

AtkinsRéalis



Condition Surveys

Aberdeen City Council

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ACC BALNAGASK RAAC OPTIONS APPRAISAL

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1. Introduction

AtkinsRealis were appointed by Aberdeen City Council to undertake and prepare a condition survey of 10no. residential properties in the Balnagask area of Aberdeen City. The properties included 1-bedroom, 3-bedroom and 4-bedroom properties, as listed below.

Address	Property	Position	No. bedrooms
469 Balnagask Road	Flat	Mid Terrace	1
471 Balnagask Road	Flat	Mid Terrace	1
481 Balnagask Road	Flat	End Terrace	1
483 Balnagask Road	Flat	End Terrace	1
6 Pentland Crescent	Flat	Mid Terrace	1
8 Pentland Crescent	Flat	Mid Terrace	1
196 Farquhar Road	Flat	End Terrace	1
198 Farquhar Road	Flat	End Terrace	1
28 Farquhar Road	House	Mid Terrace	3
88 Farquhar Road	House	End Terrace	3
5 Burnbank Terrace	House	Mid Terrace	4

In accordance with the brief, inspections of the existing properties were undertaken to ascertain their current condition including non-intrusive surveys of the building fabric, and associated life cycle costings.

The surveys were carried out on 9no. of the properties on the 20th June 2024 by Suzanna Lynch (MRICS) and Anthony Alexander (BSc) with the final property surveyed on the 8th July 2024 by Oliver Richards (BSc Hons). Periods of very dry weather prior to the survey and both survey days continued with clear and dry weather.

This report provides an overview of the condition of the buildings for key issues, which require attention to enable the Council to consider future options. Note: access was not available to 88 Farquhar Rd during either visit, as such, this property does not form part of the report.

Following our inspection, we have identified a series of areas and elements requiring remedial work and improvements to bring the condition of the building to a satisfactory standard. These recommended remedial work and improvements will likely involve an average investment of about £19,100 per property spread over the next ten years.



Address	Year 0-1	Year 2-5	Year 6-10	Total
469 Balnagask Road	£8,710.00	£6,670.00	£2,440.00	£17,820.00
471 Balnagask Road	£8,510.00	£12,850.00	£ 0.00	£21,360.00
481 Balnagask Road	£6,020.00	£11,050.00	£1,050.00	£18,120.00
6 Pentland Crescent	£6,880.00	£7,030.00	£130.00	£14,040.00
8 Pentland Crescent	£9,290.00	£5,360.00	£2,420.00	£17,070.00
196 Farquhar Road	£11,510.00	£8,600.00	£10.00	£20,120.00
198 Farquhar Road	£1,590.00	£850.00	£ 0.00	£2,440.00
28 Farquhar Road	£9,820.00	£19,380.00	£920.00	£30,120.00
5 Burnbank Terrace	£13,950.00	£12,150.00	£4,540.00	£30,640.00

The above costs do not include for VAT, professional fees, building consent fees, nor any access costs i.e. costs for working at height, scaffolding, etc or structural work. Instead, these have been included within the whole life cycle costings. It does however, include a 15% fee of the total works for the preliminary contractor costs. The costs have been based on works being procured via a competitive tender process and undertaken on a wholesale basis. Should works be completed on an isolated basis the costs should be revised to reflect this.

1.1 Limitations

The following limitations/assumptions apply to our inspection:

- Inspections were limited to a non-intrusive visual inspection of the accessible areas.
- Where reasonable assumptions have been made these are stated within the report.
- No allowance has been made for relocating or removing operational machinery, stored items, or personal belongings.
- Our surveyors carried out their inspections diligently, but they did not undertake any actions that risk damage or injury to the building, themselves, or any other party.
- Where access could not be provided, this has been noted and no commentary has been made on the condition.
- High level access was not provided and therefore assessment of the external elements at high level were undertaken from ground level.
- No testing of M&E installations has been undertaken.
- Tests on the building fabric have not been undertaken. Further investigation has been recommended where deemed appropriate to confirm the extent of issues identified within the report.
- No comment has been made on the structural soundness of the property. Any concerns have been raised within the report. Where appropriate further investigations by structural engineers have been recommended.
- No commentary on the presence of asbestos and no costs in association with addressing asbestos has been allowed for within this report. However, an allowance has been made to undertake the surveys.



1.2 Glossary of Terms

Condition Ratings

The condition ratings within this report which describe the overall condition of the element is expressed as one of four categories:

Grade	Expression	Definition
A	Good	As new and performing as intended and with regular maintenance will continue to operate efficiently.
B	Satisfactory	Performing as intended but exhibiting minor deterioration.
C	Fair	Exhibiting major defects and/or not operating as intended and will require attention in the short term, although not immediate.
D	Poor	Life expired and/or serious risk of imminent failure.



2. General Findings

The properties were constructed in the late 1960's as two-storey buildings from brick cavity wall construction, with Reinforced Autoclaved Aerated Concrete (RAAC) roof panels. The two-storey buildings either form individual houses or single-storey flats comprising of a ground- and first floor flat.

2.1 Externals

Roof

The roof varies between building types, and includes felted flat roofs, tiled mono-pitched, and tiled mansard roofs.

The survey viewed the properties from ground level and vantage points only. As such, a complete survey of the properties was not possible. However, from what could be observed, the flat roofs to the single storey entrances were in fair condition, with vegetation and staining noted. This reflects the condition of the main roofs, it is advised that a fuller investigation is undertaken in the first instance, with the advice that the roof may have to be replaced/resealed within in the next 10 years. The tiled roofs were covered in heavy vegetation and require cleaning. There were no noted slipped or missing tiles, however, without a thorough survey, this cannot be guaranteed for the entire roof.

The rainwater goods are either cast-iron or PVC, with evidence of vegetation within the gutters at high-level. Some algae staining was noted, evidencing leaks within the downpipes.

All of these properties are known to contain RAAC panels. Access to view the RAAC was only possible in two of the properties, as the ceiling was in place at the time of inspection. This report can only provide a description of the RAAC, and as such, will not comment on the structural stability or any remedial works that should be undertaken. A Structural Engineer must be engaged to undertake a full assessment

External Walls and Rainwater Goods

Externally, the properties have a combination of exposed brickwork and rendered panels, with either metal or timber fascias and soffits. 5 Burnbank Terrace has a timber clad section to the top floor where the additional bedroom creates an undercroft/walkway for pedestrians at ground level. The walls are in satisfactory condition, with evidence of boss and missing render and isolated instances of graffiti.

Grounds

The properties generally have a front garden with private access to the front door. Two of the properties have 6ft fences, however, most have open access. To the rear, the properties sit within a grassed communal area, which runs the length of the dwelling creating a boundary to the road.

Windows and External Doors

The windows throughout are Nordan double glazed tilt and turn units with metal ironmongery. The front doors comprise of a solid timber door, with metal ironmongery and space for a recessed self-closure, with a half-height glazed side lights with timber infill.



2.2 Internals

Internally the properties follow the same layout between the three property types. With the living spaces to the 1no. bedroom properties spanning over a single floor, with the circulation space leading upstairs or downstairs depending on if it is a ground floor or first floor property. The 3no. and 4no. bedroom properties span over two floors, with an intermediary circulation space at the entrance.

Ceilings

The ceiling is generally plasterboard attached to timber joists, with artex finish. Note: due to the age of the building, the artex on the ceiling could be an asbestos containing material (ACM). We have not seen an asbestos refurbishment and demolition (R&D) survey, nor an Asbestos Management Plan, as such, we cannot comment if asbestos is present. Additionally, a couple of the properties had a painted plasterboard finish. From previous work with the ACC, AtkinsRealis are aware that ACMs were encapsulated, and therefore, it cannot be assumed that a plasterboard finish means there is no artex and therefore no ACMs.

It is a legal requirement that all properties have an R&D survey undertaken prior to any intrusive works.

Where damage was seen to the ceiling to the ground floor of one property and where the ceiling had been removed in two properties, polystyrene beads were noted within the ceiling void. It is likely these beads were used as insulation and sound deadening at roof level and between the intermediate floors. These beads pose a fire risk as they are highly flammable and once ignited will escalate the spread of the fire through the floor and ceiling voids, whilst releasing toxic fumes, making it difficult to fire fight.

Due to the properties surveyed being built at a similar time, it is fair to suggest that there is a high probability that this type of insulation will be common throughout all the properties. It is our recommendation that the roof and floor voids are exposed, all polystyrene insulation is removed and replaced with an appropriate insulation that meets fire safety regulations, as well as energy requirements.

Walls

The walls are plaster on hard throughout, with the exception of the kitchen which has been framed out. Plaster-on-hard construction is susceptible to thermal bridging, which has led to black mould seen throughout the properties; however, the extent of the black mould varies between each property.

Flooring

Due to the requirements of the Tenant's lease agreement, most properties did not contain flooring in the kitchen and bathroom. In general, the flooring was aged in fair to poor condition, with evidence of wear and ingrained dirt through normal use commensurate with age.

Internal Joinery Work

Some damage to the joinery was noted in all of the properties, with the most damage to internal doors, skirting and timber trims within the kitchen. Where possible these should be repaired, however, replacement has been suggested for the heavily damaged items, where patch repair would not be appropriate.



Sanitaryware

White sanitaryware throughout the properties was in satisfactory condition, other than requiring basic maintenance such as cleaning and resealing. All but one property has a bath, with a wet room shower to the other property.

Building Services

The properties are served by way of gas for heating and electric for lighting and cooking. No investigations as to the condition of these were undertaken.



3. Building Fabric Condition & Findings

469 Balnagask Road

The property comprises of a mid-terrace first floor flat within a two-storey apartment block constructed circa/in 1966. The rear of the property faces South onto Balnagask Road, while the front of the property looks North onto a communal footpath between the apartments of Balnagask Road and Pentland Road. The property is currently experiencing a few defects which require immediate attention, with the remainder of the works largely requiring general maintenance.

Externals



To the front entrance, concrete slabs are damaged and displaced presenting potential trip hazards, which should be replaced and re-bedded to align with the surrounding footpath, patio, and retaining wall. Fascia and soffits are in fair condition but show signs of cut edge corrosion, which requires cleaning and cut edge protection.

The door is in satisfactory condition, however, the mechanical door closer is missing. The decoration of the front door and side light is fair condition but requires redecoration, including the removal of historic fixings. The timber window frames exhibit worn decoration with minor damage, requiring repair and redecoration.

The front garden is overgrown with vegetation, with debris and rubbish within the garden. This should be maintained especially whilst vacant to reduce potential vandalism to the property. The galvanized handrails and retaining wall void grid are stained, requiring cleaning. Additionally, the perimeter timber fence requires redecoration.



Internals



The timber boxing-in of bathroom services within the bathroom is water damaged and should be repaired. The boxing-in above the front door is suffering from damp and mould and should be cleaned of all mould and redecorated.

There are several visible holes in the plaster wall within the boiler cupboard and service penetrations lack fire stopping. It is advised all penetrations and holes are properly infilled and adequately fire stopped between floors. Cupboard doors and electrical access hatches catching on the floor require easing and adjustment.

The timber window frames, including the timber surround and sills, show signs of age and damage, and require repair and redecoration. Additionally, the mastic to the window frames is missing and perished and should be replaced. The associated ironmongery is loose and should be adjusted or replaced as necessary. To the bathroom, the vanity unit handles, and the bath panel requires replacing due to damage. The silicone sealant on the wet wall panels are perished or missing should be removed and replaced.

The flooring has not been removed in this property. However, the vinyl flooring in the kitchen is grubby and there is water damage to the bathroom vinyl.

General maintenance items should also be undertaken. This includes redecoration of all the painted and wall papered surfaces, timber trims/skirting and doors, infilling previous fixing holes, and removing the wallpaper and relining prior to decoration. All door ironmongery should be inspected and adjusted or replaced as necessary. Wet wall panels, although in fair condition, are expected to require replacement within the next ten years and should be monitored.



Lastly, a deep clean of the entire flat, including all sanitary ware, is necessary due to the general condition of the property.

471 Balnagask Road

The property comprises of a mid-terrace first floor flat within a two-storey apartment block constructed circa/in 1966.. The rear of the property faces South onto Balnagask Road, while the front of the property faces North onto a communal footpath between the apartments of Balnagask Road and Pentland Road. The property is currently experiencing various defects which require immediate attention, with the remainder of the works requiring general maintenance.

Externals



Debris is visible at the lower roof level, and it is presumed that the upper level is similar, requiring routine clearance. The soffit and fascia decoration is in fair condition, as well as the decoration to the rainwater goods, however, all require redecoration.

The door is in satisfactory condition, however, the seals to the doors are loose and the mechanical door closer is missing. The decoration of the front door and side light is fair condition but requires redecoration, including the removal of historic fixings. The timber window frames exhibit worn decoration with minor damage, requiring repair and redecoration.

To the front entrance, the concrete steps are loose presenting a potential trip hazard, with visible gaps to the footpath. Furthermore, the concrete slabs are damaged and displaced presenting potential trip hazards, which should be replaced and re-bedded to align with the surrounding footpath.

The front garden is overgrown with vegetation, with debris and rubbish present within the garden. This should be maintained especially whilst vacant to reduce vandalism to the property. The galvanized handrails and retaining wall void grid are stained, requiring cleaning. Additionally, the perimeter timber fence needs redecoration.

Internals



Within the kitchen, the sink appears blocked and is holding water. Plumbing to the sink should be investigated and repaired so the water is left free flowing. The worktop is damaged and generally worn and is advised to be replaced.

In the living room, the plaster wall and cornice have damp and mould issues, especially to the windows, with damage noted around the vent grille. Architraves are also damaged in areas and require repair. The bedroom wall shows similar signs of historic damp damage, necessitating repairs to the wall surface and surrounding areas. The bedroom door is stiff and unable to close properly and requires adjustment. The metal door thresholds to a number of rooms are warped and require replacement.

Furthermore, the services boxing-in above the entrance door is damaged requiring repair and redecoration and the mastic to wet wall panels is missing or perished, particularly around the bath where black mould is present.

The timber window frames, including the timber surround and sills, show signs of age and damage and require repair and redecoration. Additionally, the mastic to the window frames is missing and perished and should be replaced.

All carpeted flooring has been retained. This is usually removed by the Tenants in social housing. However, the carpet is tired and worn and therefore should be removed. The vinyl flooring in the kitchen is grubby and unlikely to be salvageable and should be replaced.



General maintenance items should also be undertaken. This includes redecoration of all the painted and wall papered surfaces. Including removing the wallpaper and relining prior to decoration, infilling previous fixing holes and decoration to all timber trims, architrave, skirtings and doors. The grout to the kitchen tiles is worn and discoloured and should be re-grouted. All door ironmongery should be inspected and adjusted or replaced as necessary. Wet wall panels, including the metal trims, although in fair condition, are expected to require replacement within the next ten years and should be monitored.

Lastly, a deep clean of the entire flat, including all sanitary ware, is necessary due to the general condition of the property

481 Balnagask Road

The property comprises of a mid-terrace first floor flat within a two-storey apartment block constructed circa/in 1966. The rear of the property faces South onto Balnagask Road, while the front of the property faces North onto a communal footpath between the apartments of Balnagask Road and Pentland Road. The property is currently experiencing various defects which require immediate attention, with the remainder of the works requiring general maintenance.

External



To the front entrance and external areas of the property the felt roof above the entrance exhibits signs of wear and staining, warranting replacement. The aluminium fascia and soffits are stained and grubby, necessitating a thorough clean-down. The door is in satisfactory condition, however, the mechanical door closer is missing.

The decoration of the front door and side panel is fair condition but requires redecoration, including the removal of historic fixings. The timber window frames show signs of fading and minor damage; therefore, repairs should be undertaken, followed by surface preparation and redecoration. The front garden is overgrown with vegetation, which should be maintained especially whilst vacant to reduce potential vandalism to the property.

Internal



The cavity wall above the living room window is exposed and infilled with newspaper. This must be made safe by removing the paper and the area made good and draft proofed.

There is damage at low-level to the kitchen plasterboard wall near the kitchen door. The timber trimmer behind the kitchen sink is discoloured and rotten, requiring replacement with a suitable plastic or metal alternative, and in the bathroom, the silicone sealant on the wet wall panels where perished or missing should be removed and replaced.

The door to the bathroom is damaged and should be replaced with new ironmongery. A new door blank has been installed to the bedroom without ironmongery, therefore, all ironmongery including the clasp and strike plate should be attached. Isolated damage to the skirting boards was also noted in the living room and in need of replacement. Kitchen unit doors are hanging loose, must be realigned with the hinges adjusted as necessary. The timber window frames, including the timber surround and sills, show signs of age and damage and require repair and redecoration. The ironmongery, showing signs of age and stiffness, should be eased and adjusted or replaced if beyond repair. Additionally, the mastic to the window frames is missing and perished and should be replaced.

The flooring has been removed other than to the bathroom and kitchen. However, the vinyl flooring in the kitchen is grubby and unlikely to be salvageable and therefore should be replaced. White melamine tiles are installed in the bathroom, which are unsuitable and have begun to swell around the edges. These tiles should be replaced with a more appropriate flooring type, such as vinyl.

General maintenance items should also be undertaken. This includes re-decoration of all the painted and wall papered surfaces, timber trims/skirting and doors, infilling previous fixing holes, and removing the wallpaper and relining prior to decoration. The grout to the kitchen tiles is worn and discoloured and should be re-grouted. All door ironmongery should be inspected and adjusted or replaced as necessary. Wet wall panels, although in fair condition, are expected to need replacement within the next ten years and should be monitored.



Lastly, a deep clean of the entire flat, including all sanitary ware, is necessary due to the general condition of the property

6 Pentland Crescent

The property is a one-bedroom mid-terrace first floor flat of a two-storey apartment block constructed 1967. The front of the property faces North onto Pentland Crescent, while the rear of the property faces South onto a communal footpath between the apartments of Pentland Crescent and Pentland Place. The property is currently experiencing a few defects which require immediate attention, with the remainder of the works requiring general maintenance..

Externals



Vegetation and moss is visible on the upper and lower roofs. Render is missing on the rear wall below the first-floor window. The aluminium fascia and soffits are stained and grubby, requiring a thorough clean. Significant vegetation growth was seen in the rear gutter. All gutters and downpipes should be inspected and cleared of any debris, allowing water to flow freely. Furthermore, the rainwater goods, particularly the downpipes, are in poor condition and require redecoration.

The front door is damaged and in disrepair, necessitating the installation of a new external door, including new ironmongery. The mechanical door closer to the front entrance is missing and should be replaced with a new metal one. The timber window frames show signs of fading and minor damage; therefore, repairs should be undertaken, followed by surface preparation and redecoration.

The area below the retaining wall void is full of debris and should be cleared out.

Internals



The ceiling has been fully removed to view the RAAC above. The RAAC ceiling has fine line cracks, and evidence of patch repairs. The RAAC to the living room and bedroom has been painted, and it is likely these were exposed without a flat ceiling. Once any remedial works are finalised with the RAAC, the ceiling should be replaced with plasterboard and suitable insulation complying with modern standards.

The vinyl flooring in the kitchen is unlikely to be salvageable and should be replaced. The bathroom flooring has been removed and should be replaced with a new vinyl sheet. Silicone to wet wall panels is missing or perished, with black mould present, indicating a need for removal and replacement of silicone sealant around the bath.

The hallway cupboard door has been removed from its hinges and should be re-hung and the entrance cupboard door has a cat-shaped hole cut into it and will require replacement.

The timber window frames, including the timber surround and sills, show signs of age and damage and require repair and redecoration. Additionally, the mastic to the window frames is missing and perished and should be replaced. Window ironmongery is pitted and stiff, necessitating adjustment or replacement if as necessary.

General maintenance items should also be undertaken. This includes re-decoration of all the painted and wall papered surfaces, timber trims/skirting and doors, infilling previous fixing holes, and removing the wallpaper and relining prior to decoration. The grout to the kitchen tiles is worn and discoloured and should be re-grouted. All door ironmongery should be inspected and adjusted or replaced if beyond repair. Wet wall panels, although in fair condition, are expected to need replacement within the next ten years and should be monitored.

Lastly, a deep clean of the entire flat, including all sanitary ware, is necessary due to the general condition of the property



8 Pentland Crescent

The property is a one-bedroom mid-terrace ground floor flat of a two-storey apartment block constructed 1966. The front of the property faces North onto Pentland Crescent, while the rear of the property faces South onto a communal footpath between the apartments of Pentland Crescent and Pentland Place. The property is currently experiencing various defects which require immediate attention, with the remainder of the works requiring general maintenance.

Externals



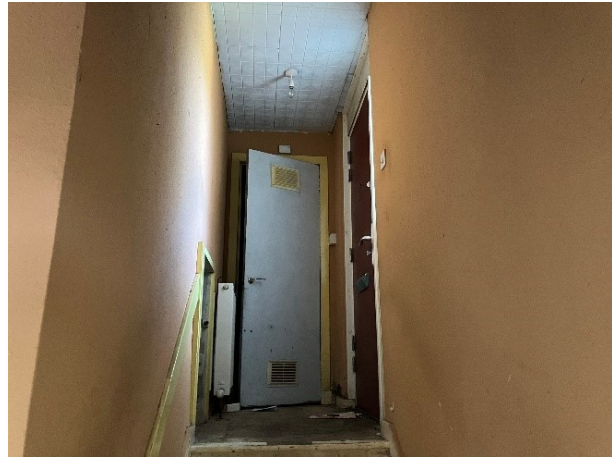
Vegetation and moss are visible on the upper and lower roofs. The aluminium fascia and soffits are stained and grubby, requiring a thorough clean. Significant vegetation growth was seen in the rear gutter. All gutters and downpipes should be inspected and left free and clear of any debris, allowing water to flow freely. Furthermore, the rainwater goods, particularly the downpipes, are in poor condition and require redecoration.

To the front elevation 1no. window has a smashed pane to the outer pane only. The timber window frames show signs of fading and minor damage; therefore, repairs should be undertaken, followed by surface preparation and redecoration. The door is in satisfactory condition. The decoration of the front door and side panel is fair condition but requires redecoration, including the removal of historic fixings.

To the front entrance, the concrete step is loose presenting a potential trip hazard. Additionally, the concrete slabs are damaged and displaced presenting a trip hazard, which should be replaced and re-bedded to align with the surrounding footpath. The galvanized handrails and retaining wall void grid are stained, requiring cleaning. The area below the retaining wall void is full of debris and should be cleared out.

The front garden should be maintained especially whilst vacant to reduce vandalism to the property.

Internals



Evidence of black mould throughout the property, which is likely due to a lack of insulation, this should be addressed by cleaning affected surfaces with a stiff bristle brush and allowing walls to fully dry prior to redecoration. Where the mould cannot be removed, the plaster should be hacked off and the area relined.

Mastic to wet wall panels is missing or perished, with black mould present, indicating a need for removal and replacement of mastic sealant around the bath.

Historic water ingress above the living room window, which appears dry, needs making good. Potentially due to blocked rainwater goods above, in turn damaging wall area below and allowing water ingress. There is impact damage to the wall area adjacent to the front door and damage to the living room door, which need replacing. Furthermore, there are sections of skirting board missing, as well as a missing access hatch to the electrical meter cupboard.

The timber window frames, including the timber surround and sills, show signs of age and damage and require repair and redecoration. The ironmongery, showing signs of age and stiffness, should be eased and adjusted or replaced if beyond repair. Additionally, the mastic to the window frames is missing and perished and should be replaced.

The flooring has been removed throughout the property including the bathroom and kitchen. The bathroom and kitchen flooring should be replaced with new.

General maintenance items should also be undertaken. This includes re-decoration of all the painted and wall papered surfaces, timber trims/skirting and doors, infilling previous fixing holes, and removing the wallpaper and relining prior to decoration. The grout to the kitchen tiles is worn and discoloured and should be re-grouted. All door ironmongery should be inspected and adjusted or replaced if beyond repair.

196 Farquhar Road

The property is a one-bedroom end-terrace ground floor flat of a two-storey apartment block constructed 1967. The front of the property faces northwest onto Farquhar Road, while the rear of the property looks southeast onto Lochnager Road. The property is currently experiencing a few defects which require immediate attention, with the remainder of the works requiring general maintenance items.

Externals



Vegetation and moss is visible on the upper and lower roofs. Significant vegetation growth around rainwater goods needs to be removed. All gutters and downpipes should be inspected and left free and clear of any debris, allowing water to flow freely. Furthermore, the rainwater goods, particularly the downpipes, are in poor condition and require redecoration. Aluminium fascia and soffits are stained and grubby and require cleaning.

The kitchen and bathroom. window both have a smashed pane. The timber window frames show signs of fading and minor damage; therefore, repairs should be undertaken, followed by surface preparation and redecoration. The door is in satisfactory condition. The decoration of the front door and side panel is fair condition but requires redecoration, including the removal and making good previous fixings.

To the front entrance, the concrete doorstep, is severely cracked and requires renewal. The steel handrails are showing signs of corrosion beneath the flaking paint. The handrail should be cleaned down, remove all flaking paint and redecorate. Debris and vegetation have accumulated around the front garden. This should be maintained especially whilst vacant to reduce vandalism to the property

Internals



The ceiling has been fully removed to view the RAAC above. The RAAC ceiling has fine line cracks, and evidence of patch repairs. The RAAC to the living room and bedroom has been painted, and it is likely these were exposed without a flat ceiling. Once any remedial works are finalised with the RAAC, the ceiling should be replaced with plasterboard and suitable insulation complying with modern standards.

The vinyl flooring in the kitchen and bathroom is unlikely to be salvageable and should be replaced with new vinyl sheet. Flooring has been left in other parts of the property which should be removed. Silicone to the wet wall panels is missing or perished, with black mould present, indicating a need for removal and replacement of mastic sealant around the bath. The wet wall has also been damaged during the dountaking of the ceiling. These panels will need to be replaced. Furthermore, the bath panel has been dislodged and requires

Damage was also noted to the kitchen light switch and door. The timber trimmer behind the kitchen sink is discoloured and rotten, requiring replacement with a suitable plastic or metal alternative. Kitchen worktops are chipped and damaged. The bedroom door is missing, so a new door is required.

There was evidence of black mould throughout the property. This will be an ongoing issue due to lack of insulation within the property. Black mould should be removed by cleaning affected surfaces with a stiff bristle brush and allowing walls to fully dry prior to redecoration.

The timber window frames, including the timber surround and sills, show signs of age and damage and require repair and redecoration. The ironmongery, showing signs of age and stiffness, should be eased and adjusted or replaced if beyond repair. Additionally, the mastic to the window frames is missing and perished and should be replaced. It is advised all penetrations and holes are properly infilled and properly fire stopped between floors.

General maintenance items should also be undertaken. This includes re-decoration of all the painted and wall papered surfaces by removing the wallpaper and relining prior to decoration, infilling previous fixing holes and decorating the timber trims, skirting, architraves and doors, all door ironmongery should be inspected



and adjusted or replaced if beyond repair. Wet wall panels, although in fair condition, are expected to need replacement within the next ten years and should be monitored.

Lastly, the property has leftover tenant's belongings and debris. A deep clean of the entire flat, including all sanitary ware, is necessary due to the general condition of the property.

198 Farquhar Road

The property is a one-bedroom end-terrace ground floor flat of a two-storey apartment block constructed 1967. The front of the property faces Northwest onto Farquhar Road, while the rear of the property faces Southeast onto Lochnager Road. The property is currently experiencing various defects which require immediate attention, with the remainder of the works requiring general maintenance items.

Externals



Vegetation and moss is visible on the upper and lower roofs. Significant vegetation growth around rainwater goods needs to be removed. All gutters and downpipes should be inspected and left free and clear of any debris, allowing water to flow freely. Furthermore, the rainwater goods, particularly the downpipes, are in poor condition and require redecoration. Aluminium fascia and soffits are stained and grubby and require cleaning.



Algae staining below the front entrance light should be cleaned off. A loose brick at the rear of the property created a hole allowing visual access to the underside of the building. The access showed that the cavity wall is infilled with fibre glass insulation and polystyrene beads and fibreglass is installed to the underside of the flats. As the properties are located on a slope, the rear of the property has a deeper void than the front. It also confirmed that the floor to the underside is insulated, as far as was visible. The brick should be re-bedded and secured into the wall.

The front door is damaged and in disrepair, necessitating the installation of a new external door, including new ironmongery. The mechanical door closer to the front entrance is missing and should be replaced with a new metal one. The front doorstep is also in poor decorative order. The timber window frames show signs of fading and minor damage; therefore, repairs should be undertaken, followed by surface preparation and redecoration.

To the front garden, two missing service box lids should be replaced. These could cause a trip hazard and allow for debris and small animals to get into the pipework. Debris in the void area created by the retaining wall should be cleared out. The front garden should be maintained especially whilst vacant to reduce vandalism to the property

Internals



Evidence of black mould throughout the property, which is likely due to a lack of insulation, should be addressed by cleaning affected surfaces with a stiff bristle brush and allowing walls to fully dry prior to redecoration. Historic water ingress above the living room window, which appears dry, needs making good. Damage to wet wall panels from previous fixtures means that it is no longer watertight and the damage panels should be replaced before use.

The timber window frames, including the timber surround and sills, show signs of age and damage and require repair and redecoration. The ironmongery, showing signs of age and stiffness, should be eased and adjusted or replaced if beyond repair. Additionally, the mastic to the window frames is missing and perished and should be replaced.



The flooring has been removed other than to the bathroom and kitchen. However, the vinyl flooring in the kitchen is unsanitary and unlikely to be salvageable and therefore should be replaced. White melamine tiles are installed in the bathroom, which are unsuitable and have begun to swell around the edges. These tiles should be replaced with a more appropriate flooring type, such as vinyl.

General maintenance items should also be undertaken. This includes re-decoration of all the painted and wall papered surfaces, timber trims/skirting and doors, infilling previous fixing holes, and removing the wallpaper and relining prior to decoration. The grout to the kitchen tiles is worn and discoloured and should be re-grouted. All door ironmongery should be inspected and adjusted or replaced if beyond repair.

28 Farquhar Road

The property is a 3-bedroom mid-terrace house of a two-storey apartment block constructed 1967. The front of the property faces North onto Farquhar Road, while the rear of the property faces South onto a communal footpath between the apartments of Farquhar Road and Girdleness Road. The property is currently experiencing various defects which require immediate attention, with the remainder of the works requiring general maintenance items.

Externals



Debris is visible on the lower roof level and is presumed to be the same on the upper roof, necessitating routine clearance from both roof levels. Timber fascias are detaching from the wallhead in areas, requiring repairs. All gutters and downpipes should be inspected and cleared of any debris, allowing water to flow freely. Furthermore, the rainwater goods are in fair condition and require redecoration.

Redundant fixings are visible on the front elevation roughcast. These should be removed and the holes infilled.

The timber window frames show signs of fading and minor damage; therefore, repairs should be undertaken, followed by surface preparation and redecoration. The front door and its side panel are in fair condition but require redecoration, including the removal of historic fixings. The loose entrance door handle should be repaired. The decoration to the access hatch adjacent to the door is worn and requires redecoration.

To the front entrance, debris and vegetation has accumulated and should be removed. The concrete steps are loose presenting a potential trip hazard, with visible gaps to the footpath. Furthermore, the concrete slabs are damaged and displaced presenting a potential trip hazard, which should be replaced and re-bedded to

align with the surrounding footpath. The galvanized handrails and retaining wall void grid are stained, requiring cleaning.

Damaged and discoloured concrete surrounding the drying pole should be replaced. Timber fence decorations need redecoration. The damaged and bossed boundary wall roughcast at a low level should be hacked off and replaced with new roughcast. Lastly, the corroded cast-iron gate bolt needs replacement.

Internals



The timber window frames, including the timber surround and sills, show signs of age and damage and require repair and redecoration. The ironmongery, showing signs of age and stiffness, should be eased and adjusted or replaced if beyond repair. Additionally, the mastic to the window frames is missing and perished and should be replaced. It is advised all penetrations and holes are properly infilled and properly fire stopped between floors.

The flooring has been removed other than to the bathroom and kitchen. However, the vinyl flooring in the kitchen is unsanitary and unlikely to be salvageable and therefore should be replaced. White melamine tiles are installed in the bathroom, which are unsuitable and have begun to swell around the edges. These tiles should be replaced with a more appropriate flooring type, such as vinyl.

General maintenance items should also be undertaken. This includes re-decoration of all the painted and wall papered surfaces, timber trims/skirting and doors, infilling previous fixing holes, and removing the



wallpaper and relining prior to decoration. The grout to the kitchen tiles is worn and discoloured and should be re-grouted. All door ironmongery should be inspected and adjusted or replaced if beyond repair. Wet wall panels, although in fair condition, are expected to need replacement within the next ten years and should be monitored.

Lastly, the property has leftover tenant's belongings and debris. A deep clean of the entire flat, including all sanitary ware, is necessary due to the general condition of the property

5 Burnbank Terrace

The property is a 4-bedroom mid-terrace house of a two-storey apartment block constructed 1967. The front of the property faces Northwest onto a communal footpath between Farquhar Road and Burnbank Terrace, while the rear of the property faces Southeast Burnbank Terrace. The property is currently experiencing various defects which require immediate attention, with the remainder of the works requiring general maintenance items.

Externals



Debris is visible on the lower roof level the felt is also aged, showing signs of wear. It is presumed to be the same on the upper roof, necessitating routine clearance from both roof levels and potentially the need to re-cover. The rear gutter has significant vegetation growth. All gutters and downpipes should be inspected and cleared of any debris, allowing water to flow freely. Furthermore, the rainwater goods, particularly the downpipes, are in poor condition and require redecoration. Aluminium fascia and soffits are stained and grubby and require cleaning.

Minor cracks were noted around the brickwork of the front door opening, and two large holes in the cavity wall were seen to the undercroft created by the 4th bedroom. The holes were insufficiently large enough to determine any construction information but was large enough for debris to be discarded. All debris must be removed and brick re-bedded and secured. Graffiti was also observed on the front elevation of the property, which should be cleaned off, and the area repainted if required. The painted timber cladding to the bedroom that forms the undercroft is in satisfactory condition, but has an open grain in the timber, which could lead to water ingress, therefore, this should be redecorated.

The timber window frames show signs of fading and minor damage; therefore, repairs should be undertaken, followed by surface preparation and redecoration. The front door and its side panel are in fair condition but require redecoration, including the removal of historic fixings.

The galvanized handrails and retaining wall void grid are stained, requiring cleaning. The coping stones to the boundary block walls are loose and need lifting and re-bedding. The front garden should be maintained especially whilst vacant to reduce vandalism to the property



Internals



The ceiling in the 4th bedroom on the ground floor shows cracking throughout, with a section to the plasterboard to the rear of the room hanging loose. It was unclear what caused this, and there were no signs of water ingress, however the bath sits directly above this damage. Furthermore, this is one of the floor voids where polystyrene beads were noted. It is advised the ceiling is carefully removed, investigate the potential cause for the damage, and remove all polystyrene beads. Thereafter, infill with new insulation and install new plasterboard ceiling.

Black mould was observed throughout the property, likely due to poor insulation; affected surfaces should be cleaned with a stiff bristle brush and allowed to dry before redecoration. There was also mould particularly around the bath. The silicone to wet wall panels is also missing or perished.

The larger bedroom on the ground floor had impact damage at low level on the door, the door should be replaced with new. Kitchen unit doors are hanging loose, which must be realigned with the hinges adjusted as necessary. The flooring has been removed other than to the bathroom and kitchen. However, the vinyl flooring in the kitchen is unsanitary and unlikely to be salvageable and therefore should be replaced.

The timber window frames, including the timber surround and sills, show signs of age and damage and require repair and redecoration. Additionally, the mastic to the window frames is missing and perished and should be replaced, and the loose window handles should be adjusted or replaced as necessary.

General maintenance items should also be undertaken. This includes re-decoration of all the painted and wall papered surfaces. Including removing the wallpaper and relining prior to decoration, infilling previous fixing holes and decoration to all timber trims, architrave, skirting and doors. All door ironmongery should be inspected and adjusted or replaced if beyond repair. Wet wall panels, including the metal trims, although in fair condition, are expected to need replacement within the next ten years and should be monitored.

Lastly, a deep clean of the entire flat, including all sanitary ware, is necessary due to the general condition of the property.



Appendices



Appendix A Data Sheets



**5 Burnbank Terrace - RAAC Programme
Aberdeen
United Kingdom, AB11 8RS**

Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years
External Defects										
1	Mechanical door closer to the front entrance door is missing.	Undertake replacement of missing metal mechanical door closer to front door.	1	1	nr	£ 150.00	£ 150.00	£ 150.00		
External Maintenance										
1	Vegetation is overgrown within the front garden and requires removal including their roots.	Undertake cyclical removal of vegetation from garden area.	2	27	m²	£ 5.00	£ 135.00		£ 135.00	
2	Significant vegetation growth to rear gutter.	Remove all vegetation and confirm gutters and downpipes are free flowing.	1	11	lm	£ 10.00	£ 110.00	£ 110.00		
3	Aluminium fascia and soffits are stained and grubby.	Clean down	7	11	lm	£ 10.00	£ 110.00			£ 110.00
4	Decoration to timber window frames have faded, with minor damage visible.	Undertake repairs, prepare all surfaces and decoration.	5	8	nr	£ 100.00	£ 800.00		£ 800.00	
5	Decoration to front door and side panel is in fair condition, however requires cyclical redecoration.	Undertake cyclical redecoration to front entrance door. Include for removal of historic fixings.	4	1	nr	£ 150.00	£ 150.00		£ 150.00	
6	Felt covered roof. To the areas visible from a vantage point showed signs of wear and staining.	Replace felt roof with new.	8	40	m2	£ 96.00	£ 3,840.00			£ 3,840.00
7	Graffiti noted to the front of the property.	Clean off and if required repaint	1	1	sum	£ 125.00	£ 125.00	£ 125.00		
8	Coping stones loose	Lift and rebed loose coping stones	5	1	sum	£ 75.00	£ 75.00	£ 75.00		
9	Minor cracking to the brickwork around the front door opening.	Clear out any debris and repoint	5	1	sum	£ 50.00	£ 50.00	£ 50.00		
10	To the undercroft, 2no. holes into the cavity wall are open. Hole is large enough for debris/rubbish to be put inside, along with the possibility of nesting birds.	Remove all debris and rubbish, check for nesting birds and replace missing bricks.	1	1	sum	£ 175.00	£ 175.00	£ 175.00		
11	Painted timber cladding is in good decorative order, however, the grain is open and could lead to water ingress. Requires cyclical decoration	Undertake repairs, prepare all surfaces and decoration.	5	7.5	m2	£ 20.00	£ 150.00		£ 150.00	
12	Galvanised metal handrail is stained in areas.	Undertake cyclical cleaning of metal handrail.	2	1	SUM	£ 50.00	£ 50.00		£ 50.00	
13	Galvanised metal retaining wall mesh grid is stained in areas.	Undertake cyclical cleaning of retaining wall cage.	2	1	SUM	£ 50.00	£ 50.00		£ 50.00	
Internal Defects										
1	Due to the age of the property, asbestos suspected within property. No asbestos register has been provided.	Undertake asbestos R&D survey of the property prior to works commencing.	1	1	SUM	£ 300.00	£ 300.00	£ 300.00		
2	NOTE: No cost has been provided for the removal of any asbestos. Please note that in similar ACC properties asbestos had been sheeted over.									
3	Polystyrene beads have historically been used as ceiling insulation above plasterboard, with panels exposed in several areas. These panels present a H&S hazard due to their poor fire resistance.	Undertake removal of polystyrene beads throughout the property. Replace with plasterboard and a suitable insulation which complies with modern standards.	1	94	m²	£ 95.00	£ 8,930.00	£ 8,930.00		
4	Vinyl flooring within the kitchen and bathroom is grubby and aged. Unlikely to clean up.	Undertake flooring replacement, allowance made for vinyl.	1	16	m²	£ 50.00	£ 800.00	£ 800.00		
5	Kitchen unit doors hanging loose.	Realign kitchen doors. Replace hinges where required.	1	1	SUM	£ 65.00	£ 65.00	£ 65.00		

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Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years
6	Mastic to wet wall panels is missing/perished in areas, with evidence of black mould to mastic present.	Undertake removal and replacement of mastic sealant to panelling incl. around the bath.	2	1	SUM	£ 80.00	£ 80.00	£ 80.00		
7	Evidence of black mould throughout the property. This will be an ongoing issue due to lack of insulation within the property.	Clean down affected surfaces with a stiff bristle brush. Allow wall to fully dry prior to redecoration.	1	1	sum	£ 500.00	£ 500.00	£ 500.00		
8	Impact damage to door at low level to bedroom 2.	Replace door with new.	1	1	nr	£ 150.00	£ 150.00	£ 150.00		
9	Damage to ceiling in 4th Bedroom. Plasterboard cracked and hanging loose.	Remedial action accounted for in Internal Defects Item 2.	-	-	-	-	-	-		
Internal Maintenance										
1	The property is grubby and requires a thorough clean, incl. all sanitaryware.	Undertake a deep clean of the entire flat, including the removal of debris.	1	1	SUM	£ 500.00	£ 500.00	£ 500.00		
2	New Ceiling surfaces will require decoration	Undertake cyclical redecoration to ceiling surfaces.	5	94	m²	£ 10.00	£ 940.00		£ 940.00	
3	Decoration to plaster wall surfaces is aged, with damage from previous fixings holes.	Undertake cyclical repair, incl. infilling all existing fixing holes and redecoration to decorated plaster wall surfaces.	2	258	m²	£ 10.00	£ 2,580.00		£ 2,580.00	
4	Wallpapered wall surfaces are peeling at their joints.	Undertake repair and redecoration to wallpapered wall surfaces. Include for removal of wallpaper, reline and redecorate using paint as above plaster wall surfaces.	2	22	m²	£ 30.00	£ 660.00		£ 660.00	
5	Decoration to timber window frames is aged.	Undertake repair and redecoration to timber framed windows, timber surround and sills as necessary.	2	8	nr	£ 125.00	£ 1,000.00		£ 1,000.00	
6	Window ironmongery is pitted, showing signs of age and stiff.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	5	1	sum	£ 120.00	£ 120.00	£ 120.00		
7	Decoration to timber architrave surfaces is aged.	Undertake cyclical redecoration of timber architraves (cornices, dado rail and skirting).	2	124	lm	£ 10.00	£ 1,240.00		£ 1,240.00	
8	Door ironmongery is aged and stiff or too loose.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	2	1	sum	£ 150.00	£ 150.00		£ 150.00	
9	Decoration to timber door faces and frames is aged.	Undertake cyclical redecoration to timber door faces and frames.	5	10.0	nr	£ 150.00	£ 1,500.00		£ 1,500.00	
10	Mastic to window frames is missing/perished in areas.	Undertake removal and replacement of perished sealant to window surrounds.	2	1	SUM	£ 200.00	£ 200.00		£ 200.00	
11	Decoration to radiators is in fair condition, however will require cyclical redecoration.	Undertake redecoration of radiators.	5	8	nr	£ 20.00	£ 160.00		£ 160.00	
12	Wet wall panels appear in fair condition, however will require replacement in 10 years.	Undertake replacement of wet wall panels including metal trims.	3	4	nr	£ 200.00	£ 800.00		£ 800.00	

NOTES:							Required Cost (Present Worth)	£ 26,645.00	£ 12,130.00	£ 10,565.00	£ 3,950.00
1. Costs are exclusive of VAT and Professional Fees							Contractor's Preliminaries (@ 15%)	£ 3,996.75	£ 1,819.50	£ 1,584.75	£ 592.50
DRAFT V1.0							Total Cost	£ 30,641.75	£ 13,949.50	£ 12,149.75	£ 4,542.50

**6 Pentland Crescent - RAAC Programme
Aberdeen
United Kingdom, AB11 8RS**

Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years
External Defects										
1	Mechanical door closer to the front entrance door is missing.	Undertake replacement of missing metal mechanical door closer to front door.	1	1	nr	£ 150.00	£ 150.00	£ 150.00		
2	Door is damaged and in disrepair.	Replace external door with new incl. all new ironmongery	1	1	nr	£ 250.00	£ 250.00	£ 250.00		
3	Missing render to rear wall	Replace with new	1	4	m2	£ 130.00	£ 494.00	£ 494.00		
External Maintenance										
1	Significant vegetation growth to rear gutter.	Remove all vegetation and confirm gutters and downpipes are free flowing.	1	11	lm	£ 10.00	£ 110.00	£ 110.00		
2	Aluminium fascia and soffits are stained and grubby.	Clean down	7	11	lm	£ 10.00	£ 110.00			£ 110.00
4	Decoration to timber window frames have faded, with minor damage visible.	Undertake repairs, prepare all surfaces and decoration.	5	4	nr	£ 100.00	£ 400.00		£ 400.00	
5	Decoration to rainwater goods esp. downpipes are in poor condition.	Redecorate	5	21	lm	£ 10.00	£ 210.00		£ 210.00	
6	Area below retaining wall void is full of debris	Clear out any debris	5	1	SUM	£ 50.00	£ 50.00	£ 50.00		
Internal Defects										
1	Due to the age of the property, asbestos suspected within property. No asbestos register has been provided.	Undertake asbestos R&D survey of the property prior to works commencing.	1	1	SUM	£ 300.00	£ 300.00	£ 300.00		
2	NOTE: No cost has been provided for the removal of any asbestos. Please note that in similar ACC properties asbestos had been sheeted over.									
3	Ceiling has been fully removed, to view the RAAC above.	Replace with plasterboard and a suitable insulation which complies with modern standards.	1	44	m²	£ 60.00	£ 2,640.00	£ 2,640.00		
4	Vinyl flooring within the kitchen. Unlikely to clean up.	Undertake kitchen vinyl flooring replacement.	1	7	m²	£ 50.00	£ 365.00	£ 365.00		
5	Bathroom flooring has been removed.	Replace flooring with new - allowance for vinyl sheet	1	4	m²	£ 50.00	£ 185.00	£ 185.00		
6	Mastic to wet wall panels is missing/perished in areas, with evidence of black mould to mastic present.	Undertake removal and replacement of mastic sealant to panelling incl. around the bath.	2	1	SUM	£ 80.00	£ 80.00	£ 80.00		
7	Evidence of black mould throughout the property. This will be an ongoing issue due to lack of insulation within the property.	Clean down affected surfaces with a stiff bristle brush. Allow wall to fully dry prior to redecoration.	1	1	sum	£ 500.00	£ 500.00	£ 500.00		
8	Hallway cupboard door off it's hinges.	Re-hang door	1	1	sum	£ 50.00	£ 50.00	£ 50.00		
9	Entrance cupboard door has cat shaped hole cut into the door.	Replace door with new.	1	1	nr	£ 150.00	£ 150.00	£ 150.00		
Internal Maintenance										
1	The property is grubby, and full of construction dust and debris.	Undertake a deep clean of the entire flat, including the removal of debris.	1	1	SUM	£ 300.00	£ 300.00	£ 300.00		
2	Decoration to plaster wall surfaces is aged, with damage from previous fixings holes.	Undertake cyclical repair, incl. infilling all existing fixing holes and redecoration to decorated plaster wall surfaces.	2	154	m²	£ 10.00	£ 1,540.00		£ 1,540.00	
3	New Ceiling surfaces will require decoration	Undertake cyclical redecoration to ceiling surfaces.	5	45	m²	£ 10.00	£ 450.00	£ 450.00		
4	Wallpapered wall surfaces are peeling at their joints.	Undertake repair and redecoration to wallpapered wall surfaces. Include for removal of wallpaper, reline and redecorate using paint as above plaster wall surfaces.	2	22	m²	£ 30.00	£ 660.00		£ 660.00	
5	Decoration to timber window frames is aged.	Undertake repair and redecoration to timber framed windows, timber surround and sills as necessary.	2	4	nr	£ 125.00	£ 500.00		£ 500.00	

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Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years	
6	Window ironmongery is pitted, showing signs of age and stiff.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	5	1	sum	£ 60.00	£ 60.00	£ 60.00			
7	Decoration to timber architrave surfaces is aged.	Undertake cyclical redecoration of timber architraves (cornices, dado rail and skirting).	2	65	lm	£ 10.00	£ 650.00		£ 650.00		
8	Door ironmongery is aged and stiff or too loose.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	2	1	sum	£ 105.00	£ 105.00		£ 105.00		
9	Decoration to timber door faces and frames is aged.	Undertake cyclical redecoration to timber door faces and frames.	5	7	nr	£ 150.00	£ 1,050.00		£ 1,050.00		
10	Mastic to window frames is missing/perished in areas.	Undertake removal and replacement of perished sealant to window surrounds.	2	1	SUM	£ 100.00	£ 100.00		£ 100.00		
11	Decoration to radiators is in fair condition, however will require cyclical redecoration.	Undertake redecoration of radiators.	5	5	nr	£ 20.00	£ 100.00		£ 100.00		
12	Wet wall panels appear in fair condition, however will require replacement in 10 years.	Undertake replacement of panels including metal trims.	3	4	nr	£ 200.00	£ 800.00		£ 800.00		
NOTES:											
1. Costs are exclusive of VAT and Professional Fees							Required Cost (Present Worth)	£ 12,209.00	£ 5,984	£ 6,115	£ 110
							Contractor's Preliminaries (@ 15%)	£ 1,831.35	£ 898	£ 917	£ 17
DRAFT V1.0							Total Cost	£ 14,040.35	£ 6,882	£ 7,032	£ 127

**8 Pentland Crescent - RAAC Programme
Aberdeen
United Kingdom, AB11 8TJ**

Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years
External Defects										
1	Outer layer of glazing to kitchen window is smashed.	Undertake removal and replacement of damaged double-glazing to kitchen window. Include for remedial works to timber frame.	1	1	nr	£ 500.00	£ 500.00	£ 500.00		
2	Concrete slabbing to footpath is displaced and damaged in areas, presenting a potential tripping hazard. In areas this is due to the proximity of a tree, which is disrupting the footpath with its roots.	Undertake repair/replacement to footpath 600x900mm concrete slabbing, leaving the area smooth and flush with surrounding footpath. Include for remedial works to adjacent tree causing footpath disruption upon approval.	1	1	SUM	£ 1,000.00	£ 1,000.00	£ 1,000.00		
3	Vegetation build-up is visible to metal eaves-gutters.	Undertake removal of vegetation/debris from rainwater goods, leaving them clear and free flowing.	1	11	lm	£ 10.00	£ 110.00	£ 110.00		
4	Precast concrete step is loose and uneven with surrounding footpath, presenting a potential tripping hazard.	Undertake repair to loose concrete step joint, leaving it flush with surrounding footpath.	1	1	SUM	£ 200.00	£ 200.00	£ 200.00		
5	Bedroom window is currently unopenable.	Ease and adjust bedroom window, leaving it in smooth and operable condition.	1	1	nr	£ 50.00	£ 50.00	£ 50.00		
6	Vegetation build-up is visible to tiled roof at lower level and the upper level roof is presumed the same.	Undertake cyclical removal of alge/moss to tile coverings at both roof levels.	1	50	m²	£ 10.00	£ 500.00			
External Maintenance										
1	Finish to rainwater goods is in fair condition, however requires cyclical redecoration.	Undertake cyclical redecoration of metal rainwater goods.	5	21	lm	£ 10.00	£ 210.00		£ 210.00	
2	Timber window frames have aged decoration, with minor damage visible.	Undertake repair and redecoration to timber framed windows as necessary.	3	4	nr	£ 100.00	£ 400.00	£ 400.00		
3	Decoration to front door is in fair condition, however requires cyclical redecoration.	Undertake cyclical redecoration to front entrance door. Include for removal of historic fixings.	7	1	nr	£ 150.00	£ 150.00			£ 150.00
4	Aluminium fascia and soffits are stained and grubby.	Clean down	7	7	lm	£ 10.00	£ 70.00			£ 70.00
6	Debris has accumulated in the front garden area and requires removal.	Undertake removal of debris within the front garden area.	2	1	SUM	£ 50.00	£ 50.00	£ 50.00		
7	Metal handrail has a build-up of dirt in areas.	Undertake cyclical cleaning of metal handrail.	3	1	SUM	£ 10.00	£ 10.00		£ 10.00	
6	Area below retaining wall void is full of debris	Clear out any debris	5	1	SUM	£ 50.00	£ 50.00	£ 50.00		
9	Front door hinges and strikeplate are corroded.	Undertake removal and replacement of front door hinges and strikeplate.	2	1	SUM	£ 100.00	£ 100.00	£ 100.00		
Internal Defects										
1	Due to the age of the property, asbestos suspected within property. No asbestos register has been provided.	Undertake asbestos R&D survey of the property prior to works commencing.	1	1	SUM	£ 300.00	£ 300.00	£ 300.00		
NOTE: No cost has been provided for the removal of any asbestos. Please note that in similar ACC properties asbestos had been sheeted over.										
2	Service penetrations lack firestopping in areas.	Undertake remedial works to infill gaps to service penetrations.	1	1	SUM	£ 150.00	£ 150.00	£ 150.00		
3	Polystyrene beads have historically been used as ceiling insulation above plasterboard, with panels exposed in several areas. These panels present a H&S hazard due to their poor fire resistance.	Undertake removal of polystyrene beads throughout the property. Replace with plasterboard and a suitable insulation which complies with modern standards.	1	50	m²	£ 95.00	£ 4,750.00	£ 4,750.00		
4	Evidence of black mould throughout the property. This will be an ongoing issue due to lack of insulation within the property.	Clean down affected surfaces with a stiff bristle brush. Allow wall to fully dry prior to redecoration.	1	1	SUM	£ 500.00	£ 500.00	£ 500.00		
5	Water damaged wall areas visible within living room. Presumably due to blocked rainwater goods above, in turn damaging wall area below.	Remove all wallpaper finishes (costed elsewhere). Clean down affected surfaces with a stiff bristle brush. Allow wall to fully dry prior to redecoration.	1	1	SUM	£ 125.00	£ 125.00	£ 125.00		
6	Wall area damaged adjacent to front door.	Make good damaged wall area and redecorate.	1	1	SUM	£ 400.00	£ 400.00	£ 400.00		

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Aberdeen
United Kingdom, AB11 8TJ**

Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years	
7	Timber living room door surface is damaged.	Remove and replace timber door and associated ironmongery.	1	1	nr	£ 150.00	£ 150.00	£ 150.00			
8	Living room wall vent grille is damaged.	Undertake removal and replacement of damaged wall vent grille within the living room.	1	1	nr	£ 40.00	£ 40.00	£ 40.00			
9	Section of skirting is missing within the hallway.	Undertake replacement of missing skirting/architrave sections.	1	2	lm	£ 30.00	£ 60.00	£ 60.00			
10	Timber access hatch to electrical meter cupboard is missing.	Supply and install timber access hatch door to electrical meter cupboard at entrance landing, include for fixings and decoration.	1	1	nr	£ 75.00	£ 75.00	£ 75.00			
11	Mastic to window frames is missing/perished in areas.	Undertake removal and replacement of perished sealant to window surrounds.	2	1	SUM	£ 100.00	£ 100.00	£ 100.00			
12	Mastic to wet wall panels is missing/perished in areas.	Undertake removal and replacement of mastic sealant to panelling as necessary.	2	1	SUM	£ 80.00	£ 80.00	£ 80.00			
Internal Maintenance											
1	The property is grubby and filled with debris.	Undertake a deep clean of the entire flat, including the removal of debris.	1	1	SUM	£ 200.00	£ 200.00	£ 200.00			
2	New Ceiling surfaces will require decoration	Undertake cyclical redecoration to ceiling surfaces.	5	45	m ²	£ 10.00	£ 450.00		£ 450.00		
3	Decoration to plaster wall surfaces is aged, with damage from previous fixings holes.	Undertake cyclical repair, incl. infilling all existing fixing holes and redecoration to decorated plaster wall surfaces.	2	80	m ²	£ 10.00	£ 800.00		£ 800.00		
4	Wallpapered wall surfaces are peeling at their joints.	Undertake repair and redecoration to wallpapered wall surfaces. Include for removal of wallpaper, reline and redecorate using paint as above plaster wall surfaces.	2	78	m ²	£ 30.00	£ 2,325.00		£ 2,325.00		
5	Decoration to timber window frames is aged, with historic perforations visible in areas.	Undertake repair and redecoration to timber framed windows, timber surround and sills as necessary.	4	5	nr	£ 125.00	£ 625.00				
6	Decoration to timber architrave surfaces is aged.	Undertake cyclical redecoration of timber architraves (cornices, dado rail and skirting).	2	65	lm	£ 10.00	£ 652.00		£ 652.00		
7	Door ironmongery is aged and stiff.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	2	1	sum	£ 90.00	£ 90.00		£ 90.00		
8	Decoration to timber door faces and frames is aged.	Undertake cyclical redecoration to timber door faces and frames.	3	6	nr	£ 150.00	£ 900.00			£ 900.00	
9	Decoration to radiators is in fair condition, however will require cyclical redecoration.	Undertake redecoration of radiators.	10	9	m ²	£ 20.00	£ 180.00			£ 180.00	
10	Loose window handles require repair.	Undertake repair of loose window handles.	5	2	nr	£ 60.00	£ 120.00		£ 120.00		
11	Wet wall panels appear in fair condition, however will require replacement in 10 years.	Undertake replacement of panels including metal trims.	10	4	nr	£ 200.00	£ 800.00			£ 800.00	
12	No vinyl floor covering provided to kitchen.	Supply and install vinyl flooring to kitchen.	1	7	m ²	£ 50.00	£ 350.00	£ 350.00			
13	No vinyl floor covering provided to bathroom.	Supply and install vinyl flooring to bathroom.	1	4	m ²	£ 50.00	£ 200.00	£ 200.00			
NOTES:						Required Cost (Present Worth)		£ 15,462.00	£ 8,080.00	£ 4,657.00	£ 2,100.00
1. Costs are exclusive of VAT and Professional Fees						Contractor's Preliminaries (@ 15%)		£ 2,319.30	£ 1,212.00	£ 698.55	£ 315.00
DRAFT V1.0						Total Cost		£ 17,781.30	£ 9,292.00	£ 5,355.55	£ 2,415.00

**28 Farquhar Road - RAAC Programme
Aberdeen
United Kingdom, AB11 8SA**

Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rate	Unit Cost	0-1 Years	2-5 Years	6-10 Years
External Defects										
1	Timber fascias are detaching from the wallhead in areas.	Undertake repair to timber fascias which are currently detaching from the wallhead. Include for applying mastic sealant.	1	10	lm	£ 50.00	£ 500.00	£ 500.00		
2	Historic rotary washing pole is damaged and protruding from the ground, presenting a potential H&S hazard.	Remove rotary washing line pole and leave ground flush with surrounding.	1	1	nr	£ 45.00	£ 45.00	£ 45.00		
3	Cast-iron bolt to gate is corroded.	Replace corroded cast-iron gate bolt.	1	1	nr	£ 50.00	£ 50.00	£ 50.00		
4	Mechanical door closer to the front entrance door is missing.	Undertake replacement of missing metal mechanical door closer to front door.	1	1	nr	£ 150.00	£ 150.00	£ 150.00		
External Maintenance										
1	Debris is visible to the lower roof level and the upper level is presumed to be the same.	Undertake routine clearance of debris from both roof levels.	3	30	m²	£ 10.00	£ 300.00		£ 300.00	
2	Decoration to rainwater goods is in fair condition, however requires cyclical redecoration.	Undertake cyclical redecoration of metal rainwater goods.	5	33	lm	£ 20.00	£ 660.00		£ 660.00	
3	Timber window frames have worn decoration, with minor damage visible.	Undertake cyclical repair and redecoration to timber/aluminium framed windows as necessary.	2	9	nr	£ 100.00	£ 900.00		£ 900.00	
4	Decoration to front door is in fair condition, however requires cyclical redecoration.	Undertake cyclical redecoration to front entrance door and frame. Include for removal of historic fixings.	5	1	nr	£ 150.00	£ 150.00		£ 150.00	
5	Entrance door handle is loose.	Undertake repair of loose entrance door handle.	3	1	nr	£ 50.00	£ 50.00		£ 50.00	
6	Access hatch decoration is worn.	Undertake cyclical redecoration to front access hatch.	5	1	m²	£ 20.00	£ 20.00		£ 20.00	
7	Redundant fixings are visible to the front elevation roughcast.	Undertake removal of redundant fixings from roughcast and brickwork elevations and infill.	5	1	sum	£ 300.00	£ 300.00		£ 300.00	
8	Decoration to timber soffit/fascias is in fair condition, however requires cyclical redecoration.	Undertake cyclical redecoration to timber soffit and fascias.	5	23	m²	£ 20.00	£ 460.00		£ 460.00	
9	Vegetation is overgrown within the front garden and requires removal including their roots.	Undertake cyclical removal of vegetation from garden area.	2	15	m²	£ 5.00	£ 75.00		£ 75.00	
10	Debris has accumulated in the front garden area and requires removal.	Undertake removal of debris/redundant slabbing within the front garden area.	2	1	SUM	£ 50.00	£ 50.00		£ 50.00	
11	Mortar joint is missing from between concrete slab and step on the footpath.	Repoint precast concrete step joint upon removal of vegetation to front garden area, including within retaining wall void.	2	1	sum	£ 75.00	£ 75.00		£ 75.00	
12	Galvanised metal handrail is stained in areas.	Undertake cyclical cleaning of metal handrail.	2	1	SUM	£ 50.00	£ 50.00		£ 50.00	
13	Galvanised metal retaining wall mesh grid is stained in areas.	Undertake cyclical cleaning of retaining wall cage.	2	1	SUM	£ 50.00	£ 50.00		£ 50.00	
14	Concrete is damaged surrounding the rodding eye cover.	Undertake repair of concrete surround to rodding eye cover.	3	1	SUM	£ 125.00	£ 125.00		£ 125.00	
15	Decoration is worn to the perimeter timber fence.	Undertake cyclical redecoration to timber front perimeter fence and gate.	5	26	m²	£ 20.00	£ 520.00	£ 520.00		
16	Minor damage is visible to the roughcast to the gate pier at low level.	Undertake repair to damaged roughcast boundary wall area.	3	1	SUM	£ 200.00	£ 200.00		£ 200.00	
17	Damaged concrete slabbing is visible, although not currently presenting a tripping hazard.	Undertake replacement of damaged 600x900mm concrete slabbing to footpath, leaving the footpath surface flush.	5	1	nr	£ 75.00	£ 75.00	£ 75.00		
Internal Defects - General										
1	Due to the age of the property, asbestos suspected within property. No asbestos register has been provided.	Undertake asbestos R&D survey of the property prior to works commencing.	1	1	SUM	£ 300.00	£ 300.00	£ 300.00		

**28 Farquhar Road - RAAC Programme
Aberdeen
United Kingdom, AB11 8SA**

Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rate	Unit Cost	0-1 Years	2-5 Years	6-10 Years
NOTE: No cost has been provided for the removal of any asbestos. Please note that in similar ACC properties asbestos had been sheeted over.										
2	Service penetrations lack firestopping in areas.	Undertake remedial works to infill gaps to service penetrations.	1	1	SUM	£ 150.00	£ 150.00	£ 150.00		
3	Polystyrene beads have historically been used as ceiling insulation above plasterboard, with panels exposed in several areas. These panels present a H&S hazard due to their poor fire resistance.	Undertake removal of polystyrene beads throughout the property. Replace with plasterboard and a suitable insulation which complies with modern standards.	1	50	m ²	£ 95.00	£ 4,750.00	£ 4,750.00		
4	Protruding fixings within bedroom 2 cupboard present a potential H&S hazard.	Undertake repair to bedroom 2 cupboard shelving fixings, leaving the area flush with surrounding surfaces.	1	2	nr	£ 15.00	£ 30.00	£ 30.00		
5	Timber door is damaged at its base to Bedroom 2.	Undertake replacement the door. Include for associated fixings and ironmongery.	1	1	nr	£ 250.00	£ 250.00	£ 250.00		
6	Sliding door to bedroom cupboard has come detached.	Undertake repair to currently set aside sliding cupboard door as necessary, leaving it in smooth operable condition.	1	1	SUM	£ 30.00	£ 30.00	£ 30.00		
7	Vinyl flooring within the kitchen is damaged and grubby.	Undertake kitchen vinyl flooring replacement.	1	10	m ²	£ 50.00	£ 500.00	£ 500.00		
8	Skirting/architrave sections are missing in areas.	Undertake replacement of missing skirting/architrave sections.	1	5	lm	£ 30.00	£ 150.00	£ 150.00		
9	No vinyl floor covering provided to bathroom.	Supply and install vinyl flooring to bathroom.	1	4	m ²	£ 50.00	£ 200.00	£ 200.00		
10	Timber window sill within the bathroom is water damaged.	Undertake replacement of water damaged bathroom timber window sill.	1	1	SUM	£ 180.00	£ 180.00	£ 180.00		
11	Historic oven remains within the property.	Undertake service assessment of oven provided to property.	1	1	SUM	£ 100.00	£ 100.00	£ 100.00		
12	Doorstop provided to kitchen is inadequate and resulting in the door hitting the adjacent radiator on operation.	Undertake removal of doorstop within kitchen, infill fixing holes before redecoration and install new doorstop onto adjacent 90° skirting return, ensuring the door no longer hits adjacent radiator during operation.	1	1	SUM	£ 50.00	£ 50.00	£ 50.00		
Internal Maintenance										
1	The property is grubby and filled with debris.	Undertake a deep clean of the entire flat, including the removal of debris.	1	1	SUM	£ 450.00	£ 450.00	£ 450.00		
2	New Ceiling surfaces will require decoration	Undertake cyclical redecoration to ceiling surfaces.	5	84	m ²	£ 10.00	£ 840.00		£ 840.00	
3	Decoration to plaster wall surfaces is aged, with damage from previous fixings holes.	Undertake cyclical repair, incl. infilling all existing fixing holes and redecoration to decorated plaster wall surfaces.	3	82	m ²	£ 10.00	£ 815.00		£ 815.00	
4	Wallpapered wall surfaces are peeling at their joints.	Undertake repair and redecoration to wallpapered wall surfaces. Include for removal of wallpaper, reline and redecorate using paint as above plaster wall surfaces.	3	187	m ²	£ 30.00	£ 5,595.00		£ 5,595.00	
5	Decoration to timber architrave surfaces is aged.	Undertake cyclical redecoration of timber architraves (cornices, dado rail and skirting).	2	268	lm	£ 10.00	£ 2,684.00		£ 2,684.00	
6	Decoration to timber door faces and frames is aged.	Undertake cyclical redecoration to timber door faces and frames.	4	11	nr	£ 150.00	£ 1,650.00		£ 1,650.00	
7	Decoration to timber window frames is aged.	Undertake repair and redecoration to timber framed windows, timber surround and sills as necessary.	2	8	nr	£ 125.00	£ 1,000.00		£ 1,000.00	
8	Window ironmongery is pitted, showing signs of age and stiff.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	5	1	sum	£ 60.00	£ 60.00	£ 60.00		

**28 Farquhar Road - RAAC Programme
Aberdeen
United Kingdom, AB11 8SA**

Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rate	Unit Cost	0-1 Years	2-5 Years	6-10 Years	
9	Mastic to window frames is missing/perished in areas.	Undertake removal and replacement of perished sealant to window surrounds.	2	1	SUM	£ 200.00	£ 200.00		£ 200.00		
10	Decoration to radiators is in fair condition, however will require cyclical redecoration.	Undertake redecoration of radiators.	5	11	nr	£ 20.00	£ 220.00		£ 220.00		
11	Loose window handles require repair.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	2	1	sum	£ 120.00	£ 120.00		£ 120.00		
12	Cornice and dado rail are damaged in areas.	Undertake repair to damaged/missing architraves.	2	5	lm	£ 20.00	£ 100.00		£ 100.00		
13	Door ironmongery is aged and stiff.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	2	1	sum	£ 165.00	£ 165.00		£ 165.00		
14	Wet wall panels appear in fair condition, however will require replacement in 10 years.	Undertake replacement of panels including metal trims.	10	4	nr	£ 200.00	£ 800.00			£ 800.00	
NOTES:							Required Cost (Present Worth)	£ 26,194.00	£ 8,540.00	£ 16,854.00	£ 800.00
1. Costs are exclusive of VAT and Professional Fees							Contractor's Preliminaries (@ 15%)	£ 3,929.10	£ 1,281.00	£ 2,528.10	£ 120.00
DRAFT V1.0							Total Cost	£ 30,123.10	£ 9,821.00	£ 19,382.10	£ 920.00

**196 Farquhar Road - RAAC Programme
Aberdeen
United Kingdom,**

Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years
External Defects										
1	Front entrance concrete door step was observed to be severely cracked.	Undertake replacement of concrete front door step.	1	1	nr	£ 400.00	£ 400.00	£ 400.00		
2	Front entrance door shows signs of various previous fixings which extend to the door jams.	Undertake replacement of lock-side door jams, fill door holes and redecorate.	2	1	nr	£ 250.00	£ 250.00		£ 250.00	
3	External rotary ailer was found to be damaged and collapsed.	Remove rotary washing line pole and leave ground flush with surrounding.	1	1	nr	£ 45.00	£ 45.00	£ 45.00		
4	Bathroom and Kitchen window glazing cracked.	Remove cracked glazing and replace. Include for mobile scaffold.	1	2	nr	£ 1,000.00	£ 2,000.00	£ 2,000.00		
5	External beads to living room window were observed to be loose and showing signs of rot	Remove and reinstate beads as required.	1	1	SUM	£ 250.00	£ 250.00	£ 250.00		
External Maintenance										
1	Vegetation is overgrown within the front garden and requires removal including their roots.	Undertake cyclical removal of vegetation from garden area.	2	21	m²	£ 5.00	£ 105.00		£ 105.00	
2	Significant vegetation growth to front and rear gutters.	Remove all vegetation and confirm gutters and downpipes are free flowing.	1	17	lm	£ 10.00	£ 170.00			£ 10.00
3	Decoration to timber window frames have faded, with minor damage visible.	Undertake repairs, prepare all surfaces and decoration.	5	4	nr	£ 100.00	£ 400.00		£ 400.00	
4	Decoration to front door and side panel is in fair condition, however requires cyclical redecoration.	Undertake cyclical redecoration to front entrance door. Include for removal of historic fixings.	4	1	nr	£ 150.00	£ 150.00		£ 150.00	
5	Flaking paint and signs of corrosion to front entrance access handrail	Remove all corrosion and undertake cyclical redecoration.	4	1	lm	£ 10.00	£ 10.00		£ 10.00	
Internal Defects										
1	Due to the age of the property, asbestos suspected within property. No asbestos register has been provided.	Undertake asbestos R&D survey of the property prior to works commencing.	1	1	SUM	£ 300.00	£ 300.00	£ 300.00		
NOTE: No cost has been provided for the removal of any asbestos. Please note that in similar ACC properties asbestos had been sheeted over.										
2	Ceiling has been fully removed, to view the RAAC above.	Replace with plasterboard and a suitable insulation which complies with modern standards.	1	50	m²	£ 60.00	£ 3,000.00	£ 3,000.00		
3	Vinyl flooring within the kitchen is grubby and unlikely to clean up.	Undertake kitchen vinyl flooring replacement.	1	4	m²	£ 50.00	£ 200.00	£ 200.00		
4	Damage to wall by the light switch and kitchen door.	Make good damage to the wall	1	1	m²	£ 30.00	£ 30.00	£ 30.00		
5	Timber trimmer to the back of the sink is discoloured and rotten.	Replace with a suitable alternative - plastic/metal trimmer	1	3	lm	£ 25.00	£ 75.00	£ 75.00		
6	Vinyl flooring within the bathroom is grubby and unlikely to clean up.	Undertake kitchen vinyl flooring replacement.	1	3	m²	£ 50.00	£ 150.00	£ 150.00		
7	Wet wall in bathroom damaged from removal of ceiling.	Undertake removal and replacement of panels as necessary, make good plasterboard and re-seal with sanitary silicone.	1	4	nr	£ 200.00	£ 800.00	£ 800.00		
8	Bath panel dislodged from bath.	Reinstate bath panel as required and re-seal with sanitary silicone.	1	1	SUM	£ 50.00	£ 50.00	£ 50.00		
9	Bedroom door missing.	Replace with new incl. for ironmongery	1	1	SUM	£ 250.00	£ 250.00	£ 250.00		
10	Evidence of black mould throughout the property. This will be an ongoing issue due to lack of insulation within the property.	Clean down affected surfaces with a stiff bristle brush. Allow wall to fully dry prior to redecoration.	1	1	SUM	£ 500.00	£ 500.00	£ 500.00		
11	Kitchen worktops chipped and damaged.	Replace with new	1	1	SUM	£ 1,000.00	£ 1,000.00	£ 1,000.00		

**196 Farquhar Road - RAAC Programme
Aberdeen
United Kingdom,**

Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years	
12	Vinyl flooring within the hall is grubby and unlikely to clean up.	Uplift and leave ready to receive new flooring from Tenant.	1	3	m ²	£ 20.00	£ 60.00	£ 60.00			
13	Bath tap was observed to be running and unable to be turned off.	Repair bath tap accordingly.	1	1	SUM	£ 50.00	£ 50.00	£ 50.00			
14	Toilet seat displayed a large crack upon the lid.	Replace toilet seat accordingly.	1	1	SUM	£ 50.00	£ 50.00	£ 50.00			
Internal Maintenance											
1	The property is grubby and requires a thorough clean, incl. all sanitaryware.	Undertake a deep clean of the entire flat, including the removal of debris.	1	1	SUM	£ 300.00	£ 300.00	£ 300.00			
2	New Ceiling surfaces will require decoration	Undertake cyclical redecoration to ceiling surfaces.	5	50	m ²	£ 10.00	£ 500.00	£ 500.00			
3	Decoration to plaster wall surfaces is aged, with damage from previous fixings holes.	Undertake cyclical repair, incl. infilling all existing fixing holes and redecoration to decorated plaster wall surfaces.	2	258	m ²	£ 10.00	£ 2,580.00		£ 2,580.00		
4	Wallpapered wall surfaces are peeling at their joints.	Undertake repair and redecoration to wallpapered wall surfaces. Include for removal of wallpaper, reline and redecorate using paint as above plaster wall surfaces.	2	29	m ²	£ 30.00	£ 870.00		£ 870.00		
5	Decoration to timber window frames is aged.	Undertake repair and redecoration to timber framed windows, timber surround and sills as necessary.	2	4	nr	£ 125.00	£ 500.00		£ 500.00		
6	Decoration to timber architrave surfaces is aged.	Undertake cyclical redecoration of timber architraves (cornices, dado rail and skirting).	2	124	lm	£ 10.00	£ 1,240.00		£ 1,240.00		
7	Door ironmongery is aged and stiff or too loose.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	2	1	sum	£ 105.00	£ 105.00		£ 105.00		
8	Decoration to timber door faces and frames is aged.	Undertake cyclical redecoration to timber door faces and frames.	5	7	nr	£ 150.00	£ 1,050.00		£ 1,050.00		
9	Mastic to window frames is missing/perished in areas.	Undertake removal and replacement of perished sealant to window surrounds.	2	1	SUM	£ 100.00	£ 100.00		£ 100.00		
10	Decoration to radiators is in fair condition, however will require cyclical redecoration.	Undertake redecoration of radiators.	5	6	nr	£ 20.00	£ 120.00		£ 120.00		
NOTES:							Required Cost (Present Worth)	£ 17,660.00	£ 10,010.00	£ 7,480.00	£ 10.00
1. Costs are exclusive of VAT and Professional Fees							Contractor's Preliminaries (@ 15%)	£ 2,649.00	£ 1,501.50	£ 1,122.00	£ 1.50
DRAFT V1.0							Total Cost	£ 20,309.00	£ 11,511.50	£ 8,602.00	£ 11.50

**198 Farquhar Rd - RAAC Programme
Aberdeen
United Kingdom, AB11 8RS**

Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years
External Defects										
1	Mechanical door closer to the front entrance door is missing.	Undertake replacement of missing metal mechanical door closer to front door.	1	1	nr	£ 150.00	£ 150.00	£ 150.00		
2	Door is damaged and in disrepair.	Replace external door with new incl. all new ironmongery	1	1	nr	£ 250.00	£ 250.00	£ 250.00		
3	Service box lids (to the front of the front garden) are missing	Replace lids with new	1	2	nr	£ 20.00	£ 40.00	£ 40.00		
4	1no. Brick is loose to the rear of the property. The hole created when the brick is removed allows visual access to the underside of the building.	It is advised any debris is removed and the brick is rebedded and fixed in place	1	1	sum	£ 50.00	£ 50.00	£ 50.00		
External Maintenance										
1	Debris is visible to the lower roof level and the upper level is presumed to be the same.	Undertake routine clearance of debris from both roof levels.	3	80	m²	£ 10.00	£ 800.00	£ 800.00		
2	Significant vegetation growth to rainwater goods.	Remove all vegetation and confirm gutters and downpipes are free flowing.	1	11	lm	£ 10.00	£ 110.00	£ 110.00		
3	Aluminium fascia and soffits are stained and grubby.	Clean down	7	11	lm	£ 10.00	£ 110.00		£ 110.00	
4	Decoration to timber window frames have faded, with minor damage visible.	Undertake repairs, prepare all surfaces and decoration.	1	4	nr	£ 100.00	£ 400.00	£ 400.00		
5	Vegetation is overgrown within the front garden and requires removal including their roots.	Undertake cyclical removal of vegetation from garden area.	2	15	m²	£ 5.00	£ 75.00	£ 75.00		
6	Door step is in poor decorative order	Redecorate	2	1	sum	£ 75.00	£ 75.00	£ 75.00		
7	Algae staining to render below front entrance light.	Clean down	5	1	sum	£ 40.00	£ 40.00		£ 40.00	
8	Decoration to rainwater goods esp. downpipes are in poor condition.	Redecorate	5	9	lm	£ 20.00	£ 180.00	£ 180.00		
9	Debris within void area created by retaining wall.	Clear out any debris	5	1	sum	£ 50.00	£ 50.00	£ 50.00		
Internal Defects										
1	Due to the age of the property, asbestos suspected within property. No asbestos register has been provided.	Undertake asbestos R&D survey of the property prior to works commencing.	1	1	SUM	£ 300.00	£ 300.00	£ 300.00		
2	NOTE: No cost has been provided for the removal of any asbestos. Please note that in similar ACC properties asbestos had been sheeted over.									
3	Polystyrene beads have historically been used as ceiling insulation above plasterboard, with panels exposed in several areas. These panels present a H&S hazard due to their poor fire resistance.	Undertake removal of polystyrene beads throughout the property. Replace with plasterboard and a suitable insulation which complies with modern standards.	1	50	m²	£ 95.00	£ 4,750.00	£ 4,750.00		
4	Vinyl flooring within the kitchen and bathroom is grubby and aged. Unlikely to clean up.	Undertake flooring replacement, allowance made for vinyl.	1	11	m²	£ 50.00	£ 550.00	£ 550.00		
6	Damage to wet wall panels from previous fixtures.	Replace wet wall with new	1	8	m2	£ 240.00	£ 1,920.00	£ 1,920.00		
7	Evidence of black mould throughout the property. This will be an ongoing issue due to lack of insulation within the property.	Clean down affected surfaces with a stiff bristle brush. Allow wall to fully dry prior to redecoration.	1	1	sum	£ 500.00	£ 500.00	£ 500.00		
8	Historic water ingress noted above the living room window. however, now looks to be dry.	Make good damage to the ceiling.	1	1	sum	£ 50.00	£ 50.00	£ 50.00		
Internal Maintenance										

**198 Farquhar Rd - RAAC Programme
Aberdeen
United Kingdom, AB11 8RS**

Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years	
1	The property is grubby and requires a thorough clean, incl. all sanitaryware.	Undertake a deep clean of the entire flat, including the removal of debris.	1	1	SUM	£ 300.00	£ 300.00	£ 300.00			
2	New Ceiling surfaces will require decoration	Undertake cyclical redecoration to ceiling surfaces.	5	50	m²	£ 10.00	£ 500.00		£ 500.00		
3	Decoration to plaster wall surfaces is aged, with damage from previous fixings holes.	Undertake cyclical repair, incl. infilling all existing fixing holes and redecoration to decorated plaster wall surfaces.	2	117	m²	£ 10.00	£ 1,170.00		£ 1,170.00		
4	Wallpapered wall surfaces are peeling at their joints.	Undertake repair and redecoration to wallpapered wall surfaces. Include for removal of wallpaper, reline and redecorate using paint as above plaster wall surfaces.	2	45	m²	£ 30.00	£ 1,350.00		£ 1,350.00		
5	Decoration to timber window frames is aged.	Undertake repair and redecoration to timber framed windows, timber surround and sills as necessary.	2	4	nr	£ 125.00	£ 500.00		£ 500.00		
6	Window ironmongery is pitted, showing signs of age and stiff.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	5	1	sum	£ 60.00	£ 60.00	£ 60.00			
7	Decoration to timber architrave surfaces is aged.	Undertake cyclical redecoration of timber architraves (cornices, dado rail and skirting).	2	65	lm	£ 10.00	£ 650.00		£ 650.00		
8	Door ironmongery is aged and stiff or too loose.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	2	1	sum	£ 105.00	£ 105.00		£ 105.00		
9	Decoration to timber door faces and frames is aged.	Undertake cyclical redecoration to timber door faces and frames.	5	7.0	nr	£ 150.00	£ 1,050.00		£ 1,050.00		
10	Mastic to window frames is missing/perished in areas.	Undertake removal and replacement of perished sealant to window surrounds.	2	1	SUM	£ 100.00	£ 100.00		£ 100.00		
11	Decoration to radiators is in fair condition, however will require cyclical redecoration.	Undertake redecoration of radiators.	5	5	nr	£ 20.00	£ 100.00		£ 100.00		
							Required Cost (Present Worth)	£ 16,285.00	£ 10,610.00	£ 5,675.00	£ -
NOTES:							Contractor's Preliminaries (@ 15%)	£ 2,442.75	£ 1,591.50	£ 851.25	£ -
1. Costs are exclusive of VAT and Professional Fees											

**469 Balnagask Road - RAAC Programme
Aberdeen
United Kingdom, AB11 8RS**

Component No.	Defect	Description	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years
External Defects										
1	Concrete slabbing is damaged/displaced in areas and presenting a potential tripping hazard.	Undertake replacement/repair of damaged/displaced concrete slabs and stone slabs, leaving them flush with surrounding footpath, patio and adjacent retaining wall as necessary.	1	1	SUM	400	£ 400.00	£ 400.00		
2	Mechanical door closer is missing from the front door.	Undertake replacement of missing metal mechanical door closer to front door.	1	1	nr	150	£ 150.00	£ 150.00		
External Maintenance										
3	Timber window frames have worn decoration, with minor damage visible.	Undertake repair and redecoration to timber framed windows as necessary.	5	5	nr	100	£ 500.00		£ 500.00	
4	Decoration to front door is in fair condition, however requires cyclical redecoration.	Undertake cyclical redecoration to front entrance door. Include for removal of historic fixings.	7	1	nr	150	£ 150.00		£ 150.00	
5	Finishes to soffits/fascias is in fair condition.	Some evidence of finishing lifting at the cut edge. Clean down and consider cut edge protection.	7	16	lm	50	£ 800.00		£ 800.00	
6	Vegetation is overgrown within the front garden and requires removal including their roots.	Undertake cyclical removal of vegetation from garden area.	2	21	m²	5	£ 105.00		£ 105.00	
7	Debris has accumulated in the front garden area and requires removal.	Undertake removal of debris within the front garden area.	1	1	SUM	50	£ 50.00	£ 50.00		
8	Galvanised handrail is stained in areas.	Undertake cyclical cleaning of metal handrail.	3	1	SUM	15	£ 15.00	£ 15.00		
9	Galvanised retaining wall void grid is stained in areas.	Undertake cyclical cleaning	5	1	SUM	15	£ 15.00	£ 15.00		
	Debris has accumulated within the retaining wall void	Clear all debris	5	1	SUM	50	£ 50.00	£ 50.00		
10	Decoration is worn to the perimeter timber fence.	Undertake cyclical redecoration to timber front perimeter fence and gate.	2	3	m²	20	£ 60.00		£ 60.00	
Internal Defects										
1	Due to the age of the property, asbestos suspected within property. No asbestos register has been provided.	Undertake asbestos R&D survey of the property prior to works commencing.	1	1	SUM	300	£ 300.00	£ 300.00		
2	Service penetrations lack firestopping in areas.	Undertake remedial works to infill gaps to service penetrations.	1	1	SUM	150	£ 150.00	£ 150.00		
3	Polystyrene beads have historically been used as ceiling insulation above plasterboard, with panels exposed in several areas. These panels present a H&S hazard due to their poor fire resistance.	Undertake removal of polystyrene beads throughout the property. Replace with plasterboard and a suitable insulation which complies with modern standards.	1	50	m²	95	£ 4,750.00	£ 4,750.00		
4	Vinyl flooring within the kitchen is damaged and grubby.	Undertake kitchen vinyl flooring replacement.	1	7	m²	50	£ 350.00	£ 350.00		
5	Previous occupant's carpet floor covering remains in areas.	Remove existing flooring.	1	17	m²	20	£ 330.00	£ 330.00		
6	Timber boxing-in to services behind bathroom WC is water damaged.	Undertake removal and replacement of damp stained timber boxing-in to services behind WC within bathroom.	1	1	SUM	200	£ 200.00	£ 200.00		
7	Timber boxing-in above front door is suffering from damp and mould.	Clean down boxing-in removing all mould and decorate.	1	1	SUM	75	£ 75.00	£ 75.00		
8	Circa 100mm diameter hole is visible to the plaster wall within a cupboard.	Undertake infill of hole to wall within cupboard.	1	1	SUM	75	£ 75.00	£ 75.00		
9	Bathroom vinyl floor covering is water damaged.	Undertake removal and replacement of water damaged bathroom vinyl flooring.	1	4	m²	50	£ 200.00	£ 200.00		
10	Bathtub panel is damaged.	Undertake removal and replacement of damaged bath panel.	1	1	nr	110	£ 110.00	£ 110.00		
11	Bathroom vanity unit handles are damaged.	Undertake removal and replacement of WC vanity unit handles.	2	2	nr	50	£ 100.00	£ 100.00		
12	Loose window handles.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	2	1	sum	75	£ 75.00		£ 75.00	

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Component No.	Defect	Description	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years	
13	Mastic to wet wall panels is missing/perished in areas.	Undertake removal and replacement of mastic sealant to panelling as necessary.	5	1	SUM	80	£ 80.00		£ 80.00		
14	Mastic to window frames is missing/perished in areas.	Undertake removal and replacement of perished sealant to window surrounds.	5	1	SUM	125	£ 125.00		£ 125.00		
15	Cupboard door and electrical cupboard access hatch are both catching on the flooring during operation.	Ease and adjust/trim base of 1no. hallway hatch door and 1no. cupboard door.	1	1	SUM	50	£ 50.00	£ 50.00			
Internal Maintenance											
1	The property contains tenants previous items, is grubby and requires a thorough clean, incl. all sanitaryware.	Undertake a deep clean of the entire flat, including the removal of debris.	1	1	SUM	200	£ 200.00	£ 200.00			
2	New Ceiling surfaces will require decoration	Undertake cyclical redecoration to ceiling surfaces.	5	45	m ²	10	£ 448.00		£ 448.00		
3	Decoration to plaster wall surfaces is worn.	Undertake cyclical repair and redecoration to decorated plaster wall surfaces.	2	144	m ²	10	£ 1,440.00		£ 1,440.00		
4	Wallpapered wall surfaces are peeling at their joints.	Undertake cyclical repair and redecoration to wallpapered wall surfaces.	4	9	m ²	30	£ 255.00		£ 255.00		
5	Decoration to timber window frames is aged, with historic perforations visible in areas.	Undertake repair and redecoration to timber framed windows, timber surround and sills as necessary.	4	5	nr	125	£ 625.00		£ 625.00		
6	Decoration to timber architrave surfaces is aged.	Undertake cyclical redecoration of timber architraves (cornices, dado rail and skirting).	4	101	lm	10	£ 1,012.00		£ 1,012.00		
7	Door ironmongery is aged and stiff.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	2	1	sum	120	£ 120.00		£ 120.00		
8	Decoration to timber door faces and frames is aged.	Undertake cyclical redecoration to timber door faces and frames.	7	8	nr	150	£ 1,200.00			£ 1,200.00	
9	Decoration to radiators is in fair condition, however will require cyclical redecoration.	Undertake redecoration of radiators.	8	6	m ²	20	£ 120.00			£ 120.00	
10	Wet wall panels appear in fair condition, however will require replacement in 10 years.	Undertake replacement of panels including metal trims.	10	4	nr	£ 200.00	£ 800.00			£ 800.00	
NOTES:							Required Cost (Present Worth)	£ 15,485.00	£ 7,570.00	£ 5,795.00	£ 2,120.00
1. Costs are exclusive of VAT and Professional Fees							Contractor's Preliminaries (@ 15%)	£ 2,322.75	£ 1,135.50	£ 869.25	£ 318.00
DRAFT V1.0							Total Cost	£ 17,807.75	£ 8,705.50	£ 6,664.25	£ 2,438.00

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Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years
External Defects										
1	Concrete steps are loose and presenting a potential tripping hazard, with gaps visible to joints.	Undertake repair to loose concrete steps at joints, leaving them stable and flush with surrounding footpath.	1	1	SUM	£ 300.00	£ 300.00	£ 300.00		
2	Concrete slabbing is damaged/displaced in areas.	Undertake replacement/repair of damaged/displaced concrete slabs and stone slabs, leaving them flush with surrounding footpath, patio and adjacent retaining wall as necessary.	1	1	SUM	£ 400.00	£ 400.00	£ 400.00		
3	Front door gasket is blown and stormguard is coming loose.	Undertake removal and replacement of damaged gasket to front door and refit aluminium stormguard.	1	1	SUM	£ 80.00	£ 80.00	£ 80.00		
4	Mechanical door closer to the front entrance door is missing.	Undertake replacement of missing metal mechanical door closer to front door.	1	1	nr	£ 150.00	£ 150.00	£ 150.00		
External Maintenance										
1	Debris is visible to the lower roof level and the upper level is presumed to be the same.	Undertake routine clearance of debris from both roof levels.	1	60	m²	£ 10.00	£ 600.00		£ 600.00	
2	Decoration to rainwater goods is in fair condition, however requires cyclical redecoration.	Undertake cyclical redecoration of metal rainwater goods.	5	21	lm	£ 20.00	£ 420.00		£ 420.00	
3	Timber window frames have worn decoration, with minor damage visible.	Undertake repair and redecoration to timber framed windows as necessary.	5	5	nr	£ 100.00	£ 500.00		£ 500.00	
4	Decoration to front door is in fair condition, however requires cyclical redecoration.	Undertake cyclical redecoration to front entrance door. Include for removal of historic fixings.	4	1	nr	£ 150.00	£ 150.00		£ 150.00	
5	Decoration to timber soffit/fascias is in fair condition, however requires cyclical redecoration.	Undertake cyclical redecoration to timber soffit and fascias.	7	16	lm	£ 20.00	£ 320.00			£ 320.00
6	Vegetation is overgrown within the front garden and requires removal including their roots.	Undertake cyclical removal of vegetation from garden area.	2	21	m²	£ 5.00	£ 105.00		£ 105.00	
7	Debris has accumulated in the front garden area and requires removal.	Undertake removal of debris within the front garden area.	2	1	SUM	£ 50.00	£ 50.00		£ 50.00	
12	Galvanised metal handrail is stained in areas.	Undertake cyclical cleaning of metal handrail.	2	1	SUM	£ 50.00	£ 50.00		£ 50.00	
13	Galvanised metal retaining wall mesh grid is stained in areas.	Undertake cyclical cleaning of retaining wall cage.	2	1	SUM	£ 50.00	£ 50.00		£ 50.00	
10	Decoration is worn to the perimeter timber fence.	Undertake cyclical redecoration to timber front perimeter fence and gate.	2	3	m²	£ 20.00	£ 60.00		£ 60.00	
Internal Defects										
1	Due to the age of the property, asbestos suspected within property. No asbestos register has been provided.	Undertake asbestos R&D survey of the property prior to works commencing.	1	1	SUM	£ 300.00	£ 300.00	£ 300.00		
2	Service penetrations lack firestopping in areas.	Undertake remedial works to infill gaps to service penetrations.	1	1	SUM	£ 150.00	£ 150.00	£ 150.00		
3	Polystyrene beads have historically been used as ceiling insulation above plasterboard, with panels exposed in several areas. These panels present a H&S hazard due to their poor fire resistance.	Undertake removal of polystyrene beads throughout the property. Replace with plasterboard and a suitable insulation which complies with modern standards.	1	50	m²	£ 95.00	£ 4,750.00	£ 4,750.00		
4	Kitchen sink appears blocked.	Undertake remedial works to kitchen sink which appears blocked.	1	1	SUM	£ 65.00	£ 65.00	£ 65.00		
5	Countertop is damaged and generally worn.	Undertake replacement of kitchen countertop.	4	4	m²	£ 1,000.00	£ 4,000.00		£ 4,000.00	
6	Plaster wall and cornice within the living room is damaged around the wall vent grille.	Undertake repair to plaster wall surface and timber cornice at the vent grille.	1	1	SUM	£ 500.00	£ 500.00	£ 500.00		
7	Architraves are damaged in areas.	Undertake repair to damaged/missing architraves.	2	10	lm	£ 30.00	£ 300.00		£ 300.00	

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Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years
8	Mastic to wet wall panels is missing/perished in areas, with evidence of black mould to mastic present.	Undertake removal and replacement of mastic sealant to panelling incl. around the bath.	2	1	SUM	£ 80.00	£ 80.00		£ 80.00	
9	Bathroom toilet roll holder is corroded.	Undertake replacement of bathroom toilet roll holder including associated fixings.	1	1	nr	£ 15.00	£ 15.00	£ 15.00		
10	Bathroom towel ring is corroded.	Undertake replacement of bathroom towel ring including associated fixings.	1	1	nr	£ 15.00	£ 15.00	£ 15.00		
11	Water damage (presumed historic damp issues which have now been addressed) is visible to bedroom wall surfaces either side of the window.	Undertake repair to bedroom wall either side of window where presumed historic damp issue has caused damage to the wall surface. Include for making good surrounding surfaces as necessary.	1	1	SUM	£ 500.00	£ 500.00	£ 500.00		
12	Bedroom door is stiff to operate and unable to close.	Undertake ease and adjustment of bedroom door, leaving it in smooth operable condition.	1	1	nr	£ 25.00	£ 25.00	£ 25.00		
13	Mastic to window frames is missing/perished in areas.	Undertake removal and replacement of perished sealant to window surrounds.	2	1	SUM	£ 125.00	£ 125.00		£ 125.00	
14	Services boxing in above entrance door is damaged.	Undertake repair and redecoration to timber services boxing in above entrance door.	1	1	SUM	£ 100.00	£ 100.00	£ 100.00		
12	Metal door thresholds are warped.	Undertake removal and replacement of metal door thresholds.	1	2	nr	£ 25.00	£ 50.00	£ 50.00		
Internal Maintenance										
1	The property contains tenants previous items, is grubby and requires a thorough clean, incl. all sanitaryware.	Undertake a deep clean of the entire flat, including the removal of debris.	1	1	SUM	£ 250.00	£ 250.00	£ 250.00		
2	New Ceiling surfaces will require decoration	Undertake cyclical redecoration to ceiling surfaces.	5	45	m²	£ 10.00	£ 450.00		£ 450.00	
3	Decoration to plaster wall surfaces is aged, with damage from previous fixings holes.	Undertake cyclical repair and redecoration to decorated plaster wall surfaces.	2	125	m²	£ 10.00	£ 1,247.50		£ 1,247.50	
4	Wallpapered wall surfaces are peeling at their joints.	Undertake repair and redecoration to wallpapered wall surfaces. Include for removal of wallpaper, reline and redecorate using paint as above plaster wall surfaces.	2	17	m²	£ 30.00	£ 502.50		£ 502.50	
5	Decoration to timber window frames is worn, with historic perforations visible in areas.	Undertake repair and redecoration to timber framed windows, timber surround and sills as necessary.	2	5	nr	£ 125.00	£ 625.00		£ 625.00	
6	Decoration to timber architrave surfaces is aged.	Undertake cyclical redecoration of timber architraves (cornices, dado rail and skirting).	2	101	lm	£ 10.00	£ 1,012.00		£ 1,012.00	
7	Decoration to timber door faces and frames is aged.	Undertake cyclical redecoration to timber door faces and frames.	5	8.0	nr	£ 150.00	£ 1,200.00		£ 1,200.00	
8	Decoration to radiators is in fair condition, however will require cyclical redecoration.	Undertake redecoration of radiators.	5	6	m²	£ 20.00	£ 120.00		£ 120.00	
9	Wet wall panels appear in fair condition, however will require replacement in 10 years.	Undertake replacement of panels including metal trims.	10	4	nr	£ 200.00	£ 800.00		£ 800.00	
10	Loose window handles.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	2	1	sum	£ 75.00	£ 75.00		£ 75.00	
11	Door ironmongery is aged and stiff or too loose.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	2	1	sum	£ 120.00	£ 120.00		£ 120.00	
13	Vinyl flooring within the kitchen is damaged and grubby.	Undertake kitchen vinyl flooring replacement.	1	7	m²	£ 50.00	£ 350.00	£ 350.00		

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Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rates	Unit Cost	0-1 Years	2-5 Years	6-10 Years	
14	Vinyl flooring within the bathroom is damaged and grubby.	Undertake removal and replacement of bathroom vinyl flooring.	2	4	m ²	£ 50.00	£ 200.00		£ 200.00		
15	Previous occupant's carpet floor covering remains in areas.	Undertake removal of existing carpet flooring.	1	17	m ²	£ 20.00	£ 330.00	£ 330.00			
NOTES:							Required Cost (Present Worth)	£ 18,572.00	£ 7,400.00	£ 11,172.00	£ -
1. Costs are exclusive of VAT and Professional Fees							Contractor's Preliminaries (@ 15%)	£ 2,785.80	£ 1,110.00	£ 1,675.80	£ -
DRAFT V1.0							Total Cost	£ 21,357.80	£ 8,510.00	£ 12,847.80	£ -

481 Balnagask Road - RAAC Programme
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Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rate	Unit Cost	0-1 Years	2-5 Years	6-10 Years
External Defects										
1	Mechanical door closer to the front entrance door is missing.	Undertake replacement of missing metal mechanical door closer to front door.	1	1	nr	£ 150.00	£ 150.00	£ 150.00		
External Maintenance										
1	Vegetation is overgrown within the front garden and requires removal including their roots.	Undertake cyclical removal of vegetation from garden area.	2	21	m ²	£ 5.00	£ 105.00		£ 105.00	
2	Aluminium fascia and soffits are stained and grubby.	Clean down	7	11	lm	£ 10.00	£ 110.00			£ 110.00
3	Decoration to timber window frames have faded, with minor damage visible.	Undertake repairs, prepare all surfaces and decoration.	5	4	nr	£ 100.00	£ 400.00		£ 400.00	
4	Decoration to front door and side panel is in fair condition, however requires cyclical redecoration.	Undertake cyclical redecoration to front entrance door. Include for removal of historic fixings.	4	1	nr	£ 150.00	£ 150.00		£ 150.00	
5	Felt covered roof. Signs of wear and staining.	Replace felt roof with new.	8	33	m2	£ 96.00	£ 3,168.00		£ 3,168.00	
Internal Defects										
1	Due to the age of the property, asbestos suspected within property. No asbestos register has been provided.	Undertake asbestos R&D survey of the property prior to works commencing.	1	1	SUM	£ 300.00	£ 300.00	£ 300.00		
NOTE: No cost has been provided for the removal of any asbestos. Please note that in similar ACC properties asbestos had been sheeted over.										
2	Polystyrene beads have historically been used as ceiling insulation above plasterboard, with panels exposed in several areas. These panels present a H&S hazard due to their poor fire resistance.	Undertake removal of polystyrene beads throughout the property. Replace with plasterboard and a suitable insulation which complies with modern standards.	1	50	m ²	£ 50.00	£ 2,500.00	£ 2,500.00		
3	Vinyl flooring within the kitchen is grubby and unlikely to clean up.	Undertake kitchen vinyl flooring replacement.	1	7	m ²	£ 50.00	£ 350.00	£ 350.00		
4	Damage to wall at low level by the kitchen door.	Make good damage to the wall	1	1	SUM	£ 150.00	£ 150.00		£ 150.00	
5	Timber trimmer to the back of the sink is discoloured and rotten.	Replace with a suitable alternative - plastic/metal trimmer	2	2	m	£ 75.00	£ 150.00		£ 150.00	
6	Kitchen doors hanging loose.	Realign kitchen doors. Replace hinges where required.	1	1	SUM	£ 65.00	£ 65.00	£ 65.00		
7	Mastic to wet wall panels is missing/perished in areas.	Undertake removal and replacement of mastic sealant to panelling as necessary.	2	1	SUM	£ 80.00	£ 80.00		£ 80.00	
8	White melamine tiles have been used on the bathroom floor. These have begun to swell at the edges.	This flooring is unsuitable for bathrooms. Advise that these are fully removed and replaced with a more appropriate floor type i.e. vinyl.	1	4	m ²	£ 50.00	£ 200.00	£ 200.00		
9	Painted hollow door to bathroom, has damage at low-level and to hinges.	Replace with new.	1	1	nr	£ 150.00	£ 150.00	£ 150.00		
10	Evidence of black mould throughout the property. This will be an ongoing issue due to lack of insulation within the property.	Clean down affected surfaces with a stiff bristle brush. Allow wall to fully dry prior to redecoration.	1	1	sum	£ 500.00	£ 500.00	£ 500.00		
11	Damage to skirting board in the living room	Replace with new	1	2	lm	£ 30.00	£ 60.00	£ 60.00		
12	New door blank to bedroom, with no ironmongery.	Attach ironmongery to the door	1	1	nr	£ 50.00	£ 50.00	£ 50.00		
13	Cavity wall exposed above window in Living room.	Make good wall, leaving it draft proof	1	1	nr	£ 200.00	£ 200.00	£ 200.00		
Internal Maintenance										

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Component No.	Defect	Recommended Remedial Works	Estimated Useful Life or Replacement Cycle (Yrs)	Quantity	Unit of Measurement	Rate	Unit Cost	0-1 Years	2-5 Years	6-10 Years	
1	The property is grubby and requires a thorough clean, incl. all sanitaryware.	Undertake a deep clean of the entire flat, including the removal of debris.	1	1	SUM	£ 200.00	£ 200.00	£ 200.00			
2	New Ceiling surfaces will require decoration	Undertake cyclical redecoration to ceiling surfaces.	5	45	m ²	£ 10.00	£ 450.00	£ 450.00			
3	Decoration to plaster wall surfaces is aged, with damage from previous fixings holes.	Undertake cyclical repair, incl. infilling all existing fixing holes and redecoration to decorated plaster wall surfaces.	2	131	m ²	£ 10.00	£ 1,310.00		£ 1,310.00		
4	Wallpapered wall surfaces are peeling at their joints.	Undertake repair and redecoration to wallpapered wall surfaces. Include for removal of wallpaper, reline and redecorate using paint as above plaster wall surfaces.	2	29	m ²	£ 30.00	£ 870.00		£ 870.00		
5	Grout to kitchen tiles is worn and discoloured.	RegROUT the area.	3	5	m ²	£ 10.00	£ 50.00		£ 50.00		
6	Decoration to timber window frames is aged.	Undertake repair and redecoration to timber framed windows, timber surround and sills as necessary.	2	4	nr	£ 125.00	£ 500.00		£ 500.00		
7	Decoration to timber architrave surfaces is aged.	Undertake cyclical redecoration of timber architraves (cornices, dado rail and skirting).	2	130	lm	£ 10.00	£ 1,301.00		£ 1,301.00		
8	Door ironmongery is aged and stiff or too loose.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	2	1	sum	£ 105.00	£ 105.00		£ 105.00		
9	Decoration to timber door faces and frames is aged.	Undertake cyclical redecoration to timber door faces and frames.	5	7	nr	£ 150.00	£ 1,050.00		£ 1,050.00		
10	Window ironmongery is pitted, showing signs of age and stiff.	Range over ironmongery and ease and adjust. Where beyond repair, replace with new.	5	1	sum	£ 60.00	£ 60.00	£ 60.00			
11	Mastic to window frames is missing/perished in areas.	Undertake removal and replacement of perished sealant to window surrounds.	2	1	SUM	£ 100.00	£ 100.00		£ 100.00		
12	Decoration to radiators is in fair condition, however will require cyclical redecoration.	Undertake redecoration of radiators.	5	6	m ²	£ 20.00	£ 120.00		£ 120.00		
13	Wet wall panels appear in fair condition, however will require replacement in 10 years.	Undertake replacement of panels including metal trims.	10	4	nr	£ 200.00	£ 800.00			£ 800.00	
NOTES:							Required Cost (Present Worth)	£ 15,754.00	£ 5,235.00	£ 9,609.00	£ 910.00
1. Costs are exclusive of VAT and Professional Fees							Contractor's Preliminaries (@ 15%)	£ 2,363.10	£ 785.25	£ 1,441.35	£ 136.50
DRAFT V1.0							Total Cost	£ 18,117.10	£ 6,020.25	£ 11,050.35	£ 1,046.50

Appendix B. Photo Schedule



5 Burnbank Terrace



1



2



3



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6

8 Pentland Crescent



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6 Pentland Crescent



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28 Farquhar Road



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6

198 Farquhar Road



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469 Balgask Road



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471 Balnagask Road



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481 Balnagask Road



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196 Farquhar Road



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AtkinsRéalis



Suzanna Lynch (MRICS)
AtkinsRéalis PPS Limited
Spaces
1 Marischal Square
Broad Street
Aberdeen
AB10 1BL

suzanna.lynch@atkinsrealis.com

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