

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

2022 CONDITION SURVEY AND CAR PARKS		Total Cost Including fees and contingency		
Establishment	Council Obligations	£	Schedule of works	Ward
Widemarsh Street Improvement Works (No.22, 43-45, 47-49, 51, 53 & 55)	External / Internal Elements & Structural	£129,000.00	<p>No. 22: Improvement works to masonry and making good (£15,000.00)</p> <p>No 43-45: Improvement works to prevent further spalling to concrete structure. Improvement works to render and masonry and making good (£25,000.00)</p> <p>No. 47-49: Improvement to walls. (£15,000.00)</p> <p>No. 51: Improvements to steel stairs to basement. Improvements to timber windows and replace secondary glazing with new. Improvements to external rendering and and making good. (£24,000.00)</p> <p>No. 53: Improvement to basement to ceilings, walls and finishes and to include damp proofing. New flooring throughout. Improvements to external facade and and making good. (£50,000.00)</p> <p>No. 55: Improvement works to steelwork due to heavy corroding. Improvements to damaged areas of the ground floor slab due to steelwork corroding. Cracked lintel over rear door and has a service penetration running through it. Water penetration and mould to basement walls and ceiling. Two original windows to rear wall heavily weathered etc. (£79,000.00)</p>	Central
Ledbury Library	Landlord	£162,000.00	Improvements required due to issue with the structure supporting the roof. Evidence of water penetration that need to be addressed. Daylight can be seen between some of the wall panels which need to be sealed. Horizontal and vertical cracks indicating external cladding is starting to delaminate and requires to be addressed. Installation of new external emergency lights. Making good to walls and ceilings.	Ledbury North
Widemarsh Street Multi Storey Car Park	Landlord	£202,000.00	Improvements required to address extreme corrosion to column, beams supporting ramp planks and angles throughout. Installation of new lightning protection and surge protection.	Widemarsh
Maylord Orchard Car Park	Landlord	£196,000.00	Water penetration from Maylord Street above, serious cracking with salt staining and rust staining and some spalling of concrete beams and troughed slab. Install new entrance lighting and switchgear and provide protective cases to lighting.	Central
Churchill House	Landlord	£56,000.00	Improvement works to Fire doors , fire alarm installation and lighting; Building suffers with damp issues that require to be dealt with to stop further deterioration of the fabric and finishes	College
Total Including Fees And Contingences		£745,000.00		