

Property Address: Coachman,  
 Burnthouse Lane,  
 Whickham,  
 Newcastle Upon Tyne,  
 NE16 5AW

Reference: 0070058101



### SP&B Summary of Essential Repairs

Item	Element
<b>1.00</b>	<b>External works</b>
1.01	Repair to flat roof coverings to leave wind and watertight.
1.02	Repair to pitched roof covering to leave wind and watertight including around glazed skylight over first floor bathroom.
1.03	Overhaul to rainwater goods; clear blockages, seal to joints and realign to dispense to outlets.
1.04	Site; provide suitable level fill to potholes within car park to leave no trip hazards.
<b>2.00</b>	<b>Internal Works</b>
2.01	Repair to ceiling within main bar areas adjacent door to ladies' toilets where previous leakage has occurred through roof covering over.
2.02	Repair defective sanitary ware within ladies' toilets to leave fully operable.
2.03	Repair to ceiling within first floor bathroom area following works to make roof covering over wind and watertight.
	Replace first floor door; off rear right hand bedroom.
<b>3.00</b>	<b>Statutory Compliance</b>
3.01	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.