

**Farmhouse –**

- Internally the farmhouse is in good repair. It would perhaps benefit from a new kitchen and ground floor W.C. as the existing are outdated.
- The first floor bathroom requires immediate upgrade. Mechanical ventilation should also be included to help prevent the damp/condensation issues they have at present
- The roof seems to be watertight but must have the gutters cleared of debris immediately to prevent water ingress. The Slates, leadwork and chimneys should be checked for any maintenance required.
- External paintwork requires urgent attention.
- Some of the external render is loose and needs to be removed at these locations and renewed.
- Fire safety issue at stove in sitting room. Timber mantle badly burned. Investigate reason and condition of chimney internally.
- Possible oil leaking to boiler.
- Unsafe light switch in room on first floor to farmhouse.

**Farm Buildings –**

- The original stone construction farm steading requires general annual maintenance. One gable end wall requires urgent structural repair to stonework.
- The newer more modern farm buildings have been poorly maintained and require numerous repairs. The gutters need cleared of plant debris. There are areas of missing/damaged timber slats to walls/Yorkshire boarding. Broken gutters and downpipes. Corroded/damaged metal wall sheeting. Ridge cover missing to one shed allowing water ingress.

**Farmhouse Annex –**

- Internally the Annex is in good repair.
- No signs internally of any recent water ingress. However, externally the roof requires urgent attention to slipped slates and clearing of plant debris from gutters. This is a particular problem above the conservatory most likely caused due to the very low pitch of the conservatory roof.
- The slate roof at the rear of the property has a bow/sag to it. However, there are no signs of any cracking to external/internal walls.

**Smedheugh Farm**

**Item No 7(a)**

Budget Building Maintenance Costings for repairs next 5 years -

			Responsibility
- New bathroom and ventilation to farmhouse.	£2500.00	Year 1	Landlord
- Minor repairs to farmhouse roof and clear gutters of plant debris	£800.00	Year 1	Tenant
- External Painting of timber and metal surfaces to farmhouse and annex	£3000.00	Year 1	Tenant
- Render repairs to farmhouse	£2400.00 Provisional Sum	Year 1	Tenant
- Annual farm building general repairs	£2000.00	Year 1-5	Tenant
- Repair gable end wall of steading building	£1200.00	Year 1	Landlord – same at date of entry.
- Repairs to newer farm buildings	£15000.00(quote from contractor)	Year 1	Landlord
- New kitchen and ground floor W.C. to farmhouse	£10000.00	Year 5	Landlord
- Repairs and investigate bow/sag to annex roof (cost for minor repairs and investigation only)	£1000.00 Provisional Sum	Year 1	Landlord – same at date of entry.
- Investigate problem at stove in sitting room.	£100.00 Investigate only	Year 1	Landlord for H&S issue
	£1000.00 Provision Sum		Tenant for repair.
- Investigate possible leak at boiler	£100.00 Investigate only	Year 1	Landlord

Separate Survey for electrical works –

- Switch and box have been removed to room on first floor.	£60	Year 1	Tenant
- Electrical Testing to farm buildings	£750	Year 1	Landlord
- Repair and upgrade existing distribution system	£3000	Year 1	Landlord

**Total cost for Landlord Responsibility items £33650.00**

**Total cost for Tenant Responsibility items £9260.00**