

Appendix B - Details of works identified in the 2022 Condition Surveys

2022 CONDITION SURVEY LISTED BUILDING						Ward
		25/26	26/27	27/28		
Establishment	Maintenance Responsibility	Reasons for works				
Listed Buildings						
Kington Library	Landlord	£30,000.00	£0.00	£0.00	£30,000.00	Vertical crack in gable wall and render repairs. New ventilation extract fans. Installation of external emergency lights. Install electronic surge protection to incoming electricity supply and telecoms equipment. Cracking in coving. Loose cast iron rainwater pipes. Cracked stone coping. Replacement of timber barge boards to roof edge etc.
Kington Market Hall	Landlord	£20,000.00	£60,000.00	£0.00	£80,000.00	Install Emergency lighting. Installation of Fire Alarm system. Treat steel trusses and beams for corrosion and repaint. Clerestory window sills in poor condition. Take down and rebuild terracotta at gutter level etc. then reinstate gutter
Kington Old Police Station Offices	Landlord	£50,000.00	£200,000.00	£10,000.00	£260,000.00	Wall cracks to be investigated. Damp walls to be investigated. Cracking and water staining in ceilings to be repaired including checking for watertightness to flat roof above. All external timber across the building including fascia boards, barge boards, soffit board, timber panelling, external doors etc require attention. All rainwater goods including gutter and downpipes require attention. Historic movement and damage to lintels and calls will require monitoring. New ventilation extract fans required. Disabled alarm required. Emergency lighting required etc.
Hereford Old House Museum	Landlord	£50,000.00	£150,000.00	£340,000.00	£540,000.00	The basement space is in a very poor condition and will need remedial works to include; replacement of the failed timber beam trimming the lightwell, replacement of the slender exposed steel beam and the installation of either a replacement concrete slab (worst case) or a programme of structural strengthening and repair. Remedial work to walls likely to involve localised timber strengthening and replacement of damaged or rotten timber. Making good infill panels and redecoration. New ventilation fans. Installation of external emergency lighting. Strengthening or replacement of the timber together with works to the adjacent fabric to make the building watertight, Redecoration etc.
Totals	£k	£150,000.00	£410,000.00	£350,000.00	£910,000.00	

2022 CONDITION SURVEY STANDARD BUILDINGS	Ward
Establishment	Reasons for works

Establishment						Reasons for works	
Hereford Governors House Union Walk	Landlord	£30,000.00	£0.00	£0.00	£30,000.00	External wall rendering, windows require improvements and redecoration. Damp proofing improvement works needed to basement due to damp issues. Internal redecoration. Replacement of carpet in room 4. Replacement of extract systems in toilets and basement. Lighting upgrade required to more energy efficient installation.	Central
Kington Lady Hawkins Community Leisure Centre	Tenant (external repairs only)	£40,000.00	£0.00	£0.00	£40,000.00	Rainwater system / rainwater goods, including uPVC soffits in need of improvement.	Kington
Pontrilas Unit 1, 2, 3 & 4	Tenant (external repairs only)	£80,000.00	£0.00	£0.00	£80,000.00	Repairs needed to external rendering and then redecorate. Window replacements showing signs of deterioration and require replacement. Replace timber door.	Golden Valley South
Luston County Caravan Site	Landlord	£40,000.00	£35,000.00	£0.00	£75,000.00	Replacement windows throughout location. Redecoration to walls and ceilings. The ceiling in the services cupboard in unit 1 has been badly damaged by an electrical fire and needs to be replaced. Flooring improvements to be undertaken throughout. The bathrooms and kitchen require upgrading throughout. Full refurbishment of unoccupied buildings prior to re occupation. Hot water cylinder in unit 1 requires replacing. Extract ventilation in a poor condition and needs replacing. Lighting overall needs to be replaced with a more energy efficient installation.	Bircher
Grafton The Green Grafton Lane	Landlord	£80,000.00	£0.00	£0.00	£80,000.00	Building 2 requires refurbishment throughout as present this is in a poor state of repair and a H&S risk due to deterioration. Building 3, replacement of rain water system. Building 4 requires replacement of metal cladding. Building 6 replacement of the roof and rain water systems. Building 7 Rain water system life expectance has expired and is in need of replacement. Replacement of timber hardwood doors and sliding doors required. Building 8 Requires a full roof replacement including fascia boards and rainwater system. Windows and doors are in need of replacement along with the external staircase. All buildings require electrical lighting upgrade to more efficient installations. Removal of asbestos from site.	Wormside
Bromyard Linton County Caravan Site	Landlord	£10,000.00	£65,000.00	£0.00	£75,000.00	Replacement of windows throughout due to vandalism and deterioration. Existing mechanical extract ventilation systems throughout in poor condition and require replacement to include the provision of anti-vandal installations. Replacement of ceilings in unit 4. Upgrade to electrical installations to units 2 and 7. Upgrade of light fittings to LED throughout.	Bromyard Bringsty

Hereford Crematorium Chapel Westfailing Street	Landlord	£5,000.00	£50,000.00	£0.00	£55,000.00	Fascia boards and internal and external rainwater goods require replacement due to deterioration. Building to be redecorated internally and externally throughout. All windows to be replaced. All sanitary goods to be replaced. Mechanical and electrical installations to be upgraded. Replacement of floors and ceilings. Drainage installation to be upgraded - Chapel / Tea Room: New doors required. Redecorate throughout internally and externally. Sink to be replaced. Electrical and lighting installations to be upgraded.	Greyfriars
Hereford Widemarsh Street No 18 Shop	Tenant (external repairs only)	£1,000.00	£9,000.00	£0.00	£10,000.00	Replacement of single glazed, lead lined windows. Redecoration of walls and ceilings. Replacement of flooring which are showing signs of wear. Wash hand basin replacement in room 8 required. Toshiba heating units and Dimplex down heaters are now end of life and require replacement. Federal small power and lighting distribution boards nearing end of life and require replacement. Replacement of fluorescent lighting to more energy efficient Installations. Replacement of hand dryers with toilet facilities.	Central
Hereford Widemarsh Street No 20 Shop	Tenant (external repairs only)	£4,000.00	£16,000.00	£0.00	£20,000.00	Full first floor refurbishment to include redecoration and replacement of internal doors. Replacement of single glazed, lead lined window. Redecorate ground floor throughout, with floors to be replaced in storage areas. Wash hand basins and WC's to be replaced along with a replacement kitchen. AC units and condensers to be replaced. Fire alarm installation to be upgraded to include additional smoke detection. Hot water services and heating to be replaced as in poor condition and redundant elements removed. Extraction fan to toilet area nearing end of life and requires replacement. Replacement of remaining florescent lights to more energy efficient installations.	Central
Leominster Railway Station (Phase 2) Worcester Road	Landlord	£5,000.00	£20,000.00	£0.00	£25,000.00	Timber soffits and fascia's require replacement and redecoration. Redecoration and repairs to windows as some don't open. Redecorate doors externally. Redecorate internal throughout due to damp / condensation. Vinyl floor in toilet needs replacing. Hot water heater to be replaced. Lighting to be changed foe a more energy efficient installation. Includes dilapidation improvements	Leominster East
Burghill Towtree Farm Smallholdings Estate	Landlord	£15,000.00	£95,000.00	£0.00	£110,000.00	Outbuilding 1: roof panels display signs of deterioration requiring repair / replacement. Rainwater systems and timber facia boards to be replaced and the steel requires protective treatment. Outbuilding 2: Repairs to the roof covering which is no-longer considered to be watertight and the existing rainwater system to be replaced. Outbuilding 3: Building requires a urgent structural review, one of the supporting timbers is currently sitting on a temporary concrete block. The fibre cement roofing needs to be replaced and the rainwater system repaired. House: removal of the build up of moss and foliage on the roof. Repairs to solve the current water ingress issue, the fascia boards and timber cladding replacement. The porch flat roofs replaced. The building requires a full refurbishment, to include new floor finishes, redecoration, new bathroom suite, kitchen units, work top and sink.	Queenswood

Hildersley Model Farm Smallholdings Estate	Landlord	£80,000.00	£0.00	£0.00	£80,000.00	Improvements to metal cladding, roofing and rain water goods across all buildings, roofing may contain asbestos. Some property requires to be demolished as they are to far degraded. Removal of platform lift which is no longer serviced or in use. Improvements to lighting and electrical circuits.
Grafton Veddoes Farm Smallholdings Estate	Landlord	£30,000.00	£70,000.00	£0.00	£100,000.00	Replacement of rain water goods, roofs, doors and windows across properties. Building 2 and 11 are poor in condition and needs to be demolished or replaced. Improvements needed to full electrical system, fixed wire and lighting both internally and externally.
Ross-on-Wye Woodside Adult Resource Centre Reynolds Court	Landlord	£25,000.00	£0.00	£0.00	£25,000.00	Internal improvements and redecoration required to walls, ceilings and floor finishes.

Ross East
Wormside
Ross East

Totals	£k	£445,000.00	£360,000.00	£0.00	£805,000.00
--------	----	-------------	-------------	-------	-------------

Combined Totals	£k	£595,000.00	£770,000.00	£350,000.00	£1,715,000.00
-----------------	----	-------------	-------------	-------------	---------------