

**Schedule of works carried out at Yaldham Manor in respect of holding costs of £350,000 as noted in the Savills Report dated September 2009
(substantial further funds have been expended since September 2009)**

Yaldham Manor Estate - Garden & Estate Maintenance Works 2007 - 2010

Item Gardening, including Land Management and Maintenance of Ponds.

- 1.00 Purchase of garden equipment including John Deere Tractor, grass topper - garden tractor mower, Honda mower, chain saw and two full sets of garden tools
- 2.00 Cut all lawns every 7-14 days between April - November
- 3.00 Mow walnut orchard and common areas every 14 -21 days between April - November
- 4.00 Weed Rose Garden and other borders regularly in the growing season
- 5.00 Tree maintenance in spring & autumn
- 6.00 Maintenance of footpaths, including regular repairs, maintenance of fences and perimeters - replace section of styles
- 7.00 Thin shrubberies - continues throughout the season
- 8.00 Remove Ivy from garden walls (many have been destroyed by Ivy - ongoing all year round)
- 9.00 Weed killing continues throughout the season
- 10.00 Pond maintenance - reduce pond weed in the ornamental pond to allow vegetation to grow. In the spring and early summer we clear the large garden pond to allow the water level to come back - maintenance continues throughout the summer
- 11.00 The topiary is trimmed by the gardeners annually - takes two people 3 - 4 weeks - cherry picker hired
- 12.00 We use the cherry picker to cut all the hedges, trim the lime avenue (up to 60 feet) and clear the gutters of detritus.
- 13.00 The gardeners have done a significant amount of replanting, separating scrubs that have spread to close together and taking cuttings for renewals
- 14.00 Clear substantial leaf fall every autumn
- 15.00 We have tried to recover the tennis court by continually cutting the grass low with some success
- 16.00 We cut the hay from the two meadows in the late summer, the grass is treated in the spring as necessary
- 17.00 Clear rubbish and redundant equipment from outbuildings

Yaldham Manor Estate - Conservation Works 2007 - 2010

Item All works carried out in consultation with the Conservation Officer

- 18.00 Purchase tools and machinery to carry out conservation works on site, including a new 10 metre aluminium tower, spit gun, bench saw and tools including breaker
- 19.00 Undertake repairs to the Great Hall ceiling and then decorate with three coats of Farrow & Ball paint
- 20.00 A significant amount of the wiring in the heritage assets and outbuildings was found to be defective or dangerous and was disconnected or replaced
- 21.00 Conservation measure to Oast - ongoing since we started to lose the southern elevation
Introduce raking shores, internal support structure, continuous tightening of braces.
Introduced across and support frame from stable to support roof
- 22.00 Granary conservation measures. Introduce support structure, including timber beams and support props (danger of collapse)
- 23.00 Rebuild main garden gate pier
- 24.00 Commence rebuilding garden walls damaged by excessive Ivy growth
- 25.00 Clear debris following collapse of chicken house, including asbestos removal.
- 26.00 Remove rubbish from attics, replace straw with modern insulation
- 27.00 Maintenance of Manor heating system and boiler, remove water storage in attics, re-route pipe work. Repair dangerous wiring
- 28.00 Excavate front elevation of Manor and introduce land drainage system in conjunction with reducing the ground levels to reduce damp penetration to the Manor
- 29.00 Excavate rear elevation, repair Victorian drains, dig new soak away in kitchen garden in conjunction with reducing the ground levels to reduce damp penetration to the Manor
- 30.00 Repairs to foul drainage system
- 31.00 Re-build sections of the plinth stone wall at the rear of the Great Hall, re-point sections of wall. Hack out damaged bricks and make slips from bricks taken from the summerhouse
- 32.00 Re-point front elevation of the Manor, hack out damaged bricks and replace with slips made from bricks taken from the summerhouse
- 33.00 Re-baton and tile loggia roof, replace soffits, new flashings to house
- 34.00 Bat Management - including creating a heated habitat in the loft of the garage
- 35.00 Remove 1 No casement window, manufacture a replacement on site using English Oak
- 36.00 Remove all damaged and infested timber inside the Manor

37.00 The heating is run in the Manor between October and May each year

38.00 Remove all carpets, curtains and other loose fittings from the Manor and dispose

39.00 Rebuild garden lights to cellar