

Farmhouse –

- Internally the farmhouse is in good repair. It would perhaps benefit from a new kitchen and bathroom as the existing are outdated.
- The roof requires some minor repairs to slipped slates and some leadwork may need replaced. However, there are no signs of any water ingress at this time.
- External paintwork requires urgent attention especially to the timber bargeboards and exposed rafter ends as these are starting to rot.
- The drainage to the rear of the house needs to be investigated where the ground level drops at the retaining wall. This occasionally floods. This has been shown as a provisional sum only as it requires further investigation.
- Some of the external render is loose and needs to be removed at these locations and renewed.

Farm Buildings –

- A general maintenance sum has been included for each year only as the buildings are generally structurally sound and the condition is adequate for their use. Costs to achieve 'perfect' condition to these buildings and other external areas/roads etc would not be economic. In an ideal world they would be replaced as they do not suit modern farm machinery (This has not been included in the costing)

Farm Cottages –

- Internally the cottages are in reasonable repair but would greatly benefit from a new kitchen to both houses and a new bathroom to one house.
- Investigate how the surface mounted internal pipework in the kitchen and bathrooms could be hidden.
- Redecoration internally and externally is also recommended over the next few years.
- Repairs to the spalling concrete window cills to the front of the properties should be carried out in the next 2 years.
- No signs internally of recent water ingress from the roof. However, it should be noted that the cement tiles could possibly contain asbestos.

Budget Building Maintenance Costings for repairs next 5 years -

			Responsibility
- New kitchen and bathroom to Farmhouse	£12,000.00	Year 4	Landlord
- Minor repairs to Farmhouse roof	£800.00	Year 1	Tenant
- External Painting to bargeboards and exposed rafters to Farmhouse and isolated timber repairs.	£3,500.00	Year 1	Tenant
- Investigate drainage issues to area at rear of farmhouse	£500.00 Provisional Sum	Year 1	Landlord
- Render repairs to Farmhouse	£2,200.00	Year 2	Tenant
- Annual farm building general repairs	£3,000.00	Yearly	Tenant
- New kitchen (2no) and bathroom (1no) to cottages	£10,000.00	Year 3	Landlord
- Internal Pipework concealment to cottages	£2,000.00 Provisional Sum	Year 3	Landlord
- Repairs to spalling external window cills to cottages	£800.00	Year 1	Landlord
- External Painting to doors to cottage no 1.	£200.00	Year 1	Tenant

Separate Survey for electrical works –

- Test supply/wiring to Farmhouse	£500.00	Year 1	Landlord – H&S
- Complete rewire to Cottage 1	£6,000.00	Year 1	Landlord
- Complete rewire Cottage 2	£6,000.00	Year 1	Landlord
- Replace several light fittings & upgrade sockets to RCD to Steading/farm buildings	£500.00	Year 1	Landlord – H&S
- Test supply/wiring to Steading/farm buildings	£400.00	Year 1	Landlord – H&S

Total cost for Landlord Responsibility items £38,700.00
Total cost for Tenant Responsibility items £9,700.00