

A photograph of Notton House, a three-story stone building with a central portico and balconies. The building is made of light-colored stone and features several windows with white frames. A dark car is parked on the left, and a blue sign is visible on the right wall.

Notton House

ROOF PHASE 1 AND 2

Thursday, 04 December 2025

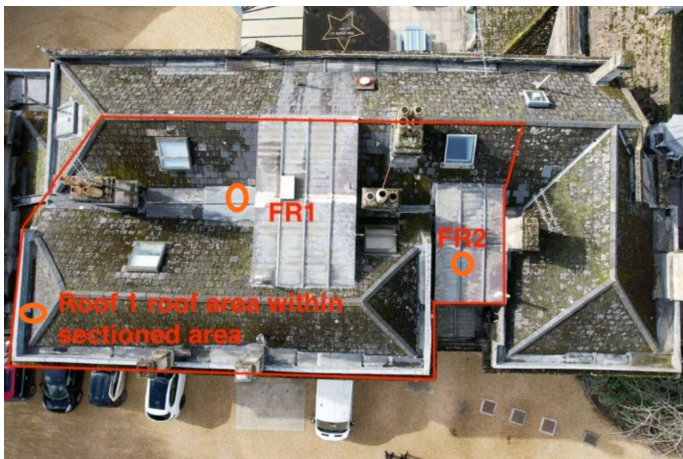
Prepared For MSNP

11 Items Identified



Notton House

Breakdown of costs and images of work involved in phases 1 and 2 roof works. This work is to be carried out to the front roof area of the main building and the complete roof of the adjoining left-hand building.



Roof Area FR1 And FR2

Aerial plan of roof with area of ingress marked in orange

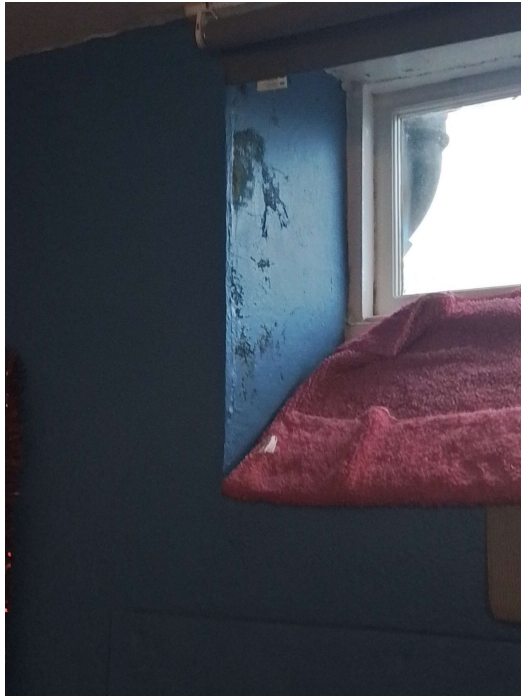
Total work to area FR1 and FR2 have been estimated at £139148.64.

There will be an additional cost of replacing 4 roof lights in this area as they are at the end of life and can not be refitted.

This has been estimated at £10794.11

There will be an additional cost of timber repair work to be added to this area as they will definitely find other issues once the buildings structure has been uncovered.

An estimated cost of £8259.11 has to be added to the total figures to cover some or all of what may be found.



Internal

Damage to the wall below outlet from the roof.

The damp ingress in this area has progressed to the floor below in prolonged poor weather conditions.



Internal

Damage caused below central valley in area FR1



Internal

Water dripping from next to light fitting in area FR2.

The kitchen area on this floor has been closed off to pupils and staff because of possible slip hazards.

Also, there is a possible risk of water ingress into the electrical lighting circuit in this area.



Roof Area 2 (Mistakenly Marked Roof 1 On Arial View)

This is the left-hand wing of Notton house.

Area of ingress below have been marked I orange.

Temporary repairs have been carried out in these areas before.

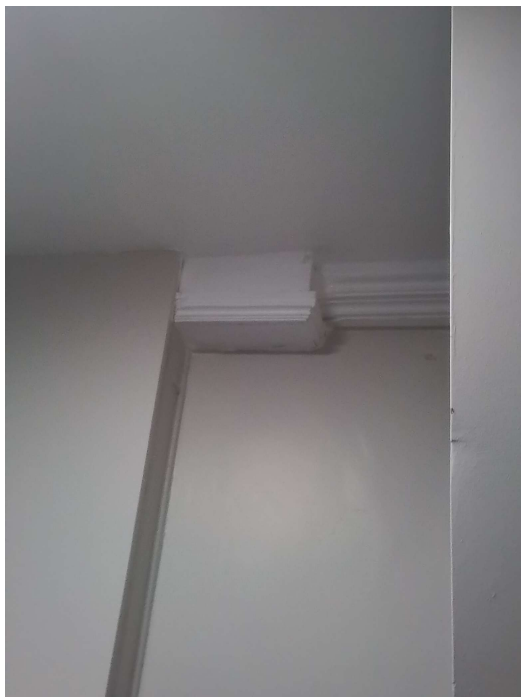
Estimated costs to repair this roof
£50524.30

There will be extra costs to add to what has been estimated because of what will be exposed once work starts, due to the age of the building.



Internal Below Roof 2

This area is in the corner of the conference room.



Internal Below Roof 2

Valley leaking above this area.



Skylight X 1 To Be Replaced In Area FR1
Skylight end of life.



Velux In Area FR1 & FR2
Velux X 3 will need to be replaced, very close to the end of life.



Notton House

If the 2 phases are to be completed in one visit, it has been estimated it will take 8 to 10 weeks (all weather permitting)

As the scaffolding will have to be erected and used when the school is operational, additional anti climb work will be required around the scaffolding.

The cost has been estimated at £3000,00.

The total estimated cost for work involved

£ 211,726.16

Steve Coombs

MSNP