cost excluded as below reporting threshold.
	£66,000.00		We have included to replace the LV switch panel at £66,000.
			We consider these repair works, and have excluded costs.
	£260,000.00		Agreed.
	33,000.00		
	33,000.00		
	22,000.00		
	352,000.00		
	176,000.00		
	88,000.00		
	55,000.00		
	577,500.00		
	154,000.00		
	55,000.00		
	88,000.00		
	33,000.00		
	17,600.00		
5,500.00			
£825.00	£425,265.00		
	£3,266,690.00		
		£3,266,690.00	

B 7000

Items	Short Term (£) (1-2 Years)	Medium Term (£) (3-5 Years)
Mechanical Services:		
MTHW to LTHW heat exchanger replacement	£0.00	£15,000.00
Fan Coil replacement	£0.00	£250,000.00
Thermal insulation repair	£5,000.00	£0.00
AHU Remedial works	£10,000.00	£0.00
Sub-total:	£15,000.00	£265,000.00
Electrical Services:		
Replace Ottermill LV switchpanel	£0.00	£75,000.00
Reinstate trunking lid	£500.00	£0.00
Sub-total:	£500.00	£75,000.00
Protection Systems:		
No items	£0.00	£0.00
Sub-total:	£0.00	£0.00
Specialist Installations:		
No items	£0.00	£0.00
Sub-total:	£0.00	£0.00
Vertical Transport Services:		
No lift installations present	£0.00	£0.00
Building Total Services Costs :	£15,500.00	£340,000.00
Grand Total		£355,500.00
Hollis Additional Items		
Allowance to replace the LTHW pump sets.		
Allowance to replace the CHW pump set.		
Allowance to replace the CHW and LTHW pressurisation units.		
Allowance to replace toilet extract fans.		
Allowance to replace the AHUs.		
Lifecycle replacement of the domestic cold water storage tanks.		
Lifecycle replacement of the mechanical controls panel.		
Lifecycle replacement of the BMS.		
Lifecycle replacement of the packaged substation including 2No. 1000kVA transformers and switchgear at half the load.		
Lifecycle replacement of the MV circuit breakers and ring main unit at half the load.		
Lifecycle replacement of the distribution boards.		
Fees @ 15%		£53,325.00
Building Total Services Costs :		£408,825.00
Grand Total		£408,825.00

Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	Hollis comments
		£22,000.00	We have allowed for 2 No. PHEX to be replaced in the long term due to the tenants lease expiring at a cost of £22,000.
		£330,000.00	We have allowed for the FCUs to be replaced at a rate of £2,000 a unit in the long term due to the lease expiration.
			We consider these repair works, and have excluded costs.
			We consider these repair works, and have excluded costs.
		£96,000.00	We have included to replace one LV switch panels at £96,000 in the long term due to the lease expiration.
			We consider these repair works, and have excluded costs.
		£22,000.00	
		£11,000.00	
		£8,800.00	
		£5,500.00	
		£77,000.00	
		£22,000.00	
	£27,500.00		
	£148,300.00		
		£123,750.00	
		£27,500.00	
		£55,000.00	
	£26,070.00	£115,582.50	
	£199,870.00	£886,132.50	
		£1,086,002.50	

8. Costed Wants of Repair

Items	Short Term (£) (1-2 Years)	Medium Term (£) (3-5 Years)	Short term (year 1)	Medium term (2-5 years)	Long term (6-10)	Hollis comments
Mechanical Services:						
No items identified	£0.00	£0.00			£49,500.00	We have costed for generator overhaul as hours run on unit is low for its age
Sub-total:	£0.00	£0.00				
Electrical Services:						
Replace Essential Services LV Switch panel	£0.00	£67,500.00		£66,000.00		Agreed
Replace Crabtree C50 Distribution board	£2,000.00					
Sub-total:	£2,000.00	£67,500.00				
Protection Systems:						
No items identified	£0.00	£0.00				
Sub-total:	£0.00	£0.00				
Specialist Installations:						
No items identified	£0.00	£0.00				
Sub-total:	£0.00	£0.00				
Vertical Transport Services:						
No Vertical Transport systems installed	£0.00	£0.00				
Fees @ 15%				£9,900.00	£7,425.00	
Building Total Services Costs :	£2,000.00	£67,500.00		£75,900.00	£56,925.00	
Grand Total		£69,500.00			£132,825.00	

2. Costed Wants of Repair

Items	Short Term (£) (1-2 Years)	Medium Term (£) (3-5 Years)	Hollis comment
Vertical Transport Services:			
Kitchen Lifts - Improvement to machine room access	£3,000.00	£0.00	
RH Kitchen Lift - Adjust shutter gates	£1,000.00	£0.00	
RH Kitchen Lift - Obtain wiring diagrams	£500.00	£0.00	
LH Kitchen Lift - Reinstate/ Modernise	£35,000.00	£0.00	
Breakdown of VT Total Costs :	£39,500.00	£0.00	

2. Costed Wants of Repair

Items	Short Term (£) (1-2 Years)	Medium Term (£) (3-5 Years)	Hollis comment
Vertical Transport Services:			
1500KG Goods Hoist - Modernise/ Renew (If Hoist is required for future building use).	£60,000.00	£0.00	Agreed.
Disabled Platform -Liftway Lighting improvement/minor defect	£3,500.00	£0.00	Below reporting threshold. Costs excluded.
Breakdown of VT Total Costs :	£63,500.00	£0.00	

2. Costed Wants of Repair

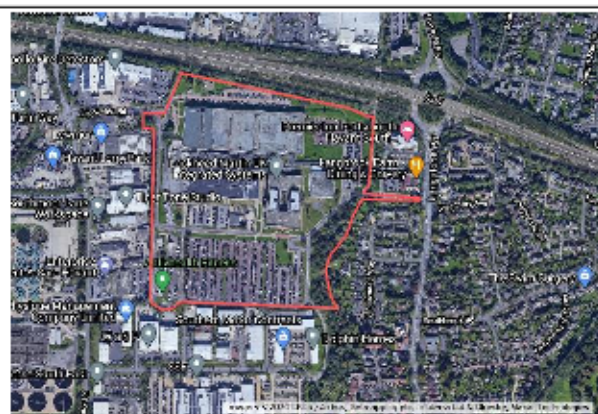
Items	Short Term (£) (1-2 Years)	Medium Term (£) (3-5 Years)	Hollis comments
Vertical Transport Services:			
North Lift – Modernisation/ Replacement	£0.00	£130,000.00	Agreed.
South Lift – Modernisation/ Replacement	£0.00	£130,000.00	Agreed.
Breakdown of VT Total Costs :		£260,000.00	

Appendix C

Reinstatement Cost Assessment

Reinstatement cost assessment Estate summary

Langstone Technology Park, Langstone Road, Havant PO9 1SA



Summary

Date of reinstatement cost assessment:	4Q20
Properties:	
Building 1000	£44,800,000
Building 2000	£550,000
Building 3000	£1,400,000
Building 4000	£14,100,000
Building 5000	£21,900,000
Building 6000	£33,000,000
Building 7000	£12,500,000
Nursery	£470,000
Gym	£430,000
Retained external areas:	£11,400,000
Our estimate of the cost to demolish and rebuild the above properties and external areas of the estate on a 'day one' basis is:	£140,600,000

This figure is a collection of separate Reinstatement cost assessments prepared for each of the properties on the estate plus any retained external areas. The costs assume reconstruction to the same size and shape, using similar materials and standards as the existing properties and includes costs for professional fees. It is assumed that the Reinstatement cost assessments are required on a day one basis. Therefore, no allowance for inflation or tender price fluctuations over the policy year or during the redesign and rebuilding period has been made. An allowance for VAT has not been included in the assessments - please see comments in notes section.

No allowance has been made for the specialised estate wide building services infrastructure, including district heating and cooling distribution, high voltage ring main electrical supplies and sub-stations, and softened water supply. Due to the nature and redundancy built into these systems, specialist inspection and advice would be required to assess the reinstatement cost of these elements. We have included for each building to be reinstated with individual building services supplies and installations in line with current provision and use.

Please refer to the individual reports for any further specific limitations and assumptions made.

Estate location and description

The property is a multi-let technology park which extends to an area of approximately 415,500 sq ft across 7 Buildings in total with a gym and nursery. The park is located on the south coast, close to the southern end of the A3 (M) at its junction with the A27.

External areas include tarmacadam surfaces to the car parking areas, isolated areas of concrete hardstanding to loading areas and extensive landscaping throughout the site. The site is bounded by chain link fencing to most areas. Other external features include various vehicle protection installations, street furniture/lighting, estates signage and smoke/bike store shelters. Several small outbuildings provide means of storage around the site.

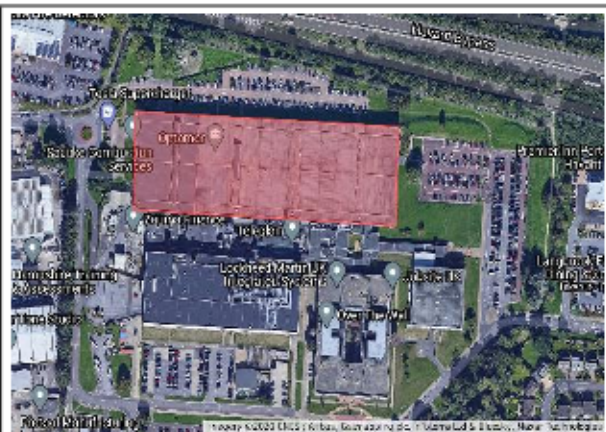
Retained external areas

Description	Qty	Unit	Rate	Cost
Tarmacadam, paviours and concrete hardstanding.	67920	m2	115	£7,810,800
Additional infrastructure – Concrete ramps/raised loading areas.	1480	m2	545	£806,600
Chainlink fencing.	1350	m	165	£222,750
Timber post and rail fencing.	1	item	9000	£9,000
Automated vehicle gates.	4	no.	6650	£26,600
3 no. Outbuildings (various storage units).	350	m2	425	£148,750
Bike/smoking shelters.	3	No.	4500	£13,500
General allowance for Kee Klamp railings, various bollards, Armco, and vehicle protection barriers.	1	item	65000	£65,000
General allowance for street furniture, including lighting, benches, planters, estate signage etc.	1	item	85000	£85,000
Soft landscaping.	29365	m2	10	£293,650
Sub-total cost for external areas including demolition				£9,481,650

Description	Qty	Unit	Rate	Cost
Location factor				1.09
Revised cost for location of property				£10,334,999
Consultant fees		@	10.4%	£1,073,378
Total cost for external areas				£11,400,000

Reinstatement cost assessment

Building 1000, Langstone Technology Park, Langstone Road, Havant PO9 1SA



Reinstatement cost assessment

Date of reinstatement cost assessment:

4Q20

Our estimate of the cost to demolish and rebuild the premises on a 'day one' basis is:

£44,800,000

This figure assumes reconstruction to the same size and shape, using similar materials and standards as the existing property and includes costs for professional fees. It is assumed that the Reinstatement cost assessment is required on a day one basis. Therefore, no allowance for inflation or tender price fluctuations over the policy year or during the redesign and rebuilding period has been made. No allowance for VAT has been included in the assessment.

Specific limitations and assumptions

In completing this assessment, we have assumed the property will be reinstated back to its base build configuration as shown on the 'as built' drawings received.

We have made no allowance for the individual tenants' fit outs within our assessment, including items such as, additional partitions, laboratory equipment, additional data/electrical supplies, modifications to the landlord's plant, IT equipment, general furniture and loose items, etc. We assume that such items would be included in the individual tenants' insurance policies, however we recommend you check that this is the case.

Rebuild period

Our assessment of the rebuild period for the property is:

42 months

Summary

Net rebuilding cost	£38,565,865
Demolition cost	£1,996,335
External areas	£0
Fees	£4,222,389
Total reinstatement cost	£44,784,589

Property location and general description

Building 1000 comprises a multi let office premises with separate plant/storage spaces to the ground floor space.

The building is constructed of a steel frame, assumed to be supported on concrete pad foundations and perimeter ring beams with a ground bearing concrete slab. Upper floors are constructed of a concrete waffle slab accessed via lifts and stair cores. Elevations are formed from a concrete frame and pre-cast concrete panels set with steel channels. A concrete retaining wall with a steep grass embankment is provided around the ground floor areas. Fenestration to the property includes steel framed single glazed windows, various steel framed pedestrian door sets, revolving door sets and isolated loading bays.

The roof is a flat roof design formed with steel lattice beams and weathered in bitumen felt with upstands dressed in leadwork. Rainwater is collected via integral outlets and discharged into internal downpipes. Other features on the roof include raised plant rooms between the bays.

Internally, the accommodation is extensively fitted out with partitions to form various office suites and shared facilities. Shared facilities include toilets, lifts, stairs, centralised corridors and service riser/plant stores and general storage areas. Finishes generally include suspended ceilings and painted plaster walls throughout, along with a mixture of ceramics, carpet and vinyl to the floors. Raised access floor plates are provided to the office areas.

The property is served with mains electricity, water and gas supplies. Heating and cooling is via four pipe fan coil systems connected to an air handling system, along with separate LTHW and exchanger system. Mechanical extraction is provided to the WCs. Electrical installations include switch gear, UPS and transformers with extensive small power supplies including power sockets and lighting provided throughout. The property is equipped with fire detection and emergency lighting throughout, along with a basic provision of data supplies and telephone points.

Type 1

Description

Office accommodation.

Floor areas

Floor level	Gross internal area (m2)
B	
G	2,705
1	17,645
2	
3	
4	
5	
6	
7	
8	
9	
10	

GIA total 20,350

Net rebuilding cost

BCIS all in tender price index for date of reinstatement cost assessment	327
Rate (£/m2)	£1,730
Location factor	1.09
Revised rate for location of property	£1,886
Net rebuilding cost	£38,373,995

Adjustments

Adjustment	Reason	Uplift (%)	
One	Protection of adjoining and adjacent structures.	0.5%	£191,870

Adjustments total £191,870

Adjusted net rebuilding cost £38,565,865

Demolition cost

Rate for demolition (£/m2)	£90
Revised rate for location of property	£98

Demolition cost £1,996,335

Fees

Consultant fees	@	10.0%	£4,075,681
Planning fees			£31,010
Building control fees	@	0.3%	£115,698
Party wall/neighbourly issues			£0
Fees			£4,222,389

Reinstatement cost assessment

Building 2000, Langstone Technology Park, Langstone Road, Havant PO9 1SA



Reinstatement cost assessment

Date of reinstatement cost assessment:

4Q20

Our estimate of the cost to demolish and rebuild the premises on a 'day one' basis is:

£550,000

This figure assumes reconstruction to the same size and shape, using similar materials and standards as the existing property and includes costs for professional fees. It is assumed that the Reinstatement cost assessment is required on a day one basis. Therefore, no allowance for inflation or tender price fluctuations over the policy year or during the redesign and rebuilding period has been made. No allowance for VAT has been included in the assessment.

Specific limitations and assumptions

In completing this assessment, we have assumed the property will be reinstated back to its base build configuration as shown on the 'as built' drawings received.

We have made no allowance for the individual tenants' fit outs within our assessment, including items such as, storage racking, workshop equipment and machinery, general furniture and loose items, etc. We assume that such items would be included in the individual tenants' insurance policies. However we recommend you check that this is the case.

Rebuild period

Our assessment of the rebuild period for the property is:

14 months

Summary

Net rebuilding cost	£449,178
Demolition cost	£39,676
External areas	£0
Fees	£57,764

Total reinstatement cost

£546,618

Property location and general description

Building 2000 comprises a small plant/storage block situated between building 1000 and 5000.

The building is constructed of a steel frame, assumed to be supported on concrete pad foundations and perimeter ring beams with a ground bearing concrete slab. Elevations are formed from a concrete frame and pre-cast concrete panels set within steel channels above a lower course of masonry brickwork. Fenestration to the property includes various steel framed pedestrian door sets, isolated loading bays and louvered openings.

The roof is a flat roof design, weathered in bitumen felt with upstands dressed in leadwork. Rainwater is collected via integral outlets and discharged into internal downpipes.

Internally, the building comprises an open plan storage space within limited partitioning forming separate workshop spaces. Finishes generally include exposed concrete soffits and floor slabs with painted masonry to the walls.

The property is served with mains electricity, water and gas. No means of heating or cooling is provided to the space. Electrical installations include basic provision of small power supplies including power sockets and lighting provided throughout. The property is equipped with fire detection and emergency lighting.

Type 1

Description

Plant store.

Floor areas

Floor level	Gross internal area (m2)
B	
G	280
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

GIA total 280

Net rebuilding cost

BCIS all in tender price index for date of reinstatement cost assessment	327
Rate (£/m2)	£1,450
Location factor	1.09
Revised rate for location of property	£1,581
Net rebuilding cost	£442,540

Adjustments

Adjustment	Reason	Uplift (%)	
One	Protection of adjoining and adjacent structures.	1.5%	£6,638

Adjustments total £6,638

Adjusted net rebuilding cost £449,178

Demolition cost

Rate for demolition (£/m2)	£130
Revised rate for location of property	£142

Demolition cost £39,676

Fees

Consultant fees	@	11.1%	£54,458
Planning fees			£1,060
Building control fees	@	0.5%	£2,246
Party wall/neighbourly issues			£0
Fees			£57,764

Reinstatement cost assessment

Building 3000, Langstone Technology Park, Langstone Road, Havant PO9 1SA



Reinstatement cost assessment

Date of reinstatement cost assessment:

4Q20

Our estimate of the cost to demolish and rebuild the premises on a 'day one' basis is:

£1,400,000

This figure assumes reconstruction to the same size and shape, using similar materials and standards as the existing property and includes costs for professional fees. It is assumed that the Reinstatement cost assessment is required on a day one basis. Therefore, no allowance for inflation or tender price fluctuations over the policy year or during the redesign and rebuilding period has been made. No allowance for VAT has been included in the assessment.

Specific limitations and assumptions

In completing this assessment, we have assumed the property will be reinstated back to its base build configuration as shown on the 'as built' drawings received, including the upper mezzanine.

We have made no allowance for the individual tenants' fit outs within our assessment, including items such as, storage racking, workshop equipment and machinery, general furniture and loose items, etc. We assume that such items would be included in the individual tenants' insurance policies, however we recommend you check that this is the case.

Rebuild period

Our assessment of the rebuild period for the property is:

16 months

Summary

Net rebuilding cost	£1,115,872
Demolition cost	£118,374
External areas	£0
Fees	£142,577

Total reinstatement cost

£1,376,823

Property location and general description

Building 3000 comprises another small plant/storage block situated between building 1000 and 5000.

The building is constructed of a steel frame, assumed to be supported on concrete pad foundations and perimeter ring beams with a ground bearing concrete slab. Elevations are formed from a concrete frame and pre-cast concrete panels set within steel channels above a lower course of masonry brickwork. A mezzanine floor level is provided to a partial area, accessed via steel stairs. Fenestration to the property includes various steel framed pedestrian door sets, isolated loading bays and louvered openings.

The roof is a flat roof design, weathered in bitumen felt with upstands dressed in leadwork. Rainwater is collected via integral outlets and discharged into internal downpipes. A large gantry structure is provided above the courtyard area to support central plant/machinery.

Internal areas comprise an open plan storage space within limited partitioning forming separate workshop spaces. Finishes generally include exposed concrete soffits and floor slabs with painted masonry to the walls.

The property is served with mains electricity, water and gas. No means of heating or cooling is provided to the space. Electrical installations include basic provision of small power supplies including power sockets and lighting provided throughout. The property is equipped with fire detection and emergency lighting.

Type 1

Description

Plant store.

Floor areas

Floor level	Gross internal area (m2)
B	
G	905
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

GIA total 905

Net rebuilding cost

BCIS all in tender price index for date of reinstatement cost assessment	327
Rate (£/m2)	£1,120
Location factor	1.09
Revised rate for location of property	£1,221
Net rebuilding cost	£1,104,824

Adjustments

Adjustment	Reason	Uplift (%)	
One	Protection of adjoining and adjacent structures.	1.0%	£11,048

Adjustments total £11,048

Adjusted net rebuilding cost £1,115,872

Demolition cost

Rate for demolition (£/m2)	£120
Revised rate for location of property	£131

Demolition cost £118,374

Fees

Consultant fees	@	10.9%	£134,669
Planning fees			£3,445
Building control fees	@	0.4%	£4,463
Party wall/neighbourly issues			£0
Fees			£142,577