

Property Address:           Wheatsheaf,  
                                       34 Woodplumpton  
                                       Road,  
                                       Woodplumpton,  
                                       Preston,  
                                       PR4 ONE

Reference:                       0060499101



SP&B Summary of Essential Repairs	
Item	Element
<b>1.00</b>	<b>External works</b>
1.01	Site; repair to damaged copings and flags forming steps from right hand car park to leave no trip hazards.
1.02	Repair to damaged section of gutter to rear single storey extension.
<b>2.00</b>	<b>Statutory Compliance</b>
2.01	Following areas will be tested to ensure they are compliant and any necessary remedial works completed:-
	Fixed wiring and distribution boards - undertake all Code 1 and 2 repairs required for statutory compliance.
	Emergency lighting.
	Gas safety – Heating systems and distribution.
	Portable firefighting equipment.
	Fire risk assessment (FRA).
	Water risk assessment and legionella testing.
	Asbestos survey.
	Portable appliances (PAT).
	Cellar cooling systems.
	Catering extract (TR19).
	Gas safety –Commercial Catering (CP42).
	Ventilation systems.