

Property Address Baroque
 31 St Giles Street
 Northampton
 NN1 1JF



Reference 001690-BC-2307

SP&B Summary of Essential Repairs	
ITEM	ELEMENT
1.00	External Works
1.01	Remove vegetation growth at high level to the front elevation.
1.02	Hack off and repair loose render to the front elevation.
1.03	Replace cracked glazing pane to the front elevation.
1.04	Repair 2 No. cracked window cills.
1.05	Replace cracked glazing pane to the left side elevation.
2.00	Internal Works
2.01	Remove rodents from the basement and feces.
2.02	Repair loose wiring to the emergency break glass panel to ground floor lobby.
2.03	Repair and replace missing banister and spindles to the first to second floor stairs.
2.04	Repair leak and damaged plaster and paper lined ceiling and wall to the second floor bedroom.
3.00	Statutory Compliance
3.01	Following items require to be tested, serviced and maintained. Certification to be provided upon completion with any necessary remedial works completed:
3.02	Fixed wiring and distribution boards - undertake all Code 1 and 2 repairs required for statutory compliance.
3.03	Emergency lighting.
3.04	Gas safety – Heating systems and distribution.
3.05	Portable firefighting equipment.
3.06	Fire risk assessment (FRA).
3.07	Water risk assessment and legionella testing.
3.08	Asbestos survey.
3.09	Portable appliances (PAT).
3.10	Cellar cooling systems.
3.11	Catering extract (TR19).
3.12	Gas safety –Commercial Catering (CP42).

Inspection Date: June 2021

Report Issue Date: 20/09/21

Inspected By: Tom Blason BSc (Hons)

Reviewed By: Tom Blason BSc (Hons)