The Wesley - Additional Works

**Please be advised; The Wesley is a GII listed building and relevant permissions will be sought to conduct external and internal works.**

Undertake repointing works and install DPC to the chimney stack above the store room rear of the hall.

Replace the rainwater gutters and downpipes to the hall roof and the hall storeroom roof.  Note: Asbestos cement used in some of the downpipes therefore asbestos materials should be removed safely in accordance with control of asbestos regulations  
Scaffold cost to facilitate replacement of roof coverings and other high level works to the hall and rear hall store rooms.

Replace the flat roof coverings to the central flat roofs including allowing for insulation upgrade to comply with Building Regulations.

Replace the lead flashings whilst replacing the flat roof coverings to the central roofs.(Scaffold cost to facilitate replacement of roof coverings to the flat roofs).

Redecorate the doors to the main church, the central lobby entrance, and to the boiler room.  Undertake any localised repairs.

Replace the timber door and door frame to the rear hall storeroom where the frame is decayed.  Install door with a weather bar and threshold weather strip.

Redecorate all window frames to the hall and replace any cracked sections of glass. Timber repairs to any decayed sections of timber frames to the hall windows which are beyond repair.

Undertake stone masonry repairs to the pinnacle above the entrance porch where this is cracking.

Clear through the rainwater goods to the entrance porch to leave free flowing.

Undertake localised sections of repointing works to the masonry where the mortar joints have weathered to a significant degree, primarily to the south/west elevations of the hall.  Use a lime based mortar.

Remove all slates which have fallen from the neighbouring roof. Clear through the gutter and allow to replace the lining on the basis that the gutter appears to have failed.  
  
Building Fabric Interior  
  
Entrance Porch

Redecorate the walls of the entrance porch with lime wash (paint peeling from walls due to high moisture levels).  Also redecorate the timber to the ceiling.

Redecorate the double doors into the open plan entrance room (decorations marked).  
  
  
Large Open Plan Entrance Room

There is damp staining to the underside of the ceiling adjacent to the front wall possible from a gutter leak to the entrance porch. Investigate the cause of damp staining and redecorate the entirety of the ceiling.

Redecorate the walls (marked and scuffed) including infilling gaps around joinery.  
  
Kitchenette

Investigate leak to pipework in the corner of the room where there is heavy mould staining and dampness to the walls and joinery.  Undertake repair as necessary.

Replace rotten timber skirting board following works.

Replace mastic sealant to kitchen worktop and to perimeter of sink.

Redecorate the walls and ceiling infilling any hairline cracks

Replace the vinyl flooring and mastic sealant to the floor perimeter, including the threshold strip (floor is ill-fitting and becoming worn).

Accessible WC

Note to self! - Replace the light bulb to the kitchen 2D fitting where this is dim (replace with a bright white bulb).

Replace the vinyl flooring and mastic sealant to the floor perimeter, including the threshold strip (floor is ill-fitting, rucking and becoming worn).

Replace mastic sealant to the splashback of the basin and remove excess tile adhesive to the wall.

Replace or service the mechanical extraction fan which was non operational  
  
First Floor Seating and Stairs

Redecorate stair balustrading (chipped and marked)

Undertake repair works to the south side stained glass window where the panel is loose and there is cracking around the window frame.  Also replace any cracked stained glass panes (2no. panes counted).

Clean down seating to remove dust and debris from floorboards and seating area.  Also, (subject to Listed Building Consent), increase the size of the balustrade to the front of the mezzanine to comply with Building Regulations to improve safety.

Fix down any loose floorboards to the mezzanine which may be a trip hazard (check for concealed pipework/wiring first).  
  
Main Church Hall

Lift and relay or replace sections of timber effect flooring where gaps have opened up to the front section of the main hall.  (Relatively minor visual issue - more of a niggle!)

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Undertake gap/crack infilling to gaps on timberwork to the outside of the mezzanine seating area where gaps have opened up.

Undertake investigation of the stained glass window to the north elevation where plastic sheeting has been adhered to the inside face of the window, possibly leaking through the stained glass window sill.

Undertake redecoration of walls at low level where smooth plaster finish and infill any cracks between joinery and the wall (decorations marked and scuffed).

Undertake localised repairs to the skirting board to the left of the entrance door from the corridor where this is detached from the wall.

Redecorate two entrance doors into the main church hall (scuffed and chipped).  Ease and adjust the doors so that they operate correctly and do not catch on frame.  Also replace the timber moulding where it is loose to the right side door.  
  
Female WC

Replace lightly worn vinyl floor coverings.

Replace corroded radiator cover

Replace washer to cold tap on left hand basin where tap is constantly dripping.

Redecorate walls to the female WC (evidence of dampness to wall).

Replace mechanical extract ventilation so that it operates when light is on to ensure it is always used.

Consider installing a motion detector to female WC light to improve ease of system operation.  
  
Male WC

Replace worn vinyl floor coverings.

Replace corroded radiator cover.

Remove hose connection from taps to reduce chance of leakages.

Replace mechanical extract ventilation so that it operates when light is on to ensure it is always used.

Consider installing a motion detector to male WC light to improve ease of system operation.

The flush to the left urinal is dripping and should be repaired by a plumber to prevent excess water wastage.

Reinstate the redundant or non operational small urinal.

Redecorate the walls (decorations peeling from walls).  
  
Hallway

Deep clean the carpet.

Redecorate walls, ceiling and joinery (various marks and scuffs to elements).

Replace or repair non operational light fittings.  
  
Accessible WC in Hallway

Redecorate walls (various marks and scuffs to elements).

Replace mechanical extract ventilation so that it operates when light is on to ensure it is always used.

Consider installing motion detectors to light and improve ease of system operation.

Replace corroded radiator cover to radiator.

Upgrade sanitaryware (possibly using Innova)   
  
Kitchen

Install extractor hood directly above hob.

Undertake repairs to the sink unit to reattach to the wall and reseal the mastic sealant.

Replace taps to the sinks due to poor operation.

Replace non operational fluorescent bulbs.

Consider replacing the kitchen wall units which are significantly dated.

Replace vinyl floor covering which is worn.  
  
Rear Ground Floor Store Room

Replace carpet to floor.

Redecorate all walls, joinery and ceilings undertaking plaster repairs to hairline cracks.  
Replace non operational lightbulb to fitting.

Consider installing mechanical extraction to the room to improve ventilation.  
  
Vestry

Replace carpeted floor covering

Replace mechanical extract ventilation so that it operates when light is on to ensure it is always used.

Redecorate walls (decorations marked and scuffed).

Fire stop/infill redundant service penetrations to the ceiling and the wall.  
  
Stairs to First Floor Office/Store Rooms

Replace carpet and stair nosings with high visibility alternatives.

Redecorate walls (decorations marked and scuffed).  
  
Store Room 1  
Replace carpet to the floor.

Redecorate walls and ceilings (decorations marked and scuffed and dampness to ceiling).

Replace double glazed panes to window where these are misted, reseal the window completely.  
  
Store Room 2  
Install floor covering to floor.

Following replacement of roof, undertake plaster repairs and decorate walls, ceiling and joinery.

Install mechanical extraction to store room connected to the lighting system  
  
Store Room 3

Install floor covering to floor.

Following replacement of flat roof covering, redecorate walls, ceiling and joinery.

Replace failed double glazed units to two windows.  
  
  
Rear Hall

Replace carpets to stairs area, replace stairs nosings with high visibility stair nosings.  
Redecorate metalwork and timberwork to balustrading.

Prepare and redecorate/varnish the hall floor boarding and the boarding to the perimeter of the room (flooring decoration heavily worn).

Replace stage flooring.

Following replacement of the roof, redecorate the plasterwork to the walls and ceiling.

(Allow for internal tower scaffold hire)

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Redecorate pipework and radiators.

Investigate potential moisture ingress through stained glass window and undertake repairs to the perimeter stonework.

Redecorate and undertake repairs to the stage platform and the steps once stage props have been moved to allow further inspection.

Redecorate the internal face of the timber window frames.

Undertake plaster repairs to the north wall at the side of the stage area where plaster is spalling.  
  
Rooms to Rear of Stage

Following replacement of the roof coverings, undertake hacking off of damp plaster, undertake plaster/plasterboard repairs to the walls and ceiling and redecorate throughout the various rooms.

Following replacement of the roof, check the condition of floorboards where they have been damp.

Redecorate all joinery to the rooms.

Replace the sanitaryware within the WC room to the rear of the stage.

Install vinyl floor covering to the WC floor

External Areas  
  
Rear of Building

Remove all builders' waste, debris and vegetation such as buddleia plants from the rear area.

Repoint the joints to the concrete paving slabs on the steps and secure any loose paving slabs.

Clear through the downpipe surface water gullies where these are blocked and the drainage channels.

Redecorate the metal handrail attached to the hall wall.

Clean down the rear boundary masonry wall of moss growth and debris.

Redecorate the timber entrance gates to the rear hardstanding area.  
  
External Areas to the front of the Building

Clear through all surface rainwater gullies to the perimeter of the building to leave free flowing.

Jet wash down the brick pavers to the front hardstanding to remove debris and detritus.

Lift and relay any dished sections of brick paviours or areas where the paviours have large open joints once re-laid allow to re-sand joints.

Resecure all coping stones to the boundary wall at the bottom of the fence where these are loose or are impact damaged.

Reline all parking bays.

Redecorate the entrance gates and also the railings to the left boundary.

Undertake repointing works and masonry repairs to the stone wall to the right boundary to secure loose masonry and infill and deteriorated mortar joints.