

SCHEDULE OF DILAPIDATIONS

DILAPIDATIONS AND WANTS OF REPAIR FOUND TO HAVE ACCRUED

IN AND UPON THE PREMISES KNOWN AS

GROUND FLOOR PREMISES

1 SAMPLE ROAD

SAMPLETON XX1 1XX



The front elevation and shop front to Sample Road

UNDER THE TERMS OF THE LEASE BETWEEN:

SAMPLE PROPERTIES LIMITED

and

ALAN SAMPLE and BARBARA SAMPLE

(the lease having been assigned to CAROL EXAMPLE on 16 November 2018)

DATED: 9 NOVEMBER 2016

Prepared for	Sample Properties Limited	Reference	1872 / SR
Prepared by	Dennis Brett MCIOS FFPWS LCGI MPTS	Date of inspection	24 August 2026
Firm	SITE SAGE Chartered Building Consultancy	Revision	01 — FINAL

This Schedule is prepared in accordance with the Pre-Action Protocol for Claims for Damages in Relation to the Physical State of Commercial Property at Termination of a Tenancy ("the Dilapidations Protocol"). It records the premises as found on 24 August 2026.

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1.0 INTRODUCTION

1.01 Instructions

Instructions were received from Mr A Sample, a director of Sample Properties Limited, the freeholder, for and on behalf of that company, following a quotation dated 9 July 2026 and instructions confirmed by email on 17 August 2026, to inspect the above premises and to prepare a Schedule of Dilapidations by reference to the tenant's covenants contained in the lease referred to above.

The inspection was carried out on Monday 24 August 2026 by Dennis Brett MCIOB FFPWS LCGI MPTS, Principal Surveyor of Site Sage Chartered Building Consultancy. The surveyor arrived at 10:00 and left at 11:15. The weather at the time of inspection was cloudy and dry, at approximately 19°C. Mr A Sample, for and on behalf of the Landlord, was present throughout.

1.02 What this Schedule tells you

This Schedule records the condition of the premises at the date of inspection and identifies those matters which, in the opinion of the surveyor, constitute breaches of the tenant's covenants contained in the lease.

The inspection was made with specific reference to the repairing, decorating, alteration, use, statutory compliance and yield-up covenants in the lease. Each item is cross-referenced to the clause said to be breached and to the remedial work required. The photographs at section 9.0 are grouped under the same section headings and captioned by location and element.

This Schedule is provided for the sole use of the Client and their professional advisers, and is confidential to them. No responsibility is accepted to any third party.

1.03 What this Schedule does not tell you

It does not tell you the value of the property, nor the diminution in the value of the landlord's reversion for the purposes of section 18(1) of the Landlord and Tenant Act 1927. Separate valuation advice should be taken.

It does not address the legal effect of the forfeiture of the lease, nor of any agreement reached between the Client and the former tenant. Those are matters for the Client's solicitors.

No structural survey has been undertaken. The identification of wants of repair is based on a visual examination of the accessible parts of the premises.

Parts of the property which are built in, covered up, or otherwise inaccessible in the normal course of construction, alteration or fitting out have not been inspected. No specialist tests of the electrical, gas, plumbing, drainage, mechanical or ventilation installations have been arranged. It cannot therefore be confirmed that such parts or services are free from rot, infestation, corrosion or other defects.

Any quantities given are for guidance only and are not to be treated as a limitation.

1.04 What was inspected

The whole of the demised premises was inspected, in the following sequence: the front elevation and shop front, viewed from the opposite side of Sample Road; the internal trading area at ground floor; the food preparation area and store to the rear; the WC; the electrical intake, meter position and consumer unit; the rear elevation; the Yard; and the structure erected within the Yard, internally and externally, together with its roof viewed from the adjoining flat roof.

A full photographic record was taken. The photographs appear at section 9.0.

The following limitations applied and should be read with the Schedule. At the date of inspection the floor of the front trading area was covered throughout by protective sheeting, which was not lifted; the finish and substrate beneath it in that area were therefore not inspected and no item is scheduled in respect of them. The distribution board was closed and was not opened; no comment is made on the protective devices or internal condition of the board. The construction of the base beneath the structure in the Yard was concealed by its floor finish and was not inspected. No part of the building above ground floor level was inspected, none of it being demised.

1.05 Schedule of condition

No Schedule of Condition was prepared at the commencement of the lease, and none has been produced. The standard of repair required has therefore been assessed by reference to the age, character and locality of the premises at the date of the lease.

1.06 Determination of the term

The contractual term was for ten years from 30 November 2016 to 29 November 2026. The lease was determined before the expiry of that term by forfeiture, the Client having re-entered the premises. The tenancy was contracted out of sections 24 to 28 of the Landlord and Tenant Act 1954.

The Landlord confirmed that the lease was forfeited by peaceable re-entry on 4 August 2026, on the ground of rent arrears, and not by order of the Court. No notice under section 146 of the Law of Property Act 1925 was served. The Landlord has further confirmed that the former tenant has stated that she will not apply for relief from forfeiture. The legal consequences of the forfeiture are reserved under paragraph 1.07.

1.07 Matters reserved to the Client's legal advisers

Certain items in this Schedule raise questions of law rather than questions of building surveying. Those questions are identified below and are marked in the Schedule where they arise. I express no opinion on any of them.

They are matters on which the Client should take the advice of their solicitors. The items affected are included in this Schedule so that the Client may take that advice on a complete picture of the condition of the premises, and so that nothing is overlooked. Their inclusion is not an indication that they are recoverable, and any of them may be reduced or removed if the Client is so advised. The decision whether to pursue them rests with the Client.

The matters presently identified are:

- (a) The effect on the claim generally of the determination of the lease by forfeiture on 4 August 2026, rather than by effluxion of time on 29 November 2026.
- (b) Whether the obligation in clause 30.2 to remove alterations and make good was engaged, no notice under that clause having been given.
- (c) Whether the obligation in clause 27.4 to replace the floor coverings had arisen at the date of re-entry, the three month period referred to in that clause not having commenced. See paragraph 1.08.
- (d) The effect, if any, of no notice having been served under section 146 of the Law of Property Act 1925 in respect of the alterations.
- (e) The measure of damages, and the operation of the statutory cap in section 18(1) of the Landlord and Tenant Act 1927.
- (f) The effect, if any, of the correspondence passing between the parties' solicitors concerning the structure in the Yard.

Items affected are marked [L] in the Clause column and should be read with this paragraph.

1.08 Floor coverings — the position explained

Clause 27.4 of the lease required the Tenant to replace the floor coverings at the Property, within the three months before the end of the term, with new ones of good quality. The contractual term was to expire on 29 November 2026. That three month period would accordingly have begun on or about 29 August 2026. The lease was determined by peaceable re-entry on 4 August 2026, before that period began.

During the term the Tenant laid floor coverings over the floor coverings already at the Property. Before leaving, the Tenant lifted and disposed of the coverings she had herself laid. The earlier coverings, which appear to have been in place before this Tenant took occupation, remained down at the date of inspection.

The Landlord requires the Tenant to take up and remove those remaining coverings also, back to the slab. He does not require any new floor coverings to be laid in their place.

WHAT IS AND IS NOT CLAIMED. A sum is claimed at item 5.03.1 for taking up and removing the remaining floor coverings back to the slab, removing adhesive residue and leaving the floor sound and clean. NO sum is claimed for the supply or laying of new floor coverings, the Landlord not requiring any. NO sum is claimed for making good the finish being taken up, that finish being removed in its entirety. Whether the obligation in clause 27.4 had arisen at the date of re-entry is a question of law reserved under paragraph 1.07(c), and the item is marked accordingly.

At the date of inspection the floor of the front trading area was covered throughout with protective sheeting, which was not lifted. The area of covering remaining to be taken up in that part of the Property has accordingly been taken from the measured floor areas and is an estimate. In the rear area the covering had already been lifted, exposing timber boarding with plywood patching, and screed to part.

1.09 Works commenced after the date of inspection

This Schedule records the Property as the surveyor found it on 24 August 2026.

On 25 August 2026 the Landlord informed the surveyor by telephone that he had permitted the former tenant's contractor to enter the Property, and that works had begun, comprising the removal of the structure within the Yard, the taking up of the floor finish, and other works not specified.

The surveyor has not inspected the Property since 24 August 2026. This Schedule does not record, and does not purport to record, the condition of the Property after that date, nor any works carried out at it, nor the standard to which any such works have been executed. The extent to which the items in this Schedule have since been satisfied is a matter for the Landlord to record and to verify.

2.0 INTERPRETATION

Overhaul	Where items are beyond repair or overhaul they shall be renewed or replaced.
Renew / Replace	All replacements shall be of the same colour, size, style and pattern as the original unless otherwise stated. Where items are renewed or removed, all disturbed areas and finishes are to be made good.
Make good	Carry out local repairs, remove defective finishes and components, fill and patch, extend existing finishes and redecorate to match the surrounding area.
Approvals	These works constitute a summary of the necessary repairs. The works are to be carried out in a good and workmanlike manner and in accordance with current regulations, to the reasonable satisfaction of the landlord's surveyor.
Undisclosed works	The landlord reserves the right to add to this Schedule any further defective work exposed during the course of the works.
The Property	The ground floor of 1 Sample Road together with the Yard, as defined at clause 1.1 of the lease.
The Yard	The external area immediately to the rear of the Building, hatched green on the lease plan, forming part of the demise.
VAT	All figures in this Schedule are stated exclusive of VAT. No sum for VAT has been included and none is claimed. Whether VAT is chargeable on the works, and whether an option to tax has been exercised in respect of the Property, are matters for the Landlord and his professional advisers — see paragraph 6.03.

3.0 GENERAL PROPERTY INFORMATION

Property inspected	Ground floor premises, 1 Sample Road, Sampleton XX1 1XX
Landlord	Sample Properties Limited (co. no. 00000000), 1 Sample Street, Sampleton, Hertfordshire XX2 2XX
Original tenants	Alan Sample and Barbara Sample, 2 Sample House, Sample Lane, Sampleton XX3 3XX
Tenant at determination	Carol Example, 3 Sample House, Sample Drive, Sampleton XX4 4XX
Assignment	Licence to Assign dated 16 November 2018. Authorised Guarantee Agreement given by the original tenants.
Date of lease	9 November 2016
Contractual term	30 November 2016 to 29 November 2026 (ten years)
Security of tenure	Contracted out — sections 24 to 28, Landlord and Tenant Act 1954 excluded
How the term ended	Forfeiture by peaceable re-entry on 4 August 2026, on the ground of rent arrears. Not by order of the Court. No section 146 notice served.
Annual rent at grant	£21,000 per annum. Passing rent following review: £24,000 per annum (approximately £2,000 per month).
Rent deposit	£5,250 (Rent Deposit Deed dated 16 November 2018). The Landlord confirms that the deposit is NOT still held in full. It has been applied towards rent arrears, by agreement with the former tenant. The extent of any balance remaining, and whether it is available against this claim, are matters for the Landlord and his solicitors.
Tenant's Proportion	40%
Permitted use	Retail shop within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987 as at the date of the lease (clause 31.1)
Use actually carried on	Café — trading as "Little Crafters Cafe". A café is not within Class A1 as defined in the lease.
Landlord's title	NGL279424 Tenant's title: AGL395694
Solicitors — forfeiture and litigation	Sample Solicitors LLP, 4 Sample House, Sample Road, London XX5 5XX. Mr B Example, Senior Litigation Partner. Handled the forfeiture.
Solicitors — lease documents	Example Solicitors LLP, 5 Sample Point, Sample Way, Sampleton XX6 6XX. Acted on the lease, the licence to assign and the rent deposit deed.

Lease plan	Collins Plans, drawing RL-16027, dated 12 April 2016, scale 1:200
Approximate areas	Shop: measured by the Landlord's agent at 78.03 m ² (839.91 ft ²) overall — Zone A 34.75 m ² , Zone B 32.53 m ² , Zone C 10.75 m ² . The Client gave 73 m ² gross and 66.5 m ² net internal in correspondence; the difference is noted. Yard: 12.3 m ² (132.3 ft ²).
Yard structure	Structure erected by the Tenant, used as a soft play area. 3.24 m × 3.82 m = 12.37 m ² (133.15 ft ²), covering substantially the whole of the Yard. Estimated overall height approximately 2.8 to 2.9 m; internal height approximately 2.5 m. Heights estimated, not measured.
Source of areas	Shop and structure areas taken from a floor area schedule prepared by the Landlord's agent dated 24 August 2026, in which the structure is Zone D. The Zone A to C figures in that schedule are a rental valuation device and have not been used for the purposes of pricing works.
Date of inspection	Monday 24 August 2026, 10:00 to 11:15
Weather	Cloudy and dry, approximately 19°C
State when inspected	Vacant. The Tenant had removed her fixtures, fittings, stock and internal partitions before the date of inspection. The Landlord was in possession.
Description of property	A ground floor retail unit forming part of a purpose built suburban shopping parade of three storeys, with residential accommodation on the two upper floors. The unit stands between No. 100 and No. 104 Sample Road. It comprises a front trading area, a food preparation area and store to the rear, and a WC, together with an enclosed Yard to the rear.
Age of the building	Late 1930s. The parade forms part of the suburban development that followed the opening of Sample Underground station in 1933; the area to the south of the station was substantially built out by 1939. The ground floor shop front surround appears to have been refaced at a later date, as is common in parades of this type. No documentary evidence of the date of construction has been produced, and the age given is the surveyor's opinion, based on the form and detailing of the elevation and on the published local history of the area.
Construction	External walls of facing brickwork in stretcher bond, indicating cavity construction, which was in general use by the date of building. Pitched, tile covered roof over the main building. Flat roof over the single storey rear element. Windows to the upper floors are modern replacements in white frames. The ground floor shop front comprises a flat fascia over a glazed screen with a pair of glazed entrance doors, in painted frames, with a shallow stallriser. No external security shutter is fitted to the shop front. Internal security shutters are fitted separating the front display area from the main shop area; the Landlord confirms that these are in operation and are to remain, and they were not tested. Internally the walls are of plaster and plasterboard and the ceilings are of plasterboard, with a textured coating to the WC ceiling. The floor is of suspended timber boarding to the rear, with screed to part; the floor to the front trading area was covered and was not inspected.
Services connected	Mains electricity, water and drainage. The electrical intake appears to be a three phase supply, there being three service cut-outs and a four pole switching device at the intake position; this was not verified by test. No gas supply was identified. No gas or oil fired heating appliance was seen.
Access and restrictions	Access to the Yard is through the building. The Yard is enclosed by a brick boundary wall, a rendered flank wall and a close boarded fence. The Yard does not adjoin the highway and materials arising from any works in it must be

carried out through the building.

3.01 Extent of the demise

The lease demises the ground floor of 1 Sample Road, bounded by and including: all non-load-bearing walls and partitions wholly within the Property; all ceilings and finishes applied to the floor slab or joists immediately above, and all floors, screeds and finishes applied to the slab below; the plaster and other finishes on the inner sides of the bounding walls and on all faces of load-bearing walls and pillars within the Property; one half in thickness of all non-load-bearing bounding walls; all Service Media within and exclusively serving the Property; the shop front, fascia and roller shutter door; all doors and windows together with their frames, glass and furniture; all additions and improvements made to the Property; and the Yard.

EXCLUDED FROM THIS SCHEDULE. Under clause 26.1 the Landlord covenants to keep the structural and exterior parts of the Building in reasonable repair, the Tenant contributing 40% under clause 26.2. The main roof, main structure and external walls of the Building are therefore not tenant repairing items and do not appear in this Schedule. The "Rear Forecourt", hatched brown on the lease plan, is retained land and does not form part of the demise.

3.02 Items expressly excluded from this Schedule

The following were observed at the inspection and are recorded here so that the position is clear. None of them is a breach of the Tenant's covenants and no sum is claimed in respect of any of them.

Condensing unit on the rear flat roof	A redundant condensing unit, with associated pipework, cabling and a discarded indoor unit, stands on the main flat roof to the rear of the Building. It does not stand on the Tenant's structure. The Landlord confirms that it did not belong to this Tenant and that he will remove it himself. It is not a tenant item and is excluded.
Store within the Yard	A separate profiled metal store stands on timber decking within the Yard, immediately outside the structure. The Landlord does not require its removal. It is excluded.
Boundary walls and trees	Mature trees are growing hard against the brick boundary wall to the Yard. The condition of that wall, and any effect of the trees upon it, is not a tenant repairing item under this lease and is excluded. It is drawn to the Landlord's attention for his own purposes.
Yard surface	The Yard surface is of bare compacted earth and hardcore with patches of degraded concrete. There is no evidence that it was ever laid with a made surface. No sum is claimed for providing a surface, which would be an improvement and not a want of repair. The item scheduled is confined to clearance.
New floor coverings	The Landlord does not require new floor coverings to be laid. No sum is claimed for supplying or laying any. The removal of the existing coverings IS claimed — see paragraph 1.08 and item 5.03.1.
Asbestos	The Landlord confirms that there are no asbestos containing materials within the Property. No asbestos register was produced and no asbestos survey has been carried out. See section 7.0.

4.0 RELEVANT LEASE CLAUSES AND TENANT'S COVENANTS

The principal dilapidations covenants contained in the lease dated 9 November 2016 are set out below. The extract is given for guidance only and is not intended to replace the terms of the lease as executed.

Clause	Heading	Covenant
25.1	Repair	The Tenant shall keep the Property clean and tidy and in good repair and condition and shall ensure that any Service Media within and exclusively serving the Property are kept in good working order.
25.3	Windows	The Tenant shall clean the inside and outside of all windows at the Property as often as is necessary.
25.4	Glazing	The Tenant shall replace any plate glass or other window that becomes cracked or broken as soon as possible.
27.1	Decoration	The Tenant shall decorate the outside and the inside of the Property as often as is reasonably necessary and also in the last three months before the end of the term.
27.2	Standard of decoration	All decoration shall be carried out in a good and proper manner using good quality materials appropriate to the Property and the Permitted Use, and shall include all appropriate preparatory work.
27.4	Floor coverings	The Tenant shall replace the floor coverings at the Property within the three months before the end of the term with new ones of good quality and appropriate to the Property and the Permitted Use.
28.1	Alterations	Except in accordance with clause 29, the Tenant shall not make any external or structural alteration or addition to the Property and shall not make any opening in any boundary of the Property.
28.2	Internal alterations	The Tenant shall not make any internal, non-structural alteration to the Property without the consent of the Landlord, such consent not to be unreasonably withheld nor delayed.
28.3	Service Media	The Tenant shall not install any Service Media at the Property nor alter the route of any Service Media at the Property without the consent of the Landlord.
29.1-29.2	Signs	The Tenant shall not attach any signs, fascia, awnings, placards, boards, posters or advertisements to the exterior of the Property, save that the Tenant may attach a shop fascia of a size and design approved by the Landlord.
30.1	Yield up	At the end of the term the Tenant shall return the Property to the Landlord in the repair and condition required by this lease.
30.2	Removal of alterations	If the Landlord gives the Tenant notice, the Tenant shall remove items, including any Signs, it has fixed to the Property, remove any alterations it has made to the Property (except to the extent that such removal would leave the Property insecure) and make good any damage caused to the Property by that removal.
30.3	Chattels	At the end of the term, the Tenant shall remove from the Property all fittings and chattels belonging to or used by it and all stock.
30.5	Failure to comply	If the Tenant does not comply with its obligations in this clause the Tenant shall pay the Landlord an amount equal to the Annual Rent for the period that it would reasonably take to put the Property into the condition it would have been in had the Tenant performed its obligations. The amount shall be a debt due on demand.
31.1	Use	The Tenant shall not use the Property for any purpose other than the Permitted Use.
31.3	External parts	The Tenant shall not place or keep any items on any external part of the Property.
32.1-32.2	Statutory compliance	The Tenant shall comply with all laws relating to the Property and its use, and shall carry out all works that are required under any law to be carried out at the Property whether by the owner or the occupier.
32.4	Planning	The Tenant shall not apply for any planning permission for the Property without the

Clause	Heading	Covenant
		Landlord's consent.
32.8	Fire equipment	The Tenant shall keep the Property equipped with all fire prevention, detection and fighting machinery and equipment and fire alarms required under all relevant laws or by the insurers, and shall keep them properly maintained.
34.1-34.3	Encroachment	The Tenant shall not obstruct any means of access to the Property or any other part of the Building, and shall inform the Landlord of any encroachment.
1.1(h) & (i)	The demise	The Property includes all additions and improvements made to the Property, and the Yard.
14.1(d) & 14.3	Costs	The Tenant shall pay the costs and expenses of the Landlord, including professionals' costs incurred both during and after the end of the term, in connection with the preparation and service of a schedule of dilapidations; such costs assessed on a full indemnity basis.
26.1	LANDLORD'S obligation	The Landlord shall use its reasonable endeavours to keep the structural and exterior parts of the Building in a reasonable state of repair. Matters falling within this clause are EXCLUDED from this Schedule.

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5.0 SCHEDULE OF DILAPIDATIONS

General comments

A non-invasive inspection was made of the accessible parts of the Property. The surfaces of floors not covered by fixed coverings have been inspected where furniture and stored items allowed.

For the purposes of this Schedule the front elevation is taken as the elevation facing Sample Road.

The photographs at section 9.0 are a useful reference but do not show every defect described. Where a defect is not photographed, the written description governs.

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Item No.	Location / Element	Description of breach of covenant	Remedial works required	Clause / Costing
5.01 EXTERNAL — FRONT ELEVATION				
5.01.1	Shop front — fascia and signage	The Tenant's signage remains in place. The fascia carries applied vinyl graphics comprising the trading name, a telephone number and a website address. Further applied vinyl lettering advertising the Tenant's business remains on the glazing to both sides of the entrance. Clause 29.1 prohibits the attaching of signs to the exterior of the Property save for a fascia of a size and design approved by the Landlord, and clause 30.3 requires the removal at the end of the term of all fittings belonging to or used by the Tenant.	Remove all applied signage and vinyl graphics from the fascia and from the glazing. Remove all adhesive residue. Leave the fascia and the glazing clean and undamaged, and make good any damage to the fascia finish caused by the removal.	29.1, 30.3 30.1 £280.00
5.01.2	Front elevation — planters	Four planters belonging to the Tenant remain standing at the front of the Property. They are reported to be filled with concrete and are heavy. They contain dead and dying planting. Clause 31.3 provides that the Tenant shall not place or keep any items on any external part of the Property, and clause 30.3 requires the removal of the Tenant's chattels at the end of the term.	Remove the four planters, together with their contents, from the site and dispose of them lawfully. The item allows for two operatives and a vehicle, the planters being concrete filled. Leave the paving beneath clean and undamaged.	31.3, 30.3 £220.00
TOTAL TO SUMMARY				500.00

The planters stand on the public footway. Whether any licence is required from the highway authority, and by whom, is not a matter for this Schedule.

Item No.	Location / Element	Description of breach of covenant	Remedial works required	Clause / Costing
5.02 EXTERNAL — REAR ELEVATION AND YARD				
5.02.1	Yard — clearance	The Yard is not clean and tidy. There are widespread accumulations of litter, paper, plastic, timber fragments and organic debris across the whole of its surface. A loose timber decking panel, a decorative screen panel and a loose concrete block or kerb section lie on the ground. Self-seeded vegetation is growing continuously along the base of the boundary wall and the flank wall. Clause 25.1 requires the Tenant to keep the Property, which includes the Yard, clean and tidy.	Clear the whole of the Yard of litter, debris, loose materials and rubbish and remove from site to a licensed facility. Cut back and remove the self-seeded vegetation growing at the base of the walls. Leave the Yard clean and tidy.	25.1, 30.1, 30.3 £340.00
TOTAL TO SUMMARY				340.00

The removal of the structure erected within the Yard is scheduled at section 5.05. No sum is claimed for providing a surface to the Yard — see paragraph 3.02.

Item No.	Location / Element	Description of breach of covenant	Remedial works required	Clause / Costing
5.03 INTERNAL — GROUND FLOOR				
5.03.1	Floor coverings — taking up	Floor coverings remained down at the date of inspection. In the rear area the covering had already been lifted, exposing timber boarding with plywood patching, and screed to part. In the front trading area the floor was covered throughout with protective sheeting which was not lifted; the covering beneath was not inspected. The Landlord requires the remaining coverings to be taken up back to the slab and does not require new coverings to be laid. See paragraph 1.08.	Take up and remove from site the whole of the remaining floor coverings, back to the slab or boarding beneath. Remove all adhesive residue. Leave the floor sound and clean throughout. No new floor covering is to be laid.	27.4 [L] 25.1, 30.1 £700.00
5.03.2	Front trading area — walls, fixings and applied finishes	The wall finishes have been damaged by the removal of the Tenant's fittings and applied decorations. There are numerous fixing holes and remaining wall plugs across the walls, in scattered groups and in regular grids marking removed runs of shelving and wall units. A broken horizontal line of blown and torn plaster runs the length of one wall where a continuously fixed run has been taken off. On the opposite wall a band of applied decorative finish and four large shaped panels have been pulled away, taking paint, plasterboard paper and backing plaster with them. Skirting has been removed in places, leaving the plaster broken away at the base.	Remove all remaining fixings and wall plugs. Cut out, fill and patch plaster all damaged areas to the walls, approximately 25 m2, and rub down to a true and even surface. Reinstate skirting to match the existing where removed, approximately 12 m. Prepare and redecorate the whole of the wall surfaces of the front trading area, approximately 92 m2, in two coats of emulsion.	25.1, 27.1, 27.2 30.1, 30.2 [L] £1,480.00
5.03.3	Ceiling — recess at the rear of the trading area	A formed recess of approximately one square metre remains in the ceiling at the rear of the trading area, from which a fitting has been removed. A cable with an exposed connector block has been left hanging from its centre. The remainder of the ceiling is satisfactory and no works are required to it.	Isolate and make off or remove the cable left hanging within the recess, as a competent person advises. Fill and make good the recess to a flush finish with the surrounding ceiling, and redecorate the area affected to match. Boarding over is not required.	25.1, 27.1, 30.1 £120.00
5.03.4	Rear area — walls at the former servery and preparation area	The wall tiling has been stripped from the lower part of the walls to the rear area over a height of approximately 1.2 m and the full width of two elevations, leaving tile adhesive, torn paper and exposed plaster. The wall lining has been cut away and opened up at one corner, exposing the stud and the services within, and has been left unfinished. Chased service runs, back boxes and cable tails remain in the wall at the former appliance positions.	Make good the wall surfaces where the tiling has been stripped, remove adhesive residue, and render, fill and skim to a true and even surface ready for decoration, approximately 14 m2. Reinstate the wall lining where opened up, tape, fill and skim. Make good all chases and openings left by the removal of the Tenant's services. Prepare and redecorate the areas affected.	25.1, 27.1, 27.2 30.1, 30.2 [L] £480.00

Item No.	Location / Element	Description of breach of covenant	Remedial works required	Clause / Costing
5.03.5	WC — ceiling	Decorative stickers have been applied by the Tenant across the whole of the WC ceiling and remain in place. A cable with an exposed connector block has been left hanging from the ceiling where a light fitting has been removed. The ceiling has a textured coating.	Remove all applied stickers from the ceiling and remove all adhesive residue. Make good the textured coating where damaged by the removal. Prepare and redecorate the whole of the ceiling. Isolate and make off or remove the cable left hanging, as a competent person advises.	25.1, 27.1, 30.3 £140.00
5.03.6	WC — evidence of leakage at the wash basin	At the corner beneath the wash basin there is rust coloured staining and paint loss to the painted brickwork at the junction of wall and floor, a corroded fixing, and green staining to the joints of the unlagged copper pipe run. This is consistent with past or continuing leakage. The cause was not established, no opening up having been carried out. Clause 25.1 requires Service Media within and exclusively serving the Property to be kept in good working order.	Investigate the cause of the leakage, carry out such repair to the pipework or fittings as is found to be necessary, and make good the decoration and finishes to the wall and floor affected. A provisional sum is included.	25.1, 30.1 Provisional £120.00
TOTAL TO SUMMARY				3,040.00

Item 5.03.6 is a provisional sum. The cause of the leakage was not established and the sum will require adjustment once it is. If the cause proves to be a defect in a part of the Building which the Landlord repairs under clause 26.1, or damage by an insured risk, the item falls out of this Schedule altogether.

Item No.	Location / Element	Description of breach of covenant	Remedial works required	Clause / Costing
5.04 SERVICES AND STATUTORY COMPLIANCE				
5.04.1	Electrical installation — redundant wiring	Redundant cabling has been left throughout the Property. Within the void alongside the distribution board there is a quantity of twin and earth cable, coiled and hanging loose, with further lengths trailing across the floor of the void. In the main area an open steel back box has been left unenclosed in the wall, with cabling present, and loose pattress boxes lie on the floor. In the rear area two socket outlets have been detached and are lying loose on the floor, connected to lengths of flexible cable coiled across it. Clause 25.1 requires Service Media within and exclusively serving the Property to be kept in good working order.	Trace all cabling. Disconnect and remove all cabling proved redundant back to its point of origin. Make off, enclose and label all cabling that is to remain. Refix or remove the loose socket outlets and pattress boxes and make good the surfaces. Leave the installation safe. Provide a satisfactory Electrical Installation Condition Report, together with Electrical Installation Certificates or Minor Works Certificates for the works carried out.	25.1, 30.1 32.1, 32.2 £520.00
5.04.2	Electrical installation — boxing in adjoining the distribution board	The boxing in to the left of the distribution board has been removed and has been left as a full height opening with ragged, unfinished cut edges to the plasterboard at the head and sides. The removal continues around the corner into the rear area, where a further panel has been cut away on a diagonal and left unfinished. A removed panel was standing loose against the wall. The opening exposes brickwork, timber studs, vertical pipework, cabling and the main protective bonding conductors and their clamps.	Reinstate the framing where disturbed and reinstate the boxing in on all faces, including the return into the rear area, in plasterboard to match. Tape, fill and skim to a true and even finish and redecorate to match the surrounding surfaces. Reinstate the trim and access panel. A means of access to the main protective bonding clamps within the void is to be retained.	25.1, 28.2, 30.1 30.2 [L] £380.00
5.04.3	Plumbing — redundant pipework at the former appliance positions	Redundant pipework remains at the former sink and appliance positions. In the main area two black plastic waste stubs project from the wall with copper supply pipes running down to floor level in made good chases, and a further waste stub is at low level on the side wall. In the rear area a waste branch passes through the wall and terminates in two open, uncapped ends, and supply pipework in plastic and copper has been cut and left lying loose across the floor, one end terminating at a lever valve and others open.	Disconnect and remove all redundant supply and waste pipework back to the point of connection with the retained services. Cap or blank the retained ends at that point. Make good the wall and floor penetrations and the chases, and make good all disturbed finishes.	25.1, 28.3, 30.1 £280.00
5.04.4	Air conditioning — aperture and redundant pipework	An aperture remains where an air conditioning unit has been removed, together with redundant pipework associated with it.	Make good the aperture left by the removal of the air conditioning unit, in materials to match the surrounding construction, and make good the finishes and decoration. Remove the redundant pipework associated with the unit so far as it is accessible within its housing, and cap off and make good at the point of severance.	25.1, 28.3 30.1, 30.2 [L] £180.00

Item No.	Location / Element	Description of breach of covenant	Remedial works required	Clause / Costing
TOTAL TO SUMMARY				1,360.00

The distribution board was closed at the inspection and was not opened. No opinion is expressed on the protective devices within it or on the condition of the installation, which can be established only by inspection and test. The main protective bonding conductors and clamps within the opened void are part of the safe installation and are not to be removed in the course of the works at item 5.04.1.

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5.05 Reinstatement — removal of the tenant's alterations and additions

The structure erected within the Yard was built approximately three years before the inspection. No licence to alter was granted, no written consent of the Landlord was given, no planning permission was obtained and no Building Regulations certificate has been produced. Clause 28.1 prohibits absolutely any external or structural alteration or addition to the Property, and contains no mechanism for consent.

No notice under clause 30.2 requiring the removal of alterations was served, and no notice under section 146 of the Law of Property Act 1925 was served. The Landlord requires the structure to be removed. Whether, and on what basis, the obligation to remove it is enforceable is a question of law reserved under paragraph 1.07 and is not addressed in this Schedule.

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Item No.	Location / Element	Description of breach of covenant	Remedial works required	Clause / Costing
5.05 REINSTATEMENT				
5.05.1	Yard — structure erected by the Tenant (soft play area)	A structure used by the Tenant as a soft play area has been erected within the Yard, which forms part of the demise, without the consent of the Landlord. It measures 3.24 m by 3.82 m, an area of 12.37 m ² (133.15 sq ft), and covers substantially the whole of the Yard. Estimated overall height approximately 2.8 to 2.9 m. It is of sawn softwood frame construction, clad externally to the yard elevation in grey sheet board over a breather membrane, screw fixed, with a flat roof of translucent corrugated plastic sheeting overlaid with rolled reed screening held down by loose timber battens. It is lined internally in painted sheet board, with a printed mural to one wall, and is finished with a laminate plank floor. There are no rainwater goods; the roof discharges over its open perimeter. It abuts the walls of the main Building.	Demolish the structure in its entirety, including its frame, cladding, roof covering, linings, floor finish and all fittings, and remove all resulting materials from site to a licensed facility. Materials arising are to be carried out through the Building, there being no separate access to the Yard. Remove the base and any foundations. Leave the ground beneath clear and level to match the adjoining Yard.	28.1, 1.1(h) 30.1 30.2 [L] £1,750.00
5.05.2	Structure — services within it	Lighting, socket outlets and further accessories have been installed within the structure and are fed from within the demise. A lagged service pipe and a cable run loose along the junction of the roof with the wall of the Building. The route and status of the supply were not established. Clause 28.3 prohibits the installation of Service Media without the consent of the Landlord.	Before any demolition, isolate the supplies serving the structure and disconnect them safely by a competent person. Trace, disconnect and remove all cabling and pipework serving the structure back to its point of origin within the demise, and cap off and make good at that point. Identify, and divert or protect, the service pipe and cable running along the roof junction. Provide certification of the electrical isolation.	28.3, 25.1 32.1, 32.2 £140.00
5.05.3	Walls of the Building at the junction with the structure	The structure is fixed against the walls of the Building. At the junction of the cladding with the brickwork the abutment is open and unsealed and the breather membrane is exposed and torn. The junction of the roof with the brickwork is unflashed and unsealed. The brickwork at the junction is eroded and spalled with loss of face and carries moss and algae growth. The extent of damage to the walls behind the structure could not be established, being concealed by the structure itself.	On removal of the structure, make good the walls of the Building where damaged or disturbed by its erection and removal, including making good the brickwork and any render, and reinstating the external finish and decoration to match the adjoining surfaces. Remove all redundant fixings and make good.	30.1, 30.2 [L] 25.1 £280.00

Item No.	Location / Element	Description of breach of covenant	Remedial works required	Clause / Costing
5.05.4	Opening formed through the wall into the Property	A door sized opening exists through the wall between the structure and the Property, fitted with a door, giving direct access from the structure into the Property. Whether this opening was formed for the structure or existed previously was not established at the inspection and is not determinable from the record. Clause 28.1 prohibits the making of any opening in any boundary of the Property.	If the opening was formed for the structure, close it up on its removal in materials to match the surrounding construction, make good the finishes internally and externally, and leave the Property secure and weathertight. If the opening existed previously, no work is required beyond leaving the door and its surround secure and weathertight. A provisional sum is included pending confirmation.	28.1, 30.1 30.2 [L] Provisional £450.00
5.05.5	Rainwater goods enclosed by the structure	The structure has been built hard against a brick pier of the Building carrying an existing rainwater hopper and downpipe, enclosing them and obstructing access to them.	On removal of the structure, leave the rainwater hopper and downpipe undamaged, clear of obstruction and in good working order, and make good any damage caused to them by the erection or removal of the structure.	25.1, 34.1 30.1 £90.00
5.05.6	Statutory compliance in respect of the structure	No planning permission was granted and no Building Regulations certificate has been produced in respect of the structure. Clause 32.4 prohibits an application for planning permission without the Landlord's consent, and clauses 32.1 and 32.2 require compliance with all laws relating to the Property.	No sum is claimed under this head. The structure is to be removed in its entirety under item 5.05.1, upon which the want of statutory consent ceases to be of consequence. The item is scheduled so that the position is recorded.	32.1, 32.2, 32.4 Nil
5.05.7	Tenant's fittings and chattels remaining	Items belonging to or used by the Tenant remain at the Property, including a chalkboard menu panel and applied panelling fixed to the pier within the trading area, the applied vinyl signage scheduled at item 5.01.1, and cleaning items and refuse. Clause 30.3 requires the removal at the end of the term of all fittings and chattels belonging to or used by the Tenant.	Remove all remaining fittings, chattels and refuse belonging to or used by the Tenant from the Property and the Yard, and dispose of them lawfully. Make good all surfaces disturbed by their removal and redecorate the areas affected to match.	30.3, 31.3 30.1 £180.00
TOTAL TO SUMMARY				2,890.00

Item 5.05.4 is a provisional sum. Whether the opening through the wall was formed for the structure was not established, the wall being concealed by the structure. The sum will require adjustment once the structure has been removed and the wall can be seen. Item 5.05.1 does not include for making good the walls or the opening, which are scheduled separately at items 5.05.3 and 5.05.4.

The construction of the base beneath the structure was concealed by its floor finish and was not inspected. Item 5.05.1 is priced on the basis of a slab or sleeper base of modest construction. If a substantial foundation is found on removal, the cost of that item will increase, and the Landlord reserves the right under section 2.0 to add to this Schedule.

6.0 COST SUMMARY

6.01 Basis of the costings

The figures in this Schedule are the surveyor's reasonable estimate of the cost of having the remedial works carried out by a competent contractor at the date of this Schedule. They are not a tender, a quotation, or an offer to carry out the work.

They have been arrived at from the following:

- (a) quantities measured or estimated on site at the inspection, recorded in the site notes;
- (b) current published building price data;
- (c) rates obtained from contractors carrying out comparable work in the locality;
- (d) the surveyor's experience of the cost of similar work on similar premises; and
- (e) quotations obtained for particular items, where these have been sought. Any item priced from a quotation is identified in the Schedule.

The works have been priced on the basis that they are carried out as a single package by one contractor, with reasonable access to the premises and no requirement to work outside normal hours. Preliminaries, access and scaffolding are included within the individual items unless separately identified.

Each item has been priced at the lower end of the range within which the work could reasonably be carried out. The figures are not maximum figures, and no allowance has been made in them for contingency, for the risk of the work proving more extensive than it appears, or for any premium arising from the restricted access to the Yard. They are the sums for which the surveyor considers the work can reasonably be done.

Contractor's overheads and profit have been added to the sub-total at 15 per cent, which is the rate the surveyor applies as standard and which reflects the size and nature of the works.

All figures exclude VAT. The surveyor's fee for the preparation and service of this Schedule is included at the amount actually charged to the Client, and is claimed under clause 14.1(d) of the lease. Legal costs are a matter for the Client's solicitors and no figure is inserted for them here.

Quantities are given for guidance and are not a limitation. If the extent of any work proves greater once it is opened up, the cost will alter accordingly, and the Landlord reserves the right to add to this Schedule under paragraph 2.0.

Damages are subject to the cap in section 18(1) of the Landlord and Tenant Act 1927 — they cannot exceed the diminution in the value of the Landlord's reversion. This Schedule does not address that cap; see paragraph 1.07(e).

6.02 Summary

Head of claim	Section	Amount £
External — front elevation	5.01	500.00
External — rear elevation and yard	5.02	340.00
Internal — ground floor	5.03	3,040.00
Services and statutory compliance	5.04	1,360.00
Reinstatement	5.05	2,890.00
Sub-total		8,130.00
Contractor's overheads and profit @ 15%		1,219.50
Works cost		9,349.50
Surveyor's fees — preparation and service of this Schedule	cl. 14.1(d)	975.00



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Legal costs	cl. 14.1	To be advised by the Client's solicitors
Loss of rent — if instructed (passing rent £24,000 pa)	cl. 30.5	Not instructed
TOTAL CLAIM (excluding VAT)		10,324.50
VAT		Excluded — see 6.03
GRAND TOTAL (excluding VAT)		10,324.50

Two of the sums in this Schedule are provisional and will require adjustment: item 5.03.6, the cause of the leakage at the wash basin not having been established; and item 5.05.4, it not having been established whether the opening through the wall was formed for the structure. Together they amount to £570.00 before overheads and profit. Item 5.05.6 is scheduled at nil, and the floor coverings at item 5.03.1 are claimed for taking up only, no new coverings being required.

6.03 Value Added Tax

Every figure in this Schedule is stated exclusive of VAT. No sum for VAT has been added to the total and none is claimed.

The surveyor is not registered for VAT, and no VAT is payable on the surveyor's fee of £975.00. That figure is the total amount.

Whether VAT is chargeable on the cost of the remedial works, and whether it is recoverable by the Landlord, depend on the Landlord's own VAT position and on whether an option to tax has been exercised in respect of the Property. An option to tax is notified to HM Revenue & Customs by the person exercising it. It is not recorded on any public register, and since 1 February 2023 HM Revenue & Customs has not acknowledged or confirmed options to tax save in limited circumstances. It is not therefore a matter which the surveyor is able to establish, and no opinion is offered on it.

The point is not academic. Where a landlord can recover the VAT on the works as input tax, the VAT is not part of his loss and should not form part of the claim; where he cannot, it may be. The Landlord should take the advice of his solicitors and his accountant on the position before the Quantified Demand is prepared, and the figures in this Schedule should be adjusted accordingly if required.

Damages are subject to the cap in section 18(1) of the Landlord and Tenant Act 1927 — they cannot exceed the diminution in the value of the Landlord's reversion. This Schedule does not address that cap; see paragraph 1.07(e).

7.0 SUMMARY OF CONDITION AND RECOMMENDATIONS

7.01 Overall condition

The overall condition of the Property at the date of inspection was average for premises of this age, character and locality at the end of a ten year term.

The Tenant had removed her fixtures, fittings and stock, and had taken up and disposed of the floor coverings she had laid during the term. The greater part of the disrepair recorded in this Schedule arises not from neglect during the term but from the manner in which the Tenant's own fitting out was stripped out at the end of it: fixings left in the walls, applied finishes pulled off taking the plaster with them, wall tiling stripped and left, boxing in cut away and left open, and cabling and pipework cut and left loose.

The single substantial item is the structure erected within the Yard. It was built without any consent, it covers substantially the whole of the Yard, and its removal, together with making good the walls it is fixed to, accounts for the greater part of the sum claimed.

No defects were found in the drainage, and no evidence of penetrating or rising damp was seen, save for the localised staining at the corner beneath the wash basin recorded at item 5.03.6. The Property was inspected in dry weather.

7.02 Recommendations and further investigation

FURTHER INVESTIGATION	
Drainage survey	RECOMMENDED. A CCTV survey of the below ground drainage is recommended. No defect was observed, but the drainage was not tested and the yard structure and its removal may have affected the drainage beneath it.
Electrical test and inspection	RECOMMENDED. The distribution board was closed and was not opened. The condition of the installation can be established only by inspection and test. A satisfactory Electrical Installation Condition Report is required at item 5.04.1.
Asbestos	RECOMMENDED. The Landlord confirms there are no asbestos containing materials at the Property, but no asbestos register was produced and no survey has been carried out. The WC ceiling carries a textured coating. Before that coating is abraded, or any other material of uncertain composition is disturbed, a refurbishment and demolition asbestos survey should be obtained. This is a duty holder's obligation under the Control of Asbestos Regulations 2012 and is not a matter of choice.
Structural engineer	Not required. No structural defect was observed within the demise.
Gas and mechanical	Not required. No gas supply and no gas fired appliance were identified at the Property.
Damp and timber	Not required, save in respect of the localised staining at item 5.03.6, which is to be investigated as part of that item.
Valuation advice — s.18(1)	RECOMMENDED. Damages cannot exceed the diminution in the value of the Landlord's reversion. That is a valuer's question, not a building surveyor's, and no opinion is expressed on it in this Schedule.
Health and safety	The Landlord is reminded that, in permitting works to be carried out at the Property, he is likely to be the client for the purposes of the Construction (Design and Management) Regulations 2015 and to carry the duties that attach to that role. Cabling and socket outlets were left loose and an open void with live services was left unenclosed at the date of inspection.

8.0 DECLARATION AND ENDORSEMENT

8.01 The surveyor

This Schedule has been prepared by Dennis Brett MCIOB FFPWS LCGI MPTS, Principal Surveyor of Site Sage Chartered Building Consultancy, 107 Westbury Rise, Church Langley, Essex CM17 9NT.

Mr Brett is a Registered Chartered Building Consultant and has prepared schedules of condition and schedules of dilapidations for commercial premises for many years. He is competent to give the opinions set out in this Schedule, which fall within his professional expertise as a building surveyor. His professional memberships are as follows:

Body	Grade
The Chartered Institute of Building	Member (MCIOB)
The Faculty of Party Wall Surveyors	Fellow (FFPWS)
The Pyramus & Thisbe Society	Member (MPTS)
The City & Guilds of London Institute	Licentiate (LCGI)

Matters falling outside that expertise are identified at paragraph 1.07 and are reserved to the Client's legal advisers. No opinion is expressed on them, and no valuation opinion is given.

8.02 Basis on which this Schedule is prepared

This Schedule is prepared in accordance with the Pre-Action Protocol for Claims for Damages in Relation to the Physical State of Commercial Property at Termination of a Tenancy ("the Dilapidations Protocol"), and follows recognised practice for the preparation of schedules of dilapidations in England and Wales as to its structure, content and method.

8.03 Professional indemnity insurance

Professional indemnity insurance is maintained in respect of this appointment.

The liability of Site Sage Chartered Building Consultancy in respect of this appointment is limited in accordance with the Fee Agreement and Appointment Form entered into with the Client.

8.04 Declaration

I declare that I have personally inspected the property described in this Schedule; that the matters recorded are a true record of what I observed at the date of my inspection; and that the opinions expressed are my own.

8.05 Endorsement required by the Dilapidations Protocol

I confirm that, in my opinion, all the works set out in this Schedule are reasonably required to remedy the breaches of covenant identified; that full account has been taken of the Landlord's intentions for the property; and that the costings set out are reasonable.

Signed		Date	1 September 2026
Name	Dennis Brett MCIQB FFPWS LCGI MPTS	Title	Principal Surveyor Registered Chartered Building Consultant
Firm	SITE SAGE Chartered Building Consultancy	Contact	07793 056226 dennisbrett@sitesage.co.uk
Reference	1872 / SR	Revision	01 — FINAL

Signed and dated by the surveyor. This Schedule is issued as Revision 01 — Final.



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9.0 APPENDICES

The photographic record accompanying this Schedule is appended below. The photographs are grouped by area under the same headings used in the Schedule, so that each set may be read directly against the corresponding items. Each photograph is captioned with the location and the element it shows.

The photographs are a record of what was observed at the date of inspection. They do not show every defect described in the Schedule, and where a defect is not photographed the written description governs.

Index of appendices

Appendix	Area	Content	Plates
Appendix A	External — front elevation	Front elevation, fascia, signage, shop front glazing, entrance and planters.	7
Appendix B	External — rear elevation and yard	Rear elevation, rear door, Yard surface, boundaries, and the condensing unit on the rear flat roof.	6
Appendix C	Yard structure — play area built to the rear	The structure erected by the Tenant within the Yard: elevations, junctions with the Building, roof, interior, services and floor.	24
Appendix D	Internal — shop front, walls and ceilings	Internal face of the shop front, wall and ceiling finishes, fixing damage, the ceiling recess and the former servery.	8
Appendix E	Internal — WC and toilet area	Sanitary fittings, ceiling stickers, finishes and the evidence of leakage at the wash basin.	3
Appendix F	Flooring	The floor coverings remaining at the date of inspection, the exposed substrate to the rear, and the protective sheeting to the front.	3
Appendix G	Electrics	Intake, meter, distribution board, the opening left by the removed boxing in, and redundant cabling.	4
Appendix H	Plumbing	Former appliance positions, waste stubs, and disconnected pipework left loose.	6
Total			61

The photographs were taken by the surveyor on 24 August 2026. They have not been altered other than by reduction in size for reproduction.

APPENDIX A

External — front elevation

Front elevation, fascia, signage, shop front glazing, entrance and planters.

7 photographs • read with section 5.01

Ground floor premises, 1 Sample Road, Sampleton XX1 1XX
Inspection of 24 August 2026

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Appendix A — External — front elevation



Plate A1
Oblique view of the parade from the north-west. Three storeys of facing brickwork over the ground floor shop units.



Plate A2
Wider view of the frontage showing the subject unit and its neighbours, and the pale banding at first floor cill level.



Plate A3
The shop front. Flat fascia carrying applied vinyl graphics, glazed screen and entrance doors in painted frames.



Plate A4
The entrance doors standing open. Applied vinyl lettering to the glazing on both sides of the entrance.

Appendix A — External — front elevation



Plate A5
The junction with the adjoining unit to the right. The unit number 102 appears on the band above the fascia.



Plate A6
Two of the planters standing against the shop front glazing, with dead and dying planting.

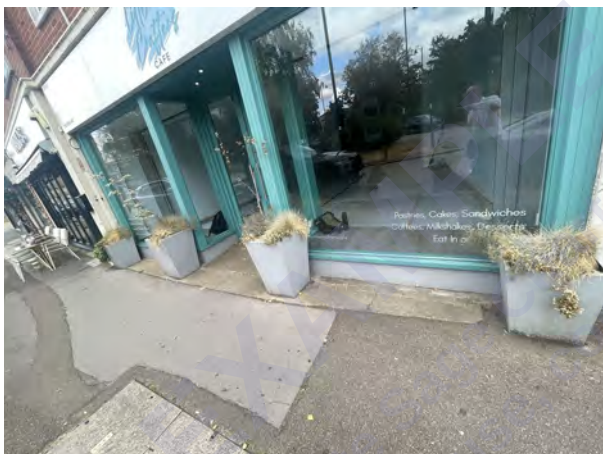


Plate A7
Low oblique view along the frontage showing four planters standing on the footway in front of the unit.

APPENDIX B

External — rear elevation and yard

Rear elevation, rear door, Yard surface, boundaries, and the condensing unit on the rear flat roof.

6 photographs • read with section 5.02, 3.02

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Appendix B — External — rear elevation and yard



Plate B1

The rear of the premises. Rendered wall, flat roof over, and the rear door giving on to the Yard.



Plate B2

The Yard surface — bare compacted earth and hardcore with patches of degraded concrete, litter and debris throughout.



Plate B3

View out across the Yard from the rear doorway. Brick boundary wall to the right, close boarded fence beyond.



Plate B4

Corner of the Yard. Weathered brick boundary wall meeting the rendered flank wall, with weed growth along the base of both.

Appendix B — External — rear elevation and yard



Plate B5

The same corner. Mature trees growing hard against the brick boundary wall.



Plate B6

The redundant condensing unit on the main rear flat roof, with associated pipework and cabling. Not the Tenant's equipment — excluded from this Schedule.

APPENDIX C

Yard structure — play area built to the rear

The structure erected by the Tenant within the Yard: elevations, junctions with the Building, roof, interior, services and floor.

24 photographs · read with section 5.05

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Inspection of 24 August 2026

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Appendix C — Yard structure — play area built to the rear



Plate C1

The structure viewed from the Yard. Grey sheet cladding on the yard elevation, pale fascia at roof level, doorway centrally.



Plate C2

The yard elevation with the door standing open. The route through the structure into the shop is visible beyond.



Plate C3

The narrow gap between the structure and the main building. The sheeting is built hard against the brick pier and its rainwater pipe.



Plate C4

The separate profiled metal store standing on timber decking beside the structure. Not part of the Tenant's works — excluded from this Schedule.

Appendix C — Yard structure — play area built to the rear



Plate C5

The junction of the cladding with the existing brickwork. The abutment is open and unsealed and the breather membrane is exposed and torn.



Plate C6

The same junction from further back, showing the full height of the open abutment and eroded brick faces.



Plate C7

The roof of the structure from above, overlaid throughout with rolled reed screening held down only by loose timber battens.



Plate C8

The roof from a second position. The screening is bleached and split, with open joints between the rolls.

Appendix C — Yard structure — play area built to the rear



Plate C9

Detail of the roof. At the near edge the screening has pulled back to expose the corrugated plastic sheet beneath.



Plate C10

The edge of the roof where it meets the adjoining flat roof. The cut edge of the plastic sheet is visible below the screening.



Plate C11

The junction of the roof with the brick wall of the main building. No flashing, upstand or seal, and services laid loose along the joint.



Plate C12

The roof looking down along the brick flank wall, with the service pipe and cable running down the brickwork.

Appendix C — Yard structure — play area built to the rear



Plate C13

The structure roof and the adjoining flat roof, showing accumulated rubbish, moss and standing water staining.



Plate C14

The adjoining flat roof with a discarded air conditioning unit, satellite dish, loose cabling and general refuse.



Plate C15

A condensing unit standing on the adjoining flat roof, at a level above the structure.



Plate C16

The interior of the structure looking towards the shop. Board lining painted dark green, timber beams over, translucent roof above.

Appendix C — Yard structure — play area built to the rear



Plate C17

The interior. Printed woodland mural applied to the full height of one wall with artificial foliage to its head.



Plate C18

The interior looking towards the external doorway, with numerous filled and unfilled fixing points to the lining.



Plate C19

The head of the wall internally. Timber beams bearing on a wall plate, with surface run cable and lampholders at high level.



Plate C20

The same corner. Accessory plates at low level, and staining and moss visible through the translucent roof sheets.

Appendix C — Yard structure — play area built to the rear



Plate C21

The roof from beneath. Extensive dark staining and organic growth on and above the translucent sheeting.



Plate C22

The door from the structure directly into the shop, with the Tenant's notice recording the soft play use.



Plate C23

The external door and its lining. Paint to the lining is flaking and lifting with the substrate exposed.



Plate C24

The floor of the structure. Laminate plank finish perforated at intervals by fixing sockets for equipment since removed.

APPENDIX D

Internal — shop front, walls and ceilings

Internal face of the shop front, wall and ceiling finishes, fixing damage, the ceiling recess and the former servery.

8 photographs • read with section 5.03

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Appendix D — Internal — shop front, walls and ceilings



Plate D1

The front trading area looking towards the shop front. Applied decorative finishes have been stripped from the left hand wall, taking paint, paper and plaster with them.



Plate D2

The opposite wall of the front trading area. Numerous fixing holes and remaining plugs, with a horizontal line of blown plaster where a fixed run has been removed.



Plate D3

Detail of a removed wall fitting. Four screw fixings with plugs remaining, and skirting removed below with the plaster broken away.



Plate D4

Internal corner and doorway to the rear. Scattered fixing holes; skirting remains in place on this run.

Appendix D — Internal — shop front, walls and ceilings



Plate D5

Looking towards the rear of the trading area. A regular grid of fixing points marks a removed run of shelving or wall units.



Plate D6

The recess formed in the ceiling at the rear of the trading area, with a cable and connector block left hanging from the centre.



Plate D7

The rear wall at the former servery. Wall tiling stripped over the lower part, leaving adhesive, torn paper and exposed plaster, with services left in place.



Plate D8

The wall lining opened up at the rear corner, exposing the stud and the services within, with socket outlets left live on the adjoining face.

APPENDIX E

Internal — WC and toilet area

Sanitary fittings, ceiling stickers, finishes and the evidence of leakage at the wash basin.

3 photographs • read with section 5.03

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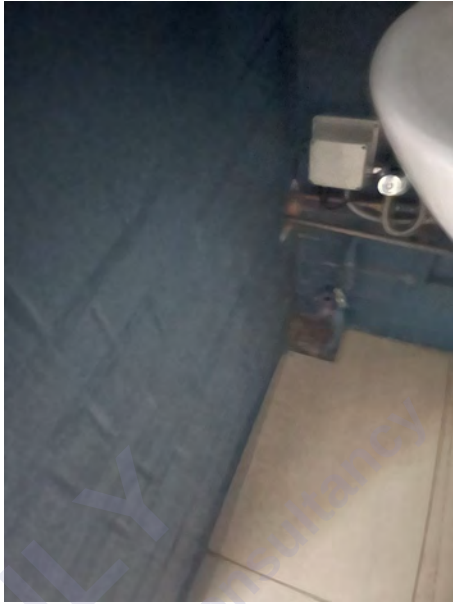
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Appendix E — Internal — WC and toilet area

	
Plate E1 The WC. Decorative stickers applied across the whole of the textured ceiling, and a connector block left hanging where a light fitting has been removed.	Plate E2 Beneath the wash basin, showing the trap, supply connections and isolating valve.
	
Plate E3 The corner below the basin. Staining, paint loss and corrosion at the wall and floor junction, with verdigris to the copper pipe run.	

APPENDIX F

Flooring

The floor coverings remaining at the date of inspection, the exposed substrate to the rear, and the protective sheeting to the front.

3 photographs • read with section 5.03

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Appendix F — Flooring



Plate F1

The rear room. Floor covering lifted to expose stained timber boarding with plywood patches; wall tiling stripped over the lower part.



Plate F2

Looking from the trading area to the rear. Protective sheeting to the front floor; exposed boarding beyond, marked by the footprint of a removed fitting.



Plate F3

The rear room wall and floor. Chased service runs to former appliance positions and a waste pipe stub left projecting from the wall.

APPENDIX G

Electrics

Intake, meter, distribution board, the opening left by the removed boxing in, and redundant cabling.

4 photographs • read with section 5.04

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Appendix G — Electrics



Plate G1

The service cupboard. Distribution board and meter position to the right; the boxing in to the left has been removed.



Plate G2

The board, meter and cut-outs in detail, with the open void alongside containing loose cabling and the earth bonding clamps.



Plate G3

The opening left by the removal of the boxing in. Ragged cut edges, exposed brickwork and studwork, and cabling trailing to the floor.



Plate G4

The rear room at floor level. Socket outlets detached and lying loose on the floor with trailing flexible cable.

APPENDIX H

Plumbing

Former appliance positions, waste stubs, and disconnected pipework left loose.

6 photographs • read with section 5.04

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Appendix H — Plumbing



Plate H1

The trading area looking to the rear, with waste stubs and capped supply pipes left at the former appliance positions.



Plate H2

The same area from a second position. A removed plasterboard panel stands against the wall; socket outlets remain on the boxing beyond.



Plate H3

The rear room corner. Waste branch left with two open uncapped ends, and supply pipework cut and left loose across the floor.



Plate H4

The same corner from the left, showing the extent of the disconnected pipework left lying on the floor.

Appendix H — Plumbing



Plate H5
The boxing in seen from the rear room, cut away on a diagonal and left unfinished, with services exposed within.



Plate H6
The base of the rear room wall, with staining to the lining and discolouration to the floor at the corner.