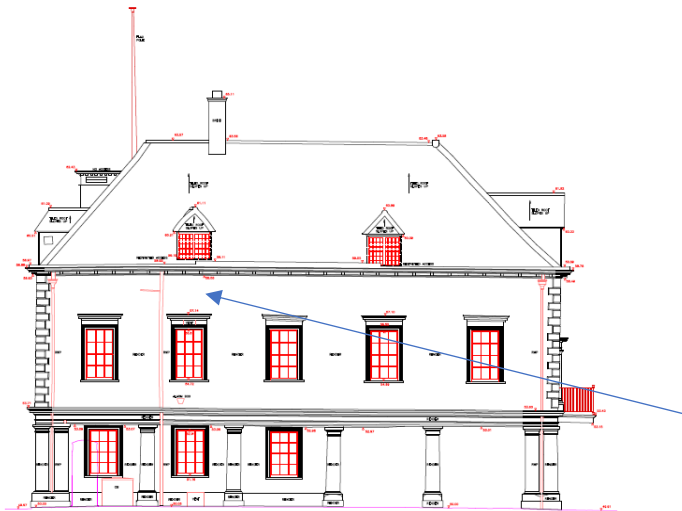


Town Hall, Wallingford.

Two identified essential repairs now requiring attention.

Item 1. Render.



Cement based render. North East elevation.

This requires urgent attention. Cement render has lifted at high level and may have lost adhesion with expanded metal lathing.



2018 photo.

2020 photo



2024 photo. Note additional damage above render at timberwork.

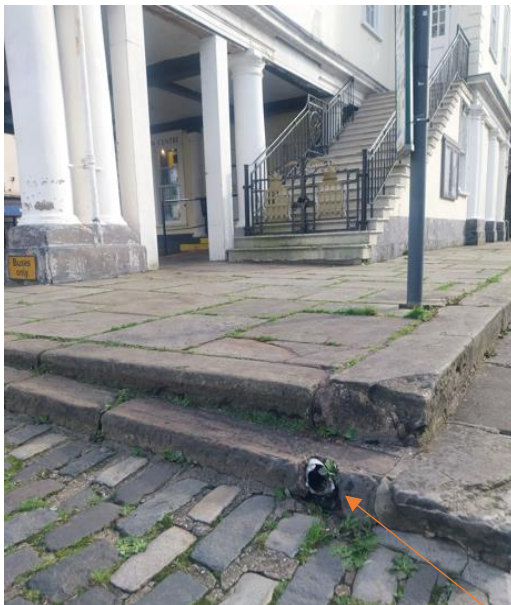
Rainwater Goods. North West elevation



Note the deterioration to the left and right above the hopper to the decorative cornice timber work. The rain water is not exiting by the hopper for whatever reason, possibly blockage from roof debris, expired bird, defunct birds nest?

Water has been entering the building, The Main Chamber, first documented in **2015**. Please see later photo taken **2018**.

Water penetration to the ceiling and down the flagpole reflects poor external weathering.



Note outlet within kerb, which may or may not be related to the down pipe which is encased within the column plinth. No water escape noted at time of rain.



The North East elevation. Downpipe. Does have an open outlet at ground level. This is not discharging at ground level, rain water is visible discharging down the face of the building elevation. At present no water has been noted to be entering the building. Area shown suggests blocked valleys.

Note also below. Taken in 2018.



Outlet to hopper would appear to be blocked.

Rainwater goods and associated Provisional repair costs.

2.04	North West (Old Post Office) elevation	Rainwater goods and associated.	1	Once RWG's have been overhauled to function as per manufacturers recommendations. Remove all noted corrosion, epoxy repair all cracked and failed metal works. Seal all joints, prepare and decorate as per to be provided specialists specification.	£ 1,200.00
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2.01	North West (Old Post Office) elevation	Provision of safe working platform to gain safe access to Rainwater goods, hoppers and all associated items. Timber work, lead work etc.	1	Erect safe working platform to safely gain access to roof level to allow for inspection of parapet area, cornice timber work, to include, lead, gulley, outlet, hopper, down pipe connection etc.	£ 2,400.00
2.02	North West (Old Post Office) elevation	Rainwater goods and associated.	1	To safe working areas. Clean down all valleys, remove any debris from hoppers. Rainwater goods. Undertake quality control and check for correct water run off and dispersal.	£ 700.00

2.03	North West nearest front elevation	Decorative Timber cornice to high level North West elevation area of outlet/ hopper.	1no x. 2linear metres	Via safe working platform. Remove all failed and deteriorating timber. Remove all flaked paint. Splice in new seasoned treated timber as directed splicing to prepared timber as specification provided. Knot to all bare timber. Spot prime. Prime all new timber. 1no undercoat. 2no gloss exterior.	£ 1,800.00
2.05	North East (Theatre side) elevation	Provision of safe working platform to gain safe access to Rainwater goods, hoppers and all associated items. Timber work, lead work etc.	1	Erect safe working platform to safely gain access to roof level to allow for inspection of parapet area, cornice timber work, to include, lead, gulley, outlet, hopper, down pipe connection etc.	£ 1,300.00
2.06	North East nearest front elevation	Rainwater goods and associated.	1	To safe working areas. Clean down all valleys, remove any debris from hoppers. Rainwater goods. Undertake quality control and check for correct water run off and dispersal.	£ 700.00
2.07	North East nearest front elevation	Decorative Timber cornice to high level North West elevation area of outlet/ hopper.	1no x. 2linear metres	Via safe working platform. Remove all failed and deteriorating timber. Remove all flaked paint. Splice in new seasoned treated timber as directed splicing to prepared timber as specification provided. Knot to all bare timber. Spot prime. Prime all new timber. 1no undercoat. 2no gloss exterior.	£ 1,000.00
2.08	North East nearest front elevation	Rainwater goods and associated.	1	Once RWG's have been overhauled to function as per manufacturers recommendations. Remove all noted corrosion, epoxy repair all cracked and failed metal works. Seal all joints, prepare and decorate as per to be provided specialists specification.	£ 740.00

Render. Repairs and re instatement.

2.09	North East nearest front elevation	Provision of safe working platform to gain safe access to failed cement render at high level.	4m2	Via safe working platform. Remove all failed and loose cement render. Remove back to sound base. To be advised any further treatment to timber works following inspection. Treat and re fix EML as required, prepare, seal and bond. Re render in lime based render. Specification to be provided. Make good to match existing colour decorations.	£ 4,000.00
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Rainwater goods and associated works. Estimated costs as taken from Bill of Quantities.

North West Elevation. £6,100.00

North East Elevation £3,740.00

Render repairs and associated.

East Elevation £4,000.00

Sub Total £13,840.00

Provisional Sums £2,076.00

Total less VAT £15,916.00

Addendum

Whilst high level access in place it would be prudent to utilise therefore an amount suggested be set aside for roof and any associated repairs within the safe working area.

Provisional sum £3,000.00