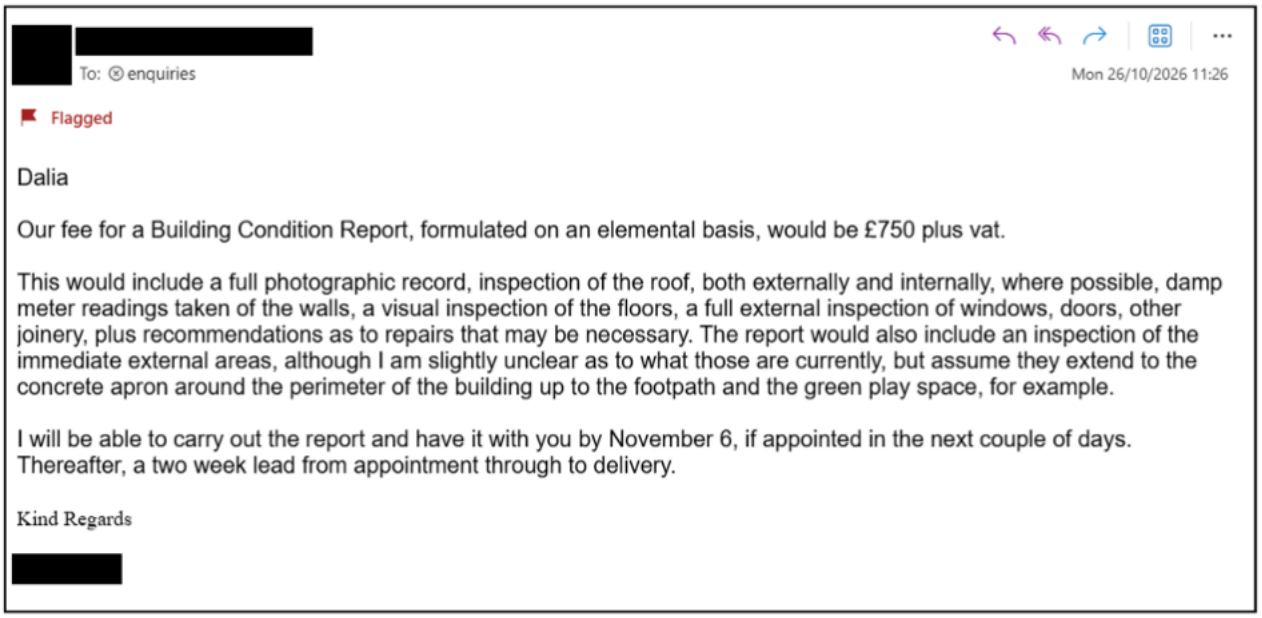
Princess Avenue – Building Condition Report Quotes

Full Council meeting: 10th November 2026
For decision

Quote	Fee	Scope of work
Quote 1	£750 + VAT (£900 inc VAT)	Report on the condition of the building, element by element Full photographic record Roof inspected outside and inside where possible Damp meter readings on the walls Visual inspection of the floors External inspection of windows, doors and joinery Recommendations for any repairs Includes the immediate external areas
Quote 2	£1,400 + VAT (£1,680 inc VAT)	Report on the condition of every part of the building Advice on repairs needed Single-storey building next to the recreation ground
Quote 3	£2,450 + VAT (£2,940 inc VAT)	Building condition survey: visual inspection of the building fabric

	Invoiced when the report is issued	Drone inspection of the roof coverings if needed (depends on weather) Assumes free access during normal business hours

Quote 1



[redacted]

To: enquiries

Mon 26/10/2026 11:26

Flagged

Dalia

Our fee for a Building Condition Report, formulated on an elemental basis, would be £750 plus vat.

This would include a full photographic record, inspection of the roof, both externally and internally, where possible, damp meter readings taken of the walls, a visual inspection of the floors, a full external inspection of windows, doors, other joinery, plus recommendations as to repairs that may be necessary. The report would also include an inspection of the immediate external areas, although I am slightly unclear as to what those are currently, but assume they extend to the concrete apron around the perimeter of the building up to the footpath and the green play space, for example.

I will be able to carry out the report and have it with you by November 6, if appointed in the next couple of days. Thereafter, a two week lead from appointment through to delivery.

Kind Regards

[redacted]

Quote 2

Re: Quote Request - building condition report and valuation BUILDING CON... Summarise this email

[redacted]

To: enquiries

Fri 09/10/2026 15:31

Some content in this message has been blocked because the sender isn't in your Safe senders list. Trust sender Show blocked content

Dear Dalia, thank you for your enquiry.

I don't undertake valuations of these types of properties, but I can undertake a Building Condition Report on your property in Princess Avenue. This would outline the condition of every part of the building and advise as to necessary repairs.

Assuming it is the single-storey building next to the recreation ground, this Condition Report would cost £1400 + VAT.

However, I am now booking into November. If this timescale and proposal works for you, please let me know.

Thanks again

[redacted]

Quote 3

2 Princess Avenue, Oakham, LE15 6PQ - Building Survey & Valuation BUILDING CON... Summarise this email

Further to your recent enquiry for a Building Survey and a Valuation of the above property, please find attached (I have resent as the initial email address on our web system was incorrect so checked your website – hopefully this reaches you):

- Terms of Business
- Letter of Engagement for Property Valuation
- Scope of Service for a Building Condition Survey

Our fees for the Valuation would be £1,950 plus VAT and fees for the Building Condition Survey would be £2,450 plus VAT.

We can typically be on site for inspection within 1-2 weeks of instruction, with the report to follow thereafter. If needed sooner, we may be able to accommodate but would need to check availability to confirm. We would raise our invoices upon issue of the reports.

With regard to the Building Condition Survey we would include visual inspection of building fabric elements. Noted that

- Town Council intends to move into the premises.
- Plans can be provided to assist with assessment.

Our proposal assumes free access to the property during normal business hours.

I can confirm that [redacted] is also regulated by the Royal Institution of Chartered Surveyors and that we comply with all relevant RICS Codes of Practice. RICS Registration ID number is [redacted] As Chartered Building Surveyors, we are qualified for this type of work (we also have Teams for Registered Valuers, Property Management, Facilities Management, Agency, Auctioneers etc). In addition to our RICS accreditation, [redacted] also hold:

- ISO 9001 accreditation
- ISO 14001 accreditation
- Cyber Essentials Plus
- Constructionline (Silver)