

**MAINTENANCE BUDGET
FEBRUARY 2017**

Note : Assumed internal repairs to shop & office remain tenants responsibilities

YEAR	1	2	3	4	5	6	7	8	9	10	TOTAL	
Projected Expenditure	33,125.00	19,675.00	42,575.00	4,775.00	28,025.00	32,975.00	5,125.00	1,975.00	7,575.00	5,025.00	180,850.00	
Routine Maintenance												
Fire alarm servicing	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,000.00	
Emergency light testing	300.00			300.00			300.00			300.00	1,200.00	
Periodic Electrical Testing - Fixed Electrical minor maintenance (light replacements etc)	600.00	350.00	350.00	350.00	600.00	350.00	350.00	350.00	350.00	600.00	4,250.00	IEE Reccomended inspection period
Asbestos Register	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,000.00	
Gutter cleaning & minor repairs	500.00										500.00	If not already currently available
Fire risk assessment annual update	200.00	600.00	200.00	600.00	200.00	600.00	200.00	600.00	200.00	600.00	4,000.00	Includes MEWP hire every 2 years
Clear ivy & creeper growth at rear	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,500.00	
	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	750.00	
Repair Works												
External Redecorations			6,000.00			6,000.00			6,000.00		18,000.00	
Internal Redecorations (toilets)	2,500.00			2,500.00			2,500.00			2,500.00	10,000.00	
Repairs to reinforced concrete beams & ceilings			10,000.00								10,000.00	Suggest specialist advice sought - TST or similar
Tie front elevation masonry panels to timber frame	4,000.00										4,000.00	May require rebuilding of rendered masonry panels
Replacement masonry & lintols to damaged areas of brickwork & new windows to six nr toilet windows		12,000.00									12,000.00	
Rebuild damaged archwork to right elevation window - damaged caused by condenser pipework	1,500.00										1,500.00	Urgent requirement
Replacement cavity wall ties & rebuild loose areas of brickwork to right elevation	6,000.00										6,000.00	Urgent requirement
General repointing to masonry elevations		750.00					750.00				1,500.00	
Replacement windows & new lintols - left elevation (1nr)		1,250.00									1,250.00	
Replacement windows & new lintols - right elevation (2nr)		2,500.00									2,500.00	
Replacement window - upstairs	15,000.00										15,000.00	
Replacement external toilet doors (2nr)		1,200.00			1,200.00						2,400.00	
Structural engineers investigation to determine cause of roof spread & if still currently active	1,500.00										1,500.00	
Reroofing complete						25,000.00					25,000.00	
Provision of modern antivandal toilet facilities (2 phases)			25,000.00		25,000.00						50,000.00	