



Condition Survey – The Blockhouse 1-4, Tresco

Address	The Blockhouse, Old Grimsby
Survey Date	10th September 2020
Prepared by	Ky Cheal MRICS
Approved by	Paul Chamings MRICS

Version	Final
Date of issue	7th October 2020

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Contents

1.0 Introduction 1

2.0 Glossary of Terms 4

2.1 Condition Ratings..... 4

2.2 Crack Classification 4

3.0 Schedule of Condition..... 5

4.0 Limitations 19

5.0 Appendices 20

Appendix A Photographs 21

1.0 Introduction

- 11** A Schedule of Condition (SoC) report is a factual record of the condition of a property and what it looked like at the point of inspection and may identify any existing defects prior to occupation or commencement of work. SoCs can be prepared for either residential or commercial buildings and used to protect the interests of the Landlord and the Tenant with regard to potential future dilapidations claims when the Lease expires, or to inform repairs and maintenance liabilities.
- 12** Currie & Brown UK Ltd were appointed by The Tresco Island Estate to prepare a SoC report of the property known as Blockhouse Terrace on the island of Tresco, Isles of Scilly. The property is currently used as staff accommodation.
- 13** The survey was carried out on 10th September 2020 by Ky Cheal and Paul Chamings MRICS of Currie & Brown UK Ltd.
- 14** The weather at the time of inspection was warm, sunny and dry.
- 15** The property is a historic terrace of four small two storey cottages. The terrace is aligned East to West parallel to Old Grimsby beach. They each have a single storey rear addition and an addition to the front which houses an entrance hall and additional accommodation or externally accessed stores.

The cottages are arranged as follows:

No. 1 is a 3 bedroom property comprising to the ground floor an entrance hall, 1 x bedroom, a bathroom, kitchen, larder, living room and rear porch area, to the first floor is 2 x bedrooms. The ground floor bedroom and bathroom are housed within an extension to the ground floor gable end and front of the property.

No. 2 is a 3 bedroom property comprising to the ground floor an entrance hall, a rear porch area and bathroom within the rear addition, kitchen, larder, living room and to the first floor is 3 x bedrooms. There are also 2 x attached but accessed externally store rooms.

No. 3 is a 2 bedroom property comprising to the ground floor an entrance hall, a rear porch area and bathroom within the rear addition, kitchen, larder, living room and to the first floor is 2 x bedrooms.

No. 4 is a 3 bedroom property comprising to the ground floor an entrance hall, 1 x bedroom, a rear porch area and bathroom within the rear addition, kitchen, larder, living room and to the first floor is 2 x bedrooms. The ground floor bedroom is housed within an extension to the ground floor gable end of the property. There is also a dilapidated greenhouse attached to the eastern gable extension.

The property appears constructed in the mid 19th Century in the local vernacular and in an interesting style of the time, facing away from the sea with very small windows on the seaward side.

The cottage has external walls of granite blocks finished with cement render except to the single storey gable extensions which have exposed granite block. The front additions also have an exposed granite block structure. The windows are a mixture of double glazed UPVC double hung sliding sashes and single glazed timber framed windows some being casements and the majority double hung sliding sash. Windows are all double hung sliding sash to the front and all small timber casements to the rear. The external doors are wooden, with the main front doors being part glazed panel doors and the rear porch doors being a mixture of timber part glazed panel doors and flush ply. The roof structure is of cut timber covered with natural scantle slates and concrete ridge tiles to the main roof. The front additions have a mixture of asbestos fibre cement slates and scantle natural

slates and the rear porch roofs are covered with fibre cement slates. We are unsure of the ground floor construction however we are aware there are many properties on Tresco without concrete ground floor slabs where the ground floor construction of granite or slate slabs sit directly onto earth and sand and we would assume a similar construction to these properties. The condition of the floors supports this conclusion.

The heating system in the properties consists of wall mounted electric convactor heaters and solid fuel burners in the living rooms. Hot water storage is provided by vented cylinder located in bedroom cupboards and electric shower units.

The cottage is within sight of a scheduled ancient monument and therefore will be subject to specific restrictions which will require consultation with and application to English Heritage and the local conservation officer, There will be a requirement for sensitive repair and refurbishment treatments or redevelopment options.

The property is generally in a poor state of repair except for no. 2 which is permanently occupied, but still however suffers from significant damp problems. The damp issue is common throughout the terrace and present in each of the properties. The walls and ground floors were tested with an electrical impedance damp meter and found to be wet throughout. In some locations the walls were saturated and in many locations joinery in contact with the floor or walls returned results above 20% moisture content which indicates conditions where wet and dry rot thrive. In some locations joinery was recorded as having around 40% moisture content. With moisture levels as noted there is a significant risk that the staircases and first floor timber joists where embedded into and supported by the walls could be subject to some form of timber deterioration due to the elevated levels of moisture. Our initial assessment is the damp problems appear to be as a result of defects to the 3 main elements of the building, ground floor, walls and roof. There is a perceived lack of ground floor concrete slab and damp proof membrane which will let ground water into the property, the internal gypsum plaster and in some location cement finish and extensively cracked external cement render and mortar pointing treatments to the external walls will let in and trap wind driven moisture. The main roof covering is also beyond expected life and likely to be letting in water.

The main roof and some of the front addition roofs are covered with scantle slates which are small format natural slates bedded and pointed in mortar. The roof covering has slipped in a number of areas and is in our option beyond economic repair

There is a block built detached out building to the front of the property directly adjacent to the electrical substation. This is split into 2 sheds and is in very poor condition. The roof structure is timber and the covering is also of scantle slate and has failed.

It is our opinion that Blockhouse Terrace requires some significant investment in repair and refurbishment works to bring it to a condition suitable for staff occupation and further investment to enhance the accommodation within its current footprint and layout to make it suitable for holiday accommodation. The property is in urgent need of repair and refurbishment to protect the fabric from further accelerated deterioration and to minimise ongoing uneconomic reactive repair and maintenance works.

Current Urgent Issues:

- 5 yearly electrical test and inspection stickers are missing from some of the electrical distribution boards. We recommend checking your records to ensure these safety inspections are in date.
- Roof covering has failed in a number of locations
- External render has cracked and blown and is trapping wind blown moisture within the structure.
- Unknown safety test status of the solid fuel burners and lack of Carbon Monoxide detectors.

-
- 16** The property was subject to a visual non-disruptive inspection. No testing of services or opening of the structure was undertaken
- 17** The property was occupied at the time of the survey
- 18** The SoC provides a record of the state of repair of the property both in writing and with photographs.
- 19** Measurements stated within this SoC and survey report are approximate.
- 110** For the purposes of inspection and reporting, 'left' or 'right' assume a viewpoint facing the element, and the front elevation is that which incorporates the principal entrance.
- 111** A list of limitations that apply to the survey are set out in section 5 of this report.
- 112** The SoC offers limited opinion of the cause of condition found and advice on repair. Currie & Brown would welcome the opportunity to provide further advice on putting in place a strategic property maintenance plan or to assist with design and specification of a maintenance / refurbishment scheme or assist with other development of the property.

2.0 Glossary of Terms

21 Condition Ratings

The condition ratings within this report which describe the overall condition of the element is expressed as one of four categories:

Grade	Expression	Definition
A	Good	As new and performing as intended and with regular maintenance will continue to operate efficiently.
B	Satisfactory	Performing as intended but exhibiting minor deterioration.
C	Fair	Exhibiting major defects and/or not operating as intended and will require attention in the short term, although not immediate.
D	Poor	Life expired and/or serious risk of imminent failure.



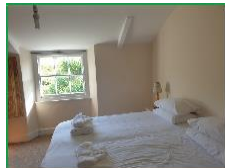

22 Crack Classification


Where reference to cracks are made, the crack is expressed as one of five categories:





Category	Damage	Description	Approximate crack width mm
0	Negligible	Hairline cracks. No repairaction required.	Less than 0.1mm
1	Very slight	Fine cracks. Generally restricted to internal wall finishes. Easily treated using normal decoration.	Up to 1mm
2	Slight	Cracks easily filled. Not necessarily visible externally, but doors and windows may require adjusting to prevent sticking. Can be masked by suitable linings.	Up to 5mm
3	Moderate	Cracks that require opening up. Weather-tightness and service pipes may be affected. External brickwork may need repointing or, in some cases, to be replaced.	5 to 15mm
4	Severe	Extensive damage. Windows and door frames become distorted, walls lean or bulge noticeably. Requires breaking-out and replacement of wall sections.	15 to 25mm
5	Very severe	Structural damage. Beams lose their bearing, walls require shoring and the structure is generally unstable. May require major repair works.	Greater than 25mm

3.0 Schedule of Condition






The table below lists condition issues identified:

Area	Location	Element	Condition	Description	Photo
Internal	First floor	Ceilings - Plasterboard & Skim	Satisfactory	Allow to construct insulated loft hatch to allow access to the roof space in no 3. and allow for 300mm of mineral fibre quilt insulation across the main roof space.	  Photo 1Photo 2   Photo 3Photo 4
External	Windows and Doors	Windows - Mix of single glazed timber casement and double hung sliding sash and UPVC double glazed double hung sliding sash	Poor	Timber sliding sashes are in a mixed condition with some broken sash cords, broken or missing latches and casements painted shut. UPVC framed double hang sashes are also in poor condition and difficult to operate. Allow to remove windows complete and renew with modern energy efficient but conservation approved casement / double hung sliding sash double glazed windows. Allow for 24 nr standard size double hung sliding sash, 12 no small casement windows.	




Area	Location	Element	Condition	Description	Photo
External	Windows and Doors	Doors - Timber external doors. 4 x external door per property for numbers 2,3 & 4. 5 x doors for No 1. 17 nr in total. Front doors are top section glazed panel doors.	Fair	Extent of required repairs dictates that it will be economic to allow to renew with modern timber double glazed energy efficient timber doors as part of refurbishment scheme. Allow for 17 external doors	
External	Structure	Main Walls - Granite block	Satisfactory	Granite block solid wall construction, no structural defects noted generally. No work required.	
External	Structure	Main Walls - Pointing	Poor	Solid granite block walls have been pointed with cement mortar. Where granite block is exposed there are some areas with missing or damaged pointing. Allow to hack out cement mortar pointing across the terrace and renew with lime mortar.	 <p>Photo 5</p>








Area	Location	Element	Condition	Description	Photo
Internal	Structure	Internal Walls/ Partitions - Granite block to external walls and main internal walls, some assumed timber stud internal partitions.	Fair	External and internal walls to the ground floor appear to be of solid granite block construction and finished with a mixture of cement board, gypsum plaster and cement render. The walls are saturated in some areas and returning high damp readings in others. Damp readings correlate with adjacent joinery elements.	  <p>Photo 6</p> <p>Photo 7</p>   <p>Photo 8</p> <p>Photo 9</p>
Internal	Walls	Internal Walls/ Partitions - Solid/ Plastered	Poor	Internal faces of external walls and some internal walls subject to some significant dampness likely as a result of cement render and pointing externally and gypsum plaster internally. Allow to hack off gypsum plaster complete and renew with lime plaster.	








Area	Location	Element	Condition	Description	Photo
Internal	First floor	Floor Structure - Timber Joist & Board	Satisfactory	Internal faces of external walls and some internal walls subject to some significant dampness. Anecdotal evidence suggests damp issues are much greater during the winter. Risk of damp affected joist ends from sitting in damp walls which would constitute a structural risk and requires further investigation. Some creaking of floors related to either lack of strutting or defective boards / joists. For the purposes of this survey allow provisional sum for investigation of condition of first floor joists ends and repairs where they are at risk of rot due to sitting in wet walls.	
Internal	First floor	Floor Finishes - Carpet	Satisfactory	First floor carpets to bedrooms are in mixed but generally fair but nearing end of life condition however we would recommend replacement to meet standard required for holiday rental cottage.	
Internal	First floor	Floor Finishes - Vinyl Sheet	Satisfactory	First floor finishes to bathroom are in a mixed condition ranging from satisfactory to poor, however we would recommend replacement to meet standard required for holiday rental cottage.	






Area	Location	Element	Condition	Description	Photo
Internal	Ground floor	Floor Structure - Unknown - Assumed granite or slate slabs on ground	Poor	Extent of damp to internal walls indicates a risk of no concrete slab to the ground floor and no damp proof membrane. Allow to remove existing assumed slate or granite slabbing on sand and provide new insulated ground bearing concrete slab incorporating a damp proof membrane.	
Internal	Ground floor	Floor Finishes - Mixed finishes to ground floor including decorative tiles to porch, carpet to reception rooms and vinyl timber effect flooring	Fair	Mixed fair to poor condition but will require full replacement to accommodate holiday lettings. Damp readings were taken of timber flooring moisture content was recorded at 28%. Timber with more than 20% moisture is at risk of rot. Ceramic tiles were extensively debonding from substrate.	<div>  <p>Photo 10</p> </div> <div>  <p>Photo 11</p> </div> <div>  <p>Photo 12</p> </div> <div>  <p>Photo 13</p> </div> <div>  <p>Photo 14</p> </div>


Area	Location	Element	Condition	Description	Photo
Internal	First floor	Doors and Frames - Flush Ply doors with single glazed borrowed lights above	Satisfactory	Mixed fair condition but will require full replacement to accommodate holiday lettings.	
Internal	Ground floor	Doors and Frames - Ledge and brace door to the kitchen, top panel glazed panel doors to both reception rooms and flush ply door to downstairs WC	Fair	Mixed quality internal doors throughout. Glazed timber panel doors to 2 x reception rooms, one of which has broken and dangerous loose glazing requiring urgent attention, ledge and brace timber doors to kitchen area and flush painted timber door to WC Kitchen ledge and brace door is damaged where ironmongery has been pulled off and dining room door glazing is broken. We would recommend new FD30 doors of a consistent style throughout the cottage will be required for holiday letting.	
Internal	Ground & first floors	Decorative Condition - Emulsion Paint	Fair	Internal decorations are currently in fair condition to all but no 1. which is in poor condition. All finishes will require redecoration following refurbishment works. Allow to provide new internal wall finishes and redecorations throughout.	


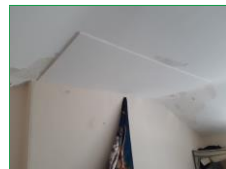


Area	Location	Element	Condition	Description	Photo
Internal	Ground & first floors	Decorative Condition - Gloss Paint	Fair	Internal decorations are currently in fair condition to all but No. 1 and will require redecoration following refurbishment works. Allow to provide new internal wall finishes and redecorations throughout.	
Internal	Ground floor	Kitchen Fittings - Base & wall units, doors and worktops	Satisfactory	Kitchen fittings are generally in a dated but satisfactory to poor (no 1.) condition with most cupboards and drawers functional, sink and taps working correctly. The extent of works required to the properties will require a complete strip out of internal fixtures fittings and finishes, therefore allow to renew kitchen installations.	   <p>Photo 15</p> <p>Photo 16</p> <p>Photo 17</p>


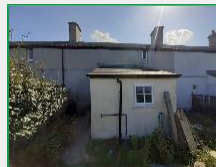


Area	Location	Element	Condition	Description	Photo
Internal	Ground floor	Sanitary Fittings - Baths with electric showers over, close coupled WC, pedestal wash basin	Fair	Bathroom fittings are in a satisfactory to fair condition with all elements functioning correctly. Silicone mastic joints are subject to some shrinkage and discolouration and require renewal. However, allow to strip out to facilitate suggested works to external and internal walls. Provide new high quality bathroom installation of a quality to suit 'tresco' holiday cottages.	
					
					Photo 18
					Photo 19
Internal	Heating	Electric Heating - Wall mounted electric convactor heaters	Poor	Unable to verify condition and operation of the system but convactor heaters appear in mixed condition with some metal cases subject to corrosion and appearing to have exceeded recommended life expectancy. There does not appear to be sufficient capacity to adequately heat the spaces. We recommend full replacement of the heating system in conjunction with essential repairs and would allow to provide new ASHP units serving new piped underfloor heating laid in slab to ground floor and in trays to first floor.	
					
					Photo 20
					Photo 21
Internal	Heating	Electric Heating - Wall mounted electric convactor heaters	Poor	Unable to verify condition and operation of the system but convactor heaters appear in mixed condition with some metal cases subject to corrosion and appearing to have exceeded recommended life expectancy. There does not appear to be sufficient capacity to adequately heat the spaces. We recommend full replacement of the heating system in conjunction with essential repairs and would allow to provide new ASHP units serving new piped underfloor heating laid in slab to ground floor and in trays to first floor.	
					
					Photo 22
Internal	Heating	Electric Heating - Wall mounted electric convactor heaters	Poor	Unable to verify condition and operation of the system but convactor heaters appear in mixed condition with some metal cases subject to corrosion and appearing to have exceeded recommended life expectancy. There does not appear to be sufficient capacity to adequately heat the spaces. We recommend full replacement of the heating system in conjunction with essential repairs and would allow to provide new ASHP units serving new piped underfloor heating laid in slab to ground floor and in trays to first floor.	
					Photo 23
Internal	Heating	Electric Heating - Wall mounted electric convactor heaters	Poor	Unable to verify condition and operation of the system but convactor heaters appear in mixed condition with some metal cases subject to corrosion and appearing to have exceeded recommended life expectancy. There does not appear to be sufficient capacity to adequately heat the spaces. We recommend full replacement of the heating system in conjunction with essential repairs and would allow to provide new ASHP units serving new piped underfloor heating laid in slab to ground floor and in trays to first floor.	Photo 24





Area	Location	Element	Condition	Description	Photo
Internal	Electrical Installation	Fixtures fittings and distribution board -	Poor	Unable to verify condition and safety of the system. Installation electrical safety test and inspection stickers were not present on all of the distribution boards. We could not locate the distribution board to no. Existing installation does not meet current regulations in terms of positioning of socket outlets in joinery elements etc. Allow to rewire, provide new electrical outlets and consumer unit.	
					
					
External	Grounds	General - Vegetation and flora	Fair	Allow for grounds maintenance works, i.e strimming back overgrown flora and vegetation.	   

Area	Location	Element	Condition	Description	Photo
Internal	Hot & Cold water installation	Hot water cylinder - Vented cylinder	Fair	Vented cylinders in bedroom cupboard appear relatively modern and appear to be functional.	 <p>Photo 32</p>
External	Roof	Roof covering - Scantle natural slate	Poor	The roof covering is of scantle natural slate with concrete ridge tiles bedded in cement. The natural slate roof covering (small format natural slates bedded in mortar) has failed with numerous prominent areas of cracking and slippage which would be difficult to repair and if retained would constitute a significant ongoing expensive maintenance liability. It is our opinion that the roof is beyond reasonable economic repair and best value would be achieved with provision of a new natural slate roof covering.	 <p>Photo 33</p>  <p>Photo 34</p>  <p>Photo 35</p>  <p>Photo 36</p>

Area	Location	Element	Condition	Description	Photo
External	Roof	Chimneys incl. Flashings - Masonry chimney stack finished with rough cast render, lead flashings to roof	Satisfactory	<p>The chimney stacks extend approximately 1500mm above the roof surface and we would assume are constructed of granite block as per the external walls. They are finished with a cementitious render and capped with granite capping stones with a singular clay chimney pot in each. TV aerial poles are bolted and strapped to 4 of the 5 stacks and all subject to varying degrees of corrosion.</p> <p>The chimney stacks have a lead apron and cover flashing to an appropriate height above the roof of minimum 100mm.</p>	 <p>Photo 37</p>

Area	Location	Element	Condition	Description	Photo	
Internal	Ceilings	Ceilings - Textured Finish	Fair	<p>Textured paper finish to ceilings on unknown board substrate. Generally sound and level but some areas where joints in paper are visible and cracks evident. There is some historic movement and cracking and areas damp were noted on ceilings throughout the terrace</p> <p>You should be aware that lining paper is often used to hide issues with substrates and therefore remedial works may be more extensive than apart from inspection of the surface. With extent of refurbishment required to make suitable for Tresco holiday accommodation we recommend removal of ceilings and renewal.</p> <p>Very similar condition of ceiling noted throughout the terrace.</p>		
					<p>Photo 38</p>	<p>Photo 39</p>
						
					<p>Photo 40</p>	<p>Photo 41</p>
External	Roof	Rainwater Goods - UPVC Gutters	Fair	Lichen and mould evident to front elevation. No evidence to suggest leaks but unable to verify this because of dry sunny weather conditions.		

Area	Location	Element	Condition	Description	Photo
External	Structure	Main Walls - Granite block	Poor	East end extension. Granite block solid wall construction has a minor vertical crack running through the elevator. Allow to investigate cause of cracking.	 <p>Photo 42</p>
External	Roof	Roof covering - Fibre cement slates	Fair	Rear additions and some front additions have a fibre cement slate covering, it has been noted that some of these tiles are asbestos cement. We recommend these are removed and a new natural slate roof covering is provided in conjunction with recovering of the main roof.	 <p>Photo 43</p>
External	Structure	Main Walls - Smooth Render	Poor	Solid granite block walls have been rendered with cement mortar which is cracking and crazing extensively. Allow to hack off and renew with lime render.	  <p>Photo 44 Photo 45</p>
Internal	Roof	Roof Structure - Timber Purlin and Rafter	Satisfactory	Some damp staining to beams. Investigate condition of purlin / ridge beam ends where they penetrate stone gable and party walls. Allow provisional sum of £5k for investigation and scarf repairs if found to be rotten.	

Area	Location	Element	Condition	Description	Photo
Internal	Roof	Roof Insulation - Mineral Quilt	Fair	Some loose laid mineral fibre quilt, some heat reflective boards, other areas none. Allow to provide 300mm mineral fibre quilt to 3 x roofspaces.	
External	Outbuilding	Complete - Outbuilding	Poor	Detached Masonry outbuilding some distance in front of terrace in poor condition. Failed scantle slate roof which is allowing water penetration. There is a moderate vertical crack in the masonry walls. Allow to demolish and remove from site in conjunction with major refurbishment of the terrace - being careful of the substation behind.	  <p>Photo 46</p> <p>Photo 47</p>   <p>Photo 48</p> <p>Photo 49</p>

4.0 Limitations to the Report

The survey has been carried out on a visual basis and no intrusive or destructive testing has been carried out. Inspections have not been carried out in those parts of the sites which are built-in, covered up or made otherwise inaccessible in the normal course of construction.

Due to the non-intrusive nature of the survey, timberwork may be affected by wood boring insect infestation, dry rot or other forms of fungal decay not obvious from a visual inspection. Should this level of detail be required a specialist survey should be commissioned

This survey does not cover in detail Health and Safety and Statutory Compliance matters. Anything observed during the site visit will be noted for information purposes only. Should more detailed assessments be required a specialist survey should be commissioned.

Measurements stated within the maintenance schedule and survey report are approximate.

No furniture was removed, fixtures and fittings disturbed, contents removed from storage, floor coverings and floorboards raised to access floors, and suspended ceilings inspected unless otherwise stated.

No formal enquiries were made to the Local Authority to obtain historical information, town planning, existing user rights, proposed use, road widening, legal interest, fire certificate, partywall agreements/issues, extent of ownership (boundaries, boundary disputes rights of light, sunlight and daylight etc.), prescriptive rights, easements, servitudes and wayleaves.

Unless stated, it is assumed that no deleterious or hazardous materials or techniques have been used in the construction of the property.

Unless stated, no detailed specialist surveys have been carried out.

No investigation on fire safety, including cladding and compartmentation have been carried out.

No assessment of structural engineering and design have been carried out, nor calculations of load bearing capacity.

5.0 Appendices

Appendix A Photographs

Appendix A

Photographs



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

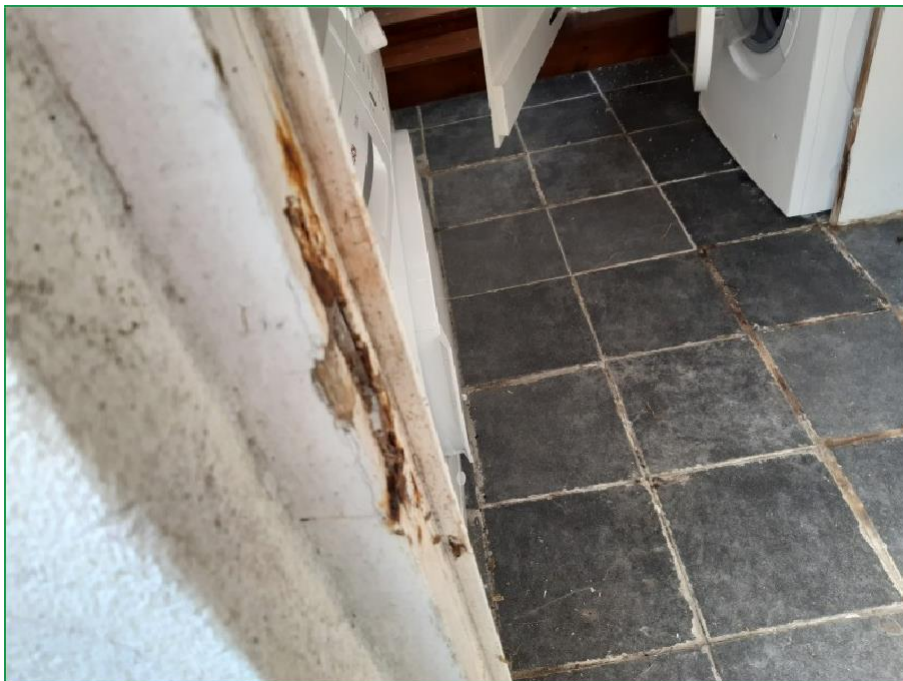


Photo 10



Photo 11

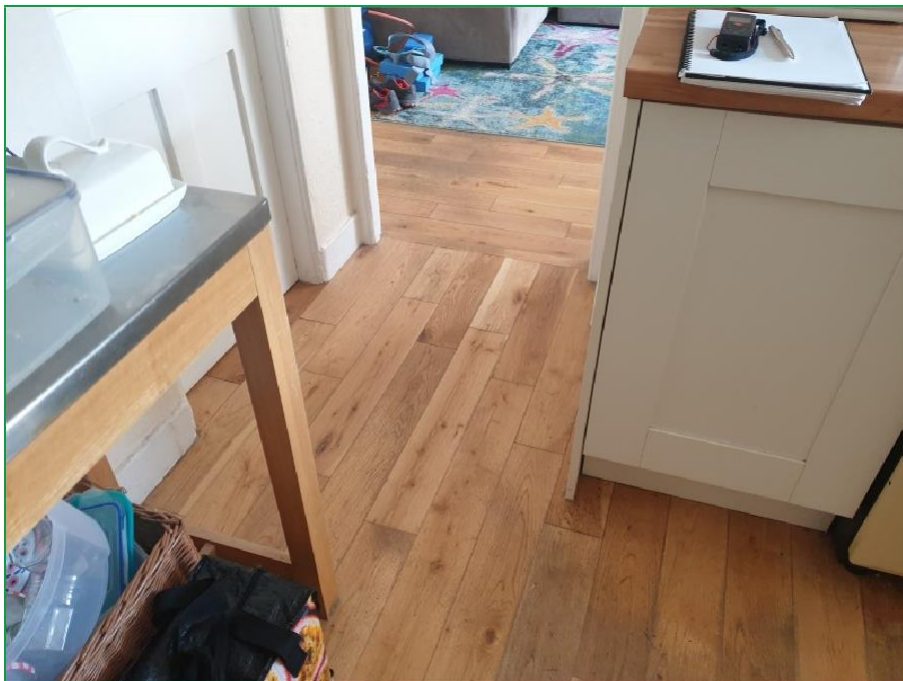


Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25

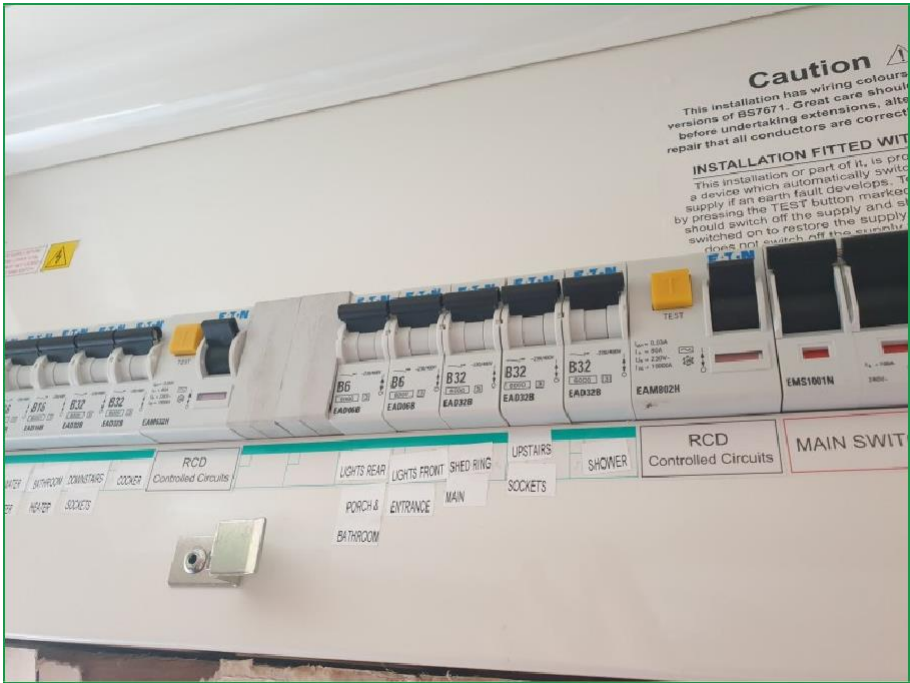


Photo 26

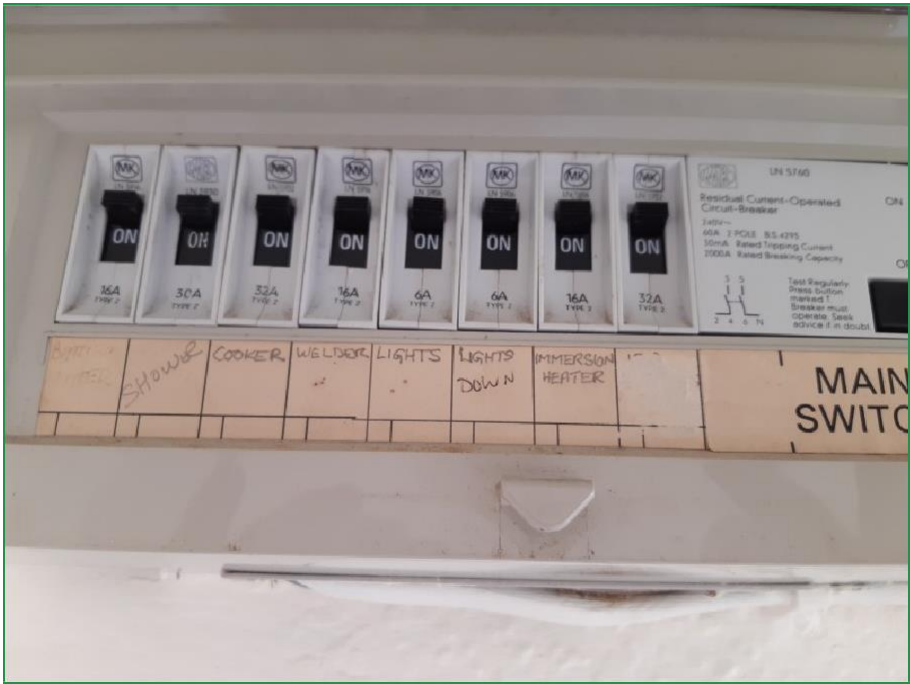


Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49

Tresco Estate

Boro Farm House & Block House Terrace

Condition Survey Costs (Draft)

Issue: October 2020



Tresco Estate

Boro Farm House & Block House Terrace

CONTENTS

- 1.0 SCOPE OF WORKS
- 2.0 NOTES & CLARIFICATIONS
- 3.0 OVERALL COST SUMMARY

3.2 DETAILED COSTS - BLOCK HOUSE

This Report has been prepared to provide an early indication of cost based on very preliminary design information and should not be relied on by any party as an accurate indication of estimated cost until the level of specification has been discussed and agreed with Currie & Brown UK Ltd.

QUALITY ASSURANCE APPROVALS

Prepared By	Signature	Date	Authorised By:	Signature	Date
Aidan Irving		08/10/2020	Paul Chamings		08/10/2020

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Tresco Estate

Boro Farm House & Block House Terrace

1.0 SCOPE OF WORKS

- 1.1 The project comprises the proposed refurbishment and renovations of the existing properties (Boro farm house and four terraced units at Block) on Tresco, Isles of Scilly following the site visit by Currie & Brown on 9th September 2020
- 1.2 The project comprises refurbishment to bring the current properties up to 'Tresco' Holiday home standard .

2.0 NOTES & CLARIFICATIONS

2.1 Basis of cost

The costs in this cost estimate are based on the following information:

Site investigation report by Ky Cheal
Photos of inspection
Historical architectural plans of Boro Farm

2.2 General

This cost estimate has been prepared on the design information available to date.

2.3 Exclusions

The following items are excluded from this cost plan, but need to be covered by other budgets where appropriate

Planning, legal, agency, and other trust direct fees
Finance costs
Any tax allowances, government or local grants
Survey works, site investigations or the like
Asbestos discovery beyond that identified
Inflation beyond the period stated
Any further structural repairs to the existing structure not noted in the report
Costs for updating loose fixtures and fittings (sofas, TVs, bed etc.)
Temporary accommodation costs for residents/guests
Allowances for significant service infrastructure upgrades

2.4 Opportunities & Risks

Risks

Level of anticipated specification within cost estimate being below client requirements
Presence of further asbestos
Remote location

2.5 Inflation forecast

This preliminary order of cost reflects the current 4th Quarter 2020 pricing levels.

3.0 MAIN SUMMARY

Block House Terrace

				Ref	Description	Element Total	Cost £/M²
				(-1)	Block House	606,400	2,341
				TOTAL ELEMENTAL BUILDING COST		606,400	2,341
				(-2)	Preliminaries (25%)	151,600	585
				(-3)	Design Development Risk (7.5%)	57,000	220
				(-4)	Overhead & Profit (10%)	82,000	317
				TOTAL CONSTRUCTION COST		897,000	3,463
				(-5)	Design Fees	Excluded	
				(-6)	Client Construction Risk (7.5%)	67,300	260
				(-7)	Inflation	Excluded	
				(-8)	VAT	Excluded	
				TOTAL PROJECT COST (4Q2020)		964,300	3,723

Tresco Estate

Blockhouse Terrace and Boro Farmhouse Condition Survey

The Blockhouse Terrace 1-4

Item	Detail	Condition	Works required	qnt	rate £	Total £
Roof						
Covering	Scantel slates	Failed	Strip complete, dispose and renew with natural slate and breather membrane	160 m2	365	58400
Chimneys	Granite block rendered, granite coping and clay pots 5 no. stacks across terrace	Fair	Some cracked render, hack off complete, hack out assumed concrete pointing to granite blocks, replace with lime mortar and lime render, new leadwork.	5 nr	4250	21250
Roofline	Timber fascia's, UPVc guttering and downpipes	Fair/Poor	Renew with roof replacement	82 m	85	6970
External Walls						
Finish	Cement render	Fair/Poor/Failed	Hack off complete and renew with lime render	396 m2	75	29700
Structure	Granite Block	Good	No work			
Pointing		Fair	Hack out assumed cement pointing and renew with lime mortar	198 m2	70	13860
External Decoration - Render	Not decorated at present		Decorate lime render with appropriate breathable lime based paint finish	198 m2	10	1980
External Decoration - Windows			Allow to decorate new timber framed double glazed windows	36 nr	50	1800
External Decoration - Doors	4 x external door per property for numbers 2,3 & 4. 5 x doors for No 1. 17 nr in total.		Allow to decorate new timber doors	17 nr	50	850
External Decoration - Roofline			Allow to decorate new fascia boards	96 m2	10	960
External Windows and Doors						
Windows	Mix of single glazed timber casement and double hung sliding sash, metal double glazed double hung sliding sash and UPVC double glazed casements	Mixed but generally poor condition	Allow to remove windows complete and renew with modern energy efficient but conservation approved casement / double hung sliding sash double glazed windows. Allow for 24 nr standard size double hung sliding sash, 12 no small casement windows.	24 nr	2450	58800
Doors	Timber external doors. 4 x external door per property for numbers 2,3 & 4. 5 x doors for No 1. 17 nr in total.	Mixed but generally serviceable	Allow to renew with modern timber double glazed energy efficient timber doors as part of refurbishment scheme. Allow for 17 external doors	12 nr	1900	22800
				17 nr	1900	32300
Internal Roof Space / Ceilings						
Structure	Cut timber rafters sitting on purlins and double ridge beams	Generally good / fair	Some damp staining to beams. Investigate condition of purlin / ridge beam ends where they penetrate stone gable and party walls. Allow provisional sum of £5k for investigation and scarf repairs if found to be rotten	1 PS	5000	5000
Structure Lining	Timber ceiling joists / roof structure collars Assumed mix of plasterboard and lath and plaster	Good fair to poor	No works required Some areas of damp noted adjacent to walls, some historic movement and cracking indicating commencement of timber lath failure or plaster binding from laths. With extent of refurbishment required to make suitable for Tresco holiday accommodation we recommend removal of ceilings and renewal.	232 m2	85	19720
Finish	Painted lining paper.	Fair to poor	Allow to decorate new.	232 m2	10	2320
Insulation	Some loose laid mineral fibre quilt, some heat reflective boards, other areas none.	Good to none installed	Allowance to make good Allow to provide 300mm mineral fibre quilt to 3 x roof spaces.	1 item	2500	2500
				139 m2	15	2088
Walls						
Structure	Granite block to external walls		Internal faces of external walls and some internal walls subject to some significant dampness likely as a result of cement render and pointing externally and gypsum plaster internally. Allow to hack off gypsum plaster complete and renew with lime plaster.	382 m2	75	28627
Walls			Internal faces of external walls and some internal walls subject to some significant dampness. Risk of damp affected joist ends from sitting in damp walls which would constitute a structural risk and requires further investigation. Some creaking of floors related to either lack of strutting or defective boards / joists. For the purposes of this survey and the extent of works required to refurbish these buildings allow to remove and renew first floor suspended timber installation and floor boards.			
Floors	Suspended timber first floor	Fair	Extent of damp to internal walls indicates no concrete slab to the ground floor and no damp proof membrane. Allow to remove existing assumed slate or granite slabbing on sand and provide new insulated ground bearing concrete slab incorporating a damp proof membrane.	112 m2	254	28448
			Tiles blown from damp, timber to ground floor is wet and showing signs of rot. Allow to provide new timber floor finishes to new concrete slab.	147 m2	300	44100
Floor finish	Carpets generally to first floor, mixture of carpets ceramic tiling, timber laminate boarding and vinyl to ground floors.	Poor	Allow to provide new timber floor finishes to new concrete slab.	147 m2	80	11760
Internal doors and joinery	Timber doors and joinery	Fair	Allow to renew complete with other works	20 nr	1000	20000
Internal decorations		Fair	Allow to redecorate all throughout.	382 m2	10	3816.9
Kitchens			Allow to provide new high quality kitchen installations suitable for a 'Tresco' holiday cottage.	4 nr	10000	40000
Bathrooms			Allow to provide new high quality bathroom installations suitable for a 'Tresco' holiday cottage.	4 nr	7500	30000
M&E	Electric wall mounted convector heaters. Standard electrical installation throughout. Some elements non compliant with modern standards - i.e. sockets mounted on joinery elements, incorrect mounting heights.	Fair to Poor	Allow to rewire, provide new electrical outlets and provide new ASHP units serving new piped underfloor heating laid in slab to ground floor and in trays to first floor.			
			Full rewire	4 nr	12500	50000
			New ASHPs	4 nr	15000	60000
			Underfloor heating throughout	5 nr	5000	25000
External Works			Allow for new timber fencing between rear gardens.	75 m2	150	11250
			Allow for grounds maintenance works, i.e. strimming back overgrown flora	570 m2	7.5	4275
			Allow to rebuild and make safe approximately 5 sqm of granite block boundary walling.	5 m2	1250	6250
			Allow to demolish and remove from site small outbuilding - being careful of the substation behind.	1 item	10000	10000
			Refurbish orangery/sun room; Provisional Sum	1 item	10000	10000
						606400