



Schedule of Dilapidations  
and Wants of Repair

at

94 Haverstock Hill  
London  
NW3 2BD

On Behalf of:  
Haverstock Hill  
Limited

- 1.0 Introduction
- 2.0 The Works
- 3.0 Quantified Demand
- 4.0 Statement of Truth

Prepared By:  
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Ref: 6015/15 - RO - Issue 04

## 1.0 INTRODUCTION

- 1.1 Client instructions were received via email from the on the 24th April 2015 to produce a Dilapidation Report to follow on from the Structural Engineers report to set out the actual repairs required to rectify the structural cracking to the façade and repair all the damaged architectural detailing alongside a full and accurate/realistic costing for these works.
- 1.2 The property was inspected on the 21st May 2015.
- 1.3 The weather during our inspection was dry and warm.
- 1.4 The Schedule of Terminal Dilapidations herewith attached in Sections 1, 2, 3 and 4 has been prepared for your reference .
- 1.5 The Schedule has been prepared in full accordance with CPR 1998 and RICS Guidance Notes 5th Edition.
- 1.6 All cost estimates for the required works are reasonable having been based on recent projects, maintenance contractors rates and BCIS Dilapidation Handbook Cost Data.
- 1.7 Front elevation faces south west and will be referred to as the south west elevation

### Reference documents

- Chapero Marsh Engineerings Structural Survey ref 15021
- BCIS Dilapidations Price book 2013
- Tendedred cost data from 1 Belsize Park Garden for Arctictuectual Stone work repairs

Property: 94 Haverstock Hill London NW3 2BD								
1	2	3	4	5	6	7	8	9
Ref	Location	Defect	Remedy	Qty	Unit	Rate	Costs	
2.0	SCHEDULE OF REPAIRS							
2.1	South West Elevation							
2.2	Main Roof Balustrade	Cracked stone/ corner section and frost/ water damaged cementitious coat.	Stone repair stitching together with r/f bars and resin	1	item	500.00	£500.00	
2.3	Facing brick work	Decayed and cracked pointing.	Lime render repair and facing up along the length of the balustrade.	20	m2	100.00	£2,000.00	
2.4	Second floor window flat pediment and side stone mullion, LHS.	Diagonal crack and missing stucco section in head at window features out of alignment.	Rake out joints of brick work by hand up to 20 mm deep and repoint in lime mortar by hand. Take mould of window existing surround, form new like for like, return to site, provide mechanical pin fixing resin into existing sound and refit to match.	5	m2	35.00	£175.00	
2.5	Intermediate Cornice	2 no diagonal cracks in band.	Clean out and rake of cracks, carryout like for like repair reinstatement ornate profile.	2	no.	120.00	£240.00	
2.6	First Floor LHS Triangular pediment and surround.	Subsided shear cracks at head and side column.	Take mould of window existing surround, form new matching like for like, return to site, provide mechanical pin fixing resin into existing sound and refit to match.	1	no.	4,000.00	£4,000.00	
2.7	First Floor RHS Triangular pediment.	1 no diagonal cracks in head stucco, settlement of the building has left the feature out of alignment.	Take mould of window existing surround, form new matching like for like surround off site, return to site, provide mechanical pin fixing resin into existing sound and refit to match.	1	no.	4,000.00	£4,000.00	
2.8	Single storey side entablature	1 no diagonal cracks in band.	Clean out and rake out cracks, carryout like for like repair reinstatement ornate profile.	1	no.	100.00	£100.00	
2.9	LHS corner Quoins	3 no. diagonal cracks	Clean out and rake out cracks, carryout like for like repair reinstatement ornate profile.	3	no.	100.00	£300.00	
2.10	DECORATIONS							

Property: 94 Haverstock Hill London NW3 2BD								
1	2	3	4	5	6	7	8	9
Ref	Location	Defect	Remedy	Qty	Unit	Rate	Costs	
2.11	Front elevation, stucco render including. Features, Balustrades, Pediments, Entablature, Urns, plinths aprons and column.	All previously painted surfaces in dirty, poor and peeling condition.	Rub down, prepare, stabilise, and apply three coats of natural paint breathable, colours to match existing.	1	item	3,000.00	£3,000.00	
2.12	Front elevation joinery window and doors	All previously painted surfaces in dirty, poor and peeling condition.	Rub down and burn off as required.	5	man days	150.00	£750.00	
			Carryout out located like for like work timber repairs	1	PS	950.00	£950.00	
			Overhaul sash windows and corbels.	6	no.	250.00	£1,500.00	
			Cut out minor areas of rot, and fill using a appropriate wood resin, any larger section would be cut out and replaced in timber as above.	1	PS	500.00	£500.00	
			Prime all bear timber, Undercoat, apply two coats of gloss, colours to match.	1	item	3,900.00	£3,900.00	
2.13	North West Elevation							
2.14	Main Roof side entablature	1 no diagonal cracks in band.	Clean out and rake out cracks, carryout like for like lime render repair reinstate ornate profile.	1	no.	120.00	£120.00	
2.15	Single storey side entablature	2 no diagonal cracks in band.	Clean out and rake out cracks, carryout like for like lime render, repair reinstate ornate profile.	2	no.	120.00	£240.00	
2.16	Hopper and down pipe repair	Leaking and blocked.	Remove and replace to match in cast.	1	item	650.00	£650.00	
2.17	Intermediate Cornice	Cracked run LHS of hopper.	Take moulding, remove and replace to match from DP back to rear corner.	5	ln	500.00	£2,500.00	
2.18	First floor missing brick work hole	Missing bricks	Carefully cut out and stick in matching bricks and point in lime mortar to match	4	no.	25.00	£100.00	
2.19	Brick window arch repair	Dropped arch	prop, remove loose and reposition the existing bricks and re point lime mortar.	1	item	200.00	£200.00	
2.20	Front corner single storey brick works corner	Vertical crack	Rake out every fourth course, insert and resin in reinforcement rod and repoint beds.	1	item	1,200.00	£1,200.00	
2.21	Brick works repairs	Defective pointing.	rake out and repoint to match.	2	m2	35.00	£70.00	
2.22	DECORATIONS							
2.23	Side elevation, stucco render including. Features, Balustrades, Pediments, Entablature, Urns, plinth	All previously painted surfaces in dirty, poor and peeling condition.	Rub down, prepare, stabilise, and apply three coats of natural paint breathable, colours to	1	item	800.00	£800.00	

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2.24	Side elevation joinery window and doors	All previously painted surfaces in dirty, poor and peeling condition.	Rub down and burn off as required.	2	man days	150.00	£300.00	
			Carryout out located like for like work timber repairs	1	PS	200.00	£200.00	
			Overhaul sash windows and cords.	4	no.	250.00	£1,000.00	
			Cut out minor areas of rot, and fill using a appropriate wood resin, any larger sections will be	1	PS	500.00	£500.00	
			Prime all bear timber, Undercoat, apply two coats of gloss, colours to match.	1	item	1,500.00	£1,500.00	
2.25	Decorations to metal work	Rainwater goods & railings.	Metal prime, under coat and gloss	1	item	250.00	£250.00	
2.26	North East Elevations							
2.27	Guttering and down pipes.	Leaking drainage	Replace guttering and down pipes with cast sections	1	item	450.00	£450.00	
2.28	Stained brickwork	Stained from overflow	Carryout out warm water wash	1	item	100.00	£100.00	
2.29	Brick below window cill	Loose brick	Point in brick	1	item	15.00	£15.00	
2.30	Window arch first floor	Dropped and cracked arch.	Prop and point in arch	1	item	200.00	£200.00	
2.31	Redundant flue hole in brick work	Missing bricks	Stick in new brick to match using lime mortar.	2	no.	25.00	£50.00	
2.32	Pointing	Defective point	Rake out and repoint to match using lime mortar	8	m2	35.00	£280.00	
2.33	Window cill planter railings	Rusting and in poor condition	Carryout out metal work weld repairs	2	no.	150.00	£300.00	
2.34	Low level missing brickwork.	Missing section approx. 450*450.	Stitch in brick work to match repoint to match using lime mortar	8	no.	25.00	£200.00	
2.35	Latent light	Lantern light over basement, poor condition and flash ban sealed.	Replace lantern light	1	item	1,500.00	£1,500.00	
2.36	Side elevation joinery window and doors	All perfluously painted all surfaces in dirty, poor and peeling condition.	Rub down and burn off as required.	2	man days	100.00	£200.00	
			Carryout out located like for like work timber repairs	1	PS	200.00	£200.00	

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Ref	Location	Defect	Remedy	Qty	Unit	Rate	Costs		
			Overhaul sash windows and cords.	3	no.	250.00	£750.00		
			Cut out minor areas of rot, and fill using a appropriate wood resin	1	PS	250.00	£250.00		
			Prime all bear timber, Undercoat, apply two coats of gloss, colours to match.	1	item	1,500.00	£1,500.00		
2.37	Decorations to metal work	Rainwater, goods & railings.	Metal prime, under coat and gloss	1	item	350.00	£350.00		
		Decorative metal work to two of the windows on the rear façade	Carryout insitu weld repairs as necessary like for like.	2	no.	150.00	£300.00		
			Stripped down to bear metal, (removal/conversion of rust), any weatherproof sealing and repainted	2	no.	175.00	£350.00		
<b>SUB TOTAL REPAIR COST</b>							<b>£40,740.00</b>		

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Ref	Location	Defect	Remedy	Qty	Unit	Rate	Costs	
2.13	Scaffold temporary access.	Provide full scaffold to the Public Highway elevation and associated public high costs.	Road suspension for deliver & Strike.	2	no.	500.00	£1,000.00	
			Scaffold licence over the public high way	1	item	600.00	£600.00	
			Scaffold hire	1	item	4,000.00	£4,000.00	
			Scaffold netting	1	item	350.00	£350.00	
			Scaffold alarm	1	item	450.00	£450.00	
			Scaffold lighting	1	item	250.00	£250.00	
			The Hill and inconvenience temporary signage	1	item	250.00	£250.00	
			Chute	1	item	50.00	£50.00	
			hoist	1	item	150.00	£150.00	
2.40	Scaffold temporary access.	Provide full scaffold to the all other areas elevation & working areas.	Scaffold/Temporary Access	1	item	3,500.00	£3,500.00	
<b>SUB TOTAL ACCESS COST</b>							<b>£10,600.00</b>	

**3.0 SUMMARY OF QUANTIFIED ASSESSMENT**

	£	£
<b>3.1 The Works</b>		
Sub Total Repairs	40,740.00	
Sub Total Access	10,600.00	
Contractor's overheads & profit @ 15%:	8,183.00	
<b>Total - The Works</b>	<b>65,721.00</b>	
<b>3.2 Fees</b>		
Surveyors fee for Contract Administration @ 9%	5,644.89	
Surveyors Fee for CDM Principle Designer @ 2%	1,254.42	
<b>Total - Fees</b>	<b>6,899.31</b>	
<b>SUB-TOTAL</b>	<b>699,620.31</b>	
<b>3.4 VAT</b>		
VAT @ 20%:	139,924.06	
<b>TOTAL OF CLAIM</b>	<b>839,544.37</b>	
<b>3.5</b>		



#### 4.0 Statement of Truth

I confirm that insofar as the fact stated in my Schedule are within my own knowledge I have made clear which they are and believe them to be true, and that the opinions I have expressed represent my true and complete professional opinion.



Signed: \_\_\_\_\_  
Raymond Irvine Ormiston Bsc (Hons) MRICS  
Lewis Berkeley Ltd  
Chartered Building Surveyors

Dated: 21st July 2015