

Case study two	Location	Address	Room	Element	Cost	Unit	Quantity	Condition	Total cost	Replacement year	Priority	Comments	Required action	Photo Reference
Case study two	Swansea	13 Craddock Street, Swansea	General	Above Ground Drainage Pipework		Item		B	£500.00	2023	3	Above ground drainage pipework etc aged.	Ongoing inspection required until replacement.	
Case study two	Swansea	13 Craddock Street, Swansea	General	General				B	£1,000.00	2023	3	Hot & cold water distribution pipework, valves etc aged.	Ongoing inspection required until replacement.	
Case study two	Swansea	13 Craddock Street, Swansea	General	General				B	£1,000.00	2023	3	Sanitary ware aged.	Ongoing inspection required until replacement.	
Case study two	Swansea	13 Craddock Street, Swansea	General	Intruder Alarm System		Item		C	£1,500.00	2021	2			
Case study two	Swansea	13 Craddock Street, Swansea	General	Complete System		Item		C	£2,500.00	2021	2	Distribution board not fully accessible due to the positioning of the board.	Replacement required.	
Case study two	Swansea	13 Craddock Street, Swansea	General	Complete System		Item		C	£2,500.00	2021	2	Out of date fire alarm system will require full replacement.	Replacement required.	
Case study two	Swansea	13 Craddock Street, Swansea	General	General				B	£3,000.00	2023	3	Radiators, heating distribution pipework, gas distribution pipework, gas meter etc aged.	Ongoing inspection required until replacement.	
Case study two	Swansea	13 Craddock Street, Swansea	General	Complete System		Item		C	£5,000.00	2021	2	Light switches will require replacing despite being operational due to condition. Luminaires will need replacing due to visual age of fittings.	Replacement required.	
Case study two	Swansea	13 Craddock Street, Swansea	Shop floor	Suspended - Mineral Fibre ceiling	£36.00	Square Metre		B			4	Fair condition.		1 & 2
Case study two	Swansea	13 Craddock Street, Swansea	Shop floor	Concrete floor	£137.00	Square Metre		B			4	Fair condition.		1 & 2
Case study two	Swansea	13 Craddock Street, Swansea	Shop floor	Plaster walls - Smooth Finish	£42.00	Square Metre		B			4	Fair condition.		1 & 2
Case study two	Swansea	13 Craddock Street, Swansea	Shop floor	Aluminium doors	£555.00	Square Metre	1	B	£555.00	2023	3	Upgrade. Some minor damage.	Replacement required.	1 & 2
Case study two	Swansea	13 Craddock Street, Swansea	Shop floor	Decorate All Areas	£9.50	Square Metre	65.6	B	£623.20	2023	3	Redecorate within specified period.	Internal decoration.	1 & 2
Case study two	Swansea	13 Craddock Street, Swansea	Shop floor	Fire/Solid Core - Single door	£650.00	Item	2	C	£1,300.00	2021	2	Replace doors.	Replacement required.	1 & 2
Case study two	Swansea	13 Craddock Street, Swansea	Kitchen	Plaster - Smooth Finish walls	£42.00	Square Metre		B			4	Fair condition.		8, 11 & 12
Case study two	Swansea	13 Craddock Street, Swansea	Kitchen	Plaster - Skim Finish ceiling	£12.35	Square Metre	6.3	D	£77.81	2022	2	Fair/poor, replace within specified year.	Replacement required.	8, 11 & 12
Case study two	Swansea	13 Craddock Street, Swansea	Kitchen	Carpet/Tiles Flooring	£43.00	Square Metre	6.3	C	£270.90	2022	2	Replace within specified period.	Replacement required.	8, 11 & 12
Case study two	Swansea	13 Craddock Street, Swansea	Kitchen	Decorate All Areas	£9.50	Square Metre	33.3	C	£316.35	2022	2	Replace within specified year.	Internal decoration.	8, 11 & 12
Case study two	Swansea	13 Craddock Street, Swansea	Kitchen	Fire/Solid Core - Single Door	£650.00	Item	2	D	£1,300.00	2021	2	Upgrade.	Replacement required.	8, 11 & 12
Case study two	Swansea	13 Craddock Street, Swansea	Kitchen	Kitchen Units - With Sink	£1,500.00	Item	1	D	£1,500.00	2021	2	Upgrade.	Replacement required.	8, 11 & 12
Case study two	Swansea	13 Craddock Street, Swansea	Toilet	Plasterboard - Plaster ceiling	£39.75	Square Metre	3.2	C	£127.20	2021	2	Replace ceiling. Investigate leak.	Replacement required.	9 & 10
Case study two	Swansea	13 Craddock Street, Swansea	Toilet	Vinyl Sheet flooring	£45.32	Square Metre	3.2	C	£145.02	2021	2	Replace within specified year.	Replacement required.	9 & 10
Case study two	Swansea	13 Craddock Street, Swansea	Toilet	Lthw Boilers		Item		C	£150.00	2021	2	Annual boiler service required.	Annual servicing required.	9 & 10
Case study two	Swansea	13 Craddock Street, Swansea	Toilet	Decorate All Areas	£9.50	Square Metre	22.6	D	£214.70	2021	2	Redecorate within specified period.	Internal decoration.	9 & 10
Case study two	Swansea	13 Craddock Street, Swansea	Toilet	Plaster - Smooth Finish walls	£42.00	Square Metre	19.4	C	£814.80	2021	2	Replaster.	Repairs required.	9 & 10
	Swansea	14 Craddock Street, Swansea	Toilet	Damp to wall	£500.00	1		D	£500.00	2021	1	Investigate damp to wall. Possible issue with external wall. (no access was available to rear at time of survey).	Immediate works required. Replaster walls. Possibly external works needed.	9 & 10
Case study two	Swansea	13 Craddock Street, Swansea	Toilet	Lthw Boilers		Item		B	£2,000.00	2023	3	Biast wall mounted boiler.	Ongoing maintenance required until replacement.	9 & 10
Case study two	Swansea	13 Craddock Street, Swansea	Store cupboard 1	Plaster - Skim Finish	£12.35	Square Metre		B			4	Fair condition.		4, 5 & 6
Case study two	Swansea	13 Craddock Street, Swansea	Store cupboard 1	Plaster - Smooth Finish	£42.00	Square Metre		B			4	Fair condition.		4, 5 & 6
Case study two	Swansea	13 Craddock Street, Swansea	Store cupboard 1	Vinyl Tiles	£40.00	Square Metre	2.3	C	£92.00	2022	2	Replace within specified year.	Replacement required.	4, 5 & 6
Case study two	Swansea	13 Craddock Street, Swansea	Store cupboard 1	Decorate All Areas Including ceilings	£9.50	Square Metre	18.8	C	£178.60	2022	2	Decorate within specified year.	Internal decoration.	4, 5 & 6
Case study two	Swansea	13 Craddock Street, Swansea	Store cupboard 1	Fire/Solid Core - Single	£650.00	Item	1	D	£650.00	2021	2	Upgrade/provide.	Replacement required.	4, 5 & 6
Case study two	Swansea	13 Craddock Street, Swansea	Store cupboard 2	Plaster - Skim Finish	£12.35	Square Metre		B			4	Fair condition.		7
Case study two	Swansea	13 Craddock Street, Swansea	Store cupboard 2	Plaster - Smooth Finish	£42.00	Square Metre		B			4	Fair condition.		7
Case study two	Swansea	13 Craddock Street, Swansea	Store cupboard 2	Vinyl Tiles	£40.00	Square Metre	2	C	£80.00	2022	2	Replace within specified year.	Replacement required.	7
Case study two	Swansea	13 Craddock Street, Swansea	Store cupboard 2	Decorate All Areas Including ceilings	£9.50	Square Metre	17.4	C	£165.30	2022	2	Decorate within specified year.	Internal decoration.	7
Case study two	Swansea	13 Craddock Street, Swansea	Store cupboard 2	Fire/Solid Core - Single	£650.00	Item	1	D	£650.00	2022	2	Upgrade/provide.	Replacement required.	7
Case study two	Swansea	13 Craddock Street, Swansea	Externals	Windows	£65.00	Square Metre		B			4	Fair condition. Clean down glazing.		13 - 17
Case study two	Swansea	13 Craddock Street, Swansea	Externals	Decoration - General		Square Metre	30	C/D	Dependant on works	2021	2	Clean down and redecorate render. Possibly re-render entire front elevation.	Replacement required.	13 - 17
Case study two	Swansea	13 Craddock Street, Swansea	Externals	Windows	£450.00	Square Metre	1	C	£450.00	2021	3	Upgrade window to rear WC.	Replacement required.	13 - 17
Case study two	Swansea	13 Craddock Street, Swansea	Externals	Steel - Single	£1,200.00	Item	1	C	£1,200.00	2021	2	Provide suitable door to rear of property. Existing poor.	Replacement required.	13 - 17

Creative Bubble – Case Study

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by Aidan Chappell-Smith



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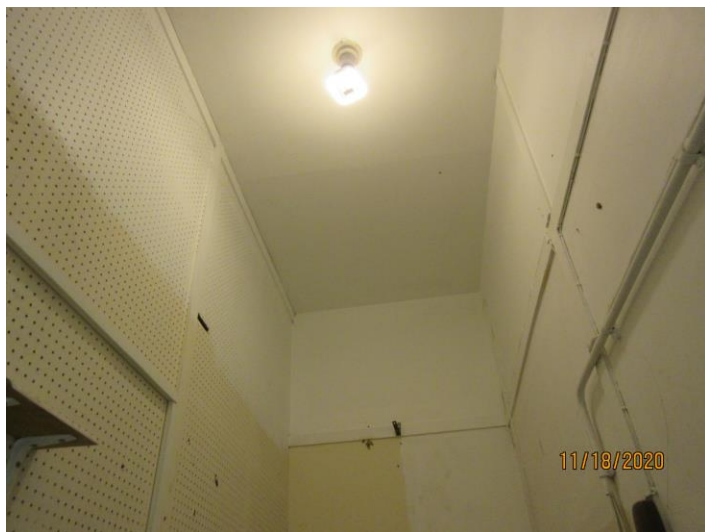
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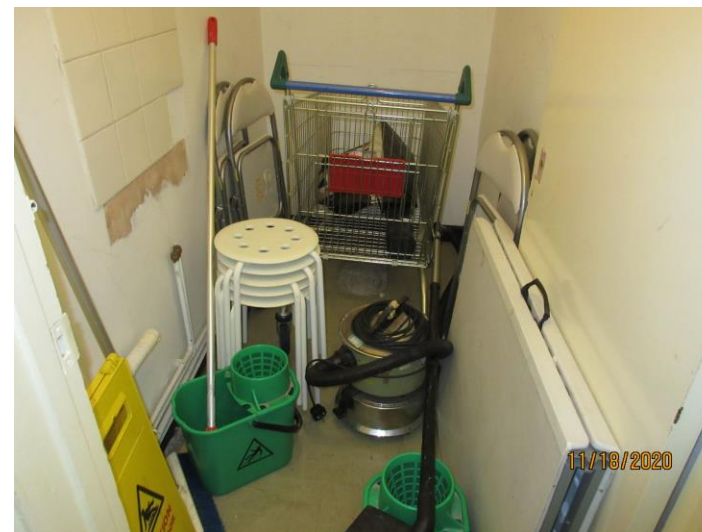
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