RAPLEYS

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Moor Lane Service Station
8-10 Moor Lane
South Shields
NE34 6BZ

Condition Survey Report for
SRJ Energy Limited
May 2026
Our Ref: CB/26-01283



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Quality Assurance

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.

We confirm that the undersigned is an appropriately qualified and experienced Chartered Surveyor experienced in the commercial property sector.

Created by:	Chris Barnett MSc (Hons) MRICS chris.barnett@rapleys.com
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1 INTRODUCTION

ADDRESEE

Northview Service Station
Dairy Lane
Colliery Row
Houghton Le Spring
DH4 5NW

THE PROPERTY

Moor Lane Service Station
8-10 Moor Lane
South Shields
NE34 6BZ

THE CLIENT

SRJ Energy Limited

INSTRUCTIONS

1.1 Instructions were received from SRJ Energy Limited to carry out an inspection of the property for the purposes of preparing a Condition Survey Report.

1.2 Rapleys have been instructed to carry out a visual inspection of the property and report our findings regarding general features, form of construction and the state of repair of the premises, including costs associated with returning the property to a good state of repair suitable for operation as a service station in line with its existing use. The report has allowed to return the first floor into residential accommodation in line with its previous use.

1.3 The report focuses on the kiosk building and associated ancillary buildings. The report specifically excludes the forecourt area and associated canopy.

1.4 The Condition Survey Report includes a budget cost for recommended works, which is attached as Appendix 3.

1.5 Our Terms of Engagement for undertaking the condition survey are attached as Appendix 1.

DATE AND CIRCUMSTANCES OF INSPECTION

1.6 The premises were inspected by Chris Barnett MSc (Hons) MRICS on Thursday 14 May 2026.

1.7 The weather conditions at the time of our inspection were overcast with intermittent showers.

1.8 For the purposes of this report, we have assumed that the front elevation of the property faces north. Where the terms left hand and right hand are used, they are assumed to be when facing the relevant elevation.

1.9 We have not undertaken any opening up works or testing to ascertain or validate the fire safety protection and performance of the structure and fabric.

1.10 We have not tested or made any enquiries about items of plant that are permanently located in the property. We may note the presence of visual items and any obvious defects.

1.11 Our inspection of internal wall and floor surfaces was partially hindered by the presence of stored items throughout the storage areas.

1.12 Our inspection internally was hindered by the lack of operational lighting throughout the storage areas.

1.13 Our inspection of the east elevation was limited from vantage points off Moor Lane and no access was available to inspect the south facing elevations.

1.14 The external elements of the roof and upper parts of the property were inspected from ground level and using a drone. Our findings and recommendations are based upon the photographs obtained only.

1.15 A selection of photographs taken during our inspection are attached at Appendix 2.

CONFLICT OF INTEREST

1.16 We confirm that, as far as we are aware, no conflict of interest exists either personally or with Rapleys, in connection with SRJ Energy Limited. We would further confirm that Professional Indemnity Insurance on a per claim basis is available in respect of this report.

DISCLOSURE

1.17 This Report is specifically for the addressee stated above.

2 PROPERTY DESCRIPTION

2.1 The property comprises a petrol station kiosk building and associated back of house storage and welfare accommodation. The property is previously understood to have been utilised as a car dealership.

2.2 The property has been significantly altered and extended during its lifespan. The original part of the building fronts onto Moor Lane and comprises a two storey building of traditional masonry construction, surmounted by a pitched timber roof structure weathered in natural slate. Four masonry constructed chimneys are provided. The elevations comprise a combination of painted render at ground floor level and painted solid brickwork at first floor level. A number of timber framed windows are provided to the front elevation. A galvanised vehicular roller shutter is provided to the left hand elevation, whilst a painted timber door is provided to the front elevation, providing access to the first floor residential accommodation.

2.3 A kiosk building is provided to the east of the forecourt. The kiosk is of modern cavity construction and is surmounted by a pitched timber roof structure weathered with concrete roof tiles. The shop front comprises a powder coated aluminium framed glazed shopfront with a glazed aluminium framed door incorporated. Timber doors are provided to the return elevations.

2.4 An interconnected storage building is provided to the rear of the two storey building and east of the kiosk building. The storage building is of brickwork cavity construction and is surmounted by a metal roof structure weathered with a profile metal roof covering. Concrete coping stones are provided to side verges. A galvanised vehicular roller shutter is provided to the front elevation fronting onto Moor Lane.

2.5 A further interconnected storage building is provided to the east of the property. This building is of brickwork cavity construction and is surmounted by a timber flat roof structure weathered with a mineral felt roof covering. A large galvanised vehicular roller shutter is provided to the front elevation fronting onto Moor Lane.

2.6 Internally, the kiosk building is fitted out as a shop comprising ceramic floor tiles, painted plastered walls and suspended ceilings. The ground floor comprises a ground bearing floor slab. An office is located within the kiosk building.

2.7 A corridor accessed from the kiosk building leads to a crudely formed opening which provides access into the large storage area, to the rear of the two storey building. The storage area comprises painted brickwork perimeter walls and a suspended ceiling system. A painted floor slab is provided.

2.8 The ground floor of the two storey building is accessed from the rear store and via the lean-to section. The ground floor of the two storey building comprises painted plaster walls and ceilings. The floor to ceiling height is limited to circa 1.9m. The lean-to section comprises painted brickwork perimeter walls and a partially collapsed painted plaster ceiling. Staff welfare accommodation is provided within a section of the storage area below the flat roof to the east of the property.

2.9 The first floor is accessed via a timber staircase. The first floor is of timber construction. The layout comprises a corridor providing access to a bathroom, kitchen and reception room, which in turn provides access to a bedroom.

2.10 The walls and ceilings predominantly comprise painted plastered walls and ceilings. Ceramic wall tiles are provided to the kitchen and bathroom. Painted timber boarding is provided to the kitchen and bathroom. The floors comprise exposed floorboards. Joinery comprises painted timber doors, architraves and skirting boards.

2.11 Heating to the kiosk building is provided by way of 2nr air conditioning units, with condenser units located at roof level. No other heating is provided at ground floor level. The residential accommodation was previously provided with a gas fired boiler but has since been removed. Metal panel radiators remain affixed to various walls.

2.12 Hot water to the ground floor WC and breakout room is provided by an electric on-demand water heater.

2.13 Lighting to the kiosk building comprises LED fittings fitted within the suspended ceiling system. The lighting to the remaining areas comprise fluorescent light fittings, of which a number are missing / not operational.

2.14 The property is provided with mains electricity and water. A gas meter is provided at first floor level, although it is not clear whether the supply has been disconnected.

3 OVERVIEW OF CONDITION EXTERNALLY

3.1 Overall, the property is in poor condition with an accumulation of defects and issues that require rectification to return the property to a condition suitable for continued use as a petrol station kiosk building and to reinstate the residential accommodation at first floor level.

3.2 We would like to draw your attention to the following key issues noted during our inspection:

Structure

3.3 We recommend a Structural Engineer is commissioned to inspect the following areas of concern:

- Leaning chimney stack at roof level.
- Vertical crack at first floor level to the front elevation.
- Inadequately toothed in brickwork to the left hand side elevation adjacent to the roller shutter.
- Vertical gap to the brickwork to the rear elevation.
- Adequacy of the roof structure alterations following water ingress.
- Extent of repairs required to the roof structure following water ingress and subsequent timber decay.
- Crudely formed internal openings and adequacy of any lintels/supports.

3.4 Any prescribed repairs or additional monitoring noted as part of the structural survey should be carried out.

Roofs, Rainwater Goods and External Joinery

Kiosk Roof

3.5 The roof over the kiosk building comprises a presumed timber pitched roof structure weathered with concrete roof tiles.

3.6 The pitched roof and adjoining gable elevation of the rear warehouse building is heavily overgrown with vegetation and requires cutting back and treating to prevent regrowth. The vegetation has grown internally within the kiosk building and is causing damage to the building fabric.

3.7 The pointing to the hipped ridge tiles and ridge tiles is friable and requires repointing.

3.8 The rainwater goods are in poor condition with a section of downpipe missing. Replacement of the rainwater goods is recommended and should include provision to discharge into below ground drainage.

3.9 The paint finish to the fascia boards and soffits is worn and requires redecoration.

Warehouse Roof

3.10 The warehouse roof comprises a metal roof structure weathered with a profile metal roof covering.

3.11 The roof covering is in poor condition exhibiting advanced cut edge corrosion to the end laps, corroded fixings, missing caps and corroded roof sheets. The coating to the roof sheets is heavily begrimed and solar degraded. The roof requires recoating to include for cut edge corrosion treatment to prevent any further deterioration. Corroded fixings require replacement prior to the replacement of fixing caps throughout.

3.12 Vegetation growth is present within the rear metal box section gutters and requires clearing out prior to relining of the gutter.

3.13 The gutter extending along the rear elevation of the two storey section comprises a uPVC gutter visible from the ground floor of the warehouse. This is a poor detail that opens the warehouse to the elements. The detailing of this gutter should be reformed to ensure the warehouse is adequately weathered from the elements.

3.14 Coping stones are provided to the verges of the roof. Significantly overgrown vegetation is present and requires cutting back. The detailing with the coping stones requires overhauling as part of the works including provision for lead flashing to be dressed under the coping stones.

Front Pitched Roof

3.15 The roof over the front two storey section comprises a pitched timber roof structure weathered in natural slate with a number of intersecting gables. A number of valley gutters and hipped ridges are provided. Four masonry constructed chimneys are provided

3.16 The slate roof covering is in poor condition. The slate courses are uneven exhibiting a number of slipped and missing slates leaving a number of holes to the roof covering. Crudely applied flashband repairs have been attempted to the left hand verge of the front elevation. A rooflight has slipped into the rear valley gutter leaving a large hole in the roof for water ingress. The extent of any timber decay to the roof structure and first floor ceiling joists could not be ascertained but repairs can be expected.

3.17 The slate roof covering is considered to be life expired and requires taking up and replacement with a new breathable membrane and laths prior to replacement of the slates. An allowance has been made to reinstate circa 50% of the existing slates. As part of any roofing works the thermal performance of the roof will need to be upgraded to comply with current standards. Any repairs required to the timber roof structure should be carried out.

3.18 The clay ridge tiles are mismatched and are missing in parts. Full replacement of the ridge tiles is recommended. The detailing to all hipped ridges and valley gutters should be renewed to include for new lead lined valley gutters.

3.19 The chimneys are in mixed condition. A number of the chimneys exhibit worn mortar joints and require repointing. A number of cowls are missing to the chimney pots which require replacement. Where chimneys have been painted, the paint finish is heavily worn and requires redecorating with a breathable external masonry paint. Any vegetation growth present should be removed and the disturbed surfaces made good.

3.20 One of the chimneys appears to be leaning and requires investigating further by a structural engineer. Any prescribed repairs should be carried out.

3.21 The rainwater goods to the two storey roof covering are largely missing to the front elevation and require full replacement.

3.22 The external joinery to the two storey building appears to be decayed and requires full replacement.

Flat Roof

3.23 The roof over the east section comprises a flat roof structure weathered with a mineral felt roof covering.

3.24 The mineral felt roof covering is an aged installation and is heavily solar degraded. Proprietary tape repairs have been carried out and an accumulation of vegetation growth and standing water was noted. Significant water ingress was identified within the storage accommodation below which revealed significant timber decay to the roof structure. The flat roof covering requires full replacement including provision for a new deck and insulation. Any works will need to renew the internally routed downpipe and perimeter upstands to the gable elevation and perimeter coping stones.

3.25 The fascia boards to the front elevation of the flat roof building exhibit timber decay and require full replacement.

Single Storey Lean To-Roof

3.26 The lean-to roof comprises a pitched timber roof structure weathered with a combination of mineral felt and natural slate.

3.27 Following an internal inspection, the roof has been subject to a significant leak causing damage / partial collapse to the plasterboard ceiling. The roof has since been crudely repaired with a mineral felt roof covering with poor detailing abutting the slate covering and a lack of lead flashing to the side elevation of the two storey building. The lean-to roof covering requires full replacement with a new slate roof covering, including a new breathable membrane and new laths. Provision for new insulation and anticipated repairs to the timber roof structure should also be factored into any roofing works.

Elevations

3.28 The elevations to the two storey building comprise painted render at ground floor level and painted masonry at first floor level.

3.29 The painted render remains in fair condition with no significant defects noted. Staining was noted at low level due to rainwater splashback which should be alleviated following repairs to the rainwater goods. In order to safeguard against future deterioration we recommend the render is cleaned and redecorated.

3.30 The painted brickwork is in mixed condition. Despite the painted finish applied to the brickwork, it is evident the brickwork elevations exhibit eroded mortar joints. The affected areas require raking out and repointing, prior to full redecoration with a breathable external masonry paint.

3.31 A vertical crack was noted to the left hand side of the front elevation at first floor level. The vertical crack should be investigated by a Structural Engineer and any prescribed repairs carried out.

3.32 The elevations of the single storey lean-to are in poor condition exhibiting damaged and displaced brickwork. It appears a former building has been removed and the brickwork not been made good. An extensive scheme of brickwork repairs is required.

3.33 The brickwork elevations to the kiosk building remain in fair condition with no significant defects noted.

3.34 The right hand side elevation of the rear storage building is heavily overgrown with vegetation at high level with extensive eroded mortar joints noted. The vegetation requires cutting back and the brickwork raking out and repointing.

3.35 The brickwork to the left hand elevation adjacent to the roller shutter is inadequately toothed in and appears unstable. The brickwork likely requires taking down and rebuilding correctly but this should be reviewed by a structural engineer to confirm the remedial works required.

3.36 From our limited inspection of the left hand side elevation, the mortar joints appear heavily eroded. The full elevation likely requires raking out and repointing.

Windows and Doors

Windows

3.37 Painted timber framed windows are provided to the two storey building. Whilst a number of panes of glass are missing, the timber surfaces remain in fair condition. Any missing panes of glass should be reinstated, prior to easing and adjusting any openings lights of the windows and redecoration.

3.38 Aluminium framed windows are provided to the storage accommodation which, whilst aged, remain serviceable.

3.39 The shop front comprises an aluminium framed shop front with a glazed aluminium framed entrance door incorporated. The shop front remains in serviceable condition and suitable for its current use.

3.40 Large sliding painted timber windows are provided to the flat roof building. The timber surfaces remain in fair condition but the sliding mechanism was not tested as part of our inspection. The doors require servicing to ascertain their working condition, prior to redecoration.

Doors

3.41 Owing to the previous use as a car dealership, three roller shutters are provided which front onto Moor Lane. The roller shutters were not tested as part of our inspection but appear to be aged installations and not in use. Water ingress was noted internally behind the roller shutters, owing to the gaps to the base. We recommend the roller shutters are serviced to ascertain the extent of remedial works required but replacement is likely to be required.

3.42 Painted timber doors are provided to the flat entrance and fire exits of the commercial unit. All of the timber doors are in poor condition and require replacement.

4 OVERVIEW OF CONDITION INTERNALLY

4.1 Internally, the property is in poor condition having suffered from a series of roof leaks and pigeon infestation at first floor level. The first floor roof leaks and pigeon infestation has caused extensive damage to internal finishes including widespread mould growth. A full strip out, decontamination of the site and full scheme of refurbishment is required.

4.2 Whilst the kiosk building remains in fair condition, albeit suffering from damp and vegetation growing through walls, the back of house areas are in poor condition. The rear storage area is suffering from damp affected perimeter walls and roof/gutter leaks. The lean-to area exhibits a partially collapsed ceiling following a roof leak and a significant active roof leak below the flat roof has caused advanced timber decay of the timber roof structure and roof deck. The ground floor area of the two storey accommodation is suffering from penetrating damp due to the raised ground levels and the low ceiling height of circa 1.9m significantly restricts the use of the space.

Ceilings

4.3 Whilst the suspended ceiling within the kiosk building remains in fair condition, all other ceilings are in poor condition. The back of house ceilings exhibit mould growth, partial collapse following roof and plumbing leaks and the like. A full scheme of replacement ceilings is required as part of any refurbishment works following the external repairs.

4.4 There is a lack of fire compartmentation between the commercial unit and residential accommodation. As part of any refurbishment works, new 60 minute fire rated plasterboard should be installed to the ceilings below the residential accommodation.

4.5 It should be noted that the ceiling height of the ground floor section of the two storey building is low at circa 1.9m, which is likely significantly affect and limit your proposed use for the space.

Walls

4.6 The walls predominantly comprise painted plaster finishes which are largely in poor condition.

4.7 Low level damp is present within the kiosk building to the stud partition wall which requires further investigation to ascertain the cause and necessary remedial works. The vegetation growing through the kiosk elevations requires removing and the surfaces making good to prevent regrowth. A section of damp boxing in is present at mid level which appears to be a leaking internally routed downpipe. The boxing in requires taking up to ascertain the cause and the necessary remedial works.

4.8 A scheme of brickwork repairs is required to the exposed brickwork below the lean-to roof areas, prior to the installation of new plasterboard and decoration.

4.9 The north facing elevation of the ground floor of the two storey building is suffering from penetrating damp due to the higher external ground levels. We recommend a damp proofing specialist is commissioned to specify an appropriate tanking system to overcome the penetrating damp.

4.10 Crudely formed openings have been made within the brickwork. The brickwork requires repairing prior to the installation of new cavity closers and plasterboard to the reveals.

4.11 Mould growth is present within a number of areas of the property, particularly to the residential accommodation. The plasterboard surfaces should be removed in full and the substrate walls left ready to receive new wall linings.

4.12 Sections of damp affected plaster were noted at first floor, particularly to the chimney breast, which require hack off and leaving to dry out, prior to receive new plasterboard.

4.13 Ceramic wall tiles are provided to sections of the ground floor WC, residential kitchen and bathroom. The tiles are in poor condition exhibiting cracked tiles, stained grouting and require hacking off and replacement as part of any refurbishment works.

Floors

4.14 The ceramic floor tiles within the kiosk building remain in fair condition. The remaining ground floor areas comprise a painted ground floor concrete slab. The paint finish is heavily worn and would benefit from redecoration.

4.15 Crudely installed timber steps have been installed to overcome the changes of level leading to the back of house accommodation. New steps should be installed in accordance with current regulations.

4.16 Vinyl sheet floorings applied to the back of house welfare areas are worn and stained and would benefit from replacement.

4.17 There did not appear to be any floor coverings to the first floor residential accommodation, but our inspection was heavily restricted by the extensive pigeon guano and dirt. The residential accommodation requires fully decontaminating prior to receiving new floor coverings.

Stairs

4.18 A timber staircase is provided which provides access to the residential accommodation. The staircase remains serviceable but requires overhauling including new floor coverings, nosings and the like.

Doors and Joinery

4.19 The majority of internal doors are damaged and not operating correctly. The timber doors require overhauling / replacement.

4.20 The requirement for any fire doors should be reviewed as part of a comprehensive fire risk assessment.

4.21 An allowance has been made to replace all joinery items within the residential accommodation.

Sanitaryware / Kitchen Facilities

4.22 The WC within the commercial unit comprises an aged WC pan and hand wash basin. The sanitaryware requires a deep clean together with the replacement of fittings, renewal of mastic and the like but replacement of sanitaryware is recommended as part of any refurbishment works.

4.23 The tea point remains in a serviceable condition but would benefit from a deep clean.

4.24 The bathroom and kitchen to the residential accommodation is heavily infested with pigeon guano and requires full refurbishment.

5 BUILDING SERVICES INSTALLATIONS

5.1 We have not been provided with any recent test certification records for the building services installations.

Electrical Installations

5.2 The property is provided with a mains electrical supply. The electrical installation is in poor condition with instances of loosing wiring. The lighting to the majority of the back of house storage accommodation was not operational at the time of inspection.

5.3 It is likely that the back of house areas shall require re-wiring, including the replacement of the distribution board and replacement of all light fittings with LED installations.

5.4 It is worth noting the lighting to the kiosk building comprises LED fittings and appear to be relatively new installations.

5.5 The electrical installation to the first floor residential accommodation was not tested as part of our inspection, owing to the severely active pigeon infestation. It is likely the residential accommodation shall require a full rewire including the replacement of lighting with LED fittings, new small power, new distribution board and the like.

Water Supply

5.6 The provided is provided with a mains water supply which was operational during our inspection. An allowance has been made for a Legionella test.

Gas Installations / Heating

5.7 A gas meter is provided within the residential accommodation but the supply appears to have been disconnected. It is evident a boiler has been removed from the boiler cupboard but the metal panel radiators remain affixed to perimeter walls. We are therefore unable to confirm the working condition of any elements of the gas supply or distribution pipework. An allowance has been made for reconnecting the gas supply, installing a new heating system including new boiler, radiators and pipework.

Heating, Cooling, Ventilation and Air Conditioning

5.8 The property is provided with two air conditioning units. The condenser units are located at roof level and at high level to the kiosk elevations. The air conditioning units appear in working condition but was not tested as part of our inspection. An allowance has been made to service the air conditioning systems.

5.9 The WC and staff room are not provided with any extract ventilation. Localised mechanical extract ventilation should be installed as part of any refurbishment works.

5.10 The back of house storage areas are not provided with any heating. Supplementary heating is recommended within the back of house areas.

5.11 The introduction of mechanical ventilation is recommended within the ground floor storage area of the two storey building due to the lack of windows.

5.12 and refrigerant pipework are aged installations and in poor condition and are likely to require full replacement.

Hot Water

5.13 Hot water is provided by way of an on-demand electric water heater located within the staff room which serves the tea point and WC. The water heater is dated but remains operational.

6 OVERVIEW OF COMPLIANCE

6.1 We have not had sight of any statutory documentation for the property.

Asbestos

6.2 Due to the age of the building and subsequent refurbishments it is deemed possible that asbestos has been utilised in the repair or refurbishment works throughout the building. A refurbishment and demolition asbestos survey will be required prior to undertaking any refurbishment or demolition works. Any asbestos containing materials identified will need to be removed or repaired and managed in accordance with the findings of the survey.

Fire Precautions

6.3 In accordance with our terms of engagement, we have not undertaken any opening up works or testing to ascertain or validate the fire safety protection and performance of the structure and fabric. The presence of plasterboard and suspended ceilings to most of the premises limits our inspection and means that we are unable to access ceiling/roof voids to provide any comment upon the adequacy of matters such as fire stopping between compartment walls and floors and the type/combustibility of insulation/construction materials.

6.4 Whilst we have not undertaken a fire risk assessment, areas of concern we identified during our inspection included:

- Lack of 60 minute fire compartmentation between the commercial unit and residential accommodation.
- Lack of fire alarm system. It is anticipated an interlinked fire alarm system between the commercial and residential accommodation will be required.
- Inadequate emergency lighting.
- Non compliant means of escape from the storage accommodation due to the roller shutters / sliding doors preventing egress from the building.

6.5 As such, we recommend that a comprehensive Fire Risk Assessment is undertaken in accordance with PAS 79 and by a registered Fire Risk Assessor. This should also include a fire door audit by a suitably qualified FDIS consultant. A fire compartmentation survey should be undertaken by a suitable qualified consultant or fire engineer to review the works required to provide 60 minute fire compartmentation between the commercial unit and residential accommodation. Any recommended actions should be implemented in full.

Health & Safety

6.6 In accordance with our Terms of Engagement we have not undertaken a Health and Safety Audit. We were unable to establish whether a current risk assessment is held on site.

6.7 A health and safety audit should be commissioned, and any recommended actions implemented.

Equality Act

6.8 In accordance with our Terms of Engagement we have not undertaken an Equality Act Audit.

6.9 We recommend you commission an Equality Act / Access Audit and implement any recommended actions.

6.10 The Act states that reasonable steps should be taken to deal with physical features that makes it unreasonably difficult for disabled persons to make use of a service. However, this may not always require physical removal or alterations the need for which can often be avoided if the actions and working practices of the occupiers themselves provide an acceptable alternative solution.

7 BUDGET COSTS

7.1 The table below illustrates budget costs for undertaking all works necessary in order to return the property to a good state of repair suitable for continued use as a petrol station kiosk building and reinstating residential accommodation at first floor level.

7.2 The following costs allow for scaffolding and access, preliminaries and contractors overheads and profit.

7.3 The costs are presented exclusive of statutory fees, professional fees and VAT.

7.4 Where further investigations are recommended, provisional allowances have been made for repairs but the extent of repairs will need to be reviewed in detail, pending the outcome of the recommended further investigations.

ITEM	DESCRIPTION	COST
Further Investigations		
1	Further Investigations	£3,500.00
Externally		
2	Roofs and Rainwater Goods	£94,039.92
3	Elevations	£21,600.00
4	Windows and Doors	£25,250.00
Internally		
5	Internal areas	£109,353.02
Mechanical and Electrical Items		
6	Mechanical Items	£25,150.00
7	Electrical Items	£23,450.00
Statutory Compliance		
8	Asbestos, Fire, etc.	£10,750.00
	SUB TOTAL	£3131,092.94
9	High level access equipment	£15,000.00
10	Preliminaries, Contractor's OHP @ 15%	£49,213.94
	SUB TOTAL	£377,306.88
	TOTAL BUDGET COST	£377,500.00

7.5 The full budget cost breakdown can be found within Appendix 3 of this report.

8 SUMMARY

8.1 Overall, the property is in poor condition with an accumulation of defects and issues that require rectification to return the property to a good standard of repair suitable for continued occupation as a petrol station kiosk building with residential accommodation at first floor level.

8.2 It should be noted that the ceiling height of the ground floor section of the two storey building is low at circa 1.9m, which is likely significantly affect and limit your proposed use for the space.

8.3 Further investigations are required in relation to potential structural concerns. As such, we recommended that you commission a Structural Engineer to undertake further investigations. Any recommended actions or prescribed repairs should be implemented.

8.4 We have not had sight of a Fire Risk Assessment for the property. We did identify shortcomings with the fire safety measures within the building, in particular the lack of fire compartmentation between the ground floor commercial building and first floor residential accommodation. We recommend that a comprehensive Fire Risk Assessment is undertaken in accordance with PAS 79 and by a registered Fire Risk Assessor. A fire compartmentation survey should be undertaken by a suitable qualified consultant or fire Engineer.

8.5 Our recommended schedule of proposed works is set out within Appendix 3 with the budget cost for the refurbishment and repair works totalling £377,500.00 exclusive of VAT and professional fees.

Appendix 1

Terms of Engagement



RAPLEYS LLP TERMS OF ENGAGEMENT FOR PROVIDING GENERAL PROPERTY ADVICE

1 INSTRUCTION

1.1 We are instructed by SRJ Energy Limited to provide a Building Condition Report.

2 THE PROPERTY

2.1 The property to which the instruction relates to is known Moor Lane Service Station, 8-10 Moor Lane, South Shields NE36 6BZ.

3 SCOPE AND LIMITATIONS

3.1 The scope and limitations of our inspection for the production of the Condition Survey will be as follows:

3.1.1 We will advise on the condition and durability of the property bearing in mind its age and type, the need for repairs or building maintenance and where appropriate, the suitability of the property for its proposed use.

3.1.2 We will report on defects and forms of construction likely to adversely affect the use of the property or to give rise to significant expenditure in the future. When specifically requested the Report will include budget costs for repair works that are considered to be required. Such costs are prepared on an approximate estimate basis and should only be used for approximate budgeting purposes only.

3.1.3 We will inspect those parts of the structure(s) which are visible from any part of the building to which access can be readily obtained. A 3 metre ladder will be used where necessary, and binoculars will be used to inspect the upper parts of the building from ground level. (A cherry picker, Drone Survey or Pole Camera Survey can be arranged to inspect the roof, at an additional cost).

3.1.4 All accessible areas of the property will be inspected. Any specific areas not inspected due to access problems will be noted in the report as required. It should be understood that the plant, equipment, furniture, etc. will restrict the Surveyors ability to inspect all areas of the property.

3.1.5 Concealed spaces such as suspended ceiling voids, riser ducts and service cupboards will not be inspected. We will not empty cupboards, move furniture, raise fitted floor coverings, remove floorboards or any fixtures and fittings and chattels or moveable items unless specifically requested and then only with the Landlords/Occupants prior consent.

3.1.6 Those parts of the property which are concealed, unexposed or inaccessible will not be inspected. We will recommend further investigations if we consider there to be a risk of failure in the areas not inspected. Except where the contrary is stated, such parts will be assumed to be in good repair.

3.1.7 Services such as electricity, heating, plumbing, mains water and drainage will not be tested. Comments will be based on such visual inspection as is possible. We will advise on the need for specialist tests to be undertaken.

3.1.8 We will not undertake or arrange for any investigation to be carried out to determine whether or not any deleterious, sub-standard or hazardous materials have been used in the construction, services or finishes of the property or have since been incorporated. These materials include, but are not limited to asbestos, high alumina cement, calcium chloride, wood wool slabs, galvanised steel, wall ties and composite cladding panels. We therefore will not be able to report that the property is free from such material nor to make any comment with regard to them. We will request from the owner or occupier, whichever is appropriate, a copy of the Asbestos Register. If no such document is provided to us, we will recommend that one is prepared prior to any inspection of the premises being undertaken. If we are made specifically aware of the presence of asbestos either from documentary evidence, word of mouth or by it being obvious from our cursory inspection, we will use our reasonable endeavours to bring this to the Client's attention with a recommendation that a detailed inspection by a qualified specialist should be undertaken in order to establish future obligations and any costs of essential remediation. This will be the full extent of our obligations in this regard. Our Survey will assume that no such materials are present. We recommend that if the Client has any concerns at all about any of these materials, the Client should commission a specialist report. We shall have no liability in respect of any matter relating to such materials.

3.1.9 We will neither investigate or request any information relating to any pollution or contamination at the property or on any other adjoining land. Accordingly, our advice will be prepared on the basis that no such pollution or contamination exists. Should the Client have any doubts as to the suitability of this assumption, we would recommend that appropriate investigations are made, and the results referred to us in order that we may review our advice. We shall have no liability in respect of any matter relating to pollution or contamination.

3.1.10 We will not carry out investigations to ascertain whether hazardous materials, gases or pollutants have been deposited on or used in industrial or manufacturing processes on the site. If, during our inspection, it appears that hazardous materials or pollutants have been present on the site, this will be brought to your attention and recommendations made concerning further investigative works to be carried out.

3.1.11 In order to verify our position in respect of any instruction you give us the situation regarding the combustibility, fire safety requirements or fire protection performance of any façade materials, roof materials, cladding, core, filler, composite, insulation, glazing, balconies, terraces, doors, hatches, signage, decorative panels, roof voids, roof cavities, chimneys, flues, external wall system and/or internal wall system of any building or structure, external roof system and/or internal roof system above the ceiling level of the uppermost storey of any building or structure, including but not limited to any component or material used for the external cladding or façades or roofs of any building or structure, insulation, and signage, and the manufacture, assembly, fixing or construction thereof (Property Fire Risks) you must seek a report from a competent Fire Safety Engineer. As a result, we shall not be liable for any claim directly or indirectly arising out of Property.

3.1.12 We will not expose or carry out intrusive investigation to test the form of construction of cladding panels. Where the use of rigid urethane or similar cores (composite cladding) may have been used, we will advise on further investigations, as necessary.

3.1.13 The Report will not provide an audit for the purposes of the Equalities Act 2010, or for other workplace legislation.

3.1.14 We will not carry out an inspection to establish if asbestos is present in the property in order to comply with any of the provisions of The Control of Asbestos Regulations 2012 or for any other purpose. We shall have no liability in respect of any matter relating to asbestos including, but not limited to, its presence at the property.

3.1.15 We will not carry out an inspection nor arrange for any investigation to establish the presence or absence at the **property** of any invasive or obnoxious weeds or plants. We shall have no liability in respect of any matter relating to any such weeds or plants including, but not limited to, their presence at the **property**.

4 FEE BASIS

4.1 Our fee basis for acting in such matters will be:

1. A fixed fee of **£2,950.00** exclusive of VAT and disbursements.

4.2 Disbursements will include, for example, the cost of obtaining documents, photocopying, photography, binding, maps, plans, postage, travel, flights, overnight accommodation and subsistence away from the office. The use of Rapleys LLP's cars are charged at 65 pence per mile.

4.3 If for any reason our instructions are prematurely terminated we will make an abortive fee charge based on our current hourly charging rates for professional staff for the time actually expended as at the date of termination plus any disbursements incurred.

5 FEE INVOICE

5.1 Interim invoices for disbursements are submitted at monthly intervals provided that the balance outstanding exceeds £100 exclusive of VAT

5.2 A final fee invoice will be submitted when the instruction has been completed.

5.3 Invoices are payable upon receipt. We reserve the right to charge interest from the 31st day following the date of the invoice at a rate of 2% per month calculated on a daily basis.

6 VARIATION

6.1 These Terms of Engagement may only be varied if accepted in writing by a Partner in Rapleys LLP.

7 EXCLUSIONS

7.1 We will not undertake or arrange for any investigation to be carried out to determine whether or not any deleterious, substandard or hazardous materials have been used in the construction, services or finishes of the property or have since been incorporated. These materials include, but are not limited to, asbestos, high alumina cement, calcium chloride, woodwool slabs, galvanised steel wall ties and composite cladding panels. We therefore will not be able to report that the property is free from such material nor to make any comment with regard to them. We recommend that if the Client has any concerns at all about any of these materials, the Client should commission a specialist report. We shall have no liability in respect of any matter relating to such materials.

7.2 We will not carry out an inspection to establish if asbestos is present in the property in order to comply with any of the provisions of The Control of Asbestos Regulations 2012 or for any other purpose. We shall have no liability in respect of any matter relating to asbestos including, but not limited to, its presence at the property.

7.3 We will neither investigate nor request any information relating to any pollution or contamination at the property or on any other adjoining land. Accordingly, our advice will be prepared on the basis that no such pollution or contamination exists. Should the Client have any doubts as to the suitability of this assumption, we would recommend that appropriate investigations are made and the results referred to us in order that we may review our advice. We shall have no liability in respect of any matter relating to pollution or contamination.

7.4 We will not carry out an inspection nor arrange for any investigation to establish the presence or absence at the property of any invasive or obnoxious weeds or plants. We shall have no liability in respect of any matter relating to any such weeds or plants including, but not limited to, their presence at the property.

7.5 In order to verify our position in respect of any instruction you give us the situation regarding the combustibility, fire safety requirements or fire protection performance of any façade materials, roof materials, cladding, core, filler, composite, insulation, glazing, balconies, terraces, doors, hatches, signage, decorative panels, roof voids, roof cavities, chimneys, flues, external wall system and/or internal wall system of any building or structure, external roof system and/or internal roof system above the ceiling level of the uppermost storey of any building or structure, including but not limited to any component or material used for the external cladding or façades or roofs of any building or structure, insulation, and signage, and the manufacture, assembly, fixing or construction thereof (Property Fire Risks) you must seek a report from a competent Fire Safety Engineer. As a result, we shall not be liable for any claim directly or indirectly arising out of Property.

7.6 We will not carry out any research nor give any information or advice on the risk of flooding at the property and we will not carry out any searches, at the Environment Agency or elsewhere, nor make any enquiries about the risk of flooding at the property.

7.7 We will not carry out an inspection or arrange for any investigation to be carried out to determine whether there is actual, potential, alleged or threatened formation, growth, presence, release or dispersal of any fungi, moulds, spores or mica toxins of any kind at the property. We shall have no liability in respect of any matter relating to any such fungi, moulds, spores or mica toxins of any kind including, but not limited to, their presence at the property.

8 LIABILITY

8.1 Our liability is solely to the named client below. Nothing in these terms shall exclude or restrict our liability in respect of personal injury or death resulting from our negligence or for fraudulent misrepresentation or in any other circumstances where liability may not be so limited under any applicable law or regulation.

8.2 Subject thereto and as agreed with the client, as evidenced by the acceptance of these Terms:

- We shall not be liable for any indirect, special or consequential loss or damage, or any loss of profit, opportunity, production or accruals arising in any circumstances whatsoever, whether in contract, tort, negligence, for breach of statutory duty or otherwise and howsoever caused.
- Our entire aggregate liability for any claim or claims in contract, tort, negligence, for breach of statutory duty or otherwise, for any loss, costs or expenses howsoever caused arising out of or in connection with the services to be provided under these Terms shall be limited to £5 million.

9 CONFIDENTIALITY AND DATA PROTECTION (IN LINE WITH GDPR)

9.1 Each Party undertakes that, except as provided by clause 8.2 or as authorised in writing by the other Party, it shall at all times during and after the Term:

- Keep confidential all Confidential Information and take reasonable steps to protect Confidential Information against theft, damage, loss or unauthorised access;
- nor disclose any Confidential Information to any other party without prior written consent;
- not use or deal with any Confidential Information for any purpose other than as contemplated by this Agreement;
- not make any copies of, record in any way or part with possession of any Confidential Information; and
- store and use personal information in compliance with the GDPR and as described in the our Data Protection Policy.

9.2 Either Party may disclose Confidential Information:

- As required by law, court order or any governmental or regulatory authority;
- to its employees, officers, representatives, agents, contractors and advisers but only to the extent they need to know to enable the Party perform its obligations under this Agreement and/or exercise its rights under this Agreement and that Party shall procure that the recipient only uses the information for the purposes contemplated, knows the information is confidential and does not disclose the information; and
- to the extent that such information becomes public knowledge through no breach of this Agreement by that Party.

10 COMPLAINTS PROCEDURE

10.1 As part of our internal Code of Conduct, Rapleys LLP has an established complaints procedure and a copy of this document is available upon request.

11 GENERAL

11.1 All amounts stated in these Terms are exclusive of VAT, which, if appropriate, shall be added and paid at the appropriate rate.

11.2 Either party may terminate these arrangements at any time on 7 days' notice or immediately on notice if the other party ceases to trade, becomes insolvent or has an Administrator, Receiver or Liquidator appointed or is in breach of any provision of these terms and fails, where the breach is capable of being remedied, to remedy the breach within 7 days of service of a notice specifying the breach and requiring it to be remedied.

11.3 We will do our best to perform our obligations in accordance with any time frame that is agreed or set, but this is an estimate only and time shall not be of the essence.

11.4 Neither party shall be in breach of their obligations for any delay or failure to perform their respective obligations which is caused by reasons outside that party's reasonable control.

11.5 These Terms shall be governed by English Law. The Court of England shall have exclusive jurisdiction in respect of any disputes and both parties submit to that jurisdiction.

11.6 Both parties do not intend that any person other than the Client and Rapleys LLP shall have any rights under these Terms and under the contract between us by virtue of the Contracts (Rights of Third Parties) Act 1999 or otherwise.

11.7 We take conflict issues seriously. We have procedures in place to ensure that conflict checks are carried out on every matter as soon as practical so that, if an issue arises, it can be discussed with the Client and dealt with as soon as possible. Our conflict procedures help us to fulfil our professional obligation not to act for one client in a matter where there is an actual (or significant risk of a) conflict with the interests of another client for whom we are already acting

11.8 If at any time the Client becomes aware of an actual or potential conflict of interest, the Client should raise it with us immediately.

11.9 Subject to our professional duties, we will always seek to resolve any conflict issues in the most advantageous way to the clients concerned. Where our professional rules allow, the Client agrees that after termination of our retainer, we may act or continue to act for another client in circumstances where we hold information which is confidential to the Client and material to the engagement with that other client. We will not, however, disclose the Client's confidential information to that other client.

11.10 We will keep confidential any information which we acquire about the Client's business and affairs, unless we are required to disclose any such information:

- to our auditors, external assessors or other advisers or for the purposes of our professional indemnity insurance; or
- by law or other regulatory authority to which we are subject.

11.11 If we or the Client engage other professional advisers to assist with a matter we will assume, unless the Client notifies us otherwise, that we may disclose any such information to such other advisers as necessary.

11.12 On occasion we may use external agencies to undertake typing, printing, photocopying, mailings and other business support services. Before doing so we ensure that appropriate safeguards are in place to protect confidentiality. If the Client has any concerns about this or would like to know more, the Client should let us know

11.13 In certain circumstances, it may be necessary to erect an information barrier (or Chinese Wall) to protect the confidentiality of client information; if this is needed we will discuss it with the Client.

11.14 Where possible, we will disclose to the Client all information which is material to the Client's affairs and business regardless of the source of that information. However, we will not disclose to the Client any confidential information about the business and affairs of any other existing or former client, or any information in respect of which we owe a duty of confidentiality to a third party.

11.15 If at any time a third party requests access to documents held by us or asks to interview any of our partners or employees in connection with the services we have provided, we may be required as a matter of law to comply with this request. The client will be responsible for our fees, disbursements and expenses in dealing with any such request, including the fees, disbursements and expenses involved in identifying relevant documents, attending interviews or making or defending any application in connection with the validity of the request. Disbursements and expenses may include the fees of third parties instructed by us in order to advise on issues connected with the request.

11.16 We will use the personal information we receive about the Client for the administration of our relationship with the Client, billing (and, where necessary, debt collection) and marketing. To help us to make credit decisions about the Client, to prevent fraud, to check the Client's identity and to prevent money laundering, we may also use the information to search the files of credit reference agencies who will record any credit searches on the Client's file. The information may be used by other credit grantors for making credit decisions about the Client and the people with whom the Client is financially associated, for fraud prevention, money laundering prevention and occasionally for tracing debtors. We may disclose the Client's details to our agents and service providers for any of the purposes set out in this paragraph

11.17 We may from time to time contact the Client by mail, telephone, or email to provide information that may be of interest to the Client, including details of the services we offer, newsletters and invitations to events. The Client should let us know if they do not want to receive such information.

11.18 We store documents and papers for clients, normally without charge. We also do not normally make a charge for retrieving stored documents and papers in response to continuing or new instructions to act for the Client. However, we reserve the right to make a charge based on the time we spend on reading papers, writing letters or providing other services necessary to comply with the instructions.

11.19 On completion of a matter and payment of any outstanding bills we shall return to the Client, on request, any documents lent to us by the Client for the purposes of the matter. Where we are acting for joint clients and one joint client asks us to transfer documents lent to us for the purposes of the matter, we will deliver them to, or to the order of, the joint client who delivered them to us.

11.20 We do not agree to retain files for any particular period of time but generally keep all files for a minimum period of 16 years. We reserve the right to destroy files without further reference to the Client 16 years after completion of a matter.

11.21 The services provided by us are for the Client's benefit alone and solely for the purpose of the matter to which they relate. They may not be used or relied upon for any other purpose or by third parties. Our duty of care is to the Client and does not extend to any third party. No third party shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any of the terms in this document, provided that no right or remedy of any such person which exists or is available otherwise than by virtue of that Act shall be adversely affected by the terms of this document.

11.22 We will, on the Client's behalf, instruct, liaise with or coordinate advice from other professional advisers. We will not be responsible for the accuracy or appropriateness of the advice given or work undertaken by those other advisers or for payment of their fees and expenses.

11.23 We are committed to promoting equality and diversity in all of our dealing with clients, third parties and employees. We will not discriminate in the way we provide our services on the grounds of sex (including gender reassignment), marital status, sexual orientation, disability, race, colour, religion, age, nationality or ethnic or national origins.

12 ACCEPTANCE

12.1 A copy of our Terms of Engagement is to be signed and returned by the instructing Client prior to commencement of the instruction as detailed above.

12.2 It is hereby agreed that the above terms are acceptable and I/we instruct Rapleys LLP to proceed. The Client instructing and/or continuing to instruct Rapleys LLP shall constitute acceptance of these Terms of Engagement irrespective of whether such copy is signed and returned.

	kAVITHA THIRUMALAI
CLIENTS SIGNATURE	PRINT NAME
DIRECTOR	21/05/2026
POSITION IN COMPANY	DATE
SRJ ENERGY LIMITED	NORTHVIEW SERVICE STATION,DH4 5NW
NAME OF INSTRUCTING COMPANY	REGISTERED OFFICE

Appendix 2

Photographs



1) Front elevation.



2) Roller shutters to the former car dealership.



3) Front elevation. Note damp stained render due to missing rainwater goods.



4) General view of the site.



5) Side elevation.



6) Brickwork in poor condition following the removal of historic buildings. Note patch felt repair to the lean-to.



7) Significant vegetation growth to the kiosk roof covering.



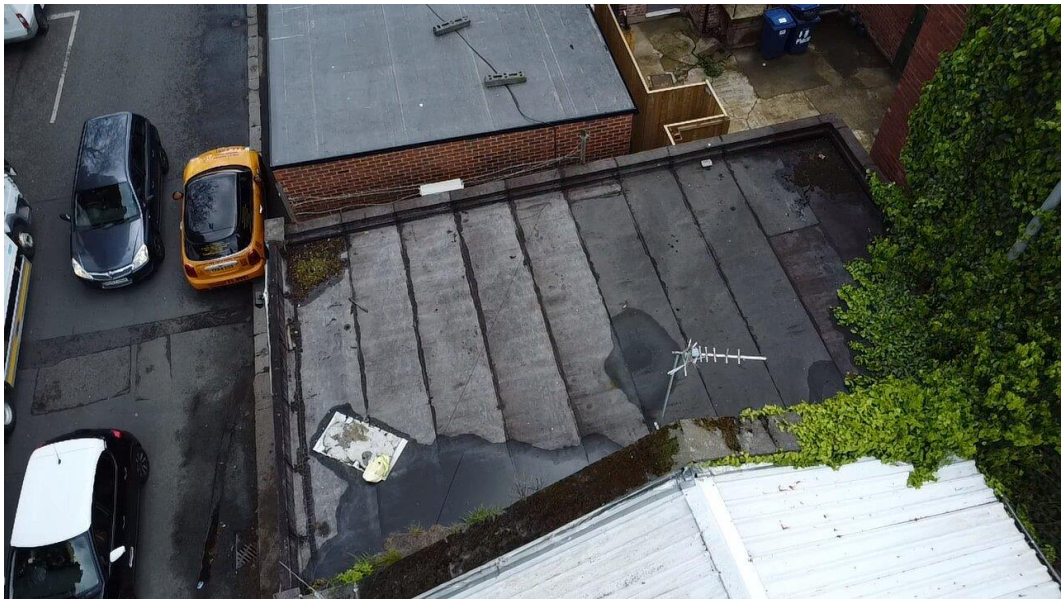
8) Significant soiling and solar degradation to the roof covering with corroded roof sheets and fixings.



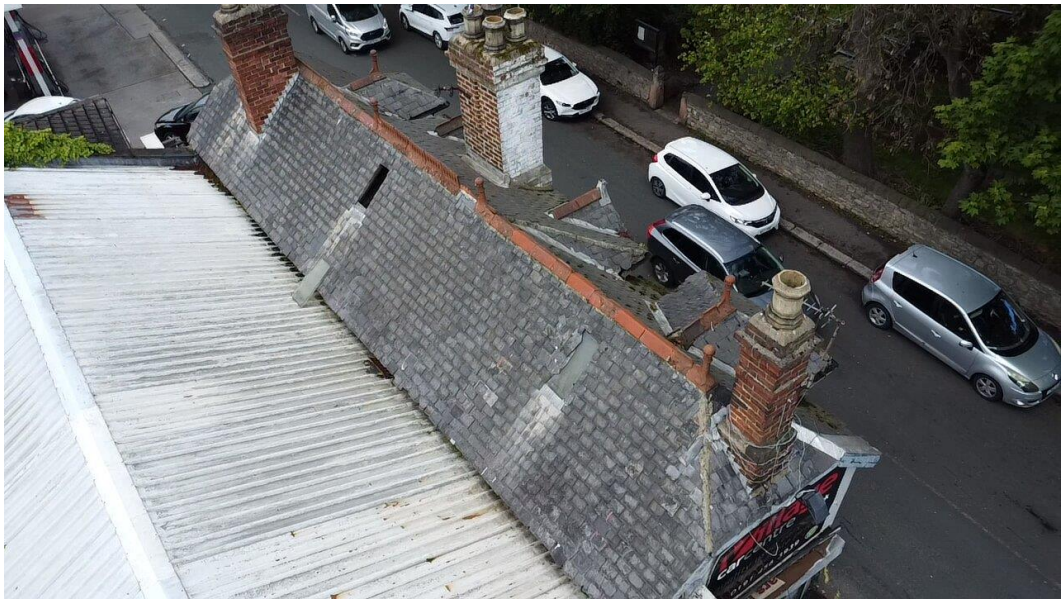
9) Significant soiling and solar degradation to the roof covering with corroded roof sheets and fixings.



10) View of life expired slate roof covering. Note various slipped / missing slates and slipped rooflight.



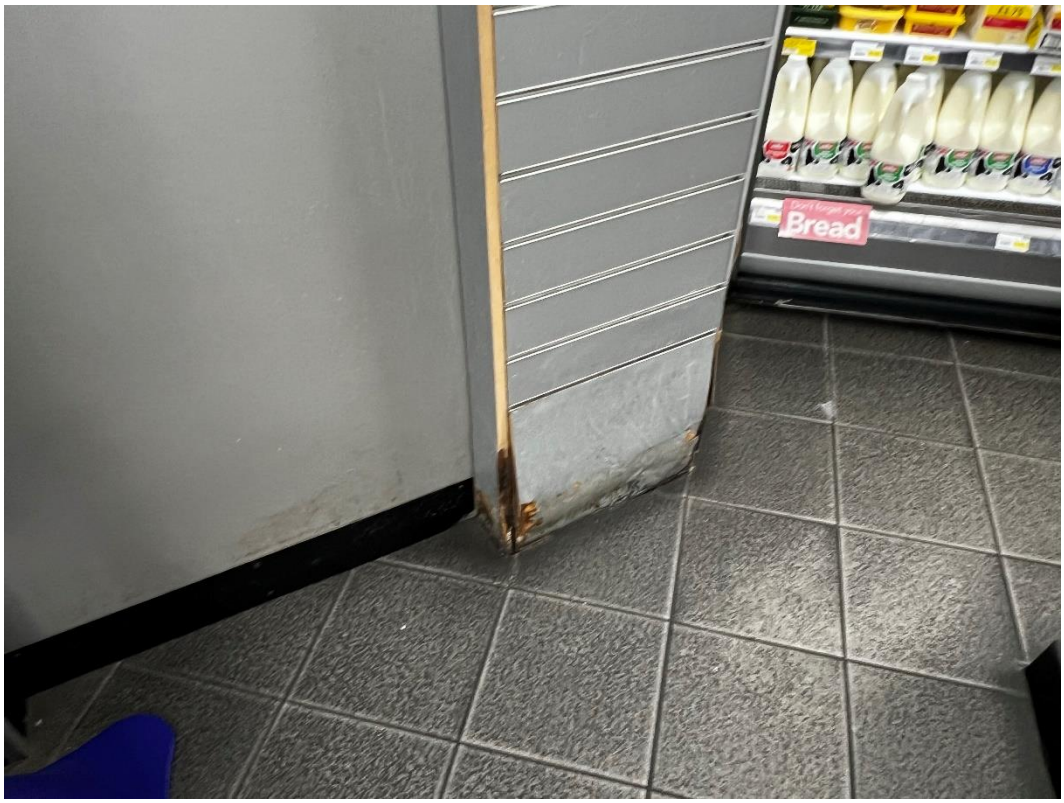
11) Life expired mineral felt roof covering.



12) View of life expired slate roof covering. Note various slipped / missing slates and slipped rooflight.



13) Kiosk. Note low level damp to office partition.



14) Close up of low level damp.



15) Vegetation growing through the kiosk elevations.



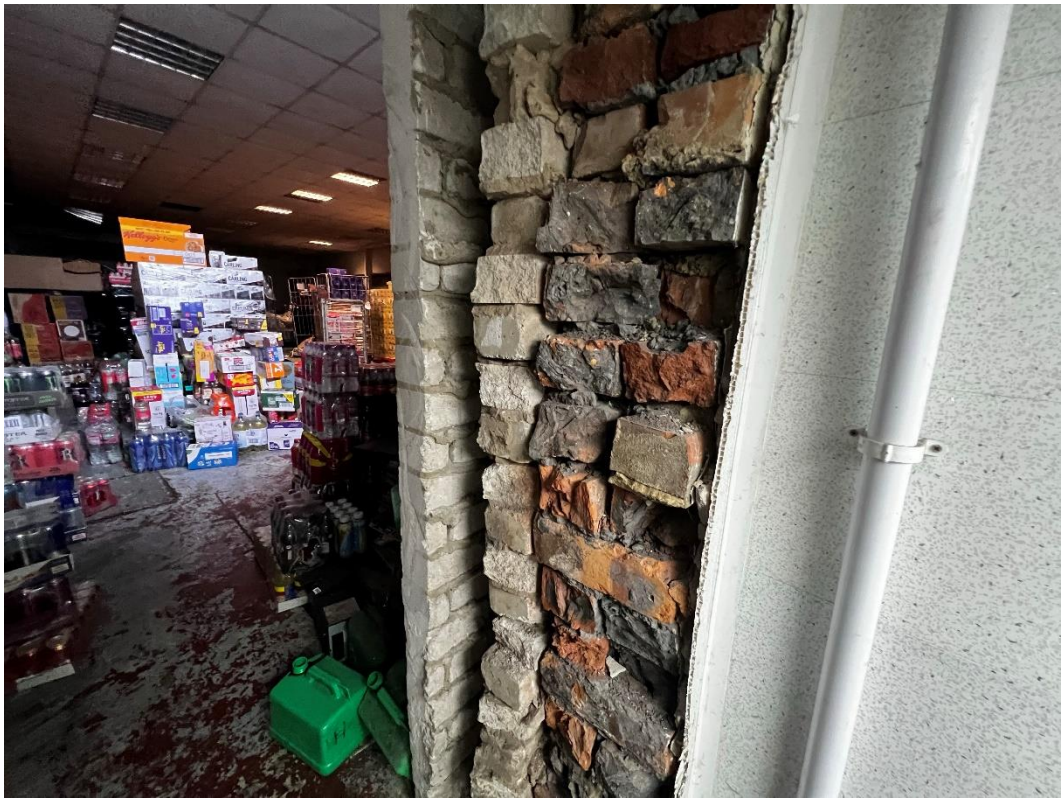
16) Office. Note damp boxing in.



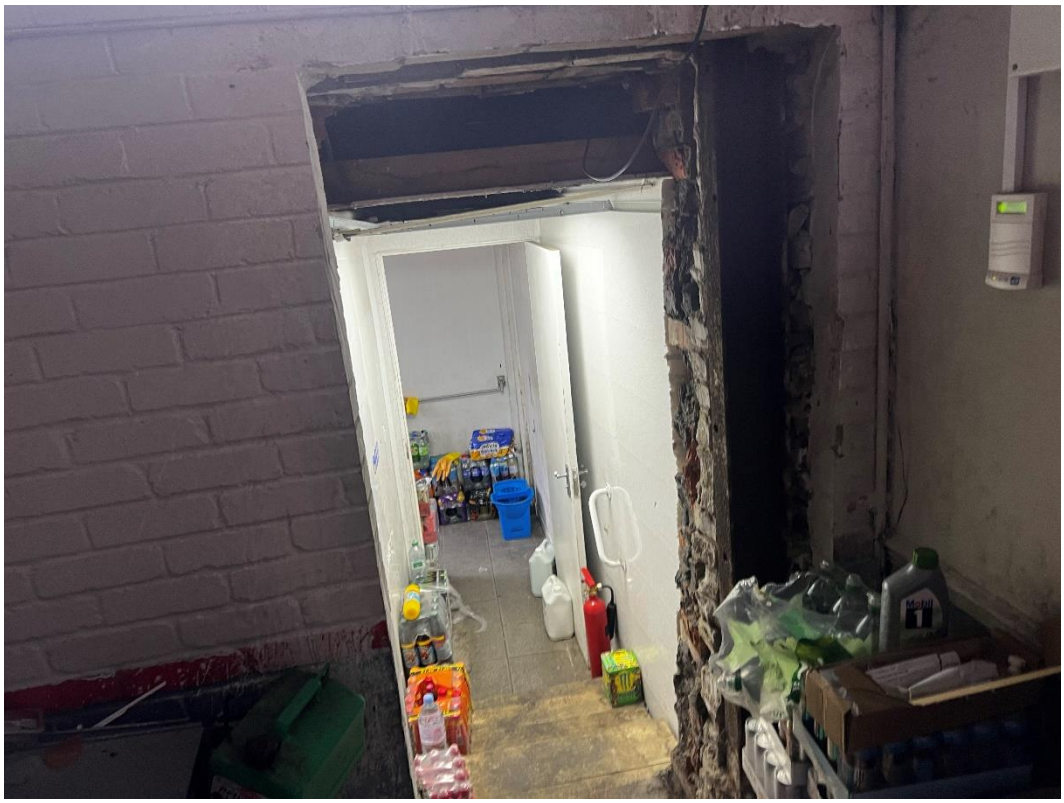
17) Mould growth to walls and low level damp.



18) Corridor. Note crudely installed timber steps and opening leading to the warehouse.



19) Crudely formed opening.



20) Crudely formed opening. No lintel observed.



21) General view of the workshop. Note heavily dilapidated suspended ceiling and worn painted floor slab.



22) Begrimed finishes to the workshop with vegetation blocking the window.



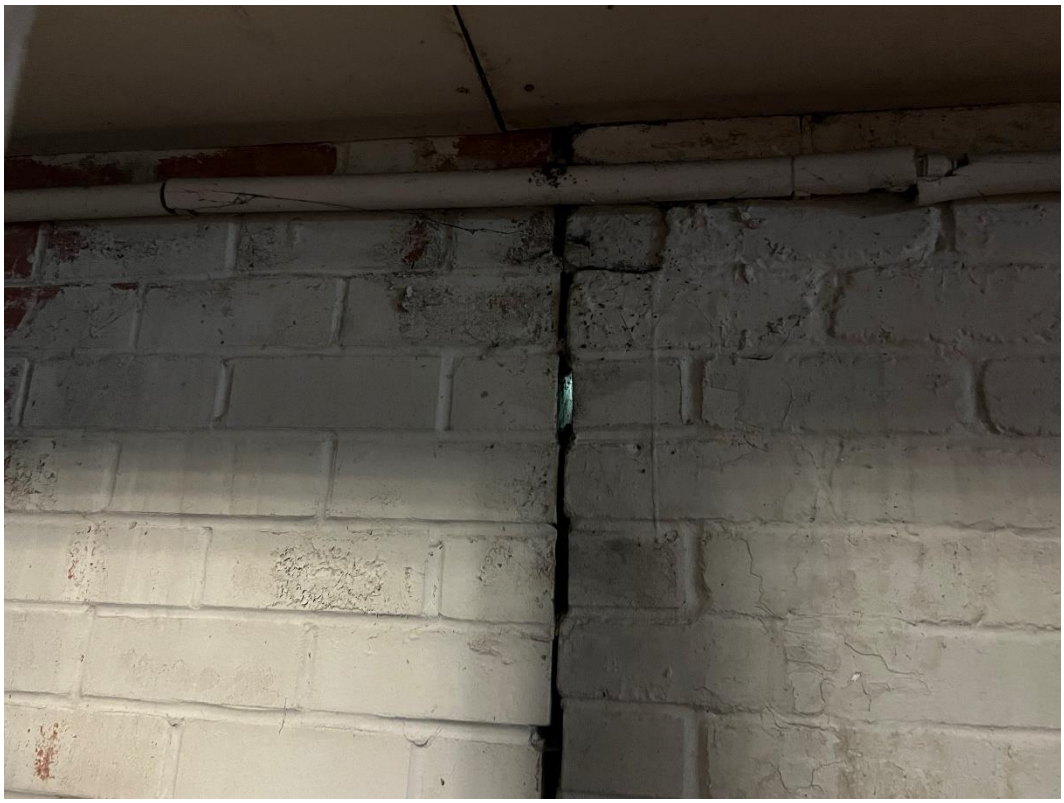
23) Stained and damp affected rear elevation. Note widespread water stained ceiling tiles.



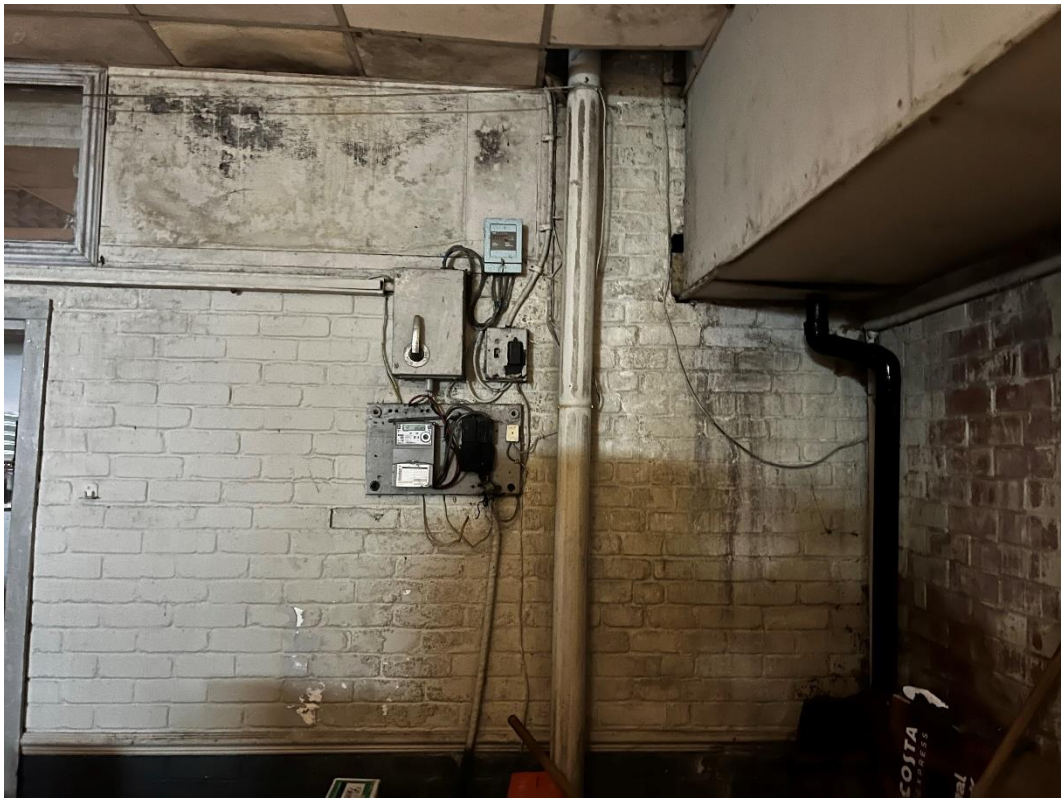
24) Damp affected brickwork to the rear elevation.



25) Damp affected brickwork at low level.



26) Daylight visible between brickwork.



27) Incoming electrical supply on damp affected wall.



28) Patch repair to roof following partial roof structure collapse.



29) Stained and missing ceiling tiles adjacent to the two storey rear elevation.



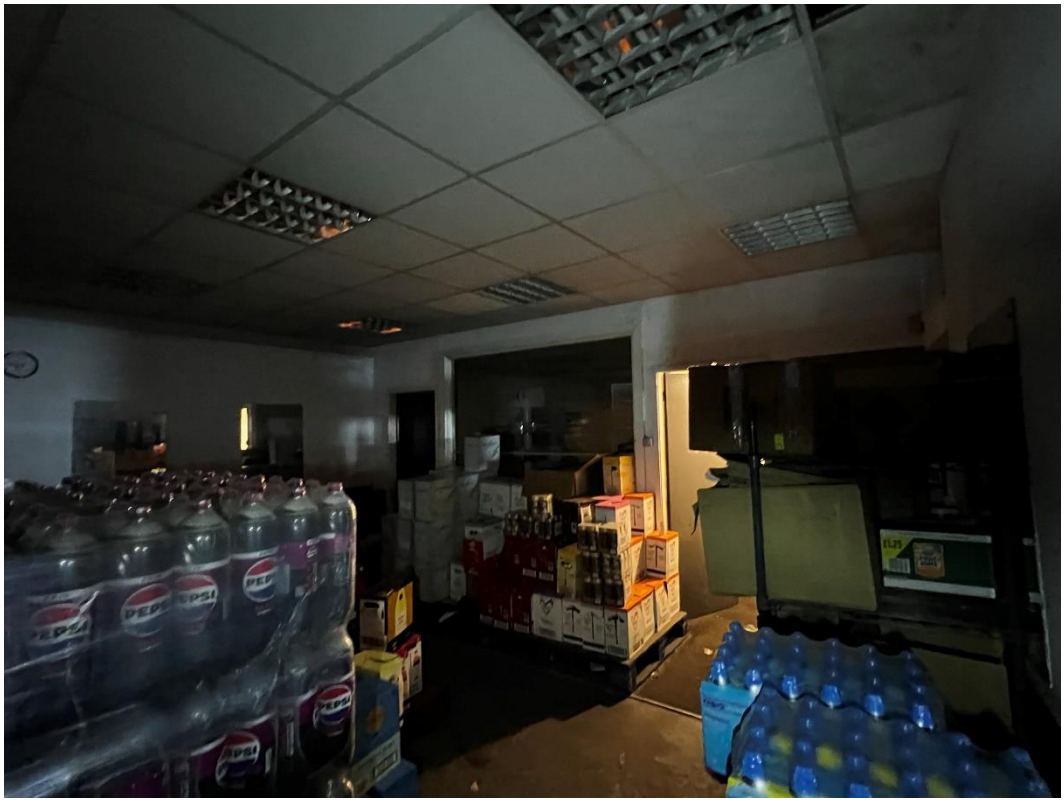
30) Mould growth to the underside of the roof covering and corroded metal roof structure.



31) View of opening leading to the flat roof area.



32) Partial collapse of the roof structure and deck following significant water ingress.



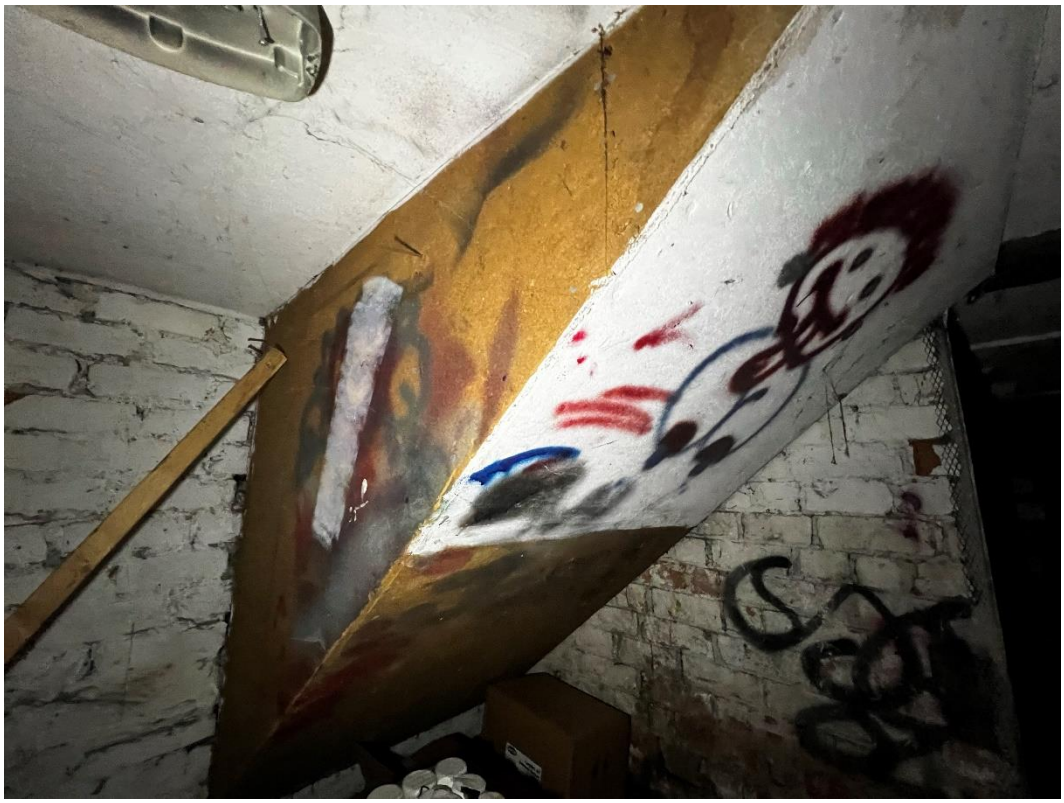
33) General view. Note lighting is not operational.



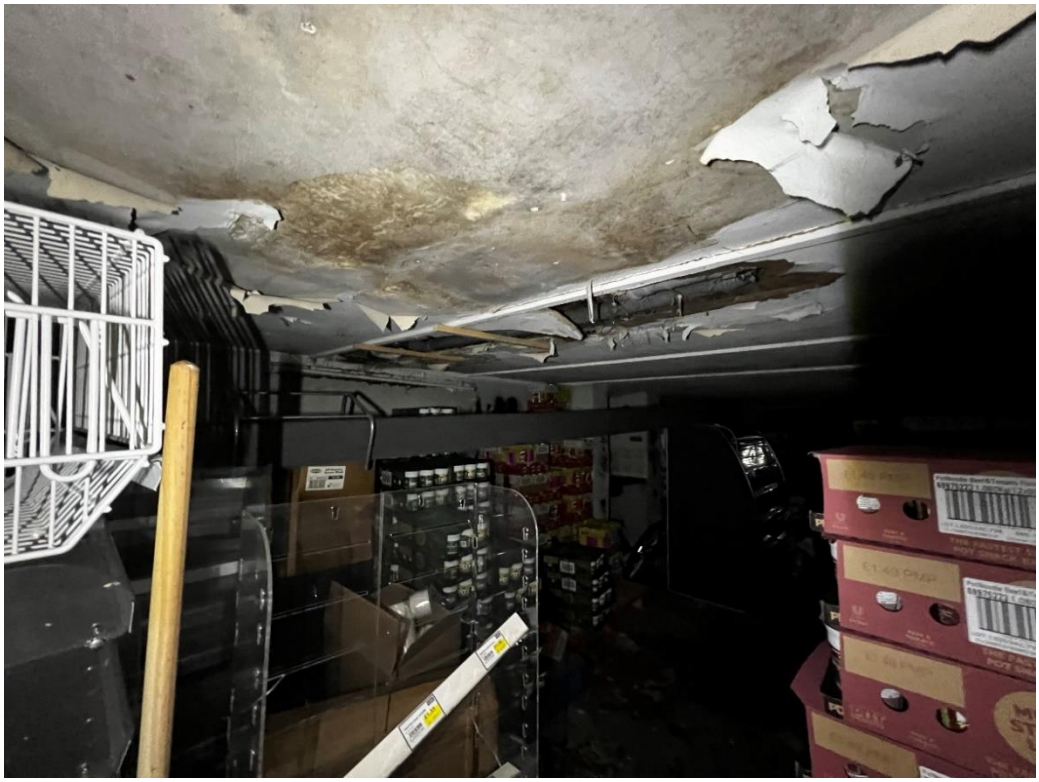
34) General view. Note lighting is not operational.



35) Heavily damp affected store with partially collapsed ceiling.



36) Damp affected staircase boarding.



37) View of the ground floor storage area of the two storey building. Note low ceiling heights of 1.9m and heavily damp affected and damaged ceilings.



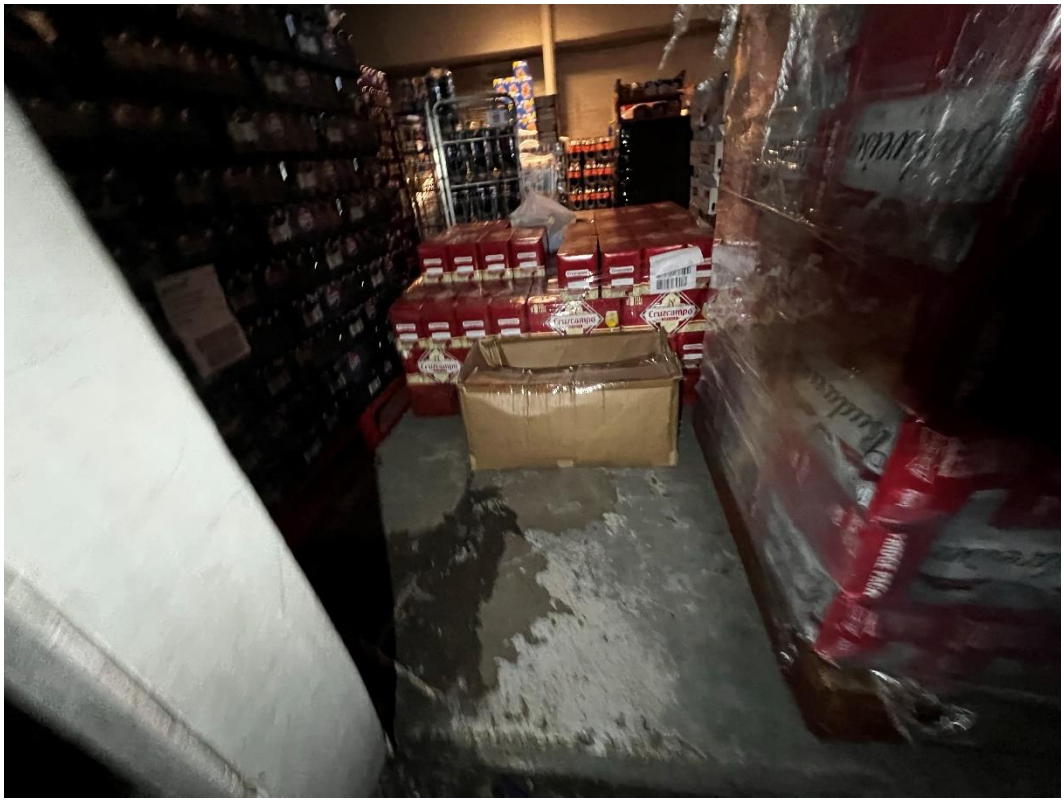
38) Lack of fire compartmentation between residential accommodation. Damp staining following plumbing / roof leaks.



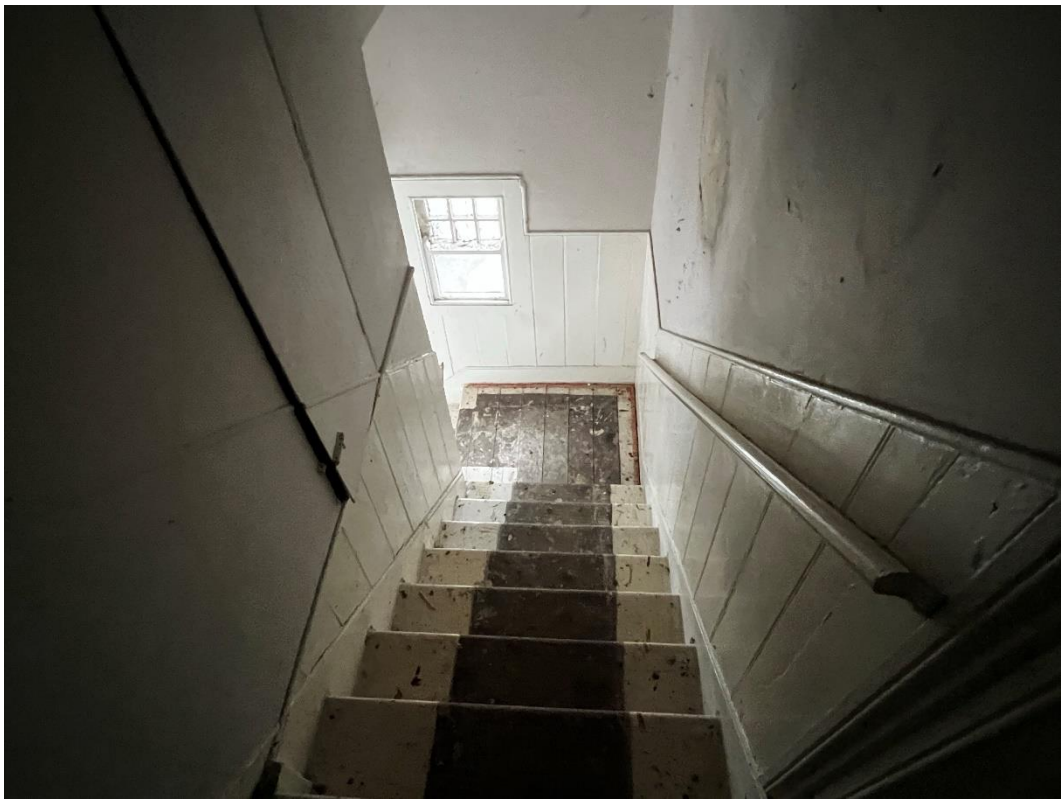
39) Damp affected walls fronting on to Moor Lane.



40) General view. Note lighting was not operational.



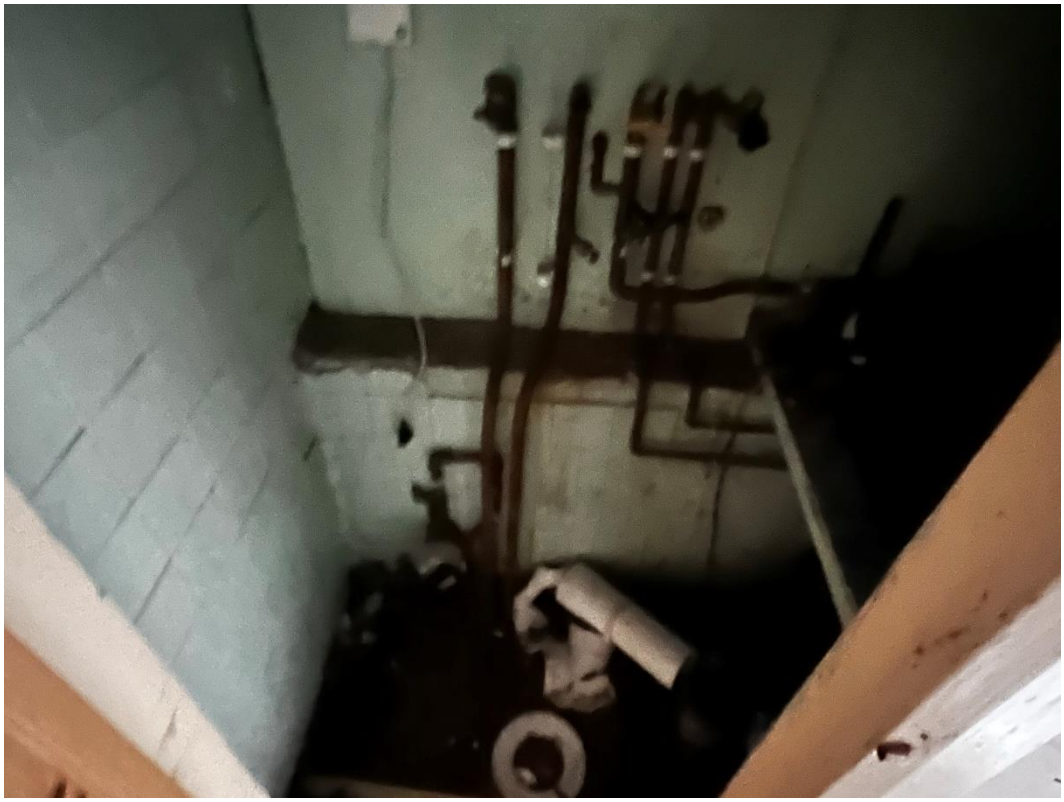
41) Water staining to floor slab.



42) Stairwell.



43) Gas meter.



44) Boiler cupboard. Note boiler has been removed.



45) Dirt and pigeon guano infested bathroom.



46) Dirt and pigeon guano infested kitchen.



47) Damp affected walls at high level.



48) Living room. Note damp affected ceiling and chimney breast.



49) Living room. Note damp affected ceiling and chimney breast.



50) Bedroom. Note significant mould growth to walls.



51) Bedroom.

Appendix 3

Budget Costs

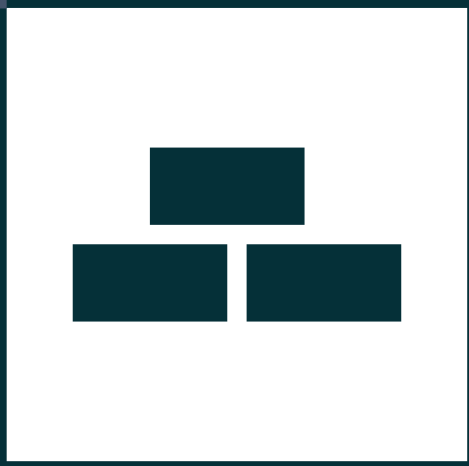
Moor Lane Service Station							
	Element		Sub - Element				Element
			Quantity	Unit	Rate	Total Cost	Total Cost
1	**Structural Works**						£ 3,500.00
		Structural Works					
	1.1	Commissiong a Structural Engineer to inspect the following: - Leaning chimney. - Movement adjacent to the flat roof roller shutter. - Vertical cracking to the front elevation. - Vertical gap within the rear elevation brickwork. - Adequacy of roof structure alterations carried out following roof leaks. Allowances for repairs have been included below.	1	Item	£ 3,500.00	£ 3,500.00	
2	**Roofs**						£ 94,039.92
		Kiosk Roof					
	2.2	Allowance to clear vegetation and debris.	1	Item	£ 750.00	£ 750.00	
	2.3	Allowance for repairs to the roof tiles following the removal of vegetation.	1	Item	£ 750.00	£ 750.00	
	2.4	Repoint hipped ridge tiles and ridge tiles.	1	Item	£ 550.00	£ 550.00	
	2.5	Redecorate fascia boards and soffits.	1	Item	£ 500.00	£ 500.00	
	2.6	Replace rainwater goods.	1	Item	£ 300.00	£ 300.00	
		Warehouse Roof					
	2.7	Allowance to clear vegetation and debris to the roof covering and rainwater goods.	1	Item	£ 750.00	£ 750.00	
	2.8	Clean down roof covering leaving ready to receive new coating.	144	m2	£ 3.00	£ 432.00	
	2.9	Recoat roof covering.	144	m2	£ 35.00	£ 5,040.00	
	2.1	Allow for replacement fixing caps.	1	Item	£ 500.00	£ 500.00	
	2.11	Repoint coping stones to the verges.	9	Item	£ 35.00	£ 315.00	
	2.12	Allow for overhauling detail between roof sheets and coping stone verge.	1	Item	£ 1,500.00	£ 1,500.00	
	2.13	Reline metal box section gutters.	16	Lin m	£ 65.00	£ 1,040.00	
	2.14	Form new gutter system adjoining the two storey building.	16	Lin m	£ 120.00	£ 1,920.00	
	2.15	Replace flat roof detail abutting the pitched slate roof.	1	Item	£ 1,500.00	£ 1,500.00	
		Front Pitched Roof					
	2.16	Take up slate roof covering, install new membrane, battens and replace roof covering. Allow for 50% new slates.	108	m2	£ 194.87	£ 21,045.96	
	2.17	Extra over cost for upgrading insultation.	1	Item	£ 2,000.00	£ 2,000.00	
	2.18	Extra over cost for replacing of the valleys.	1	Item	£ 3,500.00	£ 3,500.00	
	2.19	Extra over cost for replacement of ridge tiles.	1	Item	£ 1,000.00	£ 1,000.00	
	2.2	Extra over cost for renewing hipped ridge details.	1	Item	£ 2,250.00	£ 2,250.00	
	2.21	Extra over cost for anticipated repairs to the pitched roof structure and first floor ceiling joists.	1	Item	£ 7,500.00	£ 7,500.00	
	2.22	Extra over cost to reinstate detail to intersecting ridge.	1	Item	£ 1,500.00	£ 1,500.00	
	2.23	Replace missing chimney pots.	1	Item	£ 250.00	£ 250.00	
	2.24	Pending review of the Structural Engineer's inspection, allowance included for taking down and rebuilding the leaning chimney.	1	Item	£ 5,000.00	£ 5,000.00	
	2.25	Replace rainwater goods.	1	Item	£ 2,000.00	£ 2,000.00	
	2.26	Allowance for repointing chimneys.	1	Item	£ 3,000.00	£ 3,000.00	
	2.27	Replace external joinery.	1	Item	£ 2,500.00	£ 2,500.00	
		Flat Roof					
	2.28	Allowance to clear vegetation and debris to the roof covering.	1	Item	£ 750.00	£ 750.00	
	2.29	Take up mineral felt roof covering and replace with new built up system.	58	m2	£ 138.60	£ 8,038.80	
	2.3	Extra over cost for replacement of flat roof deck.	58	Item	£ 66.52	£ 3,858.16	

	2.31	Extra over cost for repairs to the flat roof structure.	1	Item	£ 3,500.00	£ 3,500.00	
	2.32	Extra over cost for upstand flashings.	1	Item	£ 1,500.00	£ 1,500.00	
	2.33	Replace external joinery.	1	Item	£ 2,500.00	£ 2,500.00	
	2.34	Extra over cost for replacing internally routed downpipe.	1	Item	£ 1,500.00	£ 1,500.00	
		Single Storey Lean To Roof					
	2.35	Replace roof covering, including an allowance for repairs to the timber roof structure and upgrading insulation.	1	Item	£ 5,000.00	£ 5,000.00	
3	**Elevations**						**£ 21,600.00**
	3.1	Remove vegetation.	1	Item	£ 1,500.00	£ 1,500.00	
	3.2	Allowance for repointing where mortar joints are worn.	1	Item	£ 2,500.00	£ 2,500.00	
	3.3	Allowance for brickwork repairs to the right hand side elevation.	1	Item	£ 3,500.00	£ 3,500.00	
	3.4	Redecorate brickwork with breathable external paint.	1	Item	£ 5,000.00	£ 5,000.00	
	3.5	Remove redunant signage and make good surfaces.	1	Item	£ 350.00	£ 350.00	
	3.6	Redecorate render.	1	Item	£ 2,000.00	£ 2,000.00	
	3.7	Pending review of the Structural Engineer's inspection, allow for crack stitch repairs to the vertical cracking.	1	Item	£ 2,000.00	£ 2,000.00	
	3.8	Pending review of the Structural Engineer's inspection, take down and rebuilding the inadequately toothed in area.	1	Item	£ 3,500.00	£ 3,500.00	
	3.9	Replace timber lintel.	1	Item	£ 1,250.00	£ 1,250.00	
4	**Windows and Doors**						**£ 25,250.00**
	4.1	Replace roller shutter to the two storey building.	1	Item	£ 4,000.00	£ 4,000.00	
	4.2	Replace roller shutter to the flat roof building.	1	Item	£ 6,000.00	£ 6,000.00	
	4.3	Replace roller shutter to the rear pitched building.	1	Item	£ 5,000.00	£ 5,000.00	
	4.4	Ease and adjust windows.	1	Item	£ 2,000.00	£ 2,000.00	
	4.5	Redecorate timber framed windows.	1	Item	£ 3,000.00	£ 3,000.00	
	4.6	Replace glazing where missing to the windows.	1	Item	£ 1,500.00	£ 1,500.00	
	4.7	Replace timber doors.	3	Nr	£ 1,250.00	£ 3,750.00	
5	**Internal Areas**						**£ 109,353.02**
		Commercial Accommodation					
		Strip Out / Preparatory Works					
	5.1	Remove vegetation growing internally through the elevations and make good surfaces.	1	Item	£ 500.00	£ 500.00	
	5.2	Allowance for further investigations to ascertain the cause of the damp within the office boxing in and at low level and to other areas noted. Provisional sum included for remedial works.	1	Item	£ 3,500.00	£ 3,500.00	
	5.3	Carry out commercial clean and removal all mould. Include for cleaning the underside of the roof covering.	1	Item	£ 3,500.00	£ 3,500.00	
	5.4	Treat corroded metalwork to the structural frame.	1	Item	£ 1,500.00	£ 1,500.00	
		Ceilings					
	5.5	Remove ceilings below the residential accommodation and install 60 minute fire rated plasterboard, skim and decorate.	63	m2	£ 85.00	£ 5,355.00	
	5.6	Replace suspended ceiling system.	182	m2	£ 85.00	£ 15,470.00	
	5.7	Replace ceilings to the lean to section where collapsed.	1	Item	£ 750.00	£ 750.00	
		Walls					
	5.8	Allowance for tanking system due to raised ground levels.	1	Item	£ 5,000.00	£ 5,000.00	
	5.9	Allowance for plaster repairs due to damp/damaged plaster.	1	Item	£ 5,000.00	£ 5,000.00	
	5.1	Install missing plasterboard to the opening leading to the warehouse reveals.	1	Item	£ 500.00	£ 500.00	
	5.11	Provisional sum for repairs where daylight is visible between brickwork.	1	Item	£ 2,000.00	£ 2,000.00	
	5.12	Repair brickwork and install plasterboard finishes to the lean to section and skim.	1	Item	£ 2,000.00	£ 2,000.00	
	5.13	Replace damaged ceramic tiles to WC.	1	Item	£ 250.00	£ 250.00	
		Floors					

	5.14	Replace steps to the changes of level.	1	Item	£ 500.00	£ 500.00	
		Joinery					
	5.15	Ease and adjust doors.	1	Item	£ 1,250.00	£ 1,250.00	
		Fixtures and Fittings					
	5.16	Install grab rails to the changes of level.	1	Item	£ 250.00	£ 250.00	
	5.17	Replace sanitaryware to the WC.	1	Item	£ 750.00	£ 750.00	
		Redecoration					
	5.18	Redecorate floor slab to the warehouse.	182	m2	£ 25.00	£ 4,550.00	
	5.19	Redecorate internally routed downpipes.	1	Item	£ 500.00	£ 500.00	
	5.2	Redecorate walls.	1	Item	£ 7,500.00	£ 7,500.00	
	5.21	Redecorate joinery.	1	Item	£ 2,500.00	£ 2,500.00	
		Residential Accommodation					
		Strip Out / Preparatory Works					
	5.22	Full strip out works including the removal of all plasterboard ceilings to the walls and ceilings, skirting boards, joinery, kitchen, bathroom and the like.	1	Item	£ 3,500.00	£ 3,500.00	
	5.23	Decontaminate the site due to pigeon guano. Carry out commercial clean upon completion.	1	Item	£ 3,000.00	£ 3,000.00	
		Ceilings					
	5.24	Install new plasterboard ceilings, skim and decorate.	63	m2	£ 48.29	£ 3,042.27	
		Walls					
	5.25	Install new plasterboard to walls, skim and decorate.	175	m2	£ 48.29	£ 8,450.75	
	5.26	Provision for new wall tiles to the kitchen and bathroom.	1	Item	£ 2,000.00	£ 2,000.00	
		Floors					
	2.27	Install new floor coverings.	63	m2	£ 45.00	£ 2,835.00	
		Joinery					
	5.28	Install new skirting boards.	1	Item	£ 2,000.00	£ 2,000.00	
	5.29	Install new doors.	6	Nr	£ 650.00	£ 3,900.00	
		Fixtures and Fittings					
	5.3	Install new kitchen.	1	Item	£ 7,500.00	£ 7,500.00	
	5.31	Install new bathroom.	1	Item	£ 5,000.00	£ 5,000.00	
		Redecoration					
	5.32	Full decoration.	1	Item	£ 5,000.00	£ 5,000.00	
6	**Mechanical and Electrical Items**						**£ 48,600.00**
		Commercial Unit					
		Mechanical Items					
	6.1	Service air conditioning systems.	2	Nr	£ 650.00	£ 1,300.00	
	6.2	Local extract ventilation to WC and break out room.	1	Item	£ 1,500.00	£ 1,500.00	
	6.3	Service electric water heater.	1	Item	£ 350.00	£ 350.00	
	6.4	Heating provision to the storage and welfare accommodation.	1	Item	£ 7,500.00	£ 7,500.00	
		Electrical Items					
	6.5	Replacement of lighting and emergency lighting.	345	m2	£ 25.00	£ 8,625.00	
	6.6	Provision for fire alarm system.	1	Item	£ 5,000.00	£ 5,000.00	
	6.70	Repairs to electrical installation and replacement of distribution boards.	1	Item	£ 5,000.00	£ 5,000.00	
		Residential Unit					
		Mechanical Items					

	6.8	Local extract ventilation to the kitchen and bathroom.	1	Item	£ 1,500.00	£ 1,500.00	
	6.9	Heating provision.	1	Item	£ 4,000.00	£ 4,000.00	
	6.1	Reinstate gas fired boiler.	1	Item	£ 4,000.00	£ 4,000.00	
	6.11	Reinstate gas supply.	1	Item	£ 5,000.00	£ 5,000.00	
		Electrical Items					
	6.12	Replacement of lighting and emergency lighting.	63	m2	£ 25.00	£ 1,575.00	
	6.1	Provision for smoke detection.	1	Item	£ 750.00	£ 750.00	
	6.14	Repairs to electrical installation and replacement of distribution boards.	1	Item	£ 2,500.00	£ 2,500.00	
7	**Statutory Compliance -** Note, no allowance for any repairs or remedial works recommended as part of Statutory Reports / Investigations						**£ 10,750.00**
	7.1	Electrical Inspection Condition Report (following works).	1	Item	£ 2,000.00	£ 2,000.00	
	7.2	Gas Safe certificate.	1	Item	£ 1,500.00	£ 1,500.00	
	7.3	Legionella test certificate.	1	Item	£ 1,500.00	£ 1,500.00	
	7.4	Asbestos R&D survey.	1	Item	£ 2,000.00	£ 2,000.00	
	7.5	Fire Risk Assessment.	1	Item	£ 1,250.00	£ 1,250.00	
	7.6	Fire Risk Compartmentation Survey.	1	Item	£ 1,250.00	£ 1,250.00	
	7.7	H&S Risk Assessment Report.	1	Item	£ 1,250.00	£ 1,250.00	
				Sub Total			**£ 313,092.94**
				Scaffolding and Access			£ 15,000.00
				Contractors Overheads, Profits & Preliminaries	@ 15%		£ 49,213.94
				Suggested Budget (Excluding VAT)			**£ 377,306.88**





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