

Property Address Square
 13 Market Place
 Market Deeping
 PE6 8EA

Reference 0010690-BC-2360



SP&B Summary of Essential Repairs	
ITEM	ELEMENT
1.00	External Works
1.01	Timber decay to windows in a number of locations
1.02	Missing lead flashing to rear chimney stack
1.03	Damage to external frame of 1No Velux window with capping laid loose in gutter
2.00	Internal Works
2.01	Unfinished and loose electrical sockets within the 2 nd floor flat
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. – Tenant adaptations and reinstatement works
3.03	Fire risk assessment (FRA). - Fire Risk Assessment provided was undertaken in 4th April 2019 and has not been reviewed with consideration the premises is occupied and Flat has been refurbished. The primary means of escape from the accommodation on the second floor is via a unprotected staircase that accesses the retail at first and ground floor levels. The report indicates the accommodation should not be used.
3.04	Water risk assessment and legionella testing.
3.05	Asbestos survey.
3.06	Portable appliances (PAT).
3.07	Catering extract (TR19).
3.08	Fire alarm system
3.09	Air conditioning systems.
3.10	Dumbwaiter.
3.11	The second floor flat appears to have been adapted and refurbished since commencement of the lease. No Licence to alter is attached to the current lease. Tenant must provide all relevant statutory certification (including building control certificates) to confirm compliance with regulation. Allowance for obtaining certification and application for regularisation.

Inspection Date: 20.09.2021

Report Issue Date: 01.10.2021

Inspected By: B.Swinger

Reviewed By: R. Saleem