

**SOUTHLEIGH PARK HOUSE
SCHEDULE OF WORKS - THE LODGE**

ANNEX 4

Item	Location / Description	Disrepair	Agreed Works
L1	Roofing	Displaced slating.	Overhaul replacing slipped slates.
L2	Roofing	Original leadwork finial and not recreated as part of lead repairs.	Install leadwork finial to match original. Detail to be provided by Trustees
L3	External elevations	Removal of vegetation and make good defective flintwork brickwork.	Treat and remove vegetation and assess requirement for flintwork repairs and carry out.
L4	Front elevation	Cracked stonework and window arch.	Re-point in lime mortar to match existing.
L5	External elevations windows and front door.	Glazing and decoration.	Remove panelling, repair overhaul, replace as necessary, re-glaze broken panes and decorate windows and door internally and externally and leave in full operable order. (Tenants may re-fix panelling on completion if required for security).
L6	External elevations	Cracked cill	Re-point cracked cill.
L7	External elevations	Eroded and damaged brickwork to jamb.	Make good and re-point.
L8	Side elevations- chimney	Cracking to flintwork.	Re-point.
L9	External elevations	Cracking to flintwork between windows.	Rake out and re-point.
L10	External elevations - turret	Redundant fixings	Remove or grind off fixings and re-point.
L11	External elevations	Stained brickwork at high level corner.	Clean down brickwork.
L12	External elevations - single storey lean-to external store.	Defective roof structure, soffit, fascia and door.	Replace roof complete inclusive of new soffit fascia and new door to match existing and redecorate on completion.
L13	External elevations	Joinery condition.	Renew entrance door to side elevation to match original and decorate on completion.
L14	Rainwater system	Disposal arrangement	Allow to modify base of rainwater connection on side elevation to ensure full discharge into drainage system.
L15	Rainwater system	Blocked gully	Allow to clear blocked drainage gully adjacent rear entrance.
L16	Rainwater system	Missing section and grating	Allow to extend downpipe on rear single-storey extension and fit rainwater shoe and grating to gully.
L17	Services	Damaged ducting	Allow to repair damaged electrical ducting to prevent rodent entry.

BUILDING / SCHEDULE - THE LODGE

Item	Location / Description	Disrepair	Agreed Works
L18	External elevations	Defective cill.	Make good damaged window cill to single storey section.
L19	External elevations	Decorations to stonework.	Prepare and redecorate stone cills.
L20	External elevations	Moss to plinth and entrance recess.	Clean down excess moss to plinth and entrance recess and treat.
L21	Internally	Plasterwork.	Strip out all plasterwork and ceilings to facilitate drying out and timber inspection.
L22	Internally	Timberwork to roof/floor structure	Enable timberwork to dry out sufficiently (with dehumidification as required) to enable subsequent works to proceed and conditions for future rot/decay to be avoided. Identify and replace any defective timberwork.
L23	Internally	Damp/Walls	Remove any defective plasterwork. Inspect and assess extent of previous damp proofing lining system and likelihood of penetrating/rising damp. Agree and undertake reinstatement of damp proofing lining system and/or other appropriate remedial works as found to be necessary. Obtain any necessary third party consents. Warranties to be provided by specialist contractors and to be transferrable to the Landlord upon lease termination or to the benefit of both the Landlord and Tenant.
L24	Internally	Debris.	Remove storage heater and other debris and furniture and appropriately dispose.
L25	Internally	Ceilings in disrepair.	Allow to install new ceilings in plasterboard with skim coat or lath and plaster to Conservation Officer's requirements.
L26	Internally	Walls finishes in disrepair.	Allow to plaster walls to Conservation Officer's requirements in conjunction with damp treatment.
L27	Internally	Joinery missing or decayed.	Allow to overhaul, renew, replace as necessary architraves linings and doorstops to match originals.
L28	Internally	Joinery missing.	Allow to install skirtings in appropriate period profile to match architraves throughout.
L29	Internally	First floor joinery.	Allow to make good first flooring T&G boarding to match existing.
L30	Internally	First floor joinery.	Allow to prepare and lay hardboard to entire first floor ready to receive floor finish.

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L31	Internally	Ground floor.	Allow to latex ground floor as necessary to provide level surface to receive floor finishes.
L32	Internally	Fireplaces.	Allow to plaster fireplace recesses and provide vent.
L33	Internally	Stairway.	Allow to fit building regulation compliant timber handrail and balustrade to stairway and landing in appropriate period style to Conservation Officer's approval.
L34	Internally	Sanitaryware.	Allow to repair/renew white sanitaryware to provide toilet and wash hand basin and connect to drainage and water supply
L35	Internally	Kitchen fitting.	Allow to install tea point comprising double basin stainless steel sink and mixer tap and connect to drainage and water supply. Fit bullnose laminate worktop adjacent and two rows splashback fitting.
L36	Internally	Water supplies.	Allow to supply and fit under sink water heaters to supply hot water to tea point and basin.
L37	Item Omitted	Item Omitted.	Item Omitted
L38	Internally	Electrical installation.	Allow to provide lighting and power to building throughout as drawing no. 4954.001B. Lighting to occupiable offices to achieve 500 lux at desk height. Provide copies of equipment guarantees.
L39	Internally	Electrical testing	Test and certify installation to BS7671.
L40	Internally	Heating.	Allow to supply and fit 1no storage radiator at each level and convector heaters to remaining rooms on fused spurs. Provide copies of equipment guarantees if available.
L41	Internally	Carpeting.	Allow to carpet throughout with Burmatex Tivoli 24 or similar commercial quality carpet finish with the exception of kitchen and toilet.
L42	Internally	Floor finishes.	Allow to lay sheet vinyl to kitchen and toilet, Polyflor XL standard or similar.
L43	Internally	Decorations	Allow to prepare and decorate wall and ceiling surfaces with vinyl matt emulsion and timberwork with primer to bare timber, one undercoat and one topcoat eggshell.
L44	Item Omitted	Item Omitted	Item Omitted.

Item	Location / Description	Disrepair	Agreed Works
L45	Item Omitted	Item Omitted	Item Omitted .