

# QUINQUENNIAL INSPECTION REPORT

**TREGONWELL ALMSHOUSES & READING ROOM  
MILTON ABBAS  
DORSET**

**LISTED GRADE II\***



**DATE OF INSPECTION:**

**18<sup>TH</sup> MARCH 2025**

**The previous inspection took place on:**

**26<sup>th</sup> August 2020**

**WEATHER CONDITIONS:**

**Warm & sunny after a cold night**

**CRICKMAY  
STARK  
ARCHITECTS**

**DANIEL CANTRELL, BA(Hons) PgDipArch RIBA CA**

57 High West Street  
Dorchester  
Dorset  
DT1 1UT

**T** 01305 262636  
**E** [info@crickmaystark.co.uk](mailto:info@crickmaystark.co.uk)  
[www.crickmaystark.co.uk](http://www.crickmaystark.co.uk)



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Daniel Cantrell BA(Hons), PgDipArch RIBA CA

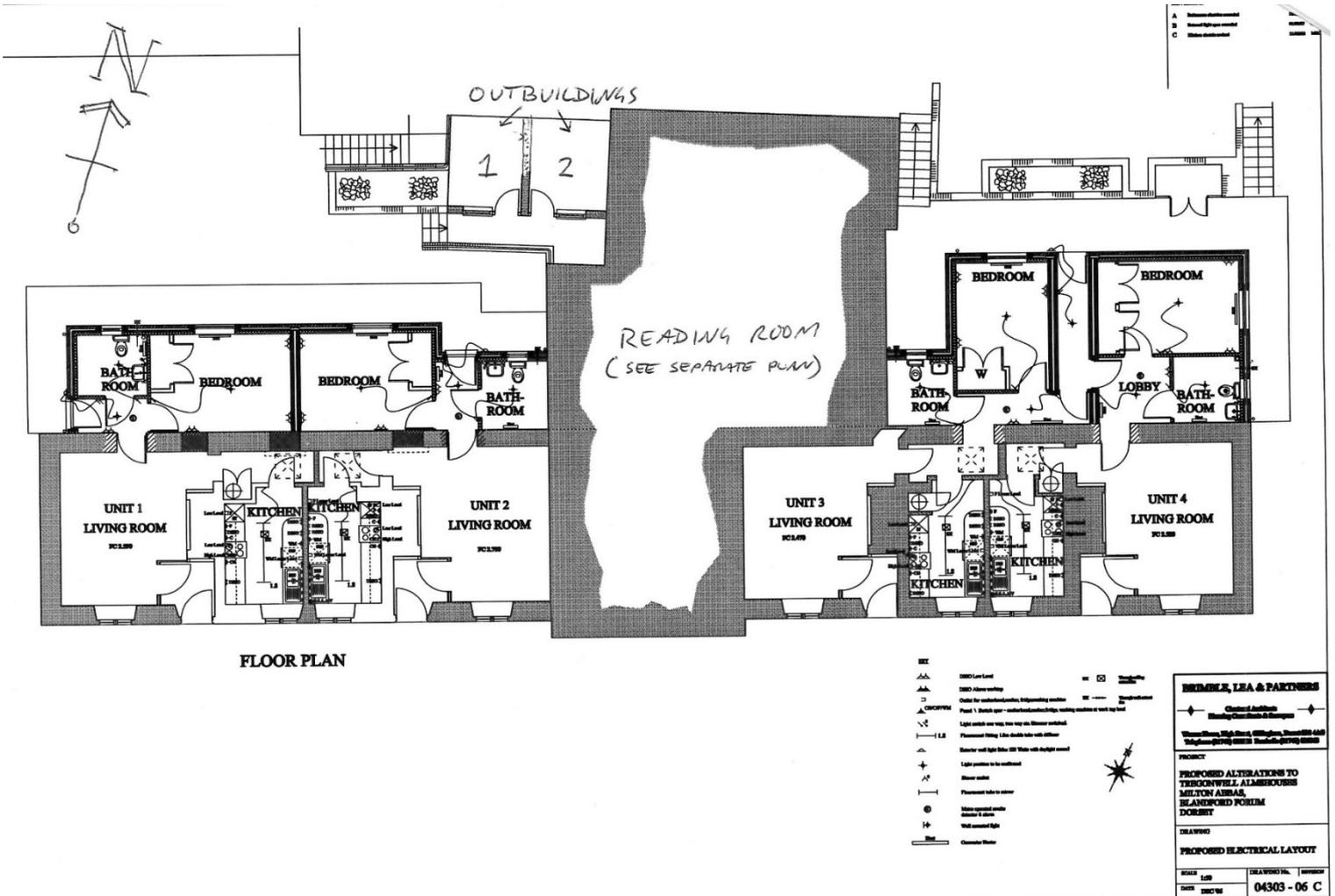
Crickmay Stark Architects

18<sup>th</sup> March 2025

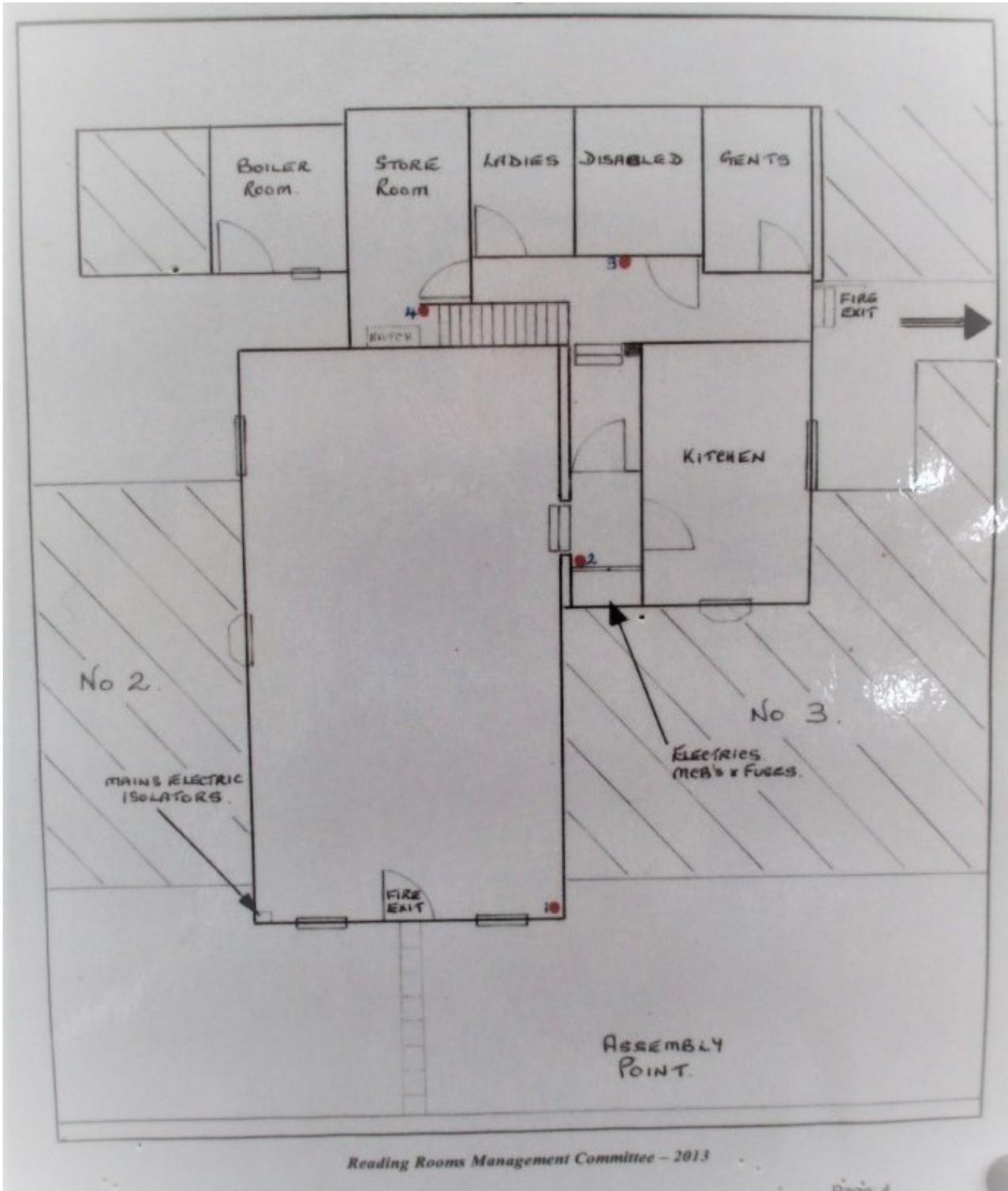
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Plan of the houses



Plan of the Reading Room



## 1. Introduction

This report was prepared for Tregonwell Almshouse Trust. The intention of the report is to identify defects and works that are required or desirable. It is hoped that the report will be useful to assist with commissioning immediate repairs, planning future maintenance, and also any changes desired. However, this report is not a specification of work or maintenance plan.

The plan included in this report is intended purely to enable the locations of parts of the building described in the report to be identified.

For the purposes of my report I shall refer to the street frontage as the South elevation.

It is emphasised that the inspection has been a purely visual one. This report is based on findings of an inspection made from the ground or other places which can be easily reached, or from the ladder provided. Inaccessible voids were not opened up.

This is a Summary Report only; it is not a specification for the execution of the work and must not be used as such.

I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible, and I am, therefore, unable to report that any such part of the building is free from defect.

This is my second inspection of Tregonwell Almshouses. The format is similar to the previous inspection, although not identical. There is no longer a separate section on windows and glazing – windows are described within the sections on each of the rooms.

## 2. Explanatory Notes

It is emphasised that the inspection has been a purely visual one (except where stated otherwise).

This report is based upon a visual inspection of the property and describes its basic construction and state of repair, highlighting any principal defects or significant shortcomings that have been found. I have not prepared an exhaustive list of those minor defects or imperfections and whilst photographs are included to compliment the report, it should be noted that any defects are not restricted to those identified within the photographs.

The survey carried out was non-intrusive, no inspections were made to those parts of the building or its services, which are built-in, covered up or otherwise made inaccessible in the normal course of construction, fitting out or occupation. Ceiling voids, ducts or the like are not entered during the survey inspection (unless noted to the contrary elsewhere), therefore no guarantees can be given that any such parts of the property are free from rot, beetle infestation, corrosion or other defect.

At the time of inspection the premises had various fixtures and fittings obscuring elements of the building fabric and finishes. I did not lift fitted carpets, nor disturb any part of the fabric or fittings, which were fixed and would have caused damage and we are therefore unable to report that those parts of the building, which were not visible are free from defects.

Comments have been made on the services ( i.e. drainage, heating, plumbing, electrical installation etc.) but a full inspection of services has not been undertaken and a regime for periodic full inspection and servicing of the services by suitably qualified plumber and electrician should be put in place.

No intrusive ground investigation work was carried out and we are therefore unable to comment on any potential contamination that may be present.

No below ground drainage inspection of foul or surface water has been undertaken.

Where costs have been included in this report they do not include for VAT, enabling works e.g. asbestos removal or improvement costs.

Where directions are given, these are given as if facing the element being described. LH and RH mean left hand and right hand respectively. LHS and RHS mean left hand side and right hand side respectively.

Any dimensions given in the schedule are approximate and should be taken as a guide to the position, size etc. of items only.

No investigation has been carried out into the past and present uses of the building.

### 3. Summary of Condition

- a. I am pleased to see that the buildings have been diligently maintained and most of the recommendations made at the last inspection have been acted on. It is good that the interior of house 2 and external wall of house 3 have dried since the last inspection.
- b. During my inspection, I noted new cracking in a number of places. This is currently minor but could indicate a significant problem. A likely cause is damaged or leaking drains near the foundations (such as there may be). Leaking water can dissolve soluble salts in the ground, leaving tiny voids into which particles can fall, and then be washed away. Leading to larger voids into which larger particles can fall....eventually reducing the bearing capacity of the ground until it compresses under the weight of the building, causing movement and cracking. I have recommended that a camera survey of the drains be undertaken, and any leaks be repaired.
- c. The outbuildings are in poor condition. It would be possible to keep 'patching them up' but really the time has come to fully renovate them.
- d. I have recommended easing of doors etc be undertaken during the quinquennial period, even though this is not essential to ensure the longevity of the building. This is because it may greatly improve the occupant's experience of the building for relatively little cost. It must be annoying having to always leave doors ajar.
- e. The toilets are beginning to look shabby. They could be cleaned and redecorated, but it would be good to fully refurbish them during the quinquennial period.

### 4. General Layout, History and Listing Status

Tregonwell Almshouses comprise two pairs of single-story houses to either side of a central two-storey Reading Room.

The Almshouses were built c. 1647 in Middleton (later Milton Abbas), and re-erected on the present site in 1779, when the houses were removed from the grounds of the Manor as they were spoiling the view. Originally 6 houses, lean-to extensions were added at the rear and they were altered internally to form 4 larger dwellings. Considered sub-standard, they were then extensively refurbished and further extended to the rear in 2008-9. The Reading Room was also extended to the rear to accommodate WCs and a kitchen in 2009.

The buildings are Listed Grade II\*.

## 5. Works carried out since the last inspection

I am delighted to see that most of the recommendations made at the previous inspection have been actioned, and also that there is a very useful spreadsheet recording what was done, when, and who by. This also records where it has been decided not to action recommendations, and the reasons why.

The spreadsheet shows estimated and actual costs. I note that my previous estimations had not kept pace with inflation and have tried to take that into account in this report. I am also pleased to see that many of the repairs have no cost against them, but a few people are repeatedly named – presumably volunteers. It is great to see that the Almshouses are so well supported by the local community and that there are people prepared to give up their time and skills to support the Almshouses.

## 6. Inaccessible Parts

The inspection was undertaken from ground level, accessible floors within the buildings, and using the portable ladder provided. No “opening up” was undertaken during the inspection unless noted to the contrary elsewhere.

### EXTERNALLY:

## 7. Roof Coverings

Over the houses the roofs are of plain clay tiles with two courses (plus under-course) of stone slates at the eaves.

### Houses 1 & 2

- a. The **south slope** is in fair condition.

There is some lost pointing where the stone slates and tiles meet. I recommend this be replaced. There is a missing tile, and this should be replaced.



*Missing pointing.*



*Missing tile.*

- b. The **north slope** of is in fair condition, as is the lead flat roof.

### Houses 3 & 4

- c. The **south slope** - there is a snapped tile to the west of the chimney of house 3 - this should be replaced. There are fragments of tile in the valley. I recommend these be removed and the valley checked when the

roofer is on site.



**Snapped tile**



**Fragments of tile in valley**

- d. There is a fragment of tile resting against an electrical cable at the west end. I removed it at the time of inspection. I was unable to see a damaged tile above - perhaps this is part of a tile which has already been replaced in the past.



**Fragment of tile resting against cable (removed)**

- e. The **north slope** is generally in fair condition, but there is a delaminated tile 10 courses above the stone slates and two tiles from the east end. It is probably still serviceable but will be vulnerable to further decay and so I recommend it be replaced.



**Delaminated tile**

- f. The **lead roof** to the rear of houses 3 and 4 is in fair condition. It feels a little soft under foot, probably because there is membrane beneath, rather than due to a defect.

**Reading Room**

- g. The **east slope** of the roof of the reading room is of plain clay tiles with clay ridge. Moss is building up on this roof, particularly on the ridge, and I recommend that this be cleared. To the north of the houses, there is a snapped tile approximately 1 m from the north end and six courses above the slate roof. I recommend that this be replaced.



**Snapped tile**

- h. To the south of the houses there is a delaminated tile approximately 1 m beneath the ridge and 2 m from the south end. This should be replaced.



**Delaminated tile**

- i. To the **west slope of the reading room roof**: To the north of the houses, there is a fractured tile approximately in line with the chimney and 1.5 m beneath the ridge. This should be replaced.



**Fractured tile**

- j. The **slate roof over the kitchen** is slightly dished. This appears to be of long-standing and I am not greatly concerned by it at present. There is a snapped slate one course beneath the top and approximately 0.5 m from the north. This should be replaced.



**Snapped slate**

- k. The **WCs** have a slate roof with clips; this is generally in fair condition but a couple of the slates beneath the easternmost Velux are detached and should be resecured.



**Slate detached**

- l. The **lead roof over the corridor** by the WCs is in fair condition.
- m. The roof of the **outbuildings** behind houses 1 and 2 is south facing and of slate. I am pleased to see that the broken slates noted at the last inspection have been replaced. There are fragments of tile, slate, and mortar on this roof, which have landed from above. Thankfully, they do not appear to have cracked the slates. I recommend that this debris be cleared.



**Debris on roof & in gutter**

- n. There are some slates with minor damage (lost corners) but I am not concerned by this at present.

#### **8. Rainwater Goods and Disposal System**

- a. To the **south** of the building there are cast iron gutters and downpipes and these discharge above gulleys. At the time of inspection the gulleys beneath the downpipes to houses 1 and 2 were obstructed and the gulleys to houses 3 and 4 were also partially obstructed on the south side. I recommend that the gulleys be cleared and that they be periodically checked to ensure they are freely flowing.



**Obstructed gulleys to the north**

- b. The cast iron rainwater goods have been redecorated during the quinquennial period, but the paint is peeling off in some areas. Where it is peeling there appears to be sound paint beneath in most areas (although there are a few areas of localised rusting). I recommend that any areas of rust be de-rusted and “touched up” immediately, but where there is sound paint redecoration will not be required until probably 2-3 years’ time. When redecoration is undertaken it is important that the surfaces have been properly prepared so that paint adheres well and does not peel again.



**Blistering & peeling paint on downpipe**

- c. To the **north side of the main buildings** there are UPVC gutters and downpipes which discharge into gulleys and are in fair condition.
- d. The south slope of the leadwork to the **rear roofs of houses 1 and 2** is in fair condition. It falls to a valley gutter, which is in fair condition and relatively free of debris although there is a little moss beginning to build up. I recommend that the valleys be cleared at the same time as all the other rainwater goods.
- e. The lead roof to the **north of houses 3 and 4** discharges into a valley gutter, which is littered with debris and should be cleared.



**Valley gutter littered with debris which should be cleared**

- f. At the bottom of the 6<sup>th</sup> bay from the east the leadwork dips and there is ponding. I am not particularly concerned by this at present, unless there are indications of leaking found beneath.



**Leadwork dips & water ponding**

- g. **The outbuildings** have cast iron guttering and a cast iron downpipe. At the time of inspection the gutter was largely obstructed; it also has leaking joints. I recommend that it be cleared and the leaking joints resealed. The rainwater goods also due for redecoration.



**Debris in gutter**



**Rusting & leaking joint**

- h. My standard recommendation is for all gutters, hoppers, valleys, downpipes etc, to be cleared at least twice a year.

## **9. Below Ground Drainage**

- a. I did not lift the manhole covers at the time of inspection (I was unable to at the last inspection, and so did not waste time trying again). I recommend that the covers be lifted during the Quinquennial Period and the drains be checked to ensure that they are freely flowing and cleared if required.
- b. The manhole covers are becoming overgrown with grass at the edges and I recommend that the grass be kept clear.

**10. Copings, Upstand Walls and High-Level Features**

- a. There are upstand walls with stone copings. The coping at the northeast corner is heavily decayed. Mortar repairs have been undertaken in the past with inappropriate Portland cement mortar. Much of this has now been lost and is lying on the lead roof beneath and there is further decay of the stone. I recommend that the lowest coping stone here be replaced. Ideally the second lowest stone would also be replaced at the same time. This could possibly be deferred for another five or even 10 years, but if the cost of access is significant, it would make sense to do it at the same time.



**Decaying coping stones**



**Debris lying on roof beneath**

- b. The coping to the east side of the north end of the Reading Room is heavily decayed. Mortar repairs have been undertaken in the past with inappropriate Portland cement mortar. This has now failed and is lying on the roof beneath. I recommend that the lowest two coping stones be replaced.



**Coping heavily decayed with debris on roof below**

- c. The chimney to the kitchen has a little missing pointing at low level and this should be replaced.



**Missing pointing**

- d. There is a little vegetation growing near the northwest corner of the westernmost chimneys. This should be killed and, once dead, removed and the open joints should then be pointed.



**Vegetation**

## 11. External Walls

The walls are of brick and flint, with stone to windows, doors etc. Commencing at the main entrance to the Reading Room and walking around the building in a clockwise direction I note the following:

- a. The **south elevation of the Reading Room**: As previously noted; mortar repairs been undertaken to the stone in places and there is some cracking to the repair of the west quoin beneath the kneeler stone. Ideally this repair would be re-done. However, it does not appear to have worsened noticeably since the last inspection and I think it could be deferred until the next quinquennial period. Interestingly, the quoins are ‘pecked’ suggesting perhaps that they used to be rendered.



**Pecked quoins**

- b. There is seating with timber slats integrated within the façade and this is in fair condition. As noted previously, there is a little cracking around the ventilation grille beneath the westernmost seat. I'm not greatly set concerned by this but when somebody is next working on the building and happens to have a little mortar left over, this is somewhere that they could make use of it.
- c. At high-level beneath the capital of the westernmost column, hard mortar used for pointing has become cracked and is becoming detached. I noted this at the previous inspection and recommended that it be removed where this can be done without causing damage to the masonry. The spreadsheet records that this was done in 2022, but there is some mortar which still appears cracked and loose. This could still be firmly attached, and so left in place at that time, but it is likely that further cracking / detachment has occurred. Where there is loose mortar, it should be removed; and where this results in deep open joints, they should be pointed with lime.



**Mortar becoming detached**

- d. Mortar repairs have been undertaken at the bottom of the west end. This is cracking. Ideally this mortar repair would be re-done, but I do not consider it to be a high priority at present.



***Mortar repair cracking***

- e. The **south wall of house 2** is in fair condition. Some repointing has been undertaken at low level at the east end in a hard mortar. This is inappropriate as it will prevent evaporation of moisture through the joints and could accelerate weathering of the brickwork. To the underside of the arch over the doorway a mortar repair has been undertaken which is beginning to come away from the stone. Ideally this would be re-repaired but I do not consider it to be a high priority.



***Mortar repair becoming detached***

- f. As noted at the previous inspection, the eastern reveal of the window is fractured and there is some damage at high level to the lintel. I do not consider any repair here to be essential, but a sensitive mortar repair would improve the house's appearance.
- g. The **south wall of house 1**: There is diagonal cracking to either side of the lintel over the door. To the west this has been repointed in the past using what appears to be a hard mortar, probably containing Portland cement. This pointing is coming away. I recommend that the crack here be repointed using an appropriate lime mortar. To the east the cracking has not been pointed in the past. The crack may be new but, if so, it is relatively minor. I recommend that the crack be raked out and repointed, and the date of this recorded. Then, if there is ongoing movement, the crack will re-open and could be measured to determine the rate of movement (which may be informative in determining the cause). A likely possible cause is damaged drainage, and if the crack re-opens, I suggest a camera survey of the drains be undertaken. I expect the specification for the pointing mortar will be recorded within the records of the refurbishment of 2008-2009, so this should be easy to match.



**Repointing coming away**



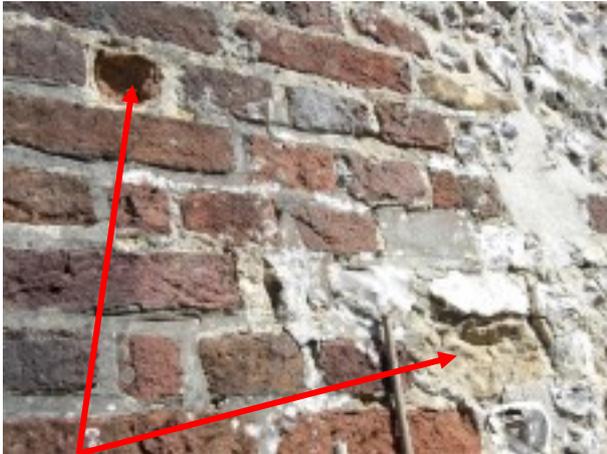
**Cracking new?**

- h. The **west wall to house 1** is of brick and flint banding with stone kneelers and some stone at low level. All is in fair condition.
- i. The **west wall of the bathroom to house 1** is of brick and in good condition.
- j. The **north wall to houses 1 and 2** is of brickwork. There is a little hairline cracking between the bricks and stone window surrounds, but I'm not concerned by this at present. The widest cracks are to the westernmost window where they measure around 0.6 mm. I recommend that this be reviewed at the next inspection.



**Crack measures 0.6 mm**

- k. The **west wall of the Reading Room** is of brick and flint. There is a rendered area at high level towards the south end. This wall has been patched in the past - in some places with lime, but in others with inappropriate Portland cement mortar. There are a few stones and bricks which are badly spalled and a little open pointing. I recommend that the most badly spalled masonry units be replaced. Where pointing can easily be removed by hand, I recommend it be taken off, and then any resultant deep open joints be repointed.



**Spalled bricks and stones.**



**Missing pointing**



**Woodlice behind mortar - evidently loose for some time**

- i. The **north wall of the Reading Room** is of brick and flint. It has been repointed in the past with at least two different mortars. Some of the mortar appears loose and there is a stone which has fractured. I recommend that the mortar be removed where loose, and any deep open joints be pointed.
- m. I recommend that the fractured stone be de-frassed. It may be that there is enough sound stone remaining that no further action is required, but it is possible that new stone may need to be inserted.
- n. There is a little vegetation growing near the northwest corner, at around 2 m above floor level. This should be killed and, once dead, removed and the open joint in which it is growing should be pointed



**Repointed area & fractured stone**



**Vegetation & missing/loose mortar**

- o. The **north end of the Reading Room** (and to either side of this) has tile hanging at high-level. At least one of the tiles is missing and should be replaced.



**Missing tile at end of top course**

- p. The **west wall of the Reading Room toilets** is of brick, which has been pointed using a hard cement mortar. Some of the bricks are beginning to spall at low-level, but no action is required at present.
- q. The **outbuilding walls** are of brick. As noted at the previous inspection, there are gaps between the brickwork and doorframes and I recommend that these be pointed. There are also a few open joints to the brickwork and these should also be pointed. There are some spalled bricks to the western side and ideally these would be replaced. If so, it is important that any replacement bricks be a good match.



**Open joints**



**Spalled bricks**

- r. There is vegetation in places beneath the brick coping on this wall. This appears to be dead and hopefully will not regrow. It has not yet displaced the masonry above. I recommend that the vegetation be raked out and the open joint in which it is growing be pointed. This also applies to the vegetation beneath the coping on the north wall of the outbuilding.



**Vegetation beneath brick coping**



- s. The **north wall of the Reading Room toilets** is of brick. Ivy is beginning to become established on this wall and I recommend that it be killed and then removed, and any open joints in which it is growing should be pointed.



**Ivy**

- t. There is vertical cracking approximately 3 m from the east end. At my last inspection this was approximately 1 mm - this is unchanged. This is probably due to thermal movement - there is no provision for expansion, and the pointing mortar is hard.



**Cracking 1 mm**

- u. The **east wall of the Reading Room toilets** is of brick and in fair condition.
- v. The **east wall of the Reading Room kitchen** is of brick and flint. There is vegetation growing within open joints at low level in the southeast corner. I recommend that the vegetation be killed and then removed and the open joint be pointed.



**Vegetation**

- w. The **north wall of the bathroom of house 3** was damp at the last inspection and I am pleased to report that it has now dried. There is cracking at high level measuring 3.5 mm at the widest point. I recommend that the open joints be filled.



**Cracking 3.5 mm**

- x. The **north wall of the bathrooms to houses 3 and 4** is of brickwork and in fair condition.
- y. The **east wall of the bathroom to house 4** is of brick. There is a little cracking around the masonry to the windows. I recommend this be reviewed at the next inspection. This currently measure up to 0.4 mm.



**Crack 0.4 mm width**

- z. The **east wall of house 4** is of brick and flint banding. This is generally in fair condition but there is a little loss of pointing in places. I recommend that any joints deeper than 20 mm to the brickwork, and any joints deeper than 10 mm to the flintwork be pointed. There is ivy growing at the southern end of the wall and I recommend that this be killed and, once dead, removed.
- aa. The **south wall of house 4** is of brick and flint banding, in fair condition, but there is ivy growing on this wall. I recommend that the ivy be killed and removed as and when it arises.
- bb. The **south wall of house 3** is of brick and flint banding, in fair condition.
- cc. **Generally**, in places repointing has been undertaken using inappropriate hard mortars. This prevents moisture evaporating through the joints, forcing it to occur to the face of the masonry. Soluble salts are then deposited on the surface and will be washed away by the rain leaving voids within the masonry, which will be susceptible to freeze-thaw action. Not only does the hard mortar “trap” moisture within the walls, increasing levels of dampness, but it also accelerates the decay of the stone/brickwork. It is important that all new pointing be of appropriate lime mortar and I would be happy to prepare specifications for this if required.

## **12. External Doors, Gates, and Joinery**

Commencing at the south of the Almshouses at the main entrance to the Reading Room and walking around in a clockwise direction I note the following:

- a. There is an exposed wall plate on the south side of the Almshouses. This is heavily decayed in places and has suffered “woodworm” in the past; but this appears to be historic damage and no further action is required at present.
- b. The soffits and fascias to the north of houses 1 and 2 are generally in fair condition, but in need of redecoration in places.



**Woodwork in need of redecoration**



- c. In the northwest corner of house 1, the soffit has dropped and should be resecured.



**Dropped soffit.**

- d. In the northwest corner of the Reading Room the fascia is heavily decayed. I recommend it be replaced.



**Heavily decayed fascia**

- e. The fascia to the Reading Room WCs is due for redecoration.

- f. The outbuilding joinery: the windows have been redecorated over rot; the hinges have also been painted over and the window painted shut. The timber is soft to the touch. Similarly, rotten timber has been painted over to the louvres. It is important that surfaces be properly prepared and repaired before decorating. I recommend that the rotten timber be cut out, and the windows be repaired and redecorated.



**Rotting timber beneath paintwork**



- g. There are some areas to the door of store 2 which appear to have been repaired and then primed or undercoated with white paint. I recommend that the redecoration be completed.



**Incomplete redecorations**

- h. To the north of the WC toilets there is a timber fascia which is heavily decayed. I recommend that the rotten fascia be replaced. To achieve this it will be necessary to remove the wiring that is fixed to it, and probably also to take off the ridge tiles. Consideration could be given to fixing the wiring to the wall to facilitate the replacement of the fascia.



**Fascia heavily decayed**



- i. The fascia to the east side of the Reading Room WC requires redecoration.
- j. The fascia to the east side of the kitchen is in fair condition. It will be due for redecoration within the next couple of years. There is a timber soffit above this which has “woodworm” holes consistent with *Anobium punctatum* (common furniture beetle). I recommend that it be locally treated.



**“Woodworm” holes**

- k. The kitchen window is rotten at the bottom of the mullion. I recommend that new timber be spliced in.



**Rotten timber**

- I. The fascia to the north of the bathroom to houses 3 and 4 is due for redecoration.



**Fascia due redecoration**

**INTERNALLY:**

**13. Roof Structure**

I inspected the loft space over House 3.

- a. The roof structure has been repaired/reinforced with steels at the end of the original purlins and ridge beam. The original rafters have historic woodworm damage and nails from former laths to the underside. There are new rafters in between the old. All appears to be in fair condition. There is a modern membrane above the rafters, which is in fair condition.
- b. There is historic staining as noted at (and which appears unchanged since) the previous inspection. The membrane to the roof should ensure that the roof is watertight even if there is a damaged or missing tile above.



**Stained rafter**

- c. From my position on the ladder, I could not clearly see the universal beam beneath the chimney. My previous recommendation that rusting beams be de-rusted and redecorated still stands if this has not been done already.
- d. As noted at the last inspection, there is mineral wool insulation at ceiling level. This has been re-distributed since the last inspection, so it is of more uniform thickness, although there is still room for improvement with regard to this.
- e. At my previous inspection I found bat droppings. There are bat droppings of two different sizes suggesting two species of bat, and there is an old wasp nest at low level on the south side also as noted at the previous inspection.



**Bat droppings**

- f. There is a ventilation system, continually running, with flexible ducting. The ducting has been deformed/crushed where it passes over the wall between houses 3 and 4. This will reduce airflow, and I recommend that it be straightened. The spreadsheet records that this has been done, and perhaps it is less bad than at the last inspection, but it still looks deformed to me.



**Squashed ducting**

- g. Also, there is a large gap in the wall which would potentially enable fire to spread. The roof void is essentially a single compartment as the ventilation ductwork also compromises fire separation. It is proposed that detectors in the lofts be installed with a link to the Clerk's mobile telephone, and also potentially to other people's telephones.

#### **14. House No. 1**

##### **14.1. The Porch**

- a. The ceiling is plastered and painted and in fair condition.
- b. The walls are plastered and painted and in fair condition.
- c. The front door was obstructed so I did not open it at the time of inspection but internally it appears to be in fair condition.
- d. The door between the porch and living room is of timber. It does not close on to the latch easily and I recommend that it be eased. The glazing at high level above the partition is in good order.
- e. The floor of the porch is of vinyl. It appears to have a vinyl patch over the centre.

##### **14.2. The Living Room**

- a. The ceiling is papered and painted. I'm pleased to see that the staining around the chimney is far less than at the last inspection. There is still a little staining to the north edge of the chimney and ideally this would be 'touched up'.



**Staining.**

- b. The walls are papered and painted and in fair condition.
- c. The floor is carpeted and in fair condition.
- d. The window has iron framing with an opening casement, diamond patterned leaded glazing and internal ferramenta. There is a cracked quarry, but I do not consider repair of this to be necessary at present.

#### 14.3. The Lobby between Living Room & Kitchen

- a. The ceiling is papered and painted and in fair condition.
- b. The walls are papered and painted. The paper is beginning to peel a little at the edges - this can probably be stuck back down fairly easily.
- c. The floor is carpeted and in fair condition.
- d. There is a cupboard. The doors spring open, but this may be because of the contents of the cupboard pushing against them rather than any defects with door itself.
- e. The door between the living room and the lobby is in fair condition.
- f. The door to the cupboard by the kitchen is in fair condition.

#### 14.4. The Kitchen

- a. The ceiling is plastered and painted and in good condition.
- b. The walls are plastered and painted, with tiling above the kitchen units - all is in fair condition. There is a little damage by the light switch and I recommend that this be repaired.



**Damage by light switch**

- c. The floor is of vinyl - there is some damage by the cooker; presumably the vinyl has been melted. The floor is otherwise in fair condition.



**Damage to vinyl**

- d. The kitchen door is in fair condition.
- e. The kitchen window is of plain diamond patterned leaded glazing set within steel framing. There is an opening casement to the west. This springs open but is operable. The glazing is in fair condition. There is internal ferramenta and secondary glazing.
- f. The kitchen fittings are generally in fair condition although the laminate is peeling on the top of the cupboard door beneath the sink.



**Damage to door**

14.5. The Lobby between Bedroom & Kitchen

- a. The floor is of vinyl and in fair condition.
- b. The external door is of timber, double glazed. There is rot at the bottom. I recommend the bottom of the door be repaired and then the door be redecorated.



**Rot at base of door**



14.6. The Bedroom

- a. The ceiling is plastered and painted. At my last inspection I noted some damp staining which appeared to be historic. Once stained, the stain often remains even after the area has dried and I think this is the case in this instance. I recommend that the area be redecorated. If the leaking is ongoing then new staining will occur.



**Staining**

- b. The walls are plastered and painted and in fair condition.
- c. The windows are of aluminium and double glazed. The easternmost window works but is very stiff. The westernmost window does not appear to unlock. I recommend that the windows be lubricated and repaired as required. I am pleased to see that the wall vent was open.
- d. The bedroom door is in fair condition.
- e. The cupboard doors are in fair condition but one does not close properly onto its latch. I recommend this be adjusted.
- f. The floor is of carpet and in fair condition.

#### 14.7. The Bathroom

- a. The ceiling is plastered and painted and in fair condition.
- b. The walls are tiled, apart from the east wall which is painted. The tiled walls sound hollow when tapped, suggesting that the wall may be dry lined - perhaps with tile backer board .
- c. The window is of aluminium, in working order but the handle is loose and I recommend that it be resecured. There is a little black spot mould around the window. The mould should be cleared, and the room ventilated when the shower is used, and for a period afterwards, to prevent mould thriving.
- d. The floor is of nonslip vinyl. There is black spot mould around the top of the coving and the vinyl is loose around the outlet - it appears that there is a slight gap around the trim around the top of coving. Perhaps water is getting here and then tracking down beneath the floor towards the outlet or it could be that the floor is not sealed against the outlet.



**Black spot mould**

- e. The bathroom door is in fair condition but does not lock shut.
- f. The sanitaryware is generally in working order, but the hot tap is loose and I recommend it be secured.

## **15. House No. 2**

### **15.1. The Porch**

- a. The ceiling is plastered and painted. There is a little bulge near the northeast corner (probably where a fixing has 'blown' the plaster) but I am not particularly concerned by this at present.
- b. The walls are plastered and painted and in fair condition.
- c. The main entrance door was locked at the time of inspection but internally all appears to be in fair condition.
- d. The door between the porch and living room is in good order. There are glazed panels above the partition, all in fair condition.
- e. The floor is of vinyl and in fair condition.

### **15.2. The Living Room**

- a. The ceiling is plastered and painted and in fair condition
- b. The walls are plastered and painted. There is a little vertical cracking approximately a metre from the north end of the east wall. This was not noted at the last inspection so may be new. The crack has evidently been filled at some point in the past, and there is also some horizontal cracking in this corner which has also been filled but not reopened. The crack is only of hairline width approximately 0.1 mm, so I am not particularly concerned by this at present. It should be reviewed at the next inspection.
- c. The floor is carpeted and in fair condition.
- d. The window has an iron frame with diamond patterned leaded glazing and internal ferramenta, and there is secondary glazing. All is in fair condition.

15.3. The Lobby between Living Room & Kitchen

- a. The ceiling is plastered and painted and generally in fair condition, but there is a little cracking to the northern edge where it meets the wall.



**Cracking**

- b. The walls are plastered and painted. At the previous inspection there was dampness at low level - I am pleased to note that this is no longer the case.
- c. The floor is carpeted and in fair condition.
- d. The door between the lobby and living room is in good working order.

15.4. The Kitchen

- a. The ceiling is papered and painted and generally in fair condition, but there is a small, isolated patch with damp staining approximately half a metre to the south and half a metre to the west of the northwest corner. There is a tile missing from the roof above and this may be the cause of the dampness - although the roofing membrane should keep the building watertight even if there is a lost tile.



**Damp staining**

- b. The floor is of vinyl and in fair condition although there is a little staining near the middle.

- c. “The kitchen door” binds at the top and I recommend it be eased.
- d. The kitchen fittings are generally in fair condition but the laminate to the cupboard door to the immediate north of the cooker is becoming detached. I recommend it be re-bonded to put off replacement for as long as possible.

#### 15.5. The Lobby between Bedroom & Kitchen

- a. The ceiling is plastered and painted and in fair condition.
- b. The walls are plastered and painted and in fair condition.
- c. The floor is of vinyl and in fair condition.
- d. The rear door is timber with an obscured glazed panel - all in fair condition. The glazing is not marked as safety glass. Consideration could be given to adding safety film to this panel. The spreadsheet notes that it is likely to be safety glass but not marked. It is possible to test glazing to determine whether it is toughened.

#### 15.6. The Bedroom

- a. The ceiling is plastered and painted and in fair condition.
- b. The walls are plastered and painted and in fair condition.
- c. The floor is carpeted - the carpet is a little wrinkled in places, but still serviceable.
- d. The windows are double glazed, of aluminium. They are stiff to open (particularly the easternmost one) and I recommend they be lubricated. The handle wobbles and I recommend it be tightened.
- e. The cupboard doors are in good working order.
- f. The bedroom door is in working order but does not close onto its latch very well.

#### 15.7. The Bathroom

- a. The ceiling is plastered and painted and in fair condition.
- b. The walls are tiled, apart from the west wall which is painted. The tiling to the east wall is uneven (beneath the shower in particular) and there is cracking between the tiles - they bulge out and they sound hollow when tapped. I think they have become detached from the wall behind although the whole wall sounds hollow when tapped and is probably dry lined. I suggest that one of the tiles beside the cracked grouting be removed to see whether the tiles are well bonded. If so, the cracked areas can simply be re-grouted. If not, re-tiling will likely be required. When this is done, it would be prudent to allow for expansion by filling internal corners with sealant rather than grout. There is also some surface crazing to a couple of the tiles on the south wall.



**Cracking between tiles**



**Surface crazing**

- c. The floor is of non-slip vinyl with coved skirting. As previously noted, there is a small gap beside the toilet which has not been welded, and I recommend that this be repaired.
- d. The vinyl is bulging around the shower outlet and stained around the WC. The coved skirting is also coming away in places. It is possible that water is getting behind the tiles where the grout is split and/or where the coved skirting has come away and then been trapped beneath the floor by the outlet and this has caused the flooring to bulge. Alternatively, there could be a problem with the sealing of the outlet itself. Either way, in order to resolve this the flooring will probably need to be replaced. It should be allowed to dry before new vinyl is laid.



**Bulging and stained vinyl**





**Detached skirting**

- e. The sanitaryware is in fair condition.

## **16. House No. 3**

### **16.1. The Porch**

- a. The ceiling is plastered and painted and fair condition.
- b. The walls are plastered and painted and in fair condition.
- c. The floor is of vinyl in fair condition.
- d. The main entrance door is in fair condition, and I am pleased to see that the screw to the hinge has been replaced since the last inspection. There is some cracking to the paint on the external surface, particularly to the weatherboard, but also between some of the boards. This could be simply that it is not adhered properly to previous paints, or due to expansion and contraction of the boards, but I think it likely that there is some decay to the weatherboard. I recommend that it be rubbed back and checked, and then the decorations made good.
- e. The inner door is in good condition. There is glazing at high level above the porch partition, and this is in fair condition

### **16.2. The Living Room**

- a. The ceiling is plastered and painted. As noted at the previous inspection, there are cracks which follow the lines of the boarding. At the previous inspection there was efflorescence and blistering of paint around the ventilator. This has now been touched up and improved since the last inspection, but the area is still scarred and could perhaps be touched up more neatly.



**Repaired area untidy**

- b. The walls are papered and painted. There is some undulation behind the paper. The paper is peeling at the edges in places and could be stuck back down.
- c. The living room window is steel framed with an opening casement to the west and diamond patterned plain leaded glazing. There is internal ferramenta to the easternmost light and secondary glazing, all is in good order.
- d. The floor is carpeted and feels firm underfoot.
- e. The living room cupboard is in fair condition but the door binds at the top and is not easy to open and close - I recommend that this be eased.

**16.3. The Lobby between Living Room & Kitchen**

- a. The ceiling is plastered and painted. It is generally in fair condition but there is a little staining near the loft access hatch and the decorations could be 'touched up' here.



**Staining near hatch**

- b. The walls are papered and painted and in fair condition. At my last inspection there was damp staining to the north wall opposite the kitchen door at around 0.5 m above floor level. This appears to be greatly reduced since the last inspection, but there is still some staining. The skirting board has a moisture content of 13% (which is dry). The staining appears to be historic.



**Historic staining**

- c. The door between the living room and lobby is in working order but does not shut firmly onto its latch. I recommend it be adjusted.

#### 16.4. The Kitchen

- a. The ceiling is papered and painted. There is a little damp staining at the western end where it abuts the chimney, but this is far reduced since the last inspection. I recommend that the decorations be ‘touched up’ in these areas.
- b. The walls are papered and painted, with tiling above the worktops. There is a little staining to the west wall which was not noted at the previous inspection and may be new.



**Staining to wall and ceiling**

- c. The windows are of rectangular plain leaded glazing within steel frames and there is internal secondary glazing, all in fair condition.
- d. The floor is of vinyl and in fair condition.
- e. The kitchen fittings are looking ‘tired’, particularly the high level units above the hob.
- f. The door to the southernmost cupboard wobbles and has lost some of the laminate from its edge. I recommend that the laminate be repaired, or door replaced.



**Damage to edge of cupboard door**

- g. The kitchen door and cupboard door are in fair condition. There is a little damage to the kitchen door near the latch.

16.5. The Bedroom

- a. The ceiling is plastered and painted and in fair condition.
- b. The walls are plastered and painted and in fair condition.
- c. The floor is carpeted and in fair condition.
- d. The bedroom door does not close onto its latch (as reported at the last inspection) and I recommend it be adjusted. The cupboard doors are in working order.

16.6. The Bathroom

- a. The ceiling is plastered and painted and in fair condition. As noted at the last inspection there is a little cracking where it meets the east wall, but I am not concerned by this.
- b. At the last inspection there was damp staining to the underside of the boxing in the northwest corner and I am pleased to see that this is no longer the case.
- c. The walls are tiled apart from to the east wall, which is painted. There is vertical hairline cracking above the door frame, but I'm not concerned by this. There is a little black spot mould on the grout to the south wall.
- d. The window does not close onto its latch and the handle is loose - I recommend that this be repaired. There is black spot mould on the window, I recommend that the mould be cleared and the room be better ventilated during and for a period after showering, to reduce the mould. The 'hit-and-miss' vent was closed at the time of inspection. I expect the positive pressure ventilation system would be more effective if the vent is opened, so that humid air is pushed out of the building- it would be worth checking the operation manual for the system.



**Mould**



**Closed vent**

- e. The sanitaryware is in working order. There were clothes drying beneath the shower, so I did not turn the shower on to test it.
- f. The floor is of nonslip vinyl. At the last inspection it was torn beneath the shower, I recommended that it be repaired, there is now mould on it, and it is difficult to tell what condition it is in.



**Mould covering tear?**

- g. The bathroom door is in working order.

#### 16.7. The Rear Corridor

- a. The ceiling is plastered and painted and in fair condition.
- b. The walls are plastered and painted and in fair condition.
- c. The floor is of nonslip vinyl; there is a rug towards the northern end.
- d. The external door has black spot mould on the surface at low level. This space is not well ventilated; consideration should be given to providing a vent in the door.



**Black spot mould**

**17. House No. 4**

17.1. The Porch

- a. The ceiling is plastered and painted and in good condition.
- b. The walls are painted and in good condition.
- c. The floor is of vinyl and in good condition.
- d. The front door is in working order. There is some cracking to the external paintwork, and I expect there is some rot. I recommend it be repaired and redecorated.
- e. The inner porch door is in good working order.
- f. There is glazing at high level above the partition, and this is in good order.

17.2. The Living Room

- a. The ceiling is papered and painted and in fair condition. There is a little staining around the extract vent and ideally this would be touched up.
- b. The walls are papered and painted. The paper is peeling a little at the edges in places.
- c. The floor is carpeted and feels firm underfoot, it is in fair condition.
- d. The window has steel framing with plain glazing and secondary glazing. All appears to be in fair condition, but I did not open it at the time of inspection.

17.3. The Lobby between Living Room & Kitchen

- a. The ceiling is plastered and painted and in fair condition.
- b. The walls are painted and in fair condition.
- c. The floor is carpeted and in fair condition.

- d. The door between the lobby and living room is in good working order.
- e. The cupboard door binds and does not close fully. The cupboard doors do not close but I think this is due to the items stored in the cupboard rather than a problem with the doors themselves.

17.4. The Kitchen

- a. The kitchen ceiling is plastered and painted. There is staining around the extract and also a couple of patches where fixings have presumably been removed in the past and filled but the decorations have not yet been touched up. I recommend the ceiling be redecorated.
- b. The walls are papered and painted and there is tiling above the countertop. The paper is peeling a little at the edges - this could probably be stuck down relatively easily. The tiling is in fair condition.
- c. The floor is of vinyl in fair condition.
- d. The window has steel framing and there is an opening casement to the western side. The eastern light has diamond patterned plain leaded glazing with internal ferramenta. There is internal secondary glazing. All appears to be in fair condition.
- e. The kitchen fittings are in fair condition.
- f. The kitchen door is in good working order.

17.5. The Lobby between Bedroom & Kitchen

- a. The ceiling is plastered and painted and in good condition apart from where a fixing has 'blown' above the north edge of the bathroom doorway - I recommend that this be repaired.
- b. The walls are plastered and painted and in fair condition. There is a little horizontal cracking above the door to the corridor - I recommend this be repaired and redecorated.



**Cracking above door**

- c. The floor is carpeted and in fair condition.
- d. The door to the corridor was locked at the time of inspection but appears to be in good order.

**17.6. The Bedroom**

- a. The ceiling is plastered and painted and in good condition.
- b. The walls are plastered and painted and in good condition.
- c. The floor is carpeted and in good condition.
- d. The window is of aluminium; all appears to be in good condition. One casement was locked at the time of inspection, the other in good working order.
- e. The cupboard doors are in good working order.
- f. The vent in the north wall was closed at the time of inspection but there does not appear to be any damp problem.
- g. The bedroom door does not close onto its latch.

**17.7. The Bathroom**

- a. The ceiling is plastered and painted and in good condition.
- b. The walls are tiled apart from the south wall, which is painted. All is in good order.
- c. The floor is of nonslip vinyl with coved skirting and in fair condition.
- d. The window is double glazed of aluminium with obscured glass. It was locked at the time of inspection, but all appears to be in good order.
- e. The bathroom door is in fair condition although, as noted at the previous inspection, it does not lock closed.

**18. The Reading Room****18.1. The Main Assembly Room**

- a. The **ceiling** is plastered and painted between exposed timber joists which span in an east-west direction and rest on corbels. It is fair condition on the whole, but there is a little cracking in places, mainly at the junction between the ceiling and walls but also against some of the timbers. I am not particularly concerned by this, but the cracks should be filled when the ceiling is next redecorated.



**Cracking between ceiling and wall...**



**and against timbers**

- b. The **walls** are plastered and painted with dado panelling at low level and a picture rail. The cracking noted at the previous quinquennial inspection has been filled and the walls redecorated during the quinquennial period, but the positions of the cracks are still evident. I recommend when the walls are next decorated, they be sanded smooth.
- c. To the west wall the cracks have re-opened slightly, indicating ongoing movement, but only to hairline width.



**Hairline cracks**

- d. The cill to the serving hatch is in poor decorative order and I recommend that this be redecorated.



***Scruffy cill to serving hatch***

- e. The dado panelling is in fair condition.
- f. The fireplace is painted. There is damp staining at low level.



***Damp staining in fireplace***

- g. The mantelpiece over the fire has something sticky on the edge and would benefit from being cleaned.
- h. The **floor** is of vinyl, in good condition. There is a little localised damage to the step by the main entrance and ideally this would be repaired, but I do not consider it to be a high priority. Consideration could be given to adding a contrasting nosing to the step for safety.



**Damaged step**

- i. The main entrance door binds slightly at the leading edge. The locations in which it is binding can be seen by scarring to the paint on both the door and frame. The door is still operable, and I expect it has simply swollen a little in the winter and will remedy itself in the summer...but then expand and bind again next Winter. It would be worth fixing.



**Scarring on door edge**

- j. The south windows are of leaded lights with rectangular cames. Some of the lights rattle when tapped indicating looseness of the cames, most notably the glazing to the easternmost casement. The cames are damaged in places and I recommend re-leading this casement. The frame to is rusting at the bottom and this casement has seized - I was unable to open it. I recommend that it be re-leaded, eased and redecorated.



**Rusting frame**



**Damaged comes**

- k. There is cracked quarry to the easternmost light of the westernmost window. This does not appear to be leaking at present, and I am not particularly concerned by it.



**Cracked quarry**

- l. The frame to the round window at the top of the easternmost light has a little cracking that the top. This should be filled when the window is next redecorated.



**Cracking above window**

m. The westernmost window is of timber with three lights containing obscured glazing - this is in fair condition.

#### 18.2. The Lobby between Kitchen & Main Room

- a. The ceiling is plastered and painted and in fair condition.
- b. The walls are plastered and painted. They are a little grubby and there is 'scarring' where a fitting has been removed from the south wall above the door. Ideally this area would be redecorated but I do not consider this to be a high priority.
- c. The floor is of vinyl and in fair condition.
- d. The doors to the electrical cupboard are in fair condition. The handle is sticky and would benefit from cleaning.
- e. The electrical cupboard ceiling is plastered and painted and in fair condition. There is a little cracking between edges of boards, this is not of great concern, but the crack should be filled when the ceiling is next redecorated.
- f. The walls are plastered and painted. There is a little cracking by the light switch which has been filled in the past but subsequently reopened.
- g. The floor is of vinyl and in fair condition.

#### 18.3. The Kitchen

- a. The ceiling is plastered and painted. There is some cracking above the window and the skim has 'popped' over some of the fixings. I recommend that the plaster be repaired when the ceiling is next decorated.



**'Popped' plaster beneath fixings**

- b. The walls are plastered and painted with tiling above the countertop. As noted at the previous inspection, there is cracking near the southeast corner. This appears to have been filled since the last inspection at which it measured 0.2 mm but reopened to hairline width (around 0.15 mm).



**Crack has re-opened**

- c. The wall here sounds hollow when tapped, suggesting that it is either dry-lined or 'dot and dab'.
- d. The floor is of vinyl and in fair condition, although a little grubby around the bin.
- e. The kitchen door is a fire door. As noted at the previous quinquennial inspection, the door closer does not close it onto the latch. The closer should be adjusted so that it fully closes the door – otherwise it will not provide the fire separation for which it is designed.
- f. The kitchen fittings are generally in fair condition but there is some minor damage in places, and red markings? ink? which can probably be cleaned away.



**Minor damage & red marks (ink?)**



**Minor damage & red marks (ink?)**

- g. Staining beneath the trap indicates that it has leaked in the past, but I found no leaking at the time of inspection. The sealant behind the taps is peeling and I recommend that this be redone so that water splashed behind the sink does not damage the worktop.



**Peeling sealant**

- h. The kitchen windows are of timber with one opening casement. The opening casement was not properly closed at the time of inspection. I was able to close it, but it took some effort - I recommend that this window be eased. Consideration could be given to installing a lockable handle for improved security. The kitchen window is only single glazed, and consideration could be given to double glazing to reduce heat loss.

#### 18.4. The Corridor to the north part of the Reading Room

- a. The ceiling is plastered and painted. I am pleased to see that it has been redecorated since the last inspection, but there is a little black spot mould beneath on the sloping section of ceiling by the WC's. The gutter above this area leaked in the past and it's possible that the mould is caused by ongoing leaking, but I consider it more likely to be due to condensation. There is also a little mould on the ceiling by the fire exit door. I recommend improving ventilation to the corridor. At the time of inspection, the trickle vent to the Velux roof light was closed - I recommend that this be kept open and this may be sufficient.



**Black spot mould**



**Mould on ceiling**

- b. There is a polycarbonate roof light. This is algae stained and would benefit from being cleaned. The reveals to the roof light have blistering paint, staining and algae on the surface in places. Rings at the edges of the roof light suggest that it may have a controllable ventilation to the curb. If so, I recommend that it be left in the ventilated position.



**Blistering paint and algae**

- c. There is a little cracking above and below the Velux window above the stairs. I recommend these cracks be filled when the ceiling is next redecorated.
- d. Above the top landing the ceiling is marked/scuffed and would benefit from redecoration.
- e. The walls are plastered and painted. The external walls sound hollow when tapped, indicating that they are dry lined or 'dot and dab'. There is some minor cracking following the joints of the plasterboard. I am not particularly concerned by this.



**Cracks following plasterboard joints**

- f. The vertical cracking above the arch over the lower steps is approximately 0.15 mm in width. It is difficult to tell whether this has been filled again since the last inspection or not. I recommend that it be raked out, filled and redecorated.



**Crack measures approx. 0.15 mm**

- g. The floor is of non-slip vinyl and in fair condition.
- h. The door between this space and the lobby between the kitchen and main room is a fire door with Georgian wired panelling, in fair condition.
- i. The external door is a fire exit door of timber with obscured glass panel. The door is in working order and the exit hardware is in good working order, but at the bottom where it meets the rotten cill it has begun to decay. The cill is rotten; it is soft to the touch and so heavily decayed that replacement would be more appropriate than repair I recommend adding a weather bar with drip at the bottom of the door so that the cill is not as exposed.



**Rotten cill**



**Underside of door beginning to rot.**

18.5. The Gents WC

- a. The ceiling is plastered and painted, and in fair condition. I am pleased to see that it has been redecorated since the last inspection.
- b. There is a large Velux window with obscured glazing. It has a little damp staining at the lower corners and one of the joints is beginning to come apart. Velux windows have a trickle vent at the top. At the time of inspection this was closed, and I recommend that it be left open to passively ventilate the room.



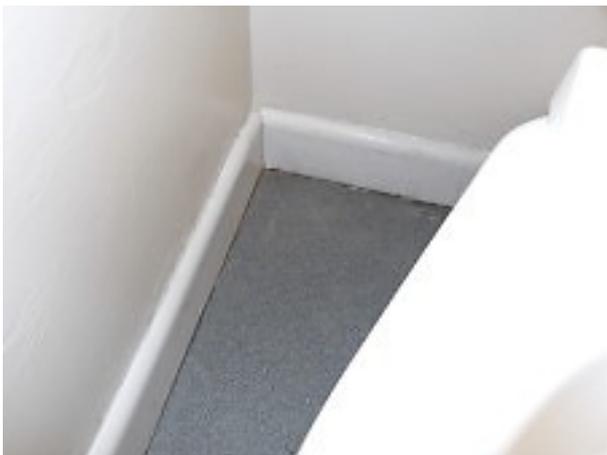
**Damp staining in corner and joint separating**

- c. The walls are plastered and painted, with tiling behind the urinals. The walls are in fair condition but there is some localised damage by the door.



**Localised wall damage**

- d. The floor is of non-slip vinyl and generally in fair condition, but there is a gap between the vinyl and skirtings in places and I recommend that sealant be applied to this.



**Gap between vinyl and skirting**

- e. The sanitaryware is in working order but stained and looking somewhat tired. The taps are stiff, there is rusting on the urinal pipework, and the toilet is somewhat shabby. It would be good to refurbish the toilets.



**Rusted urinal pipework, and staining.**

- f. The fixtures and fittings are 'tired': the edge of the mirror is looking ragged and there is rusting to the safety cages over the heaters, the bin is broken, etc.



**Edge of mirror is scruffy**



**Broken bin and rusted heating cage**

- g. The heaters were switched on at the time of inspection but were not warm. Either there is an override switch somewhere else, or they are broken.
- h. The cubicle door has a bolt at high level (with mismatched screws) and the original bolt has been covered with aluminium blanking plates. I previously recommended that the ironmongery could be improved upon by reinstating an ordinary cubicle indicator bolt, but the current arrangement was considered satisfactory. Whilst an adult of 'normal' height could reach the bolt, a child could not. If the building is used by children, the inability of them to secure the door should be considered with regard to safeguarding.



**High-level bolt**

- i. The electrical fittings (apart from the heater) were working at the time of inspection. The fluorescent lights are yellowing slightly; these are a dated type of fitting and modern LED replacements would look nicer and also be much more energy efficient.
- j. The extract fan is working but has yellowed and is noisy.

**18.6. The Accessible WC**

- a. The ceiling is plastered and painted - I am pleased to see that it is now in good order.
- b. There is a Velux rooflight which is in fair condition. I recommend that the trickle vent be left open.
- c. The walls are plastered and painted and in fair condition.
- d. The floor is of non-slip vinyl and in fair condition. There is a gap around the edges, and I recommend sealant be applied to this. There is what appears to be rust staining on the surface of the floor beneath one of the chairs. I recommend that this be cleaned (if possible).
- e. There is a small patch of black spot mould to the rear of the WC. This can probably be removed simply with water, but a mild fungicidal solution could be used to reduce the likelihood of it recurring. Ventilating and keeping some background heating in this room and ventilating should prevent the mould.
- f. The sanitaryware is in working order but the tap is pitted and stained, and the basin is also stained. I am pleased to see that the grab rails have been redecorated since the last inspection.
- g. There are two chairs within the lavatory. These occupy space designed for wheelchair manoeuvring - I recommend that they be removed.



**Chairs creating obstruction**

- h. The door has a door closer which does not fully close the door. As noted at the previous inspection, the thumb turn could be difficult for some disabled people to use - the ironmongery could be upgraded.
- i. There is paint on the door handle, and I recommend this be removed.

**18.7. The Ladies WC**

- a. The wall and ceiling finishes are fair but would benefit from redecoration soon. The cubicle partition is of dated design. It wobbles slightly but is in fair condition.
- b. The floor is of nonslip vinyl in fair condition but there are gaps around the edges and I recommend that these be sealed.
- c. The sanitaryware is in working order although the taps are stiff and the toilet and basin are stained.
- d. The heater safety cage has some rust.

- e. The lights and extract fan are dated and the extract fan is noisy.

#### 18.8. The Store Room

- a. The ceiling is plastered and painted; it looks as though it has been redecorated since the last inspection, but there is little black spot mould occurring around the edges in places. I recommend that ventilation be improved to this room by leaving the trickle vent of the Velux window open.
- b. The Velux window has a little damp staining around it; its appearance would be improved by redecoration.
- c. The walls are plastered and painted. There is a little cracking around the junction of the walls and ceiling, but I'm not greatly concerned by this in a store room.
- d. There is wall tiling above the sink. This is in fair condition but there is black spot mould on the grout. I recommend that this be cleaned away.
- e. The sink has an integral drainer which has rusting on the surface. Ideally this would be removed, but in this utilitarian space I do not consider it a priority. The drawer catches and there is some minor damage to the top corner of cupboard door – again, in the store room, this is not a great concern.



***Rusting drainer.***



***Edging strip chipped***

- f. The floor is of nonslip vinyl; a little dirty, with paint splattered on it in places, but this is not of concern in a storage area.
- g. There is a refrigerator, which has rusting to one side at low-level. I recommend that this be de-rusted and redecorated to reduce the rate of corrosion.
- h. The door is a fire door, but it does not have a door closer. As noted at the previous inspection, the escutcheon is missing from the lock; there is also a small hole on the back of the door at high level, which could compromise its fire performance. This door should be repaired or replaced.
- i. At the time of inspection the fire door was wedged open despite the signage reading fire door keep shut. I recommend that the door be kept closed if the fire risk assessment considers it to be a fire door. If it is not required to be a sign door, the sign should be removed.



***Fire door wedged open***

- j. There are a pair of fire doors which connect through to the main assembly room. The decorations to these are in poor condition and I recommend they be redecorated. I am pleased to see that a bolt has been fitted to the top of the master leaf since the last inspection.

#### 18.9. The Landing

There is a small landing at the top of the stairs.

- a. The ceiling is plastered and painted and in fair condition.
- b. The walls are plastered and painted and a little scuffed in some areas.
- c. There is a window with opening casement, in working order and fair condition. I am pleased to see that the trickle vent is left open. The window is only single glazed - consideration could be given to upgrading to double, or triple-glazing to reduce heat loss.
- d. The floor is of vinyl, of dated design but in fair condition.

#### 18.10. The Upstairs Room

- a. The ceiling is plastered and painted in between the principal rafters and purlins, and in fair condition.
- b. The walls are plastered and painted. They are scuffed in places. There is little cracking where the walls meet the ceiling and I recommend these cracks be filled when it is next redecorated.
- c. There are numerous cupboards around the perimeter. The doors to the Milton Abbas Street Fair Trust cupboard don't stay closed; this may simply be because objects stored within are obstructing the door slightly.
- d. The floor is of vinyl. This is of dated design and is scuffed and dirty, but still serviceable.
- e. At the south end a small room has been partitioned off. The door and doorframe within the partition are in poor decorative order, but still functional.
- f. I am pleased to see that the horizontal cracking noted to the south wall at my last inspection has been repaired. However, there is now some cracking at lower level, which is around 0.3 mm wide. The new cracking could be due to reduced bearing capacity of the ground caused by defective drains. I recommend the drains be checked.



**Cracking**

- g. There are a number of redundant fixings and holes in this wall and some localised damage to the cill beneath the easternmost window; I recommend this wall be redecorated.
- h. There are three round windows in the south wall. The glazing to the lower two at least (I could not reach the top one) rattles when tapped, indicating looseness of the cames. The ferramenta is rusting and there is a cracked quarry to the top window. There is black spot mould around the windows, indicating dampness and there is algae on the surface of the glass. The windows are probably leaking and I recommend that they be refurbished.



**Black spot mould & algae**

## **19. The Outbuildings**

### **19.1. Outbuilding 1**

- a. There is no ceiling. The roof structure comprises simple rafters supported at mid-span on softwood purlins and there is bitumen felt above the rafters. The felt is hanging down in one corner and there is vegetation growing at the gap between the roof and the wall and also coming through the wall itself in places. Where the felt is hanging down the battens are visible, and these appear to be damp and rotting where they are against the west wall. I recommend that the vegetation be cleared. It would be good to re-roof the outbuildings during the quinquennial period.



***Decaying batten, vegetation, torn felt***

- b. The timber post in the southwest corner and end of the wall plate above are rotting. The bottom of the post has a moisture content of 55% and the end of the wall plate 59%. I recommend that the post supporting the end of the wall plate be replaced and new timber be spliced on to replace the rotten end of the wall plate. When this is done, the timber should be isolated from the damp masonry.



***Timber damp and rotten.***



- c. The walls are of brick and have been painted internally. There are number of deep open joints, and I recommend that these be pointed.



**Deep open joints**



- d. The west wall is cracked in places and there is vegetation growing through the cracks. Daylight can be seen through the open joints in places.



**Daylight visible, vegetation**

- e. The floor is of quarry tiles. As previously noted, it is dished in places and many of the tiles are cracked. This could cause someone to trip, so I recommend it be repaired.
- f. The door would benefit from redecoration on both sides, inside and out, and the hinges are rusting and should be de-rusted and redecorated, or replaced.
- g. The window and louvres are in fair condition internally.

19.2. Outbuilding 2

- a. The roof is modern and comprises softwood common rafters supported on a wall plate to the south, ridge beam to the north, and a purlin at midspan. There is bitumen felt above, and all is in fair condition.
- b. The walls are of brick which has been painted. They are in poor decorative order but otherwise generally in fair condition.
- c. At the last inspection cracking to the west wall by the southwest corner measured 0.95 mm and this is unchanged.

- d. The floor is of cement screed. It is cracked in places and I recommend it be repaired.
- e. There is a timber casement window. This has been fixed shut with a new timber planted on top of the cill and so is no longer operable. The window would benefit from redecoration.
- f. The door is of timber. The hinges are rusting and stiff. I recommend they be de-rusted and redecorated and lubricated, or replaced. The door would benefit from redecoration on both sides, inside and out.
- g. There is a boiler in this outbuilding which supplies a radiator within the store and also the heating system to the ground floor of the reading room. The radiator is rusting, and I recommend it be de-rusted and redecorated.

## 20. Grounds and Boundaries

- a. **To the south** of the Almshouses is a small neatly planted border and then a lawn between the houses and the road. There is a path of concrete paviours leading from the road to the Reading Room, and this is in fair condition.
- b. There are a number of benches and chairs on the lawn and these would benefit from decoration within the next year or two.
- c. To the west end of the lawn there is a concrete driveway. This is cracked in places, with some vegetation growing in the cracks. I recommend that the worst cracks be repaired and in particular where the end of the drive meets the road. The concrete has decayed such that there is a step. This should be repaired so that there is a gentle ramp.



**Step between tarmac and concrete.**

- d. There is a pair of galvanised steel gates across the drive, in good working order. They would benefit from redecoration within the next year or two.
- e. The **west boundary** is of hedging towards the southern end. This is overhanging the driveway and I recommend it be pruned back.
- f. To the north of the almshouses the west boundary is of concrete blockwork in fair condition.
- g. There is an interlocking concrete retaining structure forming the north boundary of the car Park. Vegetation is now becoming established on this wall. It looks as though the structure is intended to facilitate vegetation.

- h. There is brick walling forming planters and terracing to the eastern part of the car park. This is in fair condition.
- i. There are concrete steps rising to the north lawn flanked by iron railings. These are generally in good condition but there is an open joint at the bottom of the railings and this should be filled. There is also vegetation growing on the coping; this should be killed and removed and any open joints in which it is growing should be pointed. The handrails are rusting and should be de-rusted and redecorated. Consideration could be given to painting contrasting nosings to the steps for improved safety.



*Open joints and vegetation*

- j. To the north of the car park area there are raised grounds, which are steeply sloping, laid to lawn but with flowers in places including a good display of primroses near the top. The west boundary to this area is of hedging.



*Lovely display of primroses*

- k. The **north boundary** is of stock fencing. There are a number of trees and I recommend that all large trees be periodically inspected and pruned as required for safety by a qualified arborist (tree surgeon).
- l. At my last inspection I noted that the overhead electrical cable was touching branches and recommended that the branches be pruned clear. This recommendation still stands. There are also smaller electrical cables from the telegraph pole. Some of these have snagged on branches. All of the trees should be kept clear of the cables.



**Branches touching electrical cables**



**Cable 'snagged' on branches.**

- m. There is a steep concrete path with timber handrail beside it, which leads to gravel topped steps with timber nosings, also with a timber handrail. The handrail wobbles and is also weathering - it is still serviceable but I expect it will need some attention (probably replacement will be most expedient) within the next couple of years.
- n. The **eastern boundary** is of stock fencing; the posts to which the fencing is attached are rotting - at least one is very loose and I recommend new posts be driven in as and when required. The wire itself is in fair condition. As noted at the last inspection, there is an electrical cable fixed to the top of this fencing.
- o. There are two timber sheds in the southeast corner of the raised area. These would benefit from redecoration. Vegetation is growing over the roof of one of them and I recommend the vegetation be removed and kept clear.
- p. Near the southeast corner of the raised area there are concrete steps with steel railings leading down to the lower area. The railings are rusting and due for decoration. Consideration could be given to painting contrasting nosings on the steps for improved safety.



**Rusting handrail**

- q. There is timber guard railing which is rotting. It is still serviceable (I gave it a good shove) but I expect the most badly decayed rails will need to be replaced within the next year or two. As they are for safety, they should be replaced before they decay to the extent that they cannot support somebody falling against them. There are brambles overhanging the steps and I recommend these be pruned back.



**Rotting timber guard**

- r. There is a concrete walkway around the north of Houses 3 and 4 and brick planters to the north of this. The planters are in fair condition but the plants could benefit from tending.
- s. There are timber gates to a wheelie-bin store in the northeast corner of the walkway. These are serviceable but would benefit from redecoration and they are rotting in places - I expect they will need to be replaced by the end of the quinquennial period. The inside of this area is overgrown and I recommend the vegetation be cleared. The corner of the brick wall forming the wheelie-bin area is broken and should be repaired.



**Timber gate rotting**



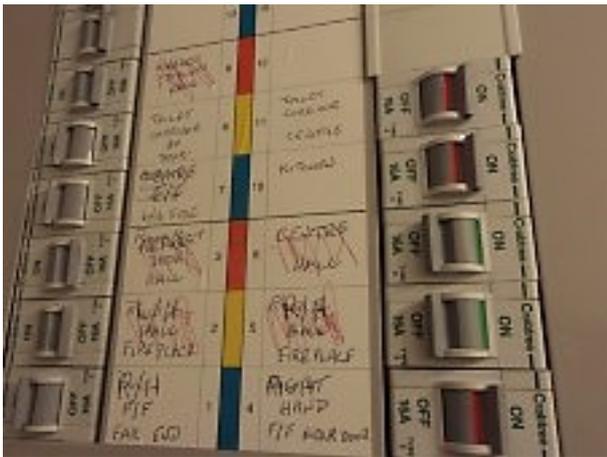
**Corner of wall damaged**

- t. To the east of the Almshouses there is a brick retaining wall. As noted previously, there are a few cracks and open joints. I recommend that these be pointed.
- u. By the southeast corner there is an iron gate, which is in good working order and fair decorative condition, and a small section of timber fencing, with vertical boarding, which is in fair condition.

## **21. Mechanical & Electrical Installation**

- a. The services were replaced as part of the 2009 alterations.
- b. There are un-vented hot water cylinders, on Economy 7, and electric storage heaters to the houses.

- c. There is a positive pressure ventilation system which has proven to be effective at controlling damp within most parts of the houses, with the exception of some bathrooms and rear corridors. In these areas it would be good to increase ventilation with trickle vents, opening windows, or fans. Some of the ducting to existing ventilation system has been crushed and this should be straightened or, if not possible, replaced.
- d. Some extract vents have cobwebs and/or dust over them and this should be removed so that the extract system can work effectively.
- e. The Reading Room has oil-fired central heating and electric convector heaters.
- f. The electrical installation was tested on 11/12 March 2025. The report was unavailable. I recommend that if it is not 'satisfactory' action be taken to resolve this immediately. If it is satisfactory but there are recommendations for improvement, these should be considered.
- g. It is reported that the Trustees are considering installing solar panels were these cannot be seen from the road, and I consider this to be a good idea. The east and west slopes of the reading room roof, to the north of the almshouses would be possible locations, and possibly also at ground level on the raised rear garden.
- h. The labelling to the central distribution board in the electrical cupboard by the lobby between the kitchen and main room has been scribbled out, rendering the labelling unclear. I recommend that stickers be placed over, and that they be clearly re-labelled.



**Unclear labelling**

- i. The horizontal cable approximately 1 m above floor level of the west wall of House 1 has a number of broken clips and should be resecured.
- j. There are cables fixed to the fascia on the north of the WC toilets which have become detached and should be resecured.



**Cables detached from fascia**

- k. The wiring at high level is untidy in places and could be improved.



**Untidy & loose cabling**

- l. There is a cable wrapped around the northeast downpipe - the outer sheathing of which has perished. I recommend this cable be replaced.
- m. I recommend that the electrical installation be tested on a regular basis by an electrician registered with NICEIC, ECA, or NAPIT. Testing should take place every 5 years (unless the Electrician recommends a different timescale) or when there is a change of occupants and a full earth continuity report obtained on each of the electrical installations.
- n. I recommend that boilers be serviced annually to ensure efficient performance.

## **22. Lightning Conductor**

There is no lightning conductor.

Climate change has resulted in an increased risk of lightning strikes. Historic England have updated their guidance on Lightning protection <https://historicengland.org.uk/images-books/publications/lightning-protection/heag182-lightning-protection/>

### 23. Fire Precautions

- a. A fire safety risk assessment has been undertaken.
- b. The Regulatory Reform (Fire Safety) Order 2005 imposes duties on the Responsible Person. The Responsible Person should ensure that a Fire Safety Risk Assessment is undertaken. This will identify fire precautions that may be required. Guidance on preparing a Fire Safety Risk Assessment can be found at the following link: <https://www.gov.uk/government/publications/making-your-premises-safe-from-fire>.
- c. Some of the fire doors are damaged and/or do not close onto the latch automatically. I have recommended elsewhere that these be repaired / adjusted.
- d. There are smoke detectors (heat detectors in the kitchens). Consideration is being given to providing detection within the loft space and connecting this to alarms within the houses and also to alert the Trustees.
- e. Each house has a powder extinguisher and fire blanket. The Reading Room has a variety of extinguishers and there is a fire blanket in the kitchen. The extinguishers are tested annually and next due for testing in November.

### 24. Disabled Provision and Access

- a. The Equality Act 2010 ensures that everyone has the same opportunities at work and in wider society. It protects people from unfair treatment and discrimination in many different areas of life, including disability, which includes, but is not limited to, hearing and visual impairment, reduced mobility, manual dexterity and learning disability. Information can be found at <https://www.gov.uk/guidance/equality-act-2010-guidance>
- b. The houses are on one story and well-suited to those with limited mobility but they are not wheelchair accessible.
- c. There are ramps which are used to enable wheelchair access to the Reading Room.

### 25. Safety

I consider the Almshouses and Reading Room to be generally safe for residents and visitors, except that some of the fire doors are damaged and/or do not close onto the latch automatically.

The Trustees should be aware that the Reading Room may be a Place of Work as far as legislation is concerned and that the following health & safety legislation applies:

- Health & Safety at Work Act 1974; Section 2. General Duties of Employers to Employees, which also includes volunteers.
- Work Place (Health & Safety Welfare) Regulations 1992.
- Management Regulations 1999, covering management responsibilities with regard to risk assessments.
- Working from Height Regulations 2005.
- Reporting of Injuries, Disease, and Dangerous Occurrences Regulations (RIDDOR).

It is understood that a written Health & Safety Policy is not required unless more than 5 people are employed. It is however necessary to prepare risk assessments for the normal activities which take place.

## 26. Asbestos

The Control of Asbestos Regulations 2012 require that an assessment of asbestos content is made on all buildings apart from domestic buildings. There is a helpful guide to complying with the regulations at the following web page: <http://www.hse.gov.uk/asbestos/managing/intro.htm>.

If refurbishment or demolition is to be undertaken to parts of the building, then a Refurbishment/Demolition Asbestos Survey should first be undertaken for those parts of the building. This should be undertaken by a competent surveyor.

The building was built in 1647, so would not originally have contained asbestos. The modern extensions were built in 2009 and no asbestos used. However, I am unable to state categorically that there is no asbestos in the building. Works to materials containing asbestos are subject to legislation. Further information is available on the Health and Safety Executive website.

The Consultant shall have no liability whatsoever arising directly or indirectly out of or resulting from, in consequence of or in any way involving asbestos, or any materials containing asbestos in whatever form or quantity or the actual, potential, alleged or threatened formation, growth, presences, release or dispersal of any fungi, moulds, spores or mycotoxins of any kind.

## 27. Bats and Wild birds

I found bat droppings in the void above House 3, indicating that bats have used this space at some time in the past, but it does not necessarily mean that they are currently using this space.

It should be noted that bats are a protected species and neither bats nor their roosts should be disturbed. Natural England should be informed in advance of any work taking place which could disturb bats and they would normally advise on precautions that need to be taken.

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended), whilst they are actively nesting or roosting. Section 1 of this Act, makes it an offence to kill, injure or take any wild bird, and to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. It is also an offence to take or destroy any wild bird eggs. In addition, bird species listed under Schedule 1 of the Act receive extra protection.

## 28. Energy Efficiency of Structure, Environmental Sustainability & Climate Change

- a. The Minimum Energy Efficiency Standards (MEES) are Government regulations aimed at improving energy efficiency in privately rented properties. Since 2018, MEES have applied to new tenancies in the private rented sector (PRS), and since 2020, they have extended to all tenancies. Under current regulations, privately rented properties must have a minimum Energy Performance Certificate (EPC) rating of E to be legally let, unless a valid exemption applies. These standards apply to both residential and commercial properties in England and Wales with leases between 6 months and 99 years. However, properties in Scotland are not subject to MEES regulations.
- b. I recommend that the energy rating of the building be established if it has not been already. If the energy efficiency is found to be insufficient, then the building must be 'up-graded' or where a valid exemption applies, landlords must register the exemption on the national PRS Exemptions Register.
- c. The mineral fibre insulation above the ceilings of the houses is approximately 250 mm thick (I didn't measure it, and it is uneven and varies).
- d. If it is not already, I recommend that electricity be bought from a 'green tariff.'

- e. Upgrading any of the light fittings which are not already energy efficient types, would be a simple measure to help reduce energy use, and switching lights with PIR sensors could be considered in some places (WCs being the most obvious ones), to prevent lights being left on when rooms are unoccupied.
- f. Solar panels could be installed to generate electricity.
- g. Consideration could be given to installing a car charging point.

## 29. Health & Safety File

I am pleased to note that there is a health and safety file and that this is being maintained.

## 30. Recommendations

In the following list of recommendations of work to be carried out, the number in brackets refers to the relevant section of the report where more details can be found.

The costs shown are for guidance only and are not based on detailed measurements or builder's estimates. It is also assumed that smaller items of work will be grouped together. If cost-certainty is required prior to tender, a Chartered Quantity Surveyor should be consulted. Architect's fees should be budgeted for in connection with repairs and are not included within the estimates below.

	Approx. cost ex VAT
<b>1. Urgent, requiring immediate attention</b>	
a Replace broken / missing/ damaged tiles etc. (7a,c,d,g,h,l,j,k,11o)	£500
b Clear gutters, gullies etc. (7m,8a,d,e,g).	£150
c Adjust fire door closer (18.3e).	Self-help?
d Open vents (18.4a,b,18.5b,18.6b,18.8a)	Self-help
e Repair/replace fire door (18.8h).	£500
f Review fire safety risk assessment and take actions (18.8i).	Self-help
g Prune trees clear of cables (20l).	£50
h Undertake any urgent electrical repairs (if the inspection report is unsatisfactory) (21f).	?
i Replace cable with damaged sheathing (unless redundant) (21l).	£100.
<b>2. Requires attention within 12 months</b>	
a Decorate rusting iron (8b,g).	£250
b Repair/replace copings (10a,b).	£2,000
c Remove vegetation and point at high-level (10c,d).	£200
d Check drains, clear/repair if needed (9a,11g,18.10f).	£500
e Remove vegetation and point walls (11n,r,s,v,z,cc).	£500
f Redecorate and secure soffits, fascias etc. (12b,e,l,j,l)	£250
g Replace fascia (12d).	£500
h Repair and redecorate outbuilding joinery (12f).	£2,000.
i Repair and redecorate kitchen window (12k).	£200
j Repair and redecorate doors (14.5b,16.1d,17.1d).	£500
k Repair/replace vinyl flooring (14.7d,15.7c,d,16.6f)	£150 - £1,000

		Approx. cost ex VAT
l	Fix tap (14.7f).	£Self-help?
m	Repair / re-tile shower (15.7b).	£150 - £1,000
n	Replace sealant (18.3g).	Self-help?
o	Replace sill, repair and redecorate door (18.4j).	£500
p	Repair drive (20c).	£150
q	Re-secure and tidy cables (21i,j,k).	£50
<b>3.</b>	<b>Requires attention within 12-18 months</b>	
a	Replace fascia (12h).	£1,000.
b	Refurbish reading room south windows, and upper round windows (18.1j,18.10h)	£5,000
c	Redecorate benches, gates, sheds etc (20b,d,o,p,s).	Self-help?
d	Repair/replace hand rail etc. (20m,n,q).	£500
<b>4.</b>	<b>Requires attention within the Quinquennial Period</b>	
a	Renovate outbuildings (3c,19).	£10,000.
b	Less urgent roof repairs (7e).	£50
c	Redecorate cast iron rainwater goods (8b).	£300
d		
e	Pointing and replace badly spalled brick (11b,c,g,k,l,q,w,cc).	£500
f	Redecorate ironwork in roof void (13c).	£500
g	Ease doors, windows etc. (14.1d,14.6c,e,14.7c,e,15.4c,15.6d,f,16.2e,16.3c,16.5d,16.6d,17.6g,e,18.1i,18.3h)	£500
h	Redecorations (18.1d, 18.2b,18.3,18.4d,f,18.5c).	£2,000
i	Remove vegetation and point boundary walls (20i,s,t).	£200
j	Replace gates (20s).	£500
<b>5.</b>	<b>A desirable improvement with no timescale</b>	
a	Repairs to masonry (11a,d,e,f,m,).	£500
b	Straighten ducting (13f).	£50
c	Install smoke detection in loft (13g).	£1,000
d	Touch up decorations (14.2a,14.3b,14.4b,14.6a,15.4a,16.2a,b,16.3a,16.4a,b,17.2a,b, 17.4a,b,17.5b, 18.8,18.9b,18.10e,g)	Depends on extent.
e	Repair damage to kitchen units (14.4f,15.4d.16.4e,f,g)	£500
f	Install a vent (16.7d).	£200
g	Apply contrasting nosings (18.1h,20i,p).	Self-help?
h	Seal edges of flooring (18.5d,18.7b)	Self-help?
i	Refurbish toilets (3e, 18. 18.6,18.7).	£5,000
j	Remove chairs (18.6g).	Self-help
k	Upgrade glazing (18.9c)	£250
l	Install solar panels and / or car charging point (21g,28f,g).	£10,000
m	Re-label distribution board (21h).	£50
<b>6.</b>	<b>The following maintenance should be undertaken as a matter of routine:</b>	
a	Clearing of all rainwater goods (gutters, valleys, secret gutters, hoppers, downpipes, etc).	Self-help?
b	Keep gullies clear.	Self-help
c	Routine electrical testing	£500

		Approx. cost ex VAT
d	Review need for lightning conductor(22)	Self-help
e	Routine servicing of boiler(s)	£500
f	Routine testing of fire extinguishers	£200
g	Cleaning	Self-help?
h	Gardening	Self-help?
i	Inspection & pruning of tress NB. Consent is required as the Almshouses are in a Conservation Area.	£300

**DANIEL CANTRELL, BA(Hons) PgDipArch RIBA CA**  
**Crickmay Stark Architects**  
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