

Farmhouse –

- Internally the farmhouse is in poor condition. Internal woodwork requires painting to protect door/skirting/frames from further damage. Décor is old/worn.
- There are areas internally of loose, missing and cracked plaster that require repair.
- Kitchen, bathroom and shower room facilities are poor and would benefit from renewal.
- The timber double glazed windows require immediate repair of rotten timbers and redecoration as they are approaching end of design life due to lack of maintenance.
- The remainder of the windows, which are timber single glazed should be replaced as they exceed design life.
- External rainwater goods require immediate repair and redecoration.
- Remove ivy from external wall at rear entrance.
- Several pointing repairs required to external walls.
- Investigate and make repairs to area around rear chimney where there is water ingress to the internal wall.
- Renew skylights to roof.
- Further repairs required to slates and leadwork to keep watertight.
- Timber external doors approaching end of design life – repair or renew.
- Wiring exceeding design life.

Farm Buildings –

- All in reasonable condition and fit for purpose. Annual maintenance will be necessary to keep them in good condition.
- Wiring in good condition but no paperwork available.

NOTE: Access road is very poor. No cost included for this.

Budget Building Maintenance Costings for repairs next 5 years -

			Responsibility
- Internal redecoration to farmhouse.	£8,200.00	Year 1	Tenant
- Internal plaster repairs to farmhouse	£600.00	Year 1	Tenant
- New kitchen, bathroom & shower room to farmhouse.	£13,500.00	Year 1	Landlord
- Repairs to timber double glazed windows to farmhouse and redecoration.	£1,750.00	Year 1	Landlord
- Annual farm building general repairs	£500.00	Year 1-5	Tenant
- External redecoration/repairs to rainwater goods and any other timber to farmhouse.(windows included in other item)	£1,200.00	Year 1	Tenant
- Renew single timber glazed windows to farmhouse.	£4,000.00	Year 1	Landlord
- Remove Ivy from rear entrance.	£150.00	Year 1	Tenant
- Pointing repairs to external walls of farmhouse.	£1,000.00	Year 1	Tenant
- Investigate cause & resolve water ingress at rear chimney area of farmhouse.	£4,000.00	Provisional Sum	Tenant
- Renew skylights to farmhouse roof.	£2,500.00	Year 2	Landlord
- Repairs to farmhouse roof.	£1,200.00	Year 1	Tenant
- Repair farmhouse external doors.	£1,000.00	Year 1	Tenant
- Field Drainage works	£3,100.00	Year 1	Landlord

Separate Survey for electrical works –

- Complete rewire of farmhouse	£8,000	Year 1	Landlord
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Total cost for Landlord Responsibility items	£32,850.00		
Total cost for Tenant Responsibility items	£17,850.00		