

ROESTOCK PARK HUT WORKING PARTY



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Brazier Freeth report Feb
2023 reference

SCOPE OF BUDGET WORK

13-Feb-24

1	External landscape	
1.1	General tidy up of the site - cut grass, clear moss from paths, repair fencing	1.3.8 / 34.3
2	Building envelope works	
2.1	remove moss growth, clear gutters and seal holes to roof (note asbestos constraints)	1.3.1 / 16.2.1 / 17.2.2
2.2	clear and overhaul rainwater goods (note asbestos constraints)	1.3.4 / 17.3.1
2.3	rectify displace bolt fixings to the roof sheets and caps missing	16.2.2
2.4	perspex glazing changed for double glass glazing.	19.2.1
2.5	repair damaged concrete post adjacent to entrance door.	1.3.6 / 18.2.2
2.6	correct the roof verges that are slightly misaligned and displaced.	16.2.3
2.7	Provide improved ventilation to ceiling void by installation of vents within the cladding to	16.2.7
2.8	Provide gratings to gullies to prevent future blockages.	17.2.3
2.9	Complete external redecoration of previously painted surfaces	20.1.2
2.1	Fully insulate the roof void to current standards	1.4.1
2.11	Insulate and overclad the external walls.	1.4.2
3	Gas / heating system	
3.1	Test gas boiler and heating system Itemize all items required	1.2.1 / 27.1.2
3.2	From test results provide budget for required rectification works	
3.3	fix displaced radiators or pipes are re-fixed.	1.2.1 / 28.1.5
3.4	Form cupboard around boiler	1.4.8 / 24.2.5
3.5	Provide thermostatic radiator valves to radiators throughout the property.	29.1.5
3.6	Paint radiators	29.1.5
4	Electrical system	
4.1	Test all electrical systems and installations including fixed wiring installation -	1.2.1 / 26.1.5
4.2	From test results provide budget for required rectification works	
4.3	Replace cracked fused spur in female WC	26.1.3
4.4	lockable housing to electricity and gas intakes and meters	1.4.9
4.5	mechanical extraction to WC's and kitchen	1.3.3
4.6	improve lighting levels in access corridor	1.4.7
5	Plumbing, Water services and drainage system	
5.1	Test water supply system	1.2.1
5.2	Undertake a CCTV Drainage Survey	1.2.4 / 32.1.1
5.3	Check for soakaway or discharge of the surface water to the mains drainage.	17.1.2
5.4	From testing itemize and provide estimate for required rectification works	
5.5	make internal and external main stop cocks readily accessible and in good conditon	28.2.3
5.6	Replace cover to drainage inspection chamber.	1.4.10
5.7	Install air admittance valve to soil and vent pipe which terminates in roof void.	1.4.11
5.8	Replace cracked urinal	31.1.1

5.9	Provide hot water to female and male WCs	29.1.4
6	Fire and life safety system	
6.1	Undertake Fire Risk assessment	1.2.3
6.2	From assessment itemize recommendations and provide budget including as necessary the following	
6.3	central mains powered fire alarm	1.4.5
6.4	emergency lighting and fire escape signage	1.4.6
6.5	replacement of internal doors with fire rated doors, smoke and intumescent seals and closers.	1.4.4
7	Conduct Access Audit	
7.1	Access audit to consider necessity for wheelchair access and WC for potential users.	3.3.8
8	Internal Fabric and Finishes	
8.2	Fill cracks to the ceiling within the female WC corresponding with diagonal cracking to the adjoining wall.	21.2.3
8.3	Fill cracks adjacent to the wall hatch between the Leader's Room and the hall.	22.2.2
8.4	Redecorate internally	1.3.7
8.5	Remove and replace fibre board ceiling panels with insulated ceiling panels	
9	ASBESTOS	
9.1	Update the register of asbestos	
9.2	Prepare management plan of Asbestos containing materials (ACM).	
9.3	Remove the displaced fibre board panels to the ceiling and replace with plasterboard or similar. With reference to the Asbestos Survey, the paper lining to fibre boarding contains asbestos. Note Prior to remedial works being undertaken any asbestos containing materials need to be handled and disposed of safely and in accordance with current legislation.	16.2.6