

# **DILAPIDATION ASSESSMENT REPORT**

in respect of premises at

**BRISTOL DANCE CENTRE  
JACOBS WELLS ROAD  
BRISTOL**

on behalf of

**BRISTOL CITY COUNCIL**

prepared by:

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**12<sup>th</sup> JUNE 2012**

# REPORT ON DILAPIDATION LIABILITY

## 1.0 INTRODUCTION

- 1.01 In accordance with your instructions dated 22<sup>nd</sup> May 2012 we have now been able to visit the property and have inspected the documents provided to us in order to advise you on the obligations imposed by the lease and any other relevant documents arising from the tenant's interest.
- 1.02 The purpose of this report is to provide you with our opinion of the tenant's obligations arising from their leasehold interest in advance of the expiry of the lease term.
- 1.03 The terms of our appointment were agreed in advance and a copy of that document and our subsequent covering letter is attached under appendix A.
- 1.04 An inspection of the property was undertaken on 29<sup>th</sup> May and 6<sup>th</sup> June 2012 at which time the weather conditions were unsettled with clear skies but occasional periods of heavy rain. A number of photographs were taken of the property as a record of the premises on the date inspected. These are included in appendix D.
- 1.05 The property was occupied on the date of inspection and there were fixtures and fittings evident that in some instances restricted the extent of our inspection.
- 1.06 No inspection or testing of the electrical or mechanical services was undertaken as part of our assessment. We can arrange for this to be undertaken if you require, after consideration of our report.

## 2.0 DOCUMENTS RECEIVED

- 2.01 We have received the following documents which have been used to prepare our comments are:
- (a) Lease dated 31<sup>st</sup> October 1984 between The City Council of Bristol and Bristol Community Dance Centre Limited
  - (b) Agreement for modification and lease of premises at Jacobs Wells Baths Bristol between The City Council of Bristol and Bristol Community Dance Centre Limited dated 30<sup>th</sup> October 1984
  - (c) Deed of Variation dated (undated) between The City Council of Bristol and Bristol Community Dance Centre Limited

- (d) Ordnance Survey Map indicating the site boundary (SLA Number 100023406)
- (e) Building Assessment Report dated 22<sup>nd</sup> May 2006 prepared by Bristol City Council Central Support Services; Property and Finance Division
- (f) Structural Report dated 24<sup>th</sup> May 2007 prepared by Bristol City Council Planning Transport and Sustainable Development; Transport Operations Division; Highway Asset management
- (g) Condition Report and photographs dated 16<sup>th</sup> March 2012 prepared by Highline Rope Access Services
- (h) Tenants survey prepared by Arthur Needham dated 30<sup>th</sup> March 2009

2.02 Whilst we shall give you our opinion of the implications of the lease on the requirements to repair, decorate and yield up the premises on expiry of the term these should not be viewed in isolation of the rest of the lease terms. We therefore recommend that you review these obligations with your legal advisers.

### **3.0 ASSESSMENT OF DOCUMENTS PROVIDED**

#### **DOCUMENT 1 - LEASE**

3.01 The occupational lease is dated 31<sup>st</sup> October 1984 between The City Council of Bristol and Bristol Community Dance Centre Limited. This document creates a leasehold interest for a term of thirty years commencing on 1<sup>st</sup> February 1984. The lease term therefore expires on or around 1<sup>st</sup> February 2014. Less than two years remain unexpired.

3.02 The premises are described (in the first schedule) as

*"All that plot of land situated in and having a frontage to Jacobs Wells Road Bristol in the County of Avon which said plot of land is delineated and coloured pink on the plan annexed hereto together with the buildings thereon together also with all the appurtenances thereto"*

3.03 The copy lease provided to us only included a black and white copy of the demise plan referred to. There is however a shaded area on this plan which we have assumed indicates the demised. We have cross referenced this with the Ordnance Survey Map (SLA Number 100023406) you have given which we understand also indicates the site boundary.

3.04 In the interests of clarity we describe below what we have assumed the boundary of the demised premises to be:

- Northern Boundary: Marked by the external wall of the premises.
- Eastern Boundary: Marked by the external walls of the premises (including gates to the south)
- Southern Boundary: Marked by the external walls of the building
- Western Boundary: Marked by the external walls of the building and the retaining wall

3.05 We bring to your attention that the northern boundary of the premises appears to be a party wall / structure. The lease does not make any specific reference to the tenant's repairing obligations for party walls / structures. The tenant's repairing covenant however does appear to oblige them to repair 'boundary walls'. We recommend that you seek clarification from your legal representative regarding the tenant's obligations to repair party walls / structures. At this stage we have assumed that the tenant is fully responsible for the repair of these structures.

3.06 The boundary to the west is a large retaining wall which retains the council owned land to the west. Part of this structure forms the western wall of the building. The ownership of retaining walls is commonly held to be the owner of the land retained. We have assumed, at this stage however, that as part of this structure forms the western walls of the building that it falls within the demise of the premises. We recommend that you obtain the opinion of your legal advisors regarding this matter.

3.07 The tenant's obligations are contained within section three of the lease. Copies of the relevant clauses are included in appendix B. Our interpretation of the obligations that these impose is scheduled below:

**Lease Clause 3.5 ~ Tenant's Works**

3.08 This places an obligation on the tenant to complete certain defined works. The clause refers to an 'Agreement' which stipulates the covenants and conditions by which the tenant's works will be undertaken. The 'Agreement' referred to is not specifically named in the covenant. You have provided us however with an Agreement for modification and lease of the premises dated 30<sup>th</sup> October between The Council and Dance Centre. We have assumed therefore that this is the agreement referred to in the lease. We have commented on this document later in this section.

**Lease Clause 3.6 ~ Repair**

- 3.09 This clause obliges the tenant to "*well and substantially to repair cleanse maintain and amend the demised premises*". This includes "*boundary walls*". This is a fairly standard tenant obligation and we do not believe that there is any ambiguity in the tenant's obligations in this matter. The obligation "to repair" requires the tenant to repair even where disrepair exists at the commencement of the lease.

**Lease Clause 3.7 ~ External Decorations**

- 3.10 The tenant is obliged under this clause to decorate all previously treated parts of the property every third year - and also in the last year of the term. Decorations were therefore due in 2011.

**Lease Clause 3.8 ~ Internal Decorations**

- 3.11 The tenant is obliged to decorate the internal parts every seven years - and in the last year of the term. The last decorating cycle was therefore 2005 with decorations being due again this year in 2012.

**Lease Clause 3.11 ~ Alterations**

- 3.12 This clause contains various restrictions on the tenant to make alterations to the premises. These include not erecting any new buildings or making structural alterations.
- 3.13 We have not been provided with any licences for alterations granted during the term. If you are in possession of any such agreements please provide copies for our consideration. In the absence of advice to the contrary we have assumed that all works undertaken to the property were approved by the 1984 licence (see below).

**Lease Clause 3.21 ~ Costs**

- 3.14 The tenant is obliged under this clause to pay reasonable professional fees associated with the tenant's breach of covenant (including solicitors and surveyors fees).

**Lease Clause 3.29 ~ Weeds**

- 3.15 This clause places an obligation on the tenant to keep the 'undeveloped' areas of the demise free from weeds and waste materials.

**Lease Clause 3.10 ~ Yield Up**

- 3.16 The yield up clause places an obligation on the tenant to hand the premises back to the landlord "*well and substantially repaired cleansed maintained and amended and painted*". Essentially this clause reinforces the tenant's lease obligations to repair and decorate prior to determination of the lease.

#### **Lease Clause 4.2 ~ Landlords Specific Repairing Obligations**

- 3.17 Although this clause refers to the landlord's repairing obligation it is effectively the other side of the tenant's obligation. The clause refers to the landlord's obligation to keep in repair the chimney at the rear of the demised premises and the water tank over the boiler house.
- 3.18 The chimney to the rear is outside of the demise and has not been considered in this report. The tenant does not have an obligation to repair this structure.
- 3.19 The water tank however does fall within the tenant's demise. The lease does not define the term 'water tank'. We have taken this at face value therefore and assumed that the landlord's repairing obligation is to keep the water tank in repair but not the water tank enclosure.
- 3.20 In our view had the intention of the parties been to restrict the tenant's repairing liability to the walls and roof of the water tank the lease would have expressly referred to the water tank and enclosure. In our view therefore the tenant is obliged to keep the water tank enclosure in repair. There is however a reasonable argument that the roof over the tanks are part of the tanks and would fall within that definition.
- 3.21 We recommend - given the condition of this part - that the responsibility for this element is determined at the earliest possible opportunity.

#### **Summary of Obligations**

- 3.22 In our opinion these clauses impose fairly standard commercial obligations upon the tenant to maintain and hand back the property in a reasonable condition - fully repaired and decorated. It is against these obligations that the property has been assessed.

#### **DOCUMENT 2 - AGREEMENT FOR MODIFICATION AND LEASE**

- 3.23 This agreement is dated 30<sup>th</sup> October 1984 between The City of Bristol Council and Bristol Community Dance Centre. The title of the document is for the '*Modification and Lease of Premises at Jacobs Wells Baths Bristol*'. The document is an agreement to enable the tenant to occupy the premises prior to the main occupational lease for the purposes of completing essential repairs and conversion.
- 3.24 The document refers to specific items within the agreement as well as drawings and specifications. These documents are relevant to the tenant's repairing obligations contained in the main occupation lease and are summarised as follows:

### **Agreement Clause 1 ~ Licence to Occupy**

- 3.25 This clause gives the licensee the right to occupy the premises from 1<sup>st</sup> February 1983 (known as the date of possession) for a period of twelve months.

### **Agreement Clause 3.2 ~ Licensees Works**

- 3.26 The licensee is obliged under this clause to commence works of essential repairs included in the first schedule part 1 within one month from the date of possession. Under the agreement they must complete the works within three years. These works should therefore have been fully completed by 1<sup>st</sup> February 1986.
- 3.27 The licensee must also complete works of conversion to a dance hall in accordance with the part two of the first schedule. The obligation was for these works to be completed within ten years from commencement of the grant of a lease referred to in clause 4 of the agreement. We have assumed that the lease we reviewed earlier in this report is the relevant document in this respect. This lease commenced on the 1<sup>st</sup> February 1984. The conversion works therefore should have been completed by 1<sup>st</sup> February 1994.
- 3.28 There is a mechanism within this clause for the agreed plans to be amended. We recommend that you send to us copies of the agreed plans for review as we may need to revise our assessment of the tenant's dilapidation liability.

### **First Schedule ~ Part One**

- 3.29 This schedule itemises specific 'essential repairs' which the tenant is obliged to commence within one month from the date of possession and complete within three years. The works include internal and external repairs such as the removal of vegetation, damp proofing and roof works.
- 3.30 The schedule uses room references which are not easily identifiable with the present layout. It makes reference to '*drawing number 339/2A attached*'. Our copy of the document does not include this drawing and we recommend that this is forwarded to us for review. It is possible that we may have to revise our assessment following receipt of this document.

### **First Schedule ~ Part Two**

- 3.31 This part of the schedule places an obligation on the tenant to convert the existing buildings into a dance centre and meeting place within ten years of the lease "as described in the 'approved plans'. These are said to include..... '*plans, elevations, sections and specifications signed by the*

*Valuer on behalf of the Council:* Our copy of the agreement does not include any such plans. We recommend that these are sent to us for review as they could effect the tenant's repairing obligations.

#### **Agreement Clause 4 ~ Grant of Lease**

- 3.32 This clause provides that the licensor shall grant a lease to the licensee - which shall be accepted - on completion of the works identified in part one of the first schedule (essential repairs).
- 3.33 The clause goes on to provide that the granting of a lease will not discharge the licensee from their obligations to repair and convert the premises in accordance with the essential works and agreed plans.

#### **Summary of Licensees Obligations**

- 3.34 The licence agreement may have a significant impact on the tenant's dilapidation liability. The Part One works - of repair - have little impact themselves. The tenant's obligations to repair the property are detailed in the lease subsequently granted.
- 3.35 Essentially we believe that this means that the works of conversion carried out by the tenant inform the standard of repair for the premises. There is an argument therefore that the tenant's repairing and decorating obligation for this area is restricted to the condition at commencement. Conversely where the approved plans include refurbishment or conversion the tenant is clearly obliged to keep those areas in full and substantial repair.
- 3.36 An example of how the agreed specifications may effect the tenant's obligation to repair - is the treatment of the male and female showers. The condition of these areas is generally poor and it is possible that the facility was inoperable at commencement of the lease. It could be argued that the tenant is not obliged to 'refurbish' the showers as the condition goes beyond normal disrepair. Should the agreed specification however confirm that the tenant's works include the refurbishment of the facility then the tenant's obligations would be extended to keep the showers in repair.

#### **4.0 ASSESSMENT OF THE TENANT'S BREACH OF COVENANTS**

- 4.1 Our item by item assessment of the tenant's current breach in the repairing and decorating covenant is included in appendix C of this report.
- 4.2 This is a draft schedule of dilapidations which has not been priced in accordance with your instructions.

- 4.3 Internally the premises is generally in a 'tired' condition. Decorations are due during this calendar year but clearly have not been undertaken for several cycles prior to this. Floor coverings are generally in a 'tired' condition with some replacement / repairs necessary.
- 4.4 We have not carried out any mechanical or electrical testing of services. We strongly recommend that the condition of the services is determined as part of this formal assessment.
- 4.5 Externally the premises is in a poor state of repair - particularly the roofs which are in a very poor condition. Timbers to the lantern roof are in a critical condition and require immediate attention. Some of the masonry on the east elevation also requires immediate attention to avoid further more significant damage.
- 4.6 It should be noted that much of the structure is concealed - in particular the structure of various valley gutters and main lantern roof over the dance hall. Given the level of water ingress which appears to have been occurring over a significant period of time we would anticipate further items of disrepair, beyond those we have identified, to come to light following repair works or opening up.
- 4.7 In addition the following items also require consideration.

## **5.0 LANDLORD'S COSTS IN IMPLEMENTING THE WORKS**

- 5.1 In our view we believe that, given the extent of disrepair that we are content is the tenant's responsibility, it would be reasonable for the landlord to employ a surveyor to specify and supervise the required works. We believe that a fee based on 12.5% of the anticipated cost of works can be justified.

## **6.0 LANDLORD'S COSTS FOR PREPARATION OF THE SCHEDULE**

- 6.1 We believe that this is an acceptable part of the claim and a cost that is expressly reserved within the lease.

## **7.0 SETTLING THE DILAPIDATIONS CLAIM**

- 7.1 There is no specific lease clause obliging the tenant to reimburse the landlord the costs he incurs in a surveyor or lawyer's involvement in resolving the claim.
- 7.2 These charges would therefore form part of the claim for costs for the court to decide. It is likely that some of this cost would be payable by the tenant.

## **8.0 VAT**

- 8.1 The landlord may incur expenditure for VAT as a consequence of addressing this matter. VAT would only be a consideration if these

sums were intended to be expended - at which time the loss arises and if the landlord is unable to offset the tax arising from the expenditure on the property. This issue requires further assessment to determine the loss you may incur.

## 9.0 LOSS OF RENT

9.1 We understand that the tenant's current rent is nominal. Given the likely demand for this type of property we feel it would be difficult at this present time to substantiate a loss of rent claim. We would welcome your observations.

## 10.0 CONCLUSION

10.1 We have assessed the lease documents provided to us and have inspected the premises to determine the tenant's obligations which we have detailed in the draft schedule of dilapidations attached to this report.

10.2 We have not at this stage quantified the item by item assessment of the anticipated claim for damages in accordance with your instructions. We have however included a single cost estimate for the claim later in this section below.

10.3 This report details our opinions and recommendations with the evidence we have available. It is possible the further issues and considerations may arise during the process that may result in our opinion be reviewed. In particular we would draw your attention to the fact that much of the timber structure is concealed. Given the level of water ingress, it is likely that damage has been caused to timbers or metal which is not currently visible.

10.4 We have excluded costs associated with the removal/disposal of fixtures and fittings. Any fixtures and fittings remaining within the building on expiry are likely to incur additional costs, which are not included in our current assessment.

10.5 With the information currently available we believe the true extent of the tenant's dilapidation liability will be in the region of between **£350,000 - £380,000** - depending upon the scope of works which the tenant is obliged to undertake as outlined in 3.34 of this report.

10.6 The total above is our opinion of the tenant's dilapidation liability based on an assessment of the lease obligations and the condition of the premises.

10.7 Section 18 of the Landlord and Tenant Act 1927 however limits the amount of damages which may be recoverable by the landlord. In this respect the damages recoverable shall in no case exceed the amount

by which the value of the reversion is diminished owing to the breach. Put simply the landlord's loss (due to the tenant's breach) is limited to the reduction in the value of the premises. We believe that S18 may be a relevant issue in this case. Given the relatively low rental value and the high value of repairs it is anticipated that the landlord's loss may be restricted.

10.8 On the other hand the fact that the premises is listed and repairs will need to be undertaken to protect the architectural and historical interest the landlord may have no alternative but to undertake the repairs required.

10.9 We recommend that you seek further advice on this matter prior to the service of the schedule on the tenant.

10.10 There are additional matters for further clarification.

- The responsibility for the maintenance / repair / renewal of the roof structures over the water tanks is unclear. At present this report assumes that its repair is the tenant's responsibility although this is not certain as the lease is not explicit on the subject.
- The absence of any information on the conversion works undertaken by the tenant does leave areas of uncertainty that should be clarified prior to formally issuing any schedule.
- The reinstatement and tenant's repairing obligations of the collapsed roof between the south studio and office is unclear and should be clarified prior to formally issuing any schedule.

10.11 We trust that this report is self-explanatory and look forward to discussing the next phase of the process with you.

.....  
**MARK BROTHWELL DipSurv MRICS**  
**THE BUILDING CONSULTANCY**

**END OF REPORT**  
**12<sup>th</sup> JUNE 2012**

**APPENDIX A**  
**CONDITIONS OF ENGAGEMENT**

**APPENDIX B**

**LEASE PLAN & RELEVANT LEASE CLAUSES**

**APPENDIX C**

**DRAFT SCHEDULE OF DILAPIDATIONS**

**APPENDIX D**

**PHOTOGRAPHS OF THE PROPERTY TAKEN  
ON  
29<sup>th</sup> MAY 2012 & 6<sup>th</sup> JUNE 2012**

# SCHEDULE OF DILAPIDATIONS

and wants of repair noted at the property known as

**BRISTOL DANCE CENTRE  
JACOB WELLS ROAD  
BRISTOL**

IN ACCORDANCE WITH THE TERMS OF THE LEASE BETWEEN

THE CITY COUNCIL OF BRISTOL  
& THEIR ASSIGNEES IN TITLE  
(LANDLORD)

AND

BRISTOL COMMUNITY DANCE CENTRE LIMITED  
& THEIR ASSIGNEES IN TITLE  
(TENANT)

DATED - 31<sup>ST</sup> OCTOBER 1984

**PREPARED BY:**

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Schedule dated: XXXXXX  
Date of Inspection: 29<sup>th</sup> May & 6<sup>th</sup> June 2012  
Reference: 0741

## INTRODUCTION

### **1.00 SCOPE OF INSTRUCTIONS**

1.01 This Schedule of Dilapidations has been prepared by Mark Brothwell DipSurv MRICS and Richard Fairs BSc DipBldgCons MRICS MBEng of The Building Consultancy Ltd upon the instructions of, Bristol City Council, the landlord of the property. It was prepared by Mark Brothwell and Richard Fairs following their inspection of the premises on 29<sup>th</sup> May 2012 and 6<sup>th</sup> June 2012.

1.02 No responsibility is accepted to any third parties for the whole or any part of its contents. The documents provided, and utilised in the compilation of this Schedule of Dilapidations are scheduled below for record purposes:

1.03 Lease dated 31<sup>st</sup> October between The City Council of Bristol and Bristol Community Dance Centre Limited

### **2.00 PUBLICATION**

2.01 Neither the whole nor any part of this Schedule of Dilapidations nor any reference thereto may be included in any document, circular or statement without the prior written approval of the form and contents in which it will appear.

### **3.00 SPECIFICATION**

3.01 This Schedule is not a specification of works and prior to the final selection of any precise specification for the execution of the identified works, it will be necessary to determine the full extent of defects including presently latent defects.

### **4.00 LIMITATIONS**

4.01 On the date of the inspection, for the purposes of the Schedule of Dilapidations, the property was occupied with the tenant's fittings and fixings in-situ.

4.02 It was not possible to inspect woodwork or other parts of the structure which are currently covered, unexposed or inaccessible. It is not, therefore, possible to identify the full extent of any defects which may subsequently become apparent arising from timber defects of any nature, beetle infestation, vermin, insects, defects in constituents of concrete, the positioning of reinforcement, the extent of bearings, ties or fixings of any defects of a similar nature.

4.03 In the preparation of this schedule no tests have been carried out of any service installations such as heating, alarm systems, emergency lighting, smoke or heat detectors.

## 5.00 GENERALLY

- 5.01 The painting and repairs should be carried out in a correct and workmanlike manner to the satisfaction of the Landlord or his appointed representative. All paint applied should match the original colour scheme, if this is not possible, contact the Landlord or his appointed representative for further instructions.
- 5.02 Attention is specifically drawn to the fact that this schedule does not purport to be a survey of the structure or the external and internal fabric of the building.
- 5.03 For the purposes of identification all references to left, right, front and rear are to be taken as if standing on Jacobs Wells Road looking at the property.
- 5.04 The schedule is by no means exhaustive and should any further items of repair or replacement be found necessary during the execution of the itemised remedial works, then these should also be carried out. The Landlord reserves the right to prepare further Schedules of Dilapidations as necessary.
- 5.05 An electronic copy of this Schedule of Dilapidations is available from The Building Consultancy which contains additional columns to enable the tenant to respond to the items identified. Any response to this schedule should be submitted in the form provided.

## 6.00 LEASE COVENANTS

- 6.01 Extracts from the Lease referred to above for reference purposes:

### The Demise

*The First Schedule: All that plot of land situated in and having a frontage to Jacobs Wells Road Bristol in the county of Avon which said plot of land is delineated and coloured pink on the plan annexed hereto. Together with the buildings thereon. Together also with all appurtenances thereto.*

### Tenant's Work

*To complete at the Tenant's own cost the works as defined in the said Agreement in accordance with the covenants agreements conditions and stipulations on the Tenant's part therein contained.*

### **Repair**

*Lease Clause 3.6: During the said term well and substantially to repair cleanse maintain and amend the Demised Premises including the boundary walls and fences roads paths sewers drains conduits gutters pipes and the sanitary and water apparatus thereon and the appurtenances thereof and keep the same so repaired cleansed maintained and amended but excluding public roads paths and sewers damaged by fire and insured risks excepted.*

### **External Decorations**

*Lease Clause 3.7: In every third year and in the last year of the said term however the same may be determined to paint the outside wood and iron and stucco or cement parts of the Demised Premises with two coats at least of best quality paint where usually painted in a proper and workmanlike manner and to the approval of the Council as to colour and general conformity.*

### **Internal Decorations**

*Lease Clause 3.8: In every seventh year and in the last year of the said term however the same may be determined to paint all the inside wood and iron and stucco and cement parts of the Demised Premises with two coats of best quality paint where usually painted in a proper and workmanlike manner and after every internal painting to grain varnish wash distemper stop whiten and colour all sum parts as have previously been so dealt.*

### **Yield Up**

*Lease Clause 3.10: At the end or sooner determination of the said term to yield up the Demised Premises well and substantially repaired cleansed maintained and amended and painted in accordance with the Tenant's covenants herein contained.*

### **Alterations**

*Lease clause 3.11 (a) (i): Not at any time during the said term to erect any new building on the Demised Premises or make any alterations which alter the external appearance of the buildings now forming part of the Demised Premises.*

*Lease Clause 3.11 (a) (ii): Not without the consent in writing of the Council (such consent not to be unreasonably withheld in the case of internal works) to make any structural alterations to the Demised Premises or any addition to the building now forming part of the Demised Premises.*

### **Landlord's Costs**

*Lease Clause 3.21: To pay costs charges and expenses (including solicitors' costs and surveyors fees) incurred by the Council for the purpose of or incidental to the preparation and service of a notice under Section 146 of the Law of Property Act 1925 (or any statutory re-enactment or modification thereof) requiring the Tenant to remedy a breach of any of the covenants herein contained notwithstanding for such breach shall be avoided otherwise than by relief granted by the Court.*

**Weeds**

*Lease Clause 3.29: At the Tenant's own expense and to the satisfaction in all respects of the Council to keep the undeveloped portions of the Demised Premises clear of weeds and waste materials.*

DRAFT

Item No	Clause No	Breach complained of	Remedial Works Required	Landlords Costs
		<b>INTERNALLY</b>		
		<b>GENERAL ITEMS</b>		
6.1	3.8	Decorations to the internal parts were due in 2005 but do not appear to have been undertaken. Decorations are now due again in 2012.	Carry out complete decorations of all previously decorated surfaces in accordance with the lease.	
6.2		North pitched roofs over the Café, toilets and changing areas: 16no. Single glazed Georgian wire rooflight glazing are broken.	Replace broken glazing with new glass to match the existing.	
		<b>Entrance Lobby</b>		
6.3	3.6	One window catch is missing.	Replace.	
		<b>Café and Bar Areas</b>		
6.4	3.6	Timber lining to the underside of the roof are missing.	Replace missing boards.	
6.5	3.6	Section of damaged wall plaster adjacent to the male toilet.	Cut out defective plaster and repair.	
6.6	3.6	Door leading to the male toilet is binding.	Ease and adjust door.	
		<b>Ladies Toilet, Showers / store and Changing Rooms</b>		
6.7	3.6	Laminated floor covering is delaminating in the female changing rooms.	Replace with new coverings.	
6.8	3.6	Large areas of wall tiling is missing from the walls to the shower / store room.	Reinstate / replace tiles to match existing.	
6.9	3.5	Showers are not in working order.	Tenant's obligations under review	
		<b>Male Toilet, Showers / store and Changing Rooms</b>		
6.10	3.6	2no wall mounted fluorescent light fittings are missing.	Replace light fittings with new.	

Item No	Clause No	Breach complained of	Remedial Works Required	Landlords Costs
6.11	3.6	Velux type roof light glazing is cracked.	Replace glazing.	
6.12	3.6	Numerous ceramic wall tiles in the toilets have redundant fixing holes and cracked glaze. Large areas of tiling have lost there key and are hollow.	Carefully remove tiles where they have lost there key and set aside for reuse. Repair walls where necessary and reinstate tiles set aside. Remove all damaged tiles and replace with new.	
6.13	3.6	Area of damaged wall plaster at high level.	Remove defective plaster and repair.	
6.14	3.6	Cold water tap is dripping.	Repair and leave in working order.	
6.15	3.6	Plaster damage in corridor wall at low level.	Cut out defective plaster back to studs and repair - tape and scrim	
6.16	3.6	Large areas of wall tiling is missing from the walls to the shower / store room.	Reinstate / replace tiles to match existing.	
6.17	3.5	Showers are not in working order	Tenant's obligations under review.	
		<b><u>Main Dance Hall</u></b>		
6.18	3.6	Red bricks on the west and north elevations at high level are stained with white efflorescence.	Clean off deposits and reinstate the bricks to there intended finish.	
6.19	3.6	Barrelled insulated ceiling linings have been exposed to water ingress.	Commission a specialist survey to establish the condition of the linings and carry out recommendations.	
6.20	3.6	Barrelled insulated ceiling linings are stained.	Decorate.	
		<b><u>Boiler Room / Below Water Tank</u></b>		
6.21	3.8, 3.5	Windows and screen are derelict.	Tenant's obligations are under review.	
		<b><u>South Fire Escape Corridor</u></b>		

Item No	Clause No	Breach complained of	Remedial Works Required	Landlords Costs
6.22	3.6	1no Georgian wire rooflight glass is missing and 1no cracked.	Replace.	
		<b><u>Small South Dance Studio</u></b>		
6.23	3.6	3no Georgian wire rooflight glass cracked.	Replace	
		<b>EXTERNALLY</b>		
		<b>GENERALLY</b>		
6.24	3.8	External decorations do not appear to have been undertaken for several years and are in a very poor state.	Decorate all previously decorated surfaces including but not limited to: windows, doors, louver panels, lantern roof timbers, timber boards to north pitched roof.	
		<b>ROOFS</b>		
		<b><u>Water Tank Roof</u></b>		
6.25	3.6	Pitched and monopitched profiled steel roof sheets. Heavily rusted, bent and deflecting - numerous missing sheets	Completely strip coverings and replace with new sheets.	
6.26	3.6	Timber walkway and steel supporting beams. Numerous boards are missing. Surface rusting to steel beams.	Remove all boards and treat steel beam. Reinstate existing and replace missing timber boards. Treat all with preserver.	
6.27	3.6	Timber steps from land to the west. Timber is rotten and the structure has collapsed.	Remove existing structure and rebuild new steps.	
2.28	3.6	Timber louvered walls below west monopitched roof. Missing door and minor rotten areas of timber.	Replace / treat rotten timbers. Install new access door.	
		<b><u>South Office Roof</u></b>		
6.29	3.6	Cracked ridge tiles with build up of moss.	Scrape of moss and repoint as necessary.	

Item No	Clause No	Breach complained of	Remedial Works Required	Landlords Costs
		<b><u>South Studio Roof</u></b>		
6.30	3.6	Timber louver - minor rotten sections.	Repair rotten timber	
6.31	3.6	3no cracked glazed rooflights	Replace glazing.	
6.32	3.6	Small areas of missing lead weathering with further small areas of flash banding repairs.	Replace missing lead. Remove flash band and repair with lead.	
6.33	3.6	Deflected upvc rainwater gutter and short down pipes.	Overhaul gutters.	
		<b><u>South Missing Roof</u></b>		
6.34	3.6	Missing section of roof is causing damage to internal parts and	Secure premises with temporary roof pending a feasibility of the	
		<b><u>South Slate Roof</u></b>		
6.35	3.6	Deflection to roof between steel trusses. Suspected timber damage to timber roof framing.	Remove area of slates and investigate the condition of the concealed timber. Carry out further works as necessary.	
6.36	3.6	Numerous missing and slipped slates.	Replace missing slates and reset existing slipped tiles.	
6.37	3.6	Missing section of gutter to the west, dislodged sections and leaking joints. Adjusted down pipe from lantern roof discharging into and blocking gutter.	Remove whole section of gutter and replace with new. Remove adjusted gutter from the lantern and reinstate to the original arrangement.	
6.38	3.6	Metal snow board. Deflected and rusted metal, missing and bent sections, defective fixings.	Remove whole section of snow board and replace with new.	
		<b><u>South Lantern Roof</u></b>		
6.39	3.6	Rotting timber sections throughout particularly to the cill area.	Erect scaffold and remove all glazing. Strip back all timber to bare wood. Carry out a full and detailed inspection of timbers and repair / replace as necessary.	
6.40	3.6	Numerous panes of glass missing and broken. Cracked and poor putty.	Replace all broken glazing and renew putty.	

Item No	Clause No	Breach complained of	Remedial Works Required	Landlords Costs
6.41	3.6	Numerous lead cover strips have either slipped or are lifted. A small number of gazed panels are cracked or broken.	Reposition all lead cover strips and provide new where necessary.	
6.42	3.6	Stepped flashings generally sound. Cill flashings are lifting in places.	Redress lifted flashings.	
6.43	3.6	Poor decorations to steel gutter some deflected sections heavily rusted with leaking joints.	Completely remove all guttering and replace with new.	
<b><u>North Lantern Roof</u></b>				
6.44	3.6	Rotting timber sections throughout particularly to the cill and larger mullions. Very poor decorations with further rotting sections of timber	Erect scaffold and remove all glazing. Strip back all timber to bare wood. Carry out a full and detailed inspection of timbers and repair / replace as	
6.45	3.6	Numerous panes of glass missing and broken. Cracked and poor putty.	Replace all broken glazing and renew putty.	
6.46	3.6	Numerous lead cover strips have either slipped or are lifted. A small number of gazed panels are cracked or broken.	Reposition all lead cover strips and provide new where necessary.	
6.47	3.6	Stepped flashings generally sound. Cill flashings are lifting in places.	Redress lifted flashings.	
6.48	3.6	Upvc gutter- Some deflected sections and leaking joints.	Overhaul gutter - replacing brackets where necessary.	
<b><u>North Slate Roof</u></b>				
6.49	3.6	Deflection to roof between steel trusses. Suspected timber damage to timber roof framing.	Remove area of slates and investigate the condition of the concealed timber. Carry out further works as necessary. (Estimated cost is a	
6.50	3.6	Numerous missing and slipped slates.	Replace missing slates and reset existing slipped tiles.	
6.51	3.6	Leaking upvc gutter joints.	Overhaul gutter and down pipes.	
<b><u>North Pitched Roofs</u></b>				

SCHEDULE OF DILAPIDATIONS  
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Item No	Clause No	Breach complained of	Remedial Works Required	Landlords Costs
6.52	3.6	Valley Gutters: Evidence of internal leaks. Some significant disrepair is anticipated given the evidence of internal leaks and the poor condition of other roof components such as slate, glazing and lead weathering.	Provide safe access and inspect all valley gutters. Carry out repairs as necessary. Cost estimate includes a provisional sum in anticipation of repairs being necessary.	
6.53	3.6	Glazing: 16no cracked, broken or missing panes. Numerous defective lead cover strips including flash band repairs.	Remove all cracked and broken panes including those felted over and replace with new. Overhaul lead cover strips replacing with new where necessary.	
6.54	3.6	Roof 1: Numerous missing and broken slates including a poor felt patch repair. Missing lead weathering to the north retaining wall.	Strip felt and remove all slipped and broken slates. Provide new slate where necessary and refix existing slates. Provide new lead weathering.	
6.55	3.6	Roof 2: Numerous slipped and broken slates including a section of poor felt repair. Loose and displaced ridge tiles. Delaminating timber boarding with very poor decorations.	Strip felt and remove all slipped and broken slates. Provide new slate where necessary and refix existing slates. Remove all loose ridge tiles and rebed. Repair timber boarding and decorate. Overhaul gutters and down pipes.	
	3.6	Roof 3: Numerous slipped and broken slates including a section of poor felt repair. Loose and displaced ridge tiles. Delaminating timber boarding with very poor decorations. Missing lead flashings.	Strip felt and remove all slipped and broken slates. Provide new slate where necessary and refix existing slates. Repair timber boarding and decorate. Remove all loose ridge tiles and rebed. Provide new lead flashings. Overhaul gutters and down pipes.	
6.56	3.6	Roof 4: Numerous slipped and broken slates including a section of poor felt repair. Loose and displaced ridge tiles. Delaminating timber boarding with rotting cill - very poor decorations. Missing lead flashings and valley weathering.	Strip felt and remove all slipped and broken slates. Provide new slate where necessary and refix existing slates. Remove all loose ridge tiles and rebed. Repair timber boarding and replace rotten sections to cill - decorate. Provide new lead weathering. Overhaul gutters and down pipes.	
6.57	3.6	Roof 5: Numerous slipped and broken slates including a section of poor felt repair. Loose and displaced ridge tiles. Delaminating timber boarding - very poor decorations. Missing lead flashings.	Strip felt and remove all slipped and broken slates. Provide new slate where necessary and refix existing slates. Remove all loose ridge tiles and rebed. Repair timber boarding and decorate. Provide new lead weathering. Overhaul gutters and down pipes.	

Item No	Clause No	Breach complained of	Remedial Works Required	Landlords Costs
6.58	3.6	Roof 6: Numerous slipped and broken slates Loose and displaced ridge tiles. Delaminating timber boarding - very poor decorations. Missing lead flashings and poor flash band repair - missing chimney flashing.	Remove all slipped and broken slates. Provide new slate where necessary and refix existing slates. Remove all loose ridge tiles and rebed. Repair timber boarding and decorate. Provide new lead weathering. Overhaul gutters and down pipes.	
		<b><u>East Momo Pitch Roof</u></b>		
6.59		Numerous cracked and slipped slates.	Replace all slipped and broken slates.	
		<b>ELEVATIONS</b>		
		<b><u>North Elevation</u></b>		
6.60	3.6	Some areas of poor pointing to terracotta.	Repoint.	
6.61	3.6	Large area of very poor pointing to the red brick dance hall wall to the west at low level. Saturated brickwork, open joints and poor pointing.	Rake out all defective mortar, reset displaced brick, bed in and repoint.	
6.62	3.6	Terracotta copings to parapet walls. Some open joints and poor pointing.	Rebed loose copings and repoint.	
6.63	3.6	North chimney stack - Extensive vegetation growth around stack. Poor pointing. Missing chimney pot leaving the flue exposed.	Remove all vegetation and repoint. Protect exposed flue.	
6.64	3.6	Mid chimney stack - Very poor pointing to terracotta and red brick in places. Missing chimney pot leaving the flue exposed.	Rake out all defective mortar and repoint. Protect exposed flue.	
6.65	3.6	Missing vent cover leaving walls exposed.	Provide new cover.	
		<b><u>Single Storey - East Elevation</u></b>		
6.66	3.6	Staining to brick pilaster under cup 4 may indicate defective to concealed rainwater pipe serving parapet gutter above.	Undertake further investigations to determine cause of the staining and remedial works.	

Item No	Clause No	Breach complained of	Remedial Works Required	Landlords Costs
6.67	3.6	2 No airbrick louvers damaged / missing at low level	Reinstate / replace missing / damaged air brick louvers.	
6.68	3.6	Terracotta caps numbered from north to south.		
6.69	3.6	<b>Cap #1:</b> vegetation growth evident in block joints; root growth has distorted blocks and resulted in failure of pointing; defective and open joints allow water ingress into the structure.	Extent of root growth is extensive and remediation may necessitate partial dismantling and reconstruction of terracotta cap.	
6.70	3.6	<b>Cap #2:</b> in similar condition to cap #1 but not as badly affected by root growth; open joints to blocks allowing vegetation growth in joints and water ingress.	Repoint defective / missing joints to leave in sound order.	
6.71	3.6	<b>Cap #3:</b> cap supported on iron bars spanning between front wall and cross wall; bars corroding particularly at bearings into masonry; significant joint movement possibly due to root growth or deterioration of iron supporting structure; open joints to terracotta blocks allowing water ingress; finial missing; brick plinth to inside with open joints and brick missing.	Undertake detailed assessment prior to remedial works; allow for repointing defective joints; removal of vegetations and root growth; treatment / repair of corroding iron supports. Replace missing finial to match. Repoint / reform brick plinth to leave secure.	
6.72	3.6	<b>Cap #4:</b> cap supported on iron bars spanning between front wall and cross wall; bars corroding particularly at bearings into masonry; open and displaced joints to terracotta blocks allowing water ingress.	Undertake detailed assessment prior to remedial works; allow for repointing defective joints; removal of vegetations and root growth; treatment / repair of corroding iron supports.	
6.73	3.6	<b>Cap #5:</b> cap supported on iron bars spanning between front wall and cross wall; bars corroding particularly at bearings into masonry; distortion and rotation of adjacent brickwork on front and return walls potentially due to expansion of corroded support; open joints to terracotta blocks allowing water ingress.	Undertake detailed assessment prior to remedial works; allow for repointing defective joints; removal of vegetations and root growth; treatment / repair of corroding iron supports; possible requirement for structural reinforcement / ties / rebuilding.	
6.74	3.6	Parapet walls with facing brickwork to both internal and external sides. Square section buff copings stones;		
6.75	3.6	<b>Parapet Between Cap #1 and Cap #2:</b> open stones joints; minor vegetation growth to stone joints and to inside and outside faces; some coping stones loose. Pointing to brickwork loose and missing to both faces. Face of brickwork stained and marked.	Rebed loose stones; repoint open / defective joints to copings; repoint sections of brickwork with matching mortar.	

Item No	Clause No	Breach complained of	Remedial Works Required	Landlords Costs
6.76	3.6	<b>Parapet Between Cap #2 and Cap #3:</b> including smaller caps 2a and 2b - open stones joints; minor vegetation growth to coping joints and both sides of parapet brickwork; some coping stones loose. Pointing to brickwork loose and missing to both faces; finial missing to smaller cap 2a.	Rebed loose stones; repoint open / defective joints to copings; repoint sections of brickwork with matching mortar. Reset missing finial - found in parapet gutter.	
6.78	3.6	<b>Parapet Between Cap #3 and Cap #4:</b> including central panel and smaller domed caps - 1 finial missing from smaller domed cap; coping stones joints open and missing in places; 1 coping stone damaged; defective / missing pointing to inside face of parapet. vegetation growth to internal face of parapet.	Replace defective coping ; repoint defective coping joints and dressings / copings to central panel; repoint defective / missing pointing to parapet brickwork (both faces)	
6.79	3.6	<b>Parapet Between Cap #4 and Cap #5:</b> including two smaller domed caps - coping stones joints open and pointing missing in places; stones loose in places; vegetation growth to coping joints and internal face of parapet; defective / missing pointing to inside face of parapet.	Repoint defective coping joints; rebed loose coping stones; repoint defective / missing pointing to parapet brickwork (both faces)	
		<b><u>Pool Gable - East Elevation</u></b>		
6.80	3.6	Facing red brickwork. Poor pointing to the inner face of the gable above the roof lantern.	Repoint defective brick and copings / rebed loose stones where required.	
6.81	3.6	Terracotta caps and pilaster domes.		
6.82	3.6	<b>South Cap:</b> vegetation growth removed leaving evidence of root growth in block joints. Roof growth has distorted and dislodged blocks resulting in missing pointing and water ingress; staining to the brickwork below indicative of saturation, pointing to brick plinth missing in places.	Extent of root growth is extensive and remediation may necessitate partial dismantling and reconstruction of terracotta cap to restore to secure condition; repoint defective brickwork; remove staining.	
6.83	3.6	<b>North Cap:</b> in apparent satisfactory condition	Undertake close inspection.	
6.84	3.6	<b>Pilaster Domes:</b> missing finials to three of the pilasters exposing rusted metal dowel.	Treat rusted dowel and protect with new finials.	
6.85	3.6	Terracotta foliated pediment and copings. Open joints and generally poor pointin. Some displacement of terracotta blocks at high level.	Further investigations and remedial works recommended to ensure the stability of the structure. Some rebuilding may be necessary. Rake out all poor pointing and repoint.	

Item No	Clause No	Breach complained of	Remedial Works Required	Landlords Costs
6.86	3.6	Softwood doors and windows comprising double hung sliding sash windows with painted finish. Two sets of timber framed and part glazed entrance doors with painted finish.	Undertake all necessary repairs and leave sashes in proper working order prior to redecoration.	
		<b>South Elevation</b>		
6.87	3.6	Dead ivy growth to the top west corner with large embedded growth. Poor pointing to numerous copings.	Remove growth and repoint stone walls. Repoint coping stones.	
6.88	3.6	Areas of poor pointing throughout particularly around down pipes. Dead vegetation growth remains in pointing.	Repoint affected areas.	
6.89	3.6	Terracotta dentils to hall walls. Dead vegetation growth in places with dislodged terracotta sections.	Carefully remove vegetation. Reset terracotta sections.	
6.90	3.6	Red brick parapet walls. Leaning parapet wall at the return between the water tank and missing roof area. Poor pointing and effluence. Vegetation growth behind parapet.	Concern over the stability of the parapet - urgent close inspection is recommended. Take down leaning section - remove vegetation and rebuild.	
6.91	3.6	Very slight lean to east chimney stack. Minor areas of missing pointing to terracotta. Missing chimney pot leaving the flue exposed.	Carry out repointing works and protect exposed flue.	
6.92	3.6	West chimney stack - Areas of minor missing pointing to the terracotta. Missing chimney pot leaving the flue exposed.	Carry out repointing works and protect exposed flue.	
6.93	3.6	Timber arched windows to the boiler house below the water tanks. Numerous cracked and missing glazing. Rotting sections of timber.	Strip back all timber to bear wood. Repair / replace all defective timber, replace broken glazing and putty.	
		<b>West Elevation</b>		
6.94	3.6	Minor area of poor pointing to rubble wall.	Rake out loose mortar and repoint.	
6.95	3.6	Poor pointing to the inner face of the parapet above the lantern roof.	Rake out loose mortar and repoint.	

SCHEDULE OF DILAPIDATIONS  
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Item No	Clause No	Breach complained of	Remedial Works Required	Landlords Costs
6.96	3.6	Terracotta coping. Minor areas of open joints at high level. Larger open joints at lower level with some dead vegetation growth and dislodged sections.	Remove vegetation, reset dislodged section and repoint.	

**EXTRACTS FROM THE  
LEASE DATED 31<sup>ST</sup> OCTOBER  
BETWEEN  
THE CITY COUNCIL OF BRISTOL  
AND  
BRISTOL COMMUNITY DANCE CENTRE LIMITED**

**The Demise**

*The First Schedule: All that plot of land situated in and having a frontage to Jacobs Wells Road Bristol in the county of Avon which said plot of land is delineated and coloured pink on the plan annexed hereto. Together with the buildings thereon. Together also with all appurtenances thereto.*

**Tenant's Work**

*To complete at the Tenant's own cost the works as defined in the said Agreement in accordance with the covenants agreements conditions and stipulations on the Tenant's part therein contained.*

**Repair**

*Lease Clause 3.6: During the said term well and substantially to repair cleanse maintain and amend the Demised Premises including the boundary walls and fences roads paths sewers drains conduits gutters pipes and the sanitary and water apparatus thereon and the appurtenances thereof and keep the same so repaired cleansed maintained and amended but excluding public roads paths and sewers damaged by fire and insured risks excepted.*

**External Decorations**

*Lease Clause 3.7: In every third year and in the last year of the said term however the same may be determined to paint the outside wood and iron and stucco or cement parts of the Demised Premises with two coats at least of best quality paint where usually painted in a proper and workmanlike manner and to the approval of the Council as to colour and general conformity.*

**Internal Decorations**

*Lease Clause 3.8: In every seventh year and in the last year of the said term however the same may be determined to paint all the inside wood and iron and stucco and cement parts of the Demised Premises with two coats of best quality paint where usually painted in a proper and workmanlike manner and after every internal painting to grain varnish wash distemper stop whiten and colour all sum parts as have previously been so dealt.*

**Yield Up**

*Lease Clause 3.10: At the end or sooner determination of the said term to yield up the Demised Premises well and substantially repaired cleansed maintained and amended and painted in accordance with the Tenant's covenants herein contained.*

### **Alterations**

*Lease clause 3.11 (a) (i): Not at any time during the said term to erect any new building on the Demised Premises or make any alterations which alter the external appearance of the buildings now forming part of the Demised Premises.*

*Lease Clause 3.11 (a) (ii): Not without the consent in writing of the Council (such consent not to be unreasonably withheld in the case of internal works) to make any structural alterations to the Demised Premises or any addition to the building now forming part of the Demised Premises.*

### **Landlord's Costs**

*Lease Clause 3.21: To pay costs charges and expenses (including solicitors' costs and surveyors fees) incurred by the Council for the purpose of or incidental to the preparation and service of a notice under Section 146 of the Law of Property Act 1925 (or any statutory re-enactment or modification thereof) requiring the Tenant to remedy a breach of any of the covenants herein contained notwithstanding for such breach shall be avoided otherwise than by relief granted by the Court.*

### **Weeds**

*Lease Clause 3.29: At the Tenant's own expense and to the satisfaction in all respects of the Council to keep the undeveloped portions of the Demised Premises clear of weeds and waste materials.*

## APPENDIX D

### PHOTOGRAPHIC SCHEDULE.

#### NORTH ELEVATION

- N1 Pool upper walls
- N2 Missing air brick
- N3 Poor pointing
- N4 North chimney stack
- N5 North chimney stack
- N6 North walls at Jacobs Wells Road
- N7 North walls at Jacobs Wells Road

#### EAST ELEVATION

- E01 Window
- E02 Effluence to water tank wall
- E03 Effluence to water tank wall
- E04 Inner face of east gable
- E05 View of east gable
- E06 East cap
- E07 East cap
- E08 Chimney
- E09 Pilaster cap
- E10 East cap
- E11 Gable pediment
- E12 Gable pediment
- E13 Gable pediment
- E14 Gable pediment
- E15 Gable pediment
- E16 Gable pediment
- E17 Gable parapet coping
- E18 Gable parapet
- E19 Gable parapet

[East Elevation Continued.....](#)

- E20 Ball finial
- E21 Ball finial
- E22 Ground pointing
- E23 Terracotta
- E24 Terracotta pediment
- E25 Terracotta pediment
- E26 Terracotta pediment
- E27 Gable poor pointing
- E28 Gable
- E29 Gable niche
- E30 Gable niche
- E31 Terracotta
- E32 Gable poor pointing
- E33 Gable poor pointing
- E34 Gable niche
- E35 East cap
- E36 Red brickwork
- E37 Terracotta
- E38 Terracotta
- E39 Terracotta cap
- E40 Terracotta cap
- E41 Terracotta
- E42 Cap
- E43 east parapet
- E44 East parapet
- E45 Red brick
- E46 Cap
- E47 Cap
- E48 Gable
- E49 Gable valley
- E50 Terracotta
- E51 Terracotta

East Elevation Continued.....

- E52 Cap
- E53 Pediment
- E54 Cap
- E55 East gable
- E56 East gable
- E57 East gable
- E58 East gable
- E59 East gable
- E60 East elevation
- E61 East elevation
- E62 East elevation
- E63 East elevation
- E64 East elevation
- E65 East elevation
- E66 East gable
- E67 East gable
- E68 Window
- E69 Window
- E70 Window
- E71 Window
- E72 Door
- E73 Door
- E74 Window
- E75 Red brickwork
- E76 Cap
- E77 Cap
- E78 Cap
- E79 Cap
- E80 Cap
- E81 Cap
- E82 Parapet
- E83 Cap

East Elevation Continued.....

- E84 Under cap
- E85 Cap
- E86 Under cap
- E87 Cap
- E88 East caps
- E89 Lower gable
- E90 East caps
- E91 Pilaster
- E92 Under cap
- E93 Under cap
- E94 Caps
- E95 East parapet
- E96 Chimney
- E97 Parapet
- 898 Cap
- E99 Studio roof
- E100 Parapet
- E101 East elevation
- E102 East walls
- E103 Cap
- E104 Cap
- E105 Cap
- E106 Cap
- E107 Pediment
- E108 Walls
- E109 Walls
- E110 East gable
- E111 Cap
- E112 Pilasters
- E113 Pilasters
- E114 Terracotta
- E115 Decorative terracotta

East Elevation Continued.....

- E116 Terracotta
- E117 Terracotta
- E118 cap
- E119 Cap
- E120 Parapet
- E122 Parapet
- E123 East elevation
- E124 East gable
- E125 Terracotta
- E126 East gable
- E127 Cap
- E128 Pediment
- E129 East elevation
- E130 East elevation
- E131 Windows
- E132 Windows
- E133 Windows
- E134 Windows
- E135 Windows
- E136 Door
- E137 Windows
- E138 Door
- E139 Window
- E140 Red brick
- E141 Red brick
- E142 Red brick
- E143 Terracotta
- E144 Terracotta
- E145 Terracotta
- E146 Window
- E147 Chimney
- E148 Parapet

### East Elevation Continued.....

- E149 Parapet
- E150 Terracotta
- E151 Gable
- E152 Gable niche
- E153 East gable
- E154 Dance roof
- E155 Windows
- E156 Window
- E157 Doors
- E158 Doors
- E159 Windows
- E160 parapet

### SOUTH ELEVATION

- S1 Chimney stack
- S2 Boiler room walls
- S3 South walls
- S4 Boiler room walls
- S5 Upper bath walls
- S6 Parapet vegetation
- S7 Down pipe
- S8 Tank walkway
- S9 Tank walkway
- S10 Missing roof
- S11 Leaning parapet wall
- S12 Leaning parapet wall
- S13 Leaning parapet wall
- S14 Parapet
- S15 Parapet
- S16 Parapet
- S17 South walls
- S18 Parapet

### South Elevation Continued.....

- S19 Gable parapet
- S20 Upper bath walls
- S21 South walls
- S22 Black arch cill tiles
- S23 Brick arches
- S24 Water tank roofs
- S25 Studio roofs
- S26 Chimney stack
- S27 Chimney
- S28 Chimney
- S29 Chimney
- S30 Chimney
- S31 Chimney
- S32 Cap
- S33 Leaning parapet
- S34 Brick arch
- S35 Brick arches
- S36 Brick arches
- S37 Brick arches
- S38 Arches
- S39 Parapet
- S40 Chimney
- S41 Chimney
- S42 Chimney

### WEST ELEVATION

- W1 Rear plant room (assumed outside of demise)
- W2 Rear walls
- W3 Rear gable
- W4 Rear gable
- W5 Rear walls
- W6 Rear plant room (assumed outside of demise)

### West Elevation Continued.....

- W7 Rear plant room (assumed outside of demise)
- W8 Rear walls
- W9 gable

### LANTERN AND NORTH AND SOUTH SLATE ROOFS

Refer to named photos

### SOUTH STUDIO AND OFFICE ROOFS

Refer to named photos

### WATER TANK ROOF

Refer to named photos

### NORTH PITCHED ROOFS

Refer to named photos

### EAST GABLE ROOF AND GUTTER

Refer to named photos

### INTERNALLY

Refer to named photos