

ITEM	LOCATION/ ELEMENT	LEASE COVENANT	BREACH OF REPAIRING COVENANT	REMEDIAL WORKS REQUIRED	LANDLORD'S COST (£)	TENANT'S COMMENTS	TENANT'S COST (£)
2.0	SCHEDULE OF DILAPIDATIONS						
	External Areas						
2.1	Rear elevation						
2.1.1	Rear brickwork elevations	3.5	Brickwork is lightly soiled and stained at low level with some minor repointing required.	Allow to clean down brickwork and repoint/repair brick elevations.	440		85
2.1.2	Loading area and hardstanding .	3.5	Concrete surface loading area is soiled	Thoroughly clean hardstanding area and remove all vegetation.	140		120
2.1.3	Warehouse doors	3.5.2	Doors are soiled.	Clean down internal and external face of doors and thoroughly prepare.	860		75
2.1.4	Bollards to parking area.	3.5.2	Decorations to bollards are in poor condition.	Allow to redecorate bollards.	220		85
2.1.5	Warehouse up and over door	3.5	2 no. panel damaged to door system.	Allow to replace 1 no. panel to match existing door.	1,360		440
2.2	Front elevation						

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2.2.1	Low level brickwork	3.5	Brickwork is lightly soiled and stained at low level.	Clean down brickwork.	320		32
2.2.2	Alarm box	3.6	Tenant installed alarm box.	Strip out alarm box and make good fixing holes with suitable rubber grommets.	140		20
2.2.3	Window frames to front elevation	3.5	Windows frames generally discoloured and decorations and framing.	Allow to completely redecorate windows internally and externally and thoroughly clean windows and frames and glass on completion.	4,400	Specialist paintwork	525
2.2.4	Signage	3.5	Tenant installed signage.	Remove all tenant's signage and make good fixing holes with suitable rubber grommets.	240		65
2.2.5	Front entrance doors	3.5	Heavy staining and deterioration of decoration to doors.	Thoroughly clean down frame and glazing and redecorate on completion.	320	Specialist Paintwork	320

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2.2.6	Metal framed canopies to front elevation	3.5	Canopies generally stained and soiled and decorations in poor condition.	Allow to clean down canopies and redecorate framework on completion.	720		220
INTERNAL AREAS							
3.0	Warehouse						
3.0.1	Metal roof trusses and columns	3.5	Metal roof trusses and columns require redecoration.	Thoroughly prepare and redecorate metal roof trusses throughout warehouse area.	3,920	Preprepare, prime undercoat and gloss incl Lift Hire	1,050
3.0.2	Lights	3.5	Fluorescent light fittings throughout warehouse are generally heavily soiled.	Clean down all fluorescent lighting and ensure all fluorescent tubes are left working. 9 no. fittings not operational.	600	Remove all faulty & supply and fit new fittings - to balance lighting levels over the whole floor area	545
3.0.3	Tenant's installations	3.6	Tenant installed equipment, cages and shelves to be removed from warehouse area.	Strip out tenant installation and make good all damaged surfaces.	12,400	Strip & make good all damaged services	3,500
3.0.4	Perimeter wall	3.5	Decorations to perimeter walls are generally soiled and tired.	Allow to redecorate all perimeter walls, allow for all making good and preparation.	5,820		3,265

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3.0.5	Tenant installation	3.6	Tenant installed electric conduit and power supplies installed to warehouse perimeter walls.	Strip out all tenant installations and make good fixing holes.	2,800		420
3.0.6	Floor slab	3.5	Warehouse floor slab is heavily soiled and scuffed.	Thoroughly clean and redecorate floor slab. Allow to renew all mastic movement joints.	16,960	Clean only & make good movement joints - extent to be agreed with Surveyor based on original defects	3,000
3.0.7	Electrical installations	3.5	Tenant alterations to the original mains electrical installation.	Upon removal of tenant installed fittings and wiring, carry out full periodic inspection and testing in accordance with BS: 7671 2001. Undertake all necessary works to ensure satisfactory compliance. Correctly label all wires and distribution board, fit engraved Traffolyte labels to all devices clearly identifying their function.	6,000	Remove dead circuits Test and repair as Schedule of wants. Provide Certificate on completion	2,000

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3.0.8	Doors from warehouse	3.5	4 no. fire exit doors in poor decorative order.	Thoroughly clean down doors and redecorate on completion. Ensure doors are in working order including replacing/overhauling all door furniture.	320	Furniture & ease and adjust as necessary Redecoration	460
3.0.9	Fire alarm installation	3.6	Tenant alterations to fire alarm and lighting.	Ensure system is left in full working order. Allow to clean down break glass call points, alarm sounders and detectors which are retained.	800	Test & repair as necessary. Provide Certificate on completion	200
3.0.10	Warehouse office	3.5	Warehouse office decorations worn and tired.	Allow to redecorate walls, floors and ceilings to offices. Allow for all necessary making good and removal of carpets etc...	3,000	Remove carpet etc Clean, prepare and paint all surfaces	420
3.1	Ground floor WCs within warehouse area						

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3.1.1	Plaster ceiling	3.5	Ceiling decorations generally soiled.	Allow to completely clean and redecorate ceilings throughout WC areas.	220		325
3.1.2	Wall decorations	3.5	Wall decorations generally heavily soiled.	Allow to completely redecorate walls to WC area.	636		636
3.1.3	Doors, skirtings and architraves	3.5	Decorations to skirtings, doors and architraves are generally soiled.	Thoroughly prepare and redecorate timber skirtings, architraves and doors. Allow to overhaul/replace door furniture.	1,280		385
3.1.4	Decorations to pipework		Decorations to pipework etc are soiled.	Thoroughly prepare and redecorate radiators and pipework throughout.	180		120
3.1.5	Sanitary fixtures and fittings	3.5	Heavy limescale build up and heavy soiling to sanitary fixtures and fittings generally.	Allow to industrially clean all sanitary fixtures and fittings throughout. Should fittings not be able to be cleaned to an acceptable standard, then replacement will be required.	2,400	Clean only	220

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3.1.6	Lighting to WCs	3.5	2 no. missing diffusers and 2 no. defective lights.	Allow to replace missing diffusers and repair defective lighting.	80		80
3.1.7	Flooring	3.5	Vinyl flooring generally worn and tired within WC areas.	Allow to replace vinyl flooring to WC areas, allow to include lobbies etc..	680	2 No. Male Toilets	840
3.1.8	Fracturing to walls and floors	3.5	Investigate fracturing to walls and floors.	Allow to carry out investigation to floors and walls. Allow for all necessary repairs prior to re-decoration.	3,500	Original condition & Quality of concrete flooring to dicatate extent of repairs. Provisional Sum	2,500
3.2	Kitchenette						
3.2.1	Plaster ceiling	3.5	Ceiling decorations generally soiled.	Allow to completely clean and redecorate ceiling to kitchen areas.	84	Redecoration to 3.2.1 to 3.2.4	380
3.2.2	Wall decorations	3.5	Wall decorations generally heavily soiled.	Allow to completely redecorate walls to kitchen areas.	210	Above	

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3.2.3	Doors, skirting and architraves	3.5	Decorations to skirtings, doors and architraves are generally soiled.	Thoroughly prepare and redecorate timber skirtings, architraves and doors. Allow to overhaul/replace door	80	Above. Service replace Furniture	140
3.2.4	Decorations to pipework	3.5	Decorations to pipework etc are soiled.	Thoroughly prepare and redecorate radiators and pipework throughout.	46	Above	
3.2.5	Lighting to kitchen	3.5	Lighting requires overhauling and diffusers cleaned.	Allow to overhaul lighting.	110		80
3.2.6	Flooring	3.5	Vinyl flooring generally worn and tired within kitchen area.	Allow to replace vinyl flooring to kitchen area.	220		360
3.2.7	Kitchen sink and units	3.6	Sink generally soiled and unit doors and ironmongery tiered.	Clean sink unit and replace doors and ironmongery.	410	Clean and service the 60 units	
3.3	Lobbies to ground floor entrance and Ground Floor office space						

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3.3.1	Plastered ceilings (including staircase)	3.5	Plastered ceilings generally soiled.	Allow to repair and carry out complete redecoration to all ceilings and soffits.	960		825
3.3.2	Plastered wall coverings	3.5	Decorations to walls are generally soiled.	Allow to carry out complete redecoration to all finishes. Allow to repair all blown plaster prior to redecoration.	2,120		960
3.3.3	Timberwork	3.5	Timber decorations are generally soiled including all doors leading off lobbies to WC offices and warehouse.	Thoroughly prepare and redecorate timber skirtings, doors, architraves and door fascias. 10 no. doors in total.	1,520		850
3.3.4	Doors	3.5	Fire doors leading from main lobby.	Allow to overhaul and repair doors as necessary including ironmongery. 5 no. doors.	450	Repair/renew furniture	250
3.3.5	Staircase	3.5	Decoration to timberwork and metalwork generally soiled.	Thoroughly prepare and redecorate.	284	Two staircases	560

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3.3.6	Floor covering	3.5	Carpet floor coverings to office, staircases and lobbies are generally soiled and worn.	Take up carpet floor covering to office, lobbies, staircases and replace.	720	Unit 19 only. Carry out deep clean for Surveyor's inspection	720
3.3.7	Radiators	3.5	Radiators and paintwork are generally soiled.	Thoroughly prepare and redecorate radiators and pipework.	220		120
3.3.8	Intruder alarm	3.6	Tenant installed intruder alarm	Strip out tenant installed tenant intruder alarm including all alarms bells, key pads, cables and sensors and make good all fixing holes on completion.	360		140
3.3.9	Lighting	3.5	Lighting requires overhauling and diffusers cleaned.	Allow to overhaul lighting.	110		110
3.3.10	Cleaner's cupboard.	3.5	Decorations generally soiled.	Allow to prepare and redecorate cleaner's cupboard.	240		80
3.3.11	Stair nosing	3.5	Damaged stair nosing	Replace 26no. Stair nosing to match existing.	258		110

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3.3.12	Tenants alterations	3.6	Tenant installed security lobby	Remove tenant installed security lobby, including doors, partitions, door closers and entrance system. Allow to make good on completion.	250	Removal only. Redecoration above	50
3.4	Ground floor male and female WCs						
3.4.1	Ceiling	3.5	Plaster ceiling lightly soiled.	Repair and redecorate ceiling.	320		85
3.4.2	Plastered walls	3.5	Plastered walls soiled and minor damage.	Thoroughly prepare and redecorate. Allow to repair fracture to walls prior to redecoration.	680		220
3.4.3	Decorations	3.5	Decorations to timber skirting radiators and pipework are soiled.	Thoroughly prepare and redecorate timber skirtings, radiators and pipework.	400		100
3.4.4	Sanitaryware	3.5	Sanitaryware is generally soiled.	Thoroughly industrially clean all sanitaryware.	160	Included above	

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3.4.5	Vinyl floor covering	3.5	Vinyl floor covering is soiled.	Allow to industrially clean vinyl floor tiles throughout. Allow to repair damaged tiles to match existing.	360	Clean & replace all damaged tiles to match as near as possible	450
3.5	First floor offices						
3.5.1	Ceilings	3.5	Suspended ceiling generally soiled and a number of tiles punctured and damaged.	Allow to thoroughly clean down grid and replace all missing and damaged panels.	800	Metal Cover plates to existing holes with electrical plates Clean etc	500
3.5.2	Lighting	3.5	Fluorescent lighting throughout office areas.	3 no. missing tubes from fluorescent lights. Allow to replace 3 no. missing tubes.	36	Replace 3 No. fittings. Replace damaged tiles	180
3.5.3	Walls		Plaster decorated walls generally soiled and minor damage in isolated locations.	Thoroughly prepare and redecorate walls. Allow to repair all fractures to walls prior to redecoration.	1,080	Damage adjacent to windows - existing design defects prior to occupation - to be agreed with Surveyor	500
3.5.4	Steel panel radiators	3.5	Radiators are lightly soiled.	Make good and thoroughly prepare and redecorate panels and pipework on completion.	360		150

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3.5.5	Tenant installed partitioning	3.6	Tenant installed demountable partitioning forming cellular office space.	Strip out partitioning and make good fixing holes.	900	Includes Cart away from site with other debris including patching carpet	250
3.5.6	Carpet floor covering	3.5	Carpet floor covering is worn in areas.	Strip up floor coverings and replace with quality to match existing.	4,600	Deep clean all areas for Surveyor's inspection	1,000
3.5.7	Timber skirting	3.5	Timber skirting decorations are generally soiled and where cables have been attached fixing holes are present.	Make good fixing holes and thoroughly prepare and redecorate.	420		120

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3.5.8	Telecommunications and data cabling	3.6	Tenant installed telecommunications and computer cabling.	Strip all tenant installed data, telecomms and other wiring from all floors, walls, risers, conduits and ceiling voids. Remove all voice and data outlets and cabling throughout. Take down and remove all telephone exchanges and distribution cabling to offices and risers. Ensure landlord's power and lighting cabling is left intact. Replace all missing trunking covers following this. Remove all tenant installed surface fixed conduits, junction boxes, socket points, outlets and other associated fixings. Make good all surfaces disturbed.	2,400		750
3.5.9	Small power	3.5	Light switches installed are generally soiled.	Thoroughly clean on completion.	40	Replace if necessary	120
3.5.10	Doors and architraves	3.5	Doors and architraves are lightly soiled.	Thoroughly prepare and redecorate doors and architraves.	480		170

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3.5.11	Door keys	3.6	Door keys are not present in doors.	Supply landlord with door keys.		Tenant has all keys	
3.5.12	Light fittings	3.5	3 no. missing fluorescent tubes.	Replace missing fluorescent tubes.	195	Repeated item	
3.5.13	Window Boards	3.5	Decorations in poor condition.	Allow to prepare and redecorate timber window boards.	416		240
3.5.14	Doors	3.5	Damaged doors and ironmongery.	Repair doors and replace ironmongery as necessary.	800		320
3.6	General items						
3.6.1	Fire alarm	3.23	No evidence of maintenance of fire alarm system.	Inspect and test fire alarm system in accordance with BS: 5839. Provide test certificate, undertake all necessary works to ensure satisfactory compliance.	2,000	Test and repairs	220

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3.6.2	Asbestos containing material	3.23	Asbestos containing material. There is no asbestos register on site, in breach of CAWR 2002.	Obtain an up to date asbestos register with results of all sample testing and asbestos surveys. Carry out all appropriate remedial works in accordance with regulations and update asbestos management policy.	5,800	Asbestos Survey	500
3.6.3	Windows	3.5	Windows are soiled.	Clean all windows	250		185
3.6.4	Access	3.5	Scaffold/powering access, fall restraint required to undertake works. Compartmentation	Provide all necessary access to suitably undertake works. Block up doors between Units	11,200		2,500 600
				Total	113,105		36,308