

SCOTT SCHEDULE — DEFENDANT'S EXPERT (EXAMPLE DOCUMENT, all names, addresses and figures are fictional)

Property: Flat 6, Sample House, Sample Close, London XX4 1XX Expert: Dennis Brett MCIQB, FFPWS, LCGI, MPTS — Site Sage Chartered Building Consultancy Inspection: 29 April 2026 Report: 13 May 2026

Prepared in accordance with CPR Part 35 and PD35. Costs based on NHF Schedule of Rates / London market rates, excl. VAT, plus 15% contractor OHP. Internal decoration is tenant responsibility under s.11(2)(a) LTA 1985 — not attributed as landlord liability unless consequential to landlord's own structural works.

Context: No mould or elevated moisture readings identified anywhere. Ceiling staining in living room and bedroom is thermal tracking — not mould, not damp. Boiler confirmed operational at inspection with annual service and gas safety certificate in place. No active rodent infestation in flat; landlord managing pest control at site level through the pest contractor. Repair history records no damp or mould orders between 2019 and March 2025 — materially inconsistent with alleged notice date of January 2023. Hairline cracks are non-structural, within normal tolerance, and internal decoration/crack filling is a tenant responsibility.

Item	Location	Alleged Defect	Expert Findings	Causation	Defect Accepted	Remedial Works (Landlord Liability Only)	Cost (£ excl. VAT)	Court / Judge Notes
1	Living Room	Damp and mould to ceiling and walls, degraded plasterwork, visible watermarks and damaged decoration. Alleged notice from January 2023.	No mould growth identified. All damp meter readings within normal dry parameters. No watermarks. Plasterwork sound. Ceiling staining is consistent with thermal tracking — not biological and not associated with moisture. A lit candle was present during inspection.	Thermal tracking caused by insulation deficiency at eaves of mono-pitched roof, compounded by carbon particulates from candle burning. Not damp. Not mould. No damp/mould repair orders 2019–March 2025 — inconsistent with alleged notice date of January 2023.	No	No damp/mould remediation required. Specialist loft insulation survey recommended via bedroom roof hatch. Ceiling redecoration only as making good following landlord's own insulation works if confirmed — see cost schedule.	See cost schedule	No mould. No damp. Thermal tracking, not mould. Repair history does not support alleged notice date of January 2023.
2	Living Room	Degraded plaster and cracks to walls and ceiling. Alleged notice from January 2023.	No degraded or blown plaster. Minor hairline cracks — non-structural, within normal tolerance for modern cavity wall construction.	Hairline cracking from minor thermal movement of building fabric. Non-structural. No structural movement identified.	No	Internal decoration and crack filling from normal thermal movement is tenant responsibility under s.11(2)(a) LTA 1985. No landlord liability.	£0.00 Tenant responsibility	Not structural disrepair. Internal decoration is tenant responsibility under s.11(2)(a) LTA 1985. No landlord breach.
3	Kitchen	Defective boiler causing lack of heating and hot water. Alleged notice from January 2023.	Vaillant combination boiler confirmed operational. Annual service label and gas safety certificate present. Heating and hot water functional. No fault codes. Flue and controls satisfactory.	Boiler operational at inspection. No boiler repair orders between September 2019 and February 2026 Letter of Claim — over 6 years. Claim since January 2023 not supported by evidence or repair history. Boiler age (installed December 2015) noted for forward planning.	No	No works required at time of inspection. Landlord to plan proactive boiler replacement in forward maintenance programme.	£0.00	Boiler operational. Annual service confirmed. Claim since January 2023 not supported by evidence or repair history.
4	Kitchen	Rat infestation throughout the property. Alleged notice from November 2025.	No active infestation in flat. No droppings, gnaw marks or nesting found. Tenant's food storage and housekeeping exemplary. the pest contractor bait boxes in communal areas. Repair records refer to mice; Letter of Claim refers to rats — material discrepancy.	Site-wide issue managed by landlord through the pest contractor professional contractor. No isolated landlord failure within Flat 6. Outstanding RO 12345 (November 2025) to be confirmed complete.	No — managed at site level	Confirm completion of pest treatment RO 12345. Continue site-level pest management.	£175.00	No active infestation in flat. Records show mice, not rats as pleaded. Landlord managing at site level. RO 12345 to be completed.

5	Master Bedroom	Damp and mould to ceiling and walls, degraded plasterwork, visible watermarks and damaged decoration. Alleged notice from January 2023.	No mould growth identified. All damp meter readings within normal dry parameters. No watermarks. Plasterwork sound. Ceiling staining consistent with thermal tracking. Roof access hatch present in bedroom ceiling.	Same thermal tracking mechanism as living room. Mono-pitched roof creates reducing eaves height — likely insulation deficiency. Not damp. Not mould. No damp/mould repair orders 2019–March 2025.	No	No damp/mould remediation required. Specialist loft insulation survey recommended via bedroom roof hatch. Ceiling redecoration only as making good following landlord's own insulation works if confirmed — see cost schedule.	See cost schedule	No mould. No damp. Thermal tracking, not mould. Alleged notice date January 2023 not supported by evidence or repair history.
6	Master Bedroom	Degraded plaster and cracks to walls and ceiling. Alleged notice from January 2023.	No degraded or blown plaster. Minor hairline cracks — non-structural, within normal tolerance.	Hairline cracking from minor thermal movement. Non-structural. No structural movement identified.	No	Internal decoration and crack filling from normal thermal movement is tenant responsibility under s.11(2)(a) LTA 1985. No landlord liability.	£0.00 Tenant responsibility	Not structural disrepair. Internal decoration is tenant responsibility under s.11(2)(a) LTA 1985. No landlord breach.

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SUPPLEMENTARY COST SCHEDULE — Works Identified as Landlord's Responsibility								
Note: Internal decoration and hairline crack filling (Defects 2 and 6) are excluded — tenant responsibility under s.11(2)(a) LTA 1985. Items 1c and 1d (ceiling redecoration) are landlord cost only as making good following landlord's own insulation works — conditional on 1b.								
Ref	Location	Description of Works	Basis of Costing	Unit	Qty	Rate (£)	Total (£)	Notes
1a	Living Room & Master Bedroom	Specialist loft insulation survey via bedroom roof access hatch — assess insulation at eaves. Recommendation only.	Market rate — specialist loft insulation contractor	Item	1	250.00	250.00	Recommendation. Not confirmed defect. Conditional on survey being instructed.
1b	Living Room & Master Bedroom	Improve loft insulation at eaves where deficient (subject to survey at 1a). Addresses underlying cause of thermal tracking staining.	NHF SoR / market rate — confirmed post survey	m²	TBC	TBC	TBC	Conditional on 1a survey confirming deficiency. To be costed on survey findings.
1c	Living Room Ceiling	Redecorate ceiling — making good following landlord's own insulation works at 1b only. Prepare, mist coat, two coats emulsion. CONDITIONAL on 1b.	NHF Schedule of Rates Item 5.4	m²	12	18.50	222.00	Landlord cost ONLY as making good after works at 1b. Conditional on 1b being confirmed and completed.
1d	Master Bedroom Ceiling	Redecorate ceiling — making good following landlord's own insulation works at 1b only. Prepare, mist coat, two coats emulsion. CONDITIONAL on 1b.	NHF Schedule of Rates Item 5.4	m²	10	18.50	185.00	Landlord cost ONLY as making good after works at 1b. Conditional on 1b being confirmed and completed.
4a	Site-wide	Complete outstanding pest treatment — confirm completion of RO 12345 (November 2025); attend and treat as required.	Market rate — specialist pest contractor	Item	1	175.00	175.00	RO 12345 raised November 2025. Landlord to confirm completion.
Subtotal — confirmed works (excl. TBC item 1b):							£832.00	Item 1b (insulation improvement) TBC following specialist survey.
Contractor Overhead & Profit @ 15%:							£124.80	Applied to all identified landlord contractor works.
TOTAL — confirmed works (excl. VAT and excl. item 1b TBC):							£956.80	Items 1c and 1d conditional on 1b. Item 1b TBC following survey.
VAT:							N/A	Site Sage Chartered Building Consultancy is not VAT registered. Contractor costs may attract VAT — to be confirmed by instructed contractor.

ADDITIONAL MATTERS OBSERVED — FOR INFORMATION ONLY (Not forming part of the pleaded claim — reported pursuant to CPR Part 35.3)						
Item	Location	Defect Observed	Recommended Works	Est. Cost (£ excl. VAT)	Urgency	Notes
A	Bathroom	Shower pump cover loose — failed to clip into position in wet room. Potential electrical hazard. Bathroom is mobility adapted.	Refix or replace pump cover securely	£50.00	Prompt	Wet room with mobility adaptations. Safe functioning of fittings particularly important.
B	Bathroom	WC cistern ball valve defective — not auto-filling; tenant manually pouring water to flush. RO 12346 (December 2024) recorded same defect — unresolved.	Replace ball valve — restore auto-filling	£120.00	High	RO 12346 raised December 2024 — continuing unresolved matter. Breach of s.11 LTA 1985 (sanitation installation).
C	Bathroom	Cold water tap at bathroom delivering hot water only — no cold water available for any purpose. Likely pipework cross-connection.	Urgent investigation and rectification of cold water supply	£350.00	URGENT	Clear breach of s.11 LTA 1985. Tenant unable to obtain cold water. Urgent rectification required.

Expert Conclusion

The physical evidence and repair history do not support the pleaded claims. No mould and no elevated moisture were found anywhere. Ceiling staining is thermal tracking — not mould. Defects 2 and 6 (decoration/cracks) are not landlord liability; internal decoration is tenant responsibility under s.11(2)(a) LTA 1985. The boiler was operational at inspection. No active infestation was found in the flat; pest control is being managed at site level. Works in this schedule are limited to a specialist insulation survey (recommendation), conditional ceiling making good (if insulation works confirmed), and completion of outstanding pest treatment. Three bathroom matters are noted for information only in accordance with the Expert's overriding duty to the Court.

I confirm that my overriding duty is to the Court and that this duty overrides any obligation to the party instructing me. I have complied with this duty in preparing this Scott Schedule. The opinions expressed represent my true and complete professional opinion.	
Signed:	
Name:	Dennis Brett MCIQB, FFPWS, LCGI, MPTS
Position:	Registered Chartered Building Consultant — Site Sage Chartered Building Consultancy
Date:	13 May 2026
Report:	SS/EW/EXAMPLE/2026