

Existing Building Conditions



Summary Overview
of
Condition Appraisal
of
High Path Estate, London SW19
for
PRP Architects



Purpose of Issue: **Draft** for Information
Date: 24 November 2014
Job No: P178

Property Performance Services Ltd.

66 Sheep Walk, Shepperton, TW17 0AJ
Tel: 01932 – 702425 e-mail: stephencookbs@gmail.co.uk

Contents

- 1.0 Introduction
- 2.0 Approach and Methodology
- 3.0 Overall condition
- 4.0 Scope of commission

1.0 Introduction

- 1.1.1 This report provides an overview of the general condition of the residential properties at the High Path Estate based on the findings of the 'Archetype Property Appraisal Reports.'
- 1.1.2 Archetype Condition Appraisals have been prepared for groups of similar property 'types' (see item 2.1.2) to record the condition of the principle elements of construction for these buildings.
- 1.1.3 The reports have been prepared as part of a review of the potential regeneration of the estate.
- 1.1.4 As the properties have been in Circle Merton Priory's ownership for a number of years the appraisals follow a 'light touch' approach and provide some general opinions of the condition of the components of the built stock.
- 1.1.5 This overview report should be read in conjunction with each of the Archetype Condition Appraisal reports and the studies being prepared by other consultants as part of the regeneration potential review.
- 1.1.6 The properties were inspected between 3 November 2014 and 21 November 2014

2.0 Our Approach and Methodology

- 2.1.1 As described above the buildings have been categorised into ‘Archetypes’. These relate to groups of properties which were built as part of the same development period, using similar designs, construction techniques and materials.
- 2.1.2 The Archetypes identified for this appraisal are:

Archetype	Description	Blocks	No of dwellings (Percentage of stock)
Archetype 1	Twelve storey tower blocks designed and constructed in the 1950s and 60s	Hudson Court May Court Marsh Court	198 (32.57%)
Archetype 2	Four storey blocks of flats designed and constructed in the 1930s	Priory Close Becket Close Gilbert Close	108 (17.76%)
Archetype 3	Four storey blocks of flats constructed in the early 1950s	Ryder House Ramsey House Eleanor House	89 (14.64%)
Archetype 4	Three storey blocks of town houses, flats and terraced house designed and built in the late 1960s / early 1970s	1 - 5 (odds) Doel Close 2 – 18 (evens) Doel Close 1 – 19 (odds) Dowman Close 2 – 16 (evens) Dowman Close 1 – 11 (odds) Hayward Close 6 – 20 (evens) Hayward Close 1 – 5 Stane Close Vanguard House	61 (10.03%)
Archetype 5	Three storey blocks of flats and maisonettes constructed in the mid-1950s	Norfolk House De Burgh House Hilborough House Merton Place	86 (14.14%)
Archetype 6	Three storey blocks of flats designed and constructed in the 1960s	Mychell House Tanner House	31 (5.10%)
Archetype 7	Two storey flats constructed in the mid-1980s	Will Miles House	17 (2.80%)
Archetype 8	Three storey block of maisonettes on ground	Lovell House	12 (1.97%)
Archetype 9	Two storey 1950s terrace housing	Pincott road	6 (0.99%)

-
- 2.1.3 Each of the blocks were inspected and categorised into one of the above Archetypes. A separate Condition Appraisal report was prepared to record details of the external fabric and internal common areas for each property.
- 2.1.4 In addition to the external condition surveys of each block a number of dwellings were also inspected internally.
- 2.1.5 Internal inspection reviewed the condition of kitchen, bathroom and internal joinery fixtures and fittings together with some attributes in relation to the installed heating and hot water systems to assist with the preparation of Energy reports.
- 2.1.6 Twenty one dwelling surveyed in various blocks across the estate. This represents approximately 4% of the entire stock. The dwellings inspected are as follows:
- 5 Doel Close
 - 9 Dowman
 - 1 Hilborough Close
 - 38 Hudson Court
 - 12 Hudson Court
 - 25 Hudson Court
 - 27 Marsh Court
 - 48 Marsh Court
 - 18 Marsh Court
 - 65 May Court
 - 22 May Court
 - 59 May Court
 - 10 May Court
 - 3 Mychell House
 - 13 Norfolk House
 - 28 Norfolk House
 - 33 Priory Close
 - 11 Priory Close
 - 6 Ramsy House
 - 29 Ryder House
- 2.1.7 Copies of Internal Dwelling survey forms together with some of the photo graphs taken during the inspection are included with the appropriate Archetype reports.
- 2.1.8 In addition to recording the general form of construction for the principle elements of each building a 'condition rating' was recorded against the element and an estimate of its 'remaining service life' made. This can be used to anticipate the year of the next programmed replacement / major maintenance task in relation to particular elements.
- 2.1.9 The condition rating used:

- A - Element as 'new' / nearly 'new'
- B – Good condition
- C – Serviceable condition
- D – Poor condition, or
- E – Element has failed and require to be replaced

- 2.1.10 As directed these reports do not include recommendations for any improvements works or betterment that could be considered when future programmed maintenance will be required. This will be reviewed as part of the on-going Planned Maintenance for the estate.

3.0 Overall Condition Review of the Blocks externally

- 3.1.1 Individual condition assessments for each block are contained in the Appendices to each of the Archetype condition reports

3.2 Roofs

- 3.2.1 The roofs are generally all in fair condition for their age and form of construction.
- 3.2.2 The flat roofs over the twelve storey tower blocks appear to be those installed when the blocks were constructed and are now approaching 55 years of age. Asphalt roofs normally have a useful service life of approximately 65 to 75 years if they are properly repaired and maintained. It should be envisaged that the roofs over these blocks will require replacing in the next 10 to 20 years. The thermal performance of these roofs may be comparable with 1960's specification levels i.e. 'low'.
- 3.2.3 The flat roofs over the 1930s four storey blocks of flats have been overlaid with a High Performance Felt roofing systems at some point in the last 10 to 15 years. These roofs coverings are in good condition and should ideally provide another 30 to 40 year useful service life given normal levels of maintenance. Manufacturer's recommendations of future maintenance should be followed.
- 3.2.4 Apart from the above blocks the remainder of the roofs at the estate are pitched and weathered in interlocking concrete tiles. Most forms of interlocking concrete tile have an estimated useful service life of between 65 and 75 years before requiring replacement. Those blocks which were roofed in the 1950s and 60s are likely to require replacement in the next 10 to 20 years.
- 3.2.5 Rainwater disposal from flat roof is via rainwater outlets to internal rainwater down pipes. These seemed to be functioning well with little signs of standing water apparent. Pitched roofs have a mixture of copper clad box gutters, upvc and cast iron gutters and down pipes and a 'boxed' plastic system used on some of the 1970s blocks. Cast iron sections are showing signs of aging and should have their fixings checked. UPVC above ground drainage sections are approximately 10 to 15 years or more old and are turning brittle with age. The boxed plastic sections are missing covers and in need of an overhaul. Major overhaul or renewal of above ground drainage will be required to all blocks in the next five to ten years.
- 3.2.6 High level joinery on blocks requires cyclical re-decoration on a five to seven year cycle to avoid premature deterioration of timber facias, soffits and barge boards. Will Miles court required decorations this year with approximately 20 % of the blocks being re-decorated each year to ensure that decorations to all blocks are no older than 5 years. An element of pre-decoration joinery repairs should be envisaged.

3.3 External walls

- 3.3.1 There is evidence of concrete repairs having been previously carried out to most blocks. Some of these blocks are in need of further repair.
- 3.3.2 The concrete elements on the Eleanor House and Merton Place blocks are in need of urgent concrete repair. See the Structural Engineers report for further details.
- 3.3.3 An element of pre-decoration concrete repairs will be required to each of the blocks when next cyclical external redecorations are carried out.
- 3.3.4 Brickwork and pointing are generally in good condition with only minor repairs currently being required in localised areas. None of the blocks inspected have been constructed with designed 'movement joints' to accommodate thermal and moisture movements which would normally be expected in blocks of this size. However, little evidence of distress as a result of the lack of movement joints was noted during inspections.
- 3.3.5 The exposed concrete on the tower block elevations have an aggregate render finish. This is applied to the exposed concrete upstand beams and balcony balustrades on each elevation. These show signs of cracking at every level on each of the three blocks. This is being investigated by the structural engineers. See Ellis and Moore's recommendation for repair methodology. Cracks will need to be repaired 'sympathetically' if the aesthetic appearance of the block is to be maintained.
- 3.3.6 Apart from an entire elevation of painted render to Eleanor House there are only small areas of painted render evident on some of the other blocks on the estate. Render will need to be repaired prior to next external redecorations.
- 3.3.7 Lovell House is of cross wall construction and elements of the front and rear elevations are clad in vertical tile hangings. Minor attention is required to attend to slipped and missing tiles in small areas.

3.4 External doors and windows

- 3.4.1 The blocks at the estate appear to have received major project works to replace windows at some point in the last 10 years. With only a few exceptions every dwelling is fitted with UPVC framed double glazed windows and screens. These generally appear to be in good condition. The useful service life for this type of window is approximately 25 years. Most windows should therefore require major overhaul / replacement in the next 15 to 20 years.
- 3.4.2 There are some single glazed painted Crittall framed type windows and some painted metal windows on some blocks. These may be in dwellings occupied by a freeholder or leaseholders and may not have been part of the major replacement window programmes that were previously carried out. The condition of these windows ranges from 'poor' to 'serviceable' condition.
- 3.4.3 Communal entrance doors and screens have been provided to some blocks. These are fitted with Entry-call control systems and consist of glazed hardwood doors and side screens. These would appear to have been installed across the estate as a major project in say the last 10 years. Where fitted the doors and screens are in good condition with only a maintenance overhaul being required now to ensure proper operation. Entry call doors and screens should have a service life of between 20 and 30 years depending upon the degree of use they receive. Some doors and screens will require

more maintenance than other due to damage and abuse that they are prone to receive.

- 3.4.4 There are several blocks where entrance screens have been fitted but the doors have since been removed from site. These doors could be reinstated if considered necessary.
- 3.4.5 Front entrance doors to dwellings are a variety of configurations of painted softwood types. Some are solid and some are part glazed or have vision panels. Very few of the doors in the older blocks are original as most have been replaced at some time over the years. Many of the replacement doors are not in keeping with the original design and style for their particular blocks and do little / detract from the overall external appearance of the blocks. Consideration needs to be given to ensuring that the fire resistance and configuration of the entrance doors is in keeping with the overall fire strategy and the desired security rating where necessary.
- 3.4.6 The expected service life of painted and stained softwood doors is generally considered to be in the region of 35 years allowing for regular levels of repair and cyclical redecorations. Most doors are in need of some degree of repair and overhaul. External redecoration would appear to be overdue on some blocks. Timber doors and frames are capable of continual repair and redecoration
- 3.4.7 Upvc doors and screens are expected to have a service life in the region of 25 years given adequate levels of maintenance and repair e.g. replacement of frame sealants and overhaul of locking mechanisms. Those replaced approximately ten years ago will require major maintenance and further replacement in the next 10 to 15 years.

3.5 External Access and Private Balconies

- 3.5.1 The majority of the blocks built pre 1970's have either deck access balconies or private balconies
- 3.5.2 The balconies comprise of simply supported or cantilever concrete structures which are weathered on their upper sides with asphalt and have painted concrete soffits below. Most balconies have received previous concrete repairs. Some of the previous repairs need to be remade and some further defects will need further concrete repair prior to the next external redecoration
- 3.5.3 The concrete is usually part of the main structural suspended floor at each level and as such forms a 'cold bridge' in the external fabric of the adjacent flats. (see item xxxx)
- 3.5.4 Balustrades are constructed of various materials. The earlier blocks have 'half brick' thick balustrades topped with a cast - in situ concrete coping.
- 3.5.5 The tower blocks have cast in-situ concrete balconies which are integral to the principle upstand beams at floor edges and the remaining blocks have painted metal balustrading. External repairs and cyclical redecorations are required to balconies now to avoid premature deterioration of metal components and attend to concrete repairs.
- 3.5.6 The external staircase structure serving the upper floor maisonettes of Merton Place block is in need of concrete repairs.

4.0 Overall Condition Review of Internal Common Areas to the Blocks

- 4.1.1 The internal common areas generally comprise of entrance lobbies, communal staircases and landings, lift lobbies and access corridors.
- 4.1.2 Ceiling finishes in these areas are mostly paint decoration to either fair faced concrete or plastered / rendered surfaces.
- 4.1.3 Walls finishes are mostly a combination of fairfaced brickwork and painted plastered or rendered surfaces. Some of the paint and plaster finishes are textured finish. These surface coatings may contain asbestos bearing materials (see item xxxx).
- 4.1.4 Internal common parts redecoration should be renewed on a 5 to 7 year cycle.
- 4.1.5 Walls to lift lobbies in the tower blocks have been finished in ceramic wall tiles. These are generally in good condition with some local repairs required.
- 4.1.6 Floor finishes are a combination of Granolithic concrete, quarry tile and PVC floor tiles. Polished Granolithic tiles have been fitted in the entrance lobbies to the tower blocks.
- 4.1.7 The general level of finishes in these areas can be described as 'in fair condition' for their age / since last refurbishment. Cyclical redecoration of these areas should be programmed to ensure that they are not allowed to deteriorate to undesirable or unacceptable levels

5.0 Overall Condition Review of Dwellings Internally

5.1 Kitchens

- 5.1.1 Of the dwellings inspected it was found that kitchen fittings and layouts have varied considerably over the years.
- 5.1.2 The general condition of the kitchen units, worktops and kitchen sinks were reviewed. These ranged from some older kitchens which have not been replaced for at least 20 years to kitchens which have been installed in the last few years.
- 5.1.3 Kitchens are reasonably sized and have adequate space to accommodate the normally installed residents 'white goods' without compromising too much on storage and general circulation space.
- 5.1.4 Some kitchens contain the basic number of base and wall units with minimal lengths of worktop. These kitchens would benefit from redesign and increased provision of units and worktops.

- 5.1.5 The age of the kitchen fittings is not an indication of their current condition. Some residents take greater care of the fittings than others. The majority of the kitchens were in serviceable condition.

Condition	% of dwellings
A – As new	0%
B - Good	24%
C - Serviceable	38%
D - Poor	19%
E - Failed	14%
Resident fitted	Remainder

- 5.1.6 Residents have occasionally fitted their own kitchen units and floor finishes. The condition of these units has not been recorded.
- 5.1.7 The kitchen in one property has received aids and adaption to suit the requirements of a resident with disabilities.

5.2 Bathrooms and Separate WCs

- 5.2.1 Bathroom fittings also ranged in age and condition. Fittings appear to have been changed individually over the years (- rather than as 'complete bathroom' refurbishment projects) and all fittings were generally in serviceable condition though the age of components ranged from 40 years old to recently installed.
- 5.2.2 Most baths are enamelled pressed steel type. There are some of the original cast iron baths still in use. Many residents have installed over bath showers and have increased the height of tiled splash backs in these areas.
- 5.2.3 Some dwellings have had 'wet rooms' installed as part of aids and adaptations works.
- 5.2.4 WC suites are predominantly low level suites with either plastic or ceramic cisterns. High level cisterns are still in use in the Priory Court, Gilbert and Becket blocks due to space constrains in their separate WC arrangements.
- 5.2.5 Wash hand basins are a mixture of wall mounted and pedestal mounted types.
- 5.2.6 Floors in bathroom and separate WCs are mostly of sheet vinyl or PVC Tile. Many residents have provided their own floor finishes.
- 5.2.7 The condition of the fittings and finishes within these areas varied considerably and was mostly dependent on resident care. The majority of the bathroom and toilet fittings were in serviceable condition.

Condition	% of dwellings Baths	% of dwellings WCs	% of dwellings WHBs
A – As new	0%	0%	0%
B - Good	20%	5%	9.5%
C - Serviceable	60%	57%	81%
D - Poor	15%	40%	5%
E - Failed	0%	0%	0%

Some residents have fitted their own bathroom fittings

5.3 Central heating and hot water

- 5.3.1 None of the building services installations were inspected or tested as part of this report. Information collected is to assist in the preparation of Energy assessments by others.
- 5.3.2 Apart from one exception (28 Norfolk House – gas room heater with back boiler) each of the dwellings inspected are fitted with gas fired boiler and radiator heating and hot water system.
- 5.3.3 Most of the boilers are of the 'combination' type and provide heating and hot water. Several of the properties have conventional boilers and hot water storage cylinders installed
- 5.3.4 All heating systems would appear to have been installed or renewed in whole, or in part, at some point in the last 20 years but this information should be available from gas servicing records.
- 5.3.5 Most boilers have integral programmers installed.
- 5.3.6 Radiators are pressed steel type. Some of these are showing rust staining externally and some treatment and repairs will be required in the next few years

5.4 Electrical Installations

- 5.4.1 Again none of the building services were inspected or tested as part of this report.
- 5.4.2 The consumer units within dwellings are of a variety of types and ages. These are fitted with some MCBs and some RCD devices. Details of the condition of the system should be available from Landlords electrical inspection records
- 5.4.3 Faceplates to switches and socket outlets are generally of a style that is between 10 and 20+ years old. Some residents have provided their own fittings.
- 5.4.4 The condition of all electrical installations should be inspected and assessed by a qualified electrical consultant.

5.5 Internal Joinery

- 5.5.1 Much of the internal joinery within dwellings would appear to that which was originally installed when the blocks were constructed.
- 5.5.2 Doors are predominantly painted timber flush type with SAA aluminium ironmongery. Some painted four panel soft wood doors are present in the older blocks.
- 5.5.3 It was found that some residents have removed doors in their flats for their own reasons. These doors are part of the protection to 'means of escape' routes and should be reinstated.
- 5.5.4 A review of the fire strategy for the flat layouts in each of the blocks should be carried out

6.0 Other Considerations

6.1 Hazardous materials

- 6.1.1 Given the age of some of these blocks it is to be expected that some asbestos bearing products may have been used in the construction of the properties. Signs indicating asbestos to be present were noted in various locations. Up to date Asbestos Registers for these properties should be consulted for details of hazardous materials.
- 6.1.2 Some of the blocks may contain previously applied lead paint finishes. These may be in dwellings where responsibility for re-decoration rests with the Residents or in Landlord maintained areas. Testing services and advice to residents on the redecoration of suspected areas containing lead based paints may need to be considered.

6.2 Gas installations

- 6.2.1 Further investigations regarding compliance with current Gas installation requirements may need to be obtained.

6.3 Condensation

- 6.3.1 The form of building construction used for many of the buildings at High Path Estate is considered to have a 'Low' thermal performance compared to current day standards.
- 6.3.2 The external fabric of most of the blocks contains a number of thermal bridges / cold bridges. These are areas of low resistance to the passage of heat. These can result in localised cold areas where condensation and possible resultant mould growth forms.
- 6.3.3 One of the top floor flats (No 65 May Court) has a considerable mould problem which will be difficult to address without remedial works and improvements to the building fabric, heating and ventilation services. They may also require some tenant lifestyle changes.
- 6.3.4 This should be the subject of a separate investigation and report.

6.4 H&S Workplace risk assessments

- 6.4.1 Risk assessments should be carried prior to all maintenance and project works commencing. These may identify the need for additional safety barriers, designation of access routes, changes to access ladders and hatches, signage and additional signs and notices to be installed.

6.5 Waste management strategies

- 6.5.1 The tower blocks have refuse chutes for the collection of resident's household refuse. This does not allow for separation of recyclable materials and food waste 'at source.' It would be necessary to install additional chutes, modify collection storage areas and involve the cooperation of residents to better address this matter.

6.6 Design Review

- 6.6.1 It will be necessary to carry out a design review of the dwelling, block and estate layouts to establish compliance with current housing standards.

6.7 Planned preventative maintenance

- 6.7.1 A detailed programme of future programmed replacement and cyclical maintenance for each of the blocks should be prepared and implemented to avoid potential for any unplanned repairs and possible premature degradation of the property assets
- 6.7.2 As part of the preparation of planned preventative maintenance plans it may be necessary consider anticipated component life expectancies for materials specified and their resultant maintenance requirements. This can have an effect on future maintenance budgets.

6.8 Noise

- 6.8.1 Investigations by specialist Noise consultants will be required to establish the extent of any intrusive noise, both vertically and horizontally between dwellings within each of the blocks and advise compliance with current standards. They can also advise on the extent of any appropriate remedial measures that may be considered necessary.
- 6.8.2 External noise issues may also need further investigations e.g. in relation to traffic and aircraft noise

6.9 Garage conversions

- 6.9.1 It was noted that a number of the town house style properties with integrated garages have made internal alterations and converted garages to form habitable rooms. Alterations should be carried out to comply with Planning, Building Control and Landlords Approvals

6.10 Energy surveys

- 6.10.1 Energy surveys will be required to enable comment on compliance with current standards and 'Affordable heating' issues to be reviewed.

6.11 Fire strategy reviews

- 6.11.1 It is understood that a review of fire and emergency related issues for each of the blocks are being arranged.

6.12 Access

- 6.12.1 The requirements of the Equalities Acts and The Disability Discrimination Act will need to be considered as part of design reviews for each of the buildings

7.0 Scope of Commission

- 7.1.1 This report has been prepared for PRP Architects. No liability in whole or in part to any other parties is accepted.
- 7.1.2 This condition appraisal report has been based on visual inspection of parts of the buildings. We have not inspected any parts which are covered unexposed or inaccessible and cannot therefore comment on the condition of these areas.
- 7.1.3 We have not carried out a full Building Survey or Structural Survey of any of the properties as part of this commission. See recommendations for further investigations that may be required.
- 7.1.4 We have not inspected or tested any of the installed building services or utilities as part of this report and cannot therefore comment on the condition or adequacy of these services.
- 7.1.5 We have not arranged for chemical analysis to be undertaken for the possible presence of High Alumina Cement, Calcium chloride, asbestos, sea dredged aggregates, or inspected for the presence of wood wool slabs used as permanent shuttering.
- 7.1.6 Before this report or any part of it is reproduced or referred to in any document our written approval as to the form and content must first be obtained.

8.0 Summary

- 8.1.1 This report has been prepared on the instructions of PRP architects as part of their review of the potential for possible regeneration of the High Paths Estate
- 8.1.2 This Overview report summarises some of the key findings of the ‘Condition Appraisal Reports’ prepared for each flat blocks and sample dwellings grouped into Archetypes at the High Path Estate. This report should be read in conjunction with those other reports.
- 8.1.3 The properties were inspected in November 2014 and were generally found to be in ‘fair’ condition for their age and forms of construction.
- 8.1.4 Some items of disrepair were found which will require further investigation and remedial works. These generally include:
- Need for concrete repairs
 - Pre decoration joinery repairs
 - Internal common parts redecorations
 - External common part redecoration
- 8.1.5 Some further investigations and studies are required to establish the extent of reinvestment works that may be required to maintain the condition of the existing stock. These will include:
- Inspection and testing of building services
 - Structural review of the properties
 - Fire strategy review
 - Preparation of planned maintenance programmes
 - Access audits
 - Noise surveys
 - Review of estate assets (garages, play areas, roads and car parking)
 - Energy surveys
 - Review of Design and housing standards
- 8.1.6 Programmed, cyclical, contingent and responsive maintenance works will require to be addressed to maintain the properties in current condition. Some improvements and reinvestment are required to improve the condition of the properties

Property Performance Services Ltd
25 November 2014

Condition Appraisal
of
Hudson Court, May Court and Marsh Court
Tower Blocks – Archetype 1
at
High Path Estate, London SW19
for
PRP Architects



Purpose of Issue: **Draft** for Information
Date: 16 November 2014
Job No: P178

Property Performance Services Ltd.
66 Sheep Walk, Shepperton, TW17 0AJ
Tel: 01932 – 702425 e-mail: stephencookbs@gmail.co.uk

Contents:

- 1.0 Introduction
- 2.0 Description of the Tower Blocks
- 3.0 Description of the Form of Construction and General Condition
- 4.0 Further Considerations
- 5.0 Scope of Condition Assessments
- 6.0 Summary

Appendices:

- A Location Plan
- B Photographs
- C Schedules of Condition

1.0 Introduction

- 1.1.1 This report has been prepared on the instruction of PRP Architects in accordance with their e-mail of 23 October 2014. It has generally been prepared in accordance with Property Performance Services Ltd.'s letter of 30 October 2014.
- 1.1.2 The purpose of this report is to provide a review the current condition of the principle elements of construction for the three tower blocks. This information is to be used to enable a view to be taken regarding the future potential for the regeneration of the properties at the High Path Estate.
- 1.1.3 The blocks described in this report were built as part of the same development in the 1950s and 60s, using similar designs, construction techniques and materials. For the sake of this report they are referred to as 'High Path Estate - Archetype 1.'
- 1.1.4 This report should be read in conjunction with other Archetype Condition Assessment reports which have been prepared for all of the other properties at the High Path Estate
- 1.1.5 In addition to these reports further surveys and investigations have been prepared by the Architects, Structural Engineers, Environmental Consultants, and other consultants. This report should also be read in conjunction with their reports.
- 1.1.6 The blocks and a selection of available flats were inspected between 3rd and 14th November 2014.

2.0 Description of the Tower Blocks

- 2.1.1 This report relates to the condition of the following three blocks:
- Hudson Court
 - May Court
 - Marsh Court
- 2.1.2 As the properties described in this report have been in Merton Priory Circles' ownership for a considerable number of years - it is not proposed to enter into lengthy descriptions of their locations, the adjoining properties and surroundings or the estate site access and local facilities etc. as part of this report. However, an extract from the estate location plan is included in Appendix A to indicate the positions of the blocks and their relationship to surrounding buildings.
- 2.1.3 The properties comprise of purpose built twelve storey tower blocks of flats designed and constructed in the late 1950s / early 1960s as social housing for the Local Authority.
- 2.1.4 Apart from some changes to the external fabric and the programmed replacement of windows there appears to have been little change made to the general arrangement of the blocks, and the flat accommodation, since the buildings were originally constructed.
- 2.1.5 Pedestrian access to the flats is via ground floor communal entrance doors to entrance lobbies / lift lobbies and then via lifts or a communal internal staircases to reach the upper floors. There is some car parking space provided adjacent to each of the blocks and additional estate parking nearby.

- 2.1.6 The accommodation in each of the blocks comprises:
- Roof Plant rooms
 - 11th Floor 4 No. Two bedroom flats and 2 No One bedroom flats
 - 10th Floor 4 No. Two bedroom flats and 2 No One bedroom flats
 - 9th Floor 4 No. Two bedroom flats and 2 No One bedroom flats
 - 8th Floor 4 No. Two bedroom flats and 2 No One bedroom flats
 - 7th Floor 4 No. Two bedroom flats and 2 No One bedroom flats
 - 6th Floor 4 No. Two bedroom flats and 2 No One bedroom flats
 - 5th Floor 4 No. Two bedroom flats and 2 No One bedroom flats
 - 4th Floor 4 No. Two bedroom flats and 2 No One bedroom flats
 - 3rd Floor 4 No. Two bedroom flats and 2 No One bedroom flats
 - 2nd Floor 4 No. Two bedroom flats and 2 No One bedroom flats
 - 1st Floor 4 No. Two bedroom flats and 2 No One bedroom flats
 - Ground Entrance lobby and Tenant stores, refuse storage and service areas.
- The accommodation provide within each block comprises of 66 individual flats. The flats were occupied and in use by Tenants and Leaseholders at the time of survey
- 2.1.7 General arrangement drawings (floor plans) for each of the principle flat types are included in Appendix C. A design review of the current layouts of the blocks and flats is being prepared by PRP Architects.
- 2.1.8 The form of construction for the blocks can generally be described as: cast in-situ reinforced concrete structural framed buildings with concrete and cavity masonry infill panel walls and upvc framed double glazed windows to form the external envelopes. The roofs over the blocks are flat and weathered in asphalt. Internal separating floors and the communal staircase are also constructed of cast in-situ reinforced concrete. Separating walls between dwellings would appear to be of masonry construction.
- 2.1.9 The principle structural arrangement for the blocks is being reviewed by Ellis and Moore, Structural Engineers under a separate cover.
- 2.1.10 A selection of photographs of the blocks are included in Appendix C

3.0 Description of the Form of Construction and the General Condition

3.1 Roofs

- 3.1.1 Access to the main roof over each block is via an internal ladder and access hatch from the 11th floor level.
- 3.1.2 The roofs are flat with concrete upstand walls at the edges to form parapets. Roofs are weathered in asphalt. This would appear to be the original roof covering applied when the block was constructed. The asphalt is carried up the inside face of the parapets. The asphalt is in fair condition for its age and location.
- 3.1.3 The anticipated component life for asphalt roofs is about 65 years assuming they receive regular repair and maintenance. As such the roof coverings to these blocks are likely to require replacing in the next 10 years. New coverings will also be required to meet current standard for thermal insulation.
- 3.1.4 There are a number of roof top plant rooms and pieces of equipment located on each of the roofs. These should be reviewed to see if they are still required and their condition and adequacy reviewed as part of any proposed work to the roof areas. Roof

top structures are generally of brickwork construction with asphalt weathered flat roofs over. Access doors are painted timber and are in need of redecoration. An element of pre-decoration joinery repairs should be envisaged.

- 3.1.5 It is not possible from visual inspection to establish the nature or adequacy of any insulation that may be provided in this roof construction. It should be assumed that the thermal performance of these roofs can be considered to be 'low' when compared to current day standards.
- 3.1.6 From internal inspection of one of the flats immediately below roof level (65 May Court) it was noted that condensation and mould growth was evident ceiling and walls. These problems are possibly caused by a mixture of poor thermal performance of the wall and roof construction and possibly some resident lifestyle issues. In either event it will be necessary to carry out further investigations and remedial measures to address this issue.
- 3.1.7 Rainwater disposal from the roof areas is via outlets to internal rainwater down pipes.
- 3.1.8 Cast in situ upstands are provided at the roof edge to form parapet walls and edge protection. Parapets are finished externally in a rendered aggregate finish and internally by asphalt. Some asphalt repairs are required.
- 3.1.9 Access for maintenance is provided via fixed ladders located in meter stores on the 11th floor level. A 'workplace' health and safety risk assessment is required to ensure that current provisions are in line with workplace directives. This will probably require changes to be made to the access arrangements, lighting and roof protection to these areas.
- 3.1.10 The roof coverings are in fair condition for their age and construction but are likely to require renewal and improvement in the next 10 years. Solar reflective treatment should be renewed.

3.2 External Walls

- 3.2.1 The external walls can be split into four main forms of construction:
- The rendered concrete upstand and internally plastered blockwork areas of wall.
 - The fair faced brick cavity infill panel areas of wall.
 - The ceramic tiled areas of external wall to ground floor and upper floor communal staircase walls
 - The decorative areas of 'small element mosaic' at ground floor level
 - The areas of screen block walling to provide security and ventilation to the ground floor tenant store areas.
- 3.2.2 The external walls are partly structural and partly non-structural forms of construction. The upstands are rendered concrete bands at 1st to 11th floor Levels. These form a structural upstand beam supported on concrete columns which, in turn, provide support to the concrete floor and roof slab structures. A decorative crushed aggregate render finish is applied externally to these upstand beams / balcony balustrades.
- 3.2.3 An inner leaf of plastered masonry wall has been constructed behind the concrete upstand beams to form the lower half of the external walls at each floor level. It will be necessary to carry out some local opening up in these areas to establish the thickness and type of masonry and establish the presence of any cavity, or wall insulation, in this form of construction.
- 3.2.4 Cracking is visible in the external rendered finishes. This is being reviewed by the Structural Engineer. Some remedial works will be required for weather protection and aesthetic reasons.

- 3.2.5 The upper section of each storey wall construction comprises of fairfaced brickwork panels. These are also of cavity construction and share the same inner plastered masonry leaf as the concrete upstand beams described above.
- 3.2.6 The overall thickness of these walls is 270 mm. It is possible that some of these panels also enclose integral structural concrete columns within their construction. Again, it will be necessary to carry out some intrusive investigations to establish the presence of any cavities or insulation, or the presence and adequacy of any wall ties, within these areas of wall.
- 3.2.7 There are signs of previous exploratory works / remedial works having been carried out to some brick panels. Details of any previous reports should be reviewed if available.
- 3.2.8 There are some areas of wall which are externally finished in ceramic wall tiles. These walls appear to of cast in-situ concrete construction around the un-heated core staircase and refuse chute areas. The tiles are generally in good condition but the condition of adhesives and sealants should be checked to all areas to ensure proper adhesion.
- 3.2.9 A decorative panel of small element ceramic mosaic tiles depicting various scenes has been applied at ground floor level on each block. These are in need of some repair to replace missing and damaged tiles and ensure their longevity.
- 3.2.10 Concrete screen block walls have been constructed at ground floor level to provide security, daylight and ventilation to the resident's store areas. Apart from a few minor blockwork and pointing repairs these are generally in fair condition.
- 3.2.11 The thermal performance of the external walls to the dwelling areas should also be considered as 'low' when compared to current day building standards.

3.3 Windows, Doors and Screens

- 3.3.1 The blocks appear to have received replacement windows in the last ten to twelve years. The windows, balcony screens and doors to flat have been renewed using double glazed UPVC framed window system.
- 3.3.2 The windows are a mixture of double glazed 'tilt and turn' units and fixed lights configurations. Screen walls and doors are provided to balcony areas. The window systems appear to be in good condition.
- 3.3.3 Window will require regular attendance on frame sealants, seals to glazed units and operating mechanisms to achieve a remaining life of between and 10 and 15 years to next replacement.
- 3.3.4 The windows to the upper floor common area lobbies and stairwell areas are also UPVC framed but are generally single glazed. These also contain some areas of permanent ventilation grilles. There is evidence of rainwater penetration occurring though ventilation grilles in some areas. This will require a change of design to address. The need for smoke venting to these areas should be reviewed.
- 3.3.5 Hardwood glazed doors and screens are provided to the main entrance and staircase areas. These would appear to have been renewed in the last 5 to 10 years. Apart from some minor repairs due to vandalism and damage the doors and screens are generally in good condition.
- 3.3.6 Doors to service areas, service risers, refuse chute areas and tenants stores are predominantly painted timber flush doors. Some have steel facings applied and are

generally in fair condition. There appear to be a number of tenants' stores which have been abandoned and left in a poor condition.

3.4 Balconies

- 3.4.1 Each of the flats has access to a private balcony. These are of the 'recessed' type and are formed using the floor slabs at each level. Balcony area floor slabs are weathered in asphalt and rainwater is drained to balcony gullies and rainwater down pipes. The soffits of the slabs are decorated concrete.
- 3.4.2 The edge protection to the balcony is provided by a length of the concrete upstand wall (see item 3.2.2) surmounted by a painted metal handrail mounted over / fixed to balcony reveals. Each balustrade should have a minimum protected height of 1100 mm. The current form of balustrade is approximately 1180 mm but the top 250 mm contains a gap in excess of 100 mm.
- 3.4.3 Two third of the private balcony balustrades contain a low level Georgian wired glazed vision panel feature through the upstand concrete wall sections. The condition of the fixings of the glazed panels and beads should be checked to ensure their continued integrity.
- 3.4.4 Most Tenants had stored goods, tables and chairs etc. which could provide a 'step-up' and provide a fall hazard for young children.
- 3.4.5 Many of the balconies have been fitted of with anti-pigeon netting. Pigeons are a problem on all balconies.
- 3.4.6 Concrete repairs and render repairs should be envisaged in the near future and again at regular intervals throughout the remaining life of the property.
- 3.4.7 The asphalt weathering to the balconies is in need of repairs and additional solar protective treatment.

3.5 Internal Common Areas

- 3.5.1 The internal common areas comprise:
- The ground floor entrance areas,
 - The upper floor lift lobbies and corridors,
 - The communal stairwells
 - Refuse chute areas and
 - The ground floor tenants store and service areas
- 3.5.2 These areas are generally finished to a similar specification in each of the three blocks.
- 3.5.3 The Entrance area ceilings are finished in painted plasterwork. Walls are finished in ceramic tiling and the floors in polished granolithic floor tiles. These areas would appear to have been refurbished in the last five to ten years and apart from minor damage are in fair condition.
- 3.5.4 The upper floor lift lobbies and circulation corridors have received some modification over the years but the majority of finishes are those installed when the blocks were first constructed.
- 3.5.5 Ceilings are painted plasterwork. The wall areas adjacent to the lift lobby areas are finished in ceramic wall tiles. All other wall areas are finished in textured paint / plaster finishes which has been redecorated many times over the years.

- 3.5.6 Floors are finished in PVC floor tiles. These have been damaged on some landings and are in need of replacement. Unsympathetic and poorly carried out previous repairs to floor tiling have marred the decorative colour scheme and devalued the overall appearance of parts of the block. These should be addressed when repairs are next envisaged.
- 3.5.7 Hardwood glazed screens and fire doors are provided on each of the floor areas. These are in fair condition but door closers and ironmongery are in need of overhaul and repair in most locations. Door closers are in need of adjustment to ensure they are operable and do not require undue pressure to open and close without making too much noise. These should also be reviewed as part of the overall fire strategy for the blocks
- 3.5.8 Doors and screen to meter enclosures on each floor will also require attention and maintenance
- 3.5.9 The communal staircase extends from ground level to 11th floor level. Soffits to stairs and landings are finished in painted plaster. Staircase walls are finished in textured paint / plasterwork. The stairs and landings are constructed of cast in situ concrete and finished with hardwood to the treads and landing turning areas. Risers are painted concrete. Balustrades consist of laminated timber panels with hard wood edgings supported on painted steel posts and standards. These areas are generally in good condition for their age
- 3.5.10 Tenants refuse is collected in a ground floor refuse chamber fed by refuse chutes from each of the upper floors. This arrangement does not allow for tenants to separate refuse and recycling at source and should be reviewed. The finishes to the refuse chambers are poor and in need of refurbishment. The finishes to the lobbies to the refuse hopper areas are similar to the lift lobby and corridor areas and are generally in fair condition.
- 3.5.11 The ground floor tenant store areas have not been decorated in a considerable number of years. Many of the stores do not appear to be in active use and may be abandoned. These areas require refurbishment to bring them back into use.

3.6 Dwellings Internally

- 3.6.1 Access was made to inspect 9 flats to enable an impression of the condition of the internal fixtures and finishes within dwellings to be made. The dwellings inspected were:
- 12 Hudson Court
 - 25 Hudson Court
 - 38 Hudson Court
 - 10 May Court
 - 22 May Court
 - 59 May Court
 - 65 May Court
 - 27 Marsh Court
 - 48 Marsh Court

- 3.6.2 The fittings and finishes reviewed comprised:...
- Kitchen fittings
 - Bathroom fittings
 - Central heating systems
 - Internal joinery
 - Electrical installations
- 3.6.3 None of the building services were tested or inspected as part of this report
- 3.6.4 The condition of kitchen units, worktops and kitchen sinks was reviewed. These ranged from some older units which have not been replaced for at least 20 years + to kitchens which have been installed in the last few years. The kitchens are reasonably sized and have space provision for a range of the normally installed residents 'white' goods without compromising too much on storage and general circulation space.
- 3.6.5 Some of the kitchens contain the basic number of base and wall units with minimal lengths of work top. These kitchens would benefit from redesign and increased provision of units.
- 3.6.6 The condition of the kitchens inspected across the estate were
- A – As New 0%
 - B - Good 24%
 - C - Serviceable 38%
 - D – Poor 19%
 - E - Failed 14%
- Resident refurbished kitchens accounted for the remaining 5%
- 3.6.7 Residents have occasionally fitted their own kitchen units and floor finishes. The condition of these elements has not been recorded
- 3.6.8 Not all kitchens were fitted with extractor fans.
- 3.6.9 Bathroom fittings also ranged between 10 and 20 years old with some original cast iron baths still in use. Most baths are enamelled pressed steel type.
- 3.6.10 W.C.s are low level suites of various manufacture and ages.
- 3.6.11 Wash hand basins are a mixture of ceramic wall hung and pedestal mounted types of a variety of manufacture and ages.
- 3.6.12 Some of the floor finishes and splash backs / wall tiling have been changed by the Residents to suit over bath showering.
- 3.6.13 Extract ventilation to bathroom areas appears to be via a communal system which serves the block. Some flats have had extractor fan systems retrofitted over the years.
- 3.6.14 Each of the flats inspected are fitted with gas fired boiler and radiator heating and hot water systems. The majority of these were fitted when the originally installed warm air heating systems removed approximately 10 to 15 years ago.
- 3.6.15 The boilers are mostly combination type with integral programmers. See data sheets in Appendix D.
- 3.6.16 Radiators are pressed metal type. Many of these showed signs of rusting and may need replacement in the future years.

- 3.6.17 There are a variety of electrical consumer units fitted and the style of switch plates would appear to be between ten and twenty five years old.
- 3.6.18 Much of the internal joinery would appear to be that which was originally installed. Doors are predominantly timber flush type with SAA pattern ironmongery. Skirtings and architraves were mostly present with a few areas having been removed by residents to enable furniture fitting.
- 3.6.19 Some residents have removed internal doors in some flats. A reviewed of the Fire strategy for the flat layouts should be carried out.

3.7 External Areas to the blocks

- 3.7.1 These have not been reviewed in isolation. It is envisaged that the condition of these elements should be reviewed for the estate as a whole to establish its condition and future maintenance requirements.

4.0 Other considerations

- 4.1.1 Fire and Emergency – A review of the current Emergency Planning for the blocks in light of current legislation and current day standards could be carried out.
- 4.1.2 Condensation and mould growth – The form of building construction used for these blocks is considered to have a 'Low' thermal performance compared to current day standards. The fabric contains a number of thermal bridges / cold bridges which can result in localised cold areas where condensation and possible resultant mould growth forms. One of the top floor flats (No 65 May Court) has a considerable mould problem which will be difficult to address without remedial works and improvements to the building fabric, heating and ventilation services and possibly some tenant lifestyle changes. This should be the subject of a separate investigation and report
- 4.1.3 Refuse – The current refuse chute arrangement does not allow for separation of refuse and recyclable materials 'at source'. It would be necessary to install additional chutes and modify the refuse storage areas and involve the co-operation of the residents to address these matters
- 4.1.4 Asbestos – It is possible that asbestos bearing materials are present in the buildings of this age. These may possibly been picked up on previous surveys
- 4.1.5 Noise transfer – Specialist Noise Surveys should be carried out to identify measures that may be available to reduce noise vertically and horizontally between flats and neighbours. External noise could also be reviewed.

5.0 Future Maintenance Considerations

- 5.1.1 A spreadsheet showing an indication of the likely programmed replacement maintenance for some of the construction elements for these three blocks is included in appendix E
- 5.1.2 This is based loosely on estimated 'component life expectancies and frequencies of future maintenance. The Works would ideally be organised into sensible works packages to ensure the most beneficial use of preliminaries and contractors on costs e.g. use of external scaffolding, and keep disruption to the residents to a minimum
- 5.1.3 This schedule is intended for discussion purposes at this stage and does not form part of a planned preventative maintenance plan.

6.0 Scope of Commission

- 6.1.1 In accordance with our normal practice this report has been prepared for the sole use of the Directors of PRP Architects. No responsibility, in whole or in part, is accepted to any other parties.
- 6.1.2 Before this report, or any part of it, is reproduced or referred to in any other documents our written approval as to the form and content must first be obtained.
- 6.1.3 The Contracts (Rights of Third Parties) Act 1999 does not apply.
- 6.1.4 No structural investigations or assessment of the condition of concrete to any part of the property have been undertaken, inspected or tested as part of this report.
- 6.1.5 None of the building services at these properties have been inspected or tested as part of this commission. Arrangements to have the building services inspected and tested can be arranged on request.
- 6.1.6 We have not arranged for chemical analysis to be undertaken for the possible presence of High Alumna Cement, calcium chloride, asbestos, sea-dredged aggregates or inspected for the presence of wood wool slabs used as permanent shuttering.
- 6.1.7 The Report is based on a visual inspection of the readily accessible parts of the building. We have not inspected any parts which are covered unexposed or inaccessible and cannot therefore comment on the condition of these areas. Inspections have been carried out from ground level within the confines imposed by neighbouring buildings and trees.
- 6.1.8 We have not carried out a full Building Survey or Building Appraisal of any parts of the Blocks as part of this commission. This report relates to the 'General Condition' of the principle elements of construction only.

- 3.6.17 There are a variety of electrical consumer units fitted and the style of switch plates would appear to be between ten and twenty five years old.
- 3.6.18 Much of the internal joinery would appear to be that which was originally installed. Doors are predominantly timber flush type with SAA pattern ironmongery. Skirtings and architraves were mostly present with a few areas having been removed by residents to enable furniture fitting.
- 3.6.19 Some residents have removed internal doors in some flats. A reviewed of the Fire strategy for the flat layouts should be carried out.

3.7 External Areas to the blocks

- 3.7.1 These have not been reviewed in isolation. It is envisaged that the condition of these elements should be reviewed for the estate as a whole to establish its condition and future maintenance requirements.

4.0 Other considerations

- 4.1.1 Fire and Emergency – A review of the current Emergency Planning for the blocks in light of current legislation and current day standards could be carried out.
- 4.1.2 Condensation and mould growth – The form of building construction used for these blocks is considered to have a 'Low' thermal performance compared to current day standards. The fabric contains a number of thermal bridges / cold bridges which can result in localised cold areas where condensation and possible resultant mould growth forms. One of the top floor flats (No 65 May Court) has a considerable mould problem which will be difficult to address without remedial works and improvements to the building fabric, heating and ventilation services and possibly some tenant lifestyle changes. This should be the subject of a separate investigation and report
- 4.1.3 Refuse – The current refuse chute arrangement does not allow for separation of refuse and recyclable materials 'at source'. It would be necessary to install additional chutes and modify the refuse storage areas and involve the co-operation of the residents to address these matters
- 4.1.4 Asbestos – It is possible that asbestos bearing materials are present in the buildings of this age. These may possibly been picked up on previous surveys
- 4.1.5 Noise transfer – Specialist Noise Surveys should be carried out to identify measures that may be available to reduce noise vertically and horizontally between flats and neighbours. External noise could also be reviewed.

5.0 Future Maintenance Considerations

- 5.1.1 A spreadsheet showing an indication of the likely programmed replacement maintenance for some of the construction elements for these three blocks is included in appendix E
- 5.1.2 This is based loosely on estimated 'component life expectancies and frequencies of future maintenance. The Works would ideally be organised into sensible works packages to ensure the most beneficial use of preliminaries and contractors on costs e.g. use of external scaffolding, and keep disruption to the residents to a minimum
- 5.1.3 This schedule is intended for discussion purposes at this stage and does not form part of a planned preventative maintenance plan.

6.0 Scope of Commission

- 6.1.1 In accordance with our normal practice this report has been prepared for the sole use of the Directors of PRP Architects. No responsibility, in whole or in part, is accepted to any other parties.
- 6.1.2 Before this report, or any part of it, is reproduced or referred to in any other documents our written approval as to the form and content must first be obtained.
- 6.1.3 The Contracts (Rights of Third Parties) Act 1999 does not apply.
- 6.1.4 No structural investigations or assessment of the condition of concrete to any part of the property have been undertaken, inspected or tested as part of this report.
- 6.1.5 None of the building services at these properties have been inspected or tested as part of this commission. Arrangements to have the building services inspected and tested can be arranged on request.
- 6.1.6 We have not arranged for chemical analysis to be undertaken for the possible presence of High Alumna Cement, calcium chloride, asbestos, sea-dredged aggregates or inspected for the presence of wood wool slabs used as permanent shuttering.
- 6.1.7 The Report is based on a visual inspection of the readily accessible parts of the building. We have not inspected any parts which are covered unexposed or inaccessible and cannot therefore comment on the condition of these areas. Inspections have been carried out from ground level within the confines imposed by neighbouring buildings and trees.
- 6.1.8 We have not carried out a full Building Survey or Building Appraisal of any parts of the Blocks as part of this commission. This report relates to the 'General Condition' of the principle elements of construction only.

7.0 Summary

- 7.1.1 This report has been prepared on the instructions of PRP Architects as Part of their review of the future regeneration of the properties at the High Path Estate for Circle Housing Merton Priory
- 7.1.2 The purpose of the report is to review the current condition of the Principle elements of construction for the three 12 storey tower blocks at the estate.
- 7.1.3 The overall condition of the accommodation provided within Hudson Court, May Court and Marsh Court is 'fair' considering the age and nature of construction of these blocks. The blocks may not meet currently expected standards for new buildings and some shortfalls in the thermal and sound performance of the fabric and separation walls should be expected.
- 7.1.4 This archetype report is part of a series of archetype reports for the properties at the estate and should be read in conjunction with those reports. Investigations by other consultants are also being carried out.
- 7.1.5 A number of 'wants of repair' and potential for improvement were noted during the survey. These include:
- Replacement of PVC floor tiles to some communal areas
 - Overhaul of fire doors and screens to communal areas and adjustment of overhead door closers
 - Refurbishment of Tenants store areas
 - Workplace assessment for roof top areas
 - A review of the gas safety requirements in relation to supplies to the blocks
 - Concrete and render repairs to exposed elements
 - Asphalt repairs to roofs and private balconies
 - Repairs small element decorative mosaics at ground level
 - Investigate tile fixings to external walls
 - External re-decorations
 - Excessive gaps in balustrade to private balconies
- 7.1.6 Cost estimates in relation to the above items and for future maintenance e and repairs will need to be prepared based on further investigations, design and specifications
- 7.1.7 Further investigations and design development will be required if more accurate cost estimates are to be provided. Further investigations will include:
- A review of the structural assessment prepared by the structural engineers
 - A review of the condition and adequacy of the installed utilities and building services by Building Services consultants
 - Energy assessments
 - Noise surveys
 - Update and review of emergency management and fire strategy
 - A review of options for waste management
- 7.1.8 Some of the future maintenance works may require Building Regulations Approval. Any works which alter the external appearance or involve a change of materials or use will require Planning Approval.
- 7.1.9 Works will require the provision of scaffolding to to allow for provision of safe access for the completion of the works.

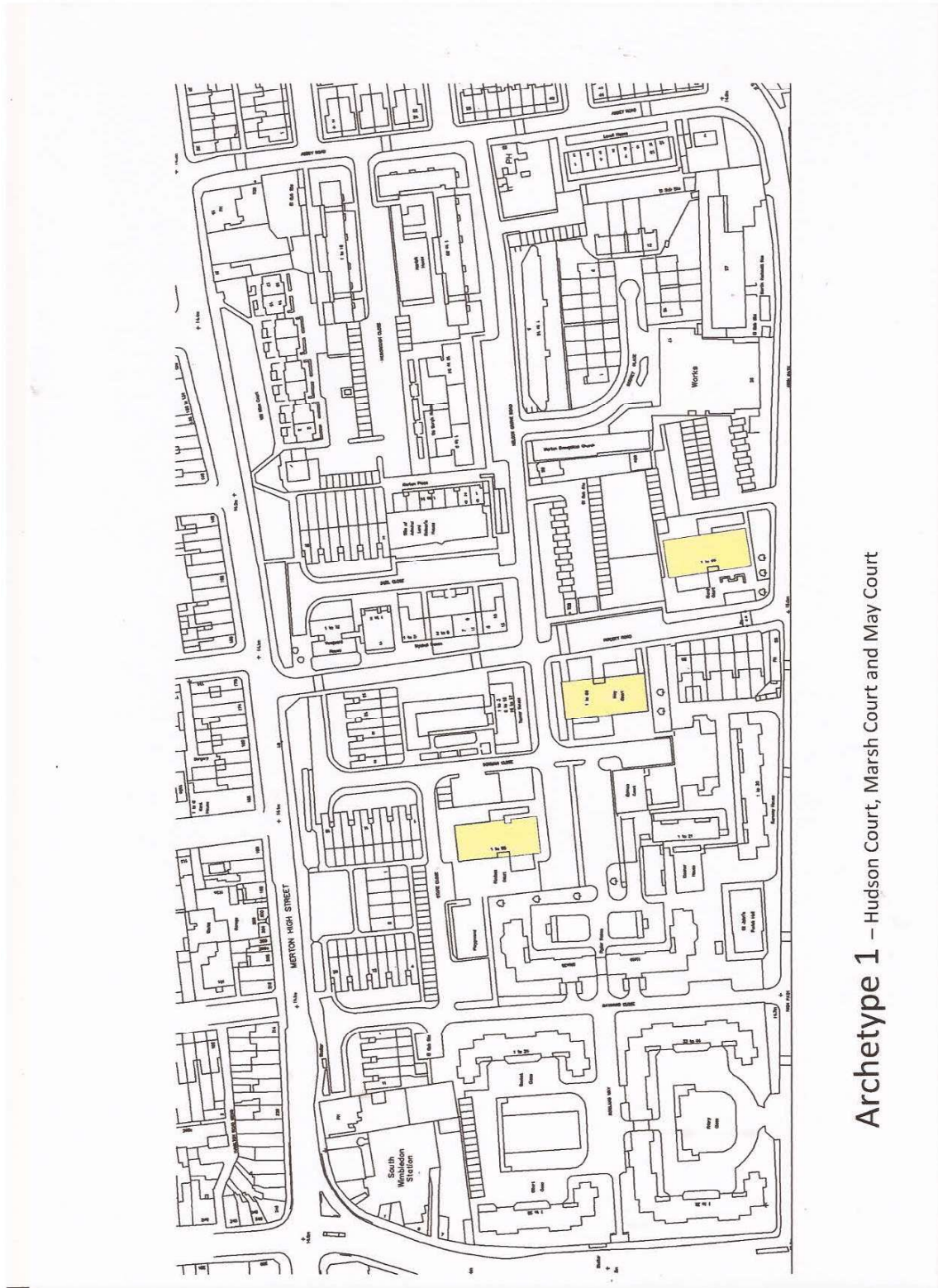
Prepared by:

Date:

Checked by:

Date:

16 Appendix A – Location Plans



Archetype 1 – Hudson Court, Marsh Court and May Court

Appendix B - Photographs



Photograph 1 – View of external view of South elevation



Photograph 2 – Typical private balconies



Photograph 3 – Each block has a decorative mosaic at ground floor level. These have areas of missing tile and are in need of repair.



Photograph 4 – Typical internal common parts corridor. Fire doors are in need of overhaul and repair. Door closers need adjustment to close quietly and not require undue force to open doors.



Photograph 5 – May Court as viewed from the North East.



Photograph 7 – Typical view of concrete screen blockwork to ground floor tenant stores area.



Photograph 6 – external view of private balconies and ceramic tile finish to ground floor and stairwell areas.



Photograph 8 – View of main roof over May House. This is likely to be the original roof covering applied when the roof was constructed in the 1950s and 60s. The levels of insulation provided in this roof will be low when compared to today's standards



Photograph 9 – Roof over May Court. Asphalt is in fair condition for its age.



Photograph 10 – View of the ground floor fire escape from communal staircase. These screens would appear to be have been renewed within the last 10 years and are in good condition



Photograph 11 – Typical view of entrance and lift lobby wall floor and ceiling finishes.



Photograph 12 – Typical upper floor lift lobby. Floor finishes on some levels have been damaged by flooding and are in need of replacement.



Photograph 13 – Typical upper level communal corridor for access to flats



Photograph 15 – Typical view of refuse chute provided at each floor level. This arrangement does not allow for separation of recyclable materials at source



Photograph 14 – Typical view of internal communal staircase. Stairs are fitted with Hardwood treads and Handrails with hardwood lipped laminated panels to form balustrade



Photograph 16 – external refuse storage enclosure showing typical concrete hard standing and tarmac within the enclosure



Photograph 17– secondary ground floor entrance to blocks.



Photograph 18 – Hudson Court as viewed from roof of May Court



Photograph 19 – Typical upper floor corridor and lift lobby finishes.



Photograph 21 – Typical lift lobby with glazed wall tiles



Photograph 23 – view showing typical lift lobby with stainless steel lift door surrounds and ceramic wall tile finishes.



Photograph 24 – Security to tenants store areas. A review of the use of these areas may be required to establish if alternative use could be made of parts of these areas.

Appendix C – Condition Schedules

Dwelling survey

Block

Dwelling / Flat No

Hudson Court

12

Kitchen	Description	Condition	Remaining life (years)	Approx Quant	Unit
Units	Wall and base units	B	15	6	lm
Worktops	Laminates	B	15	6	lm
Sink and tap	SS single bowl	B	15	1	No
Floor finish	By resident				m2
Extract fan fitted	No fire to flat				No

Bathroom	Description	Condition	Remaining life (years)	Approx Quant	Unit
Bath	Pressed steel	B	15	1	No
WC	low level plastic cistern + ceramic pan	C	10	1	No
Whib	Ceramic on pedestal	C	10	1	No
Floor finish	By resident				m2
Spash back	3 course tile	C	10	1.5	m2
Extract fan fitted	Communal to block				No

Separate WC	Description	Condition	Remaining life (years)	Approx Quant	Unit
WC	None				No
whib	None				No
Floor finish	None				m2
Extract fan fitted	None				No

Central heating (description only)	Description	Make	Model	CD 25X
Boiler	Make	Alpha	Model	
Programmer	Make	In boiler	Model	
Radiators	Painted pressed steel			
HWC	None			
Night storage heaters	None			
Mingflow	None			
Single point heater	None			

Electrical installation (description only)	Description	Condition	Remaining life (years)	Approx Quant	Unit
Consumer units	Hall cupboard				
Switch plates	20+				
Socket outlets	20+				

Internal joinery	Description	Condition	Remaining life (years)	Approx Quant	Unit
Dwelling FDS	Flush	C			
Internal floors	Painted flush	C			
Skirtings and architraves	Painted SW	C			
Staircase and landing	None				
Doors removed?	Yes- Bed 2 - un hung	D			

External	Description	Condition	Remaining life (years)	Approx Quant	Unit
Access to garden					
Access to private balcony					

General comments

Dwelling survey

Block

Dwelling / Flat No

Hudson Court

7

Kitchen	Description	Condition	Remaining life (years)	Approx Quant	Unit
Units	Wall and base units	C	5	3	lm
Worktops	1/2x ceramic	C/D	5	1	lm
Sink and tap	Stainless steel based LHD - pair taps	C	5	1	No
Floor finish	By resident				m2
Extract fan fitted	No fire to flat				No

Bathroom	Description	Condition	Remaining life (years)	Approx Quant	Unit
Bath	Pressed steel	C	10	1	No
WC	L ceramic	C	10	1	No
Whib	Ceramic with pedestal	C	10	1	No
Floor finish	Residents				m2
Spash back	3 course tile	C	10	1.5	m2
Extract fan fitted	Communal to block				No

Separate WC	Description	Condition	Remaining life (years)	Approx Quant	Unit
WC	None				No
whib	None				No
Floor finish	None				m2
Extract fan fitted	None				No

Central heating (description only)	Description	Make	Model	CD 25X
Boiler	Make	Alpha	Model	
Programmer	Make	In boiler	Model	
Radiators	Pressed steel			
HWC	None			
Night storage heaters	None			
Mingflow	None			
Single point heater	None			

Electrical installation (description only)	Description	Condition	Remaining life (years)	Approx Quant	Unit
Consumer units	Hall cupboard				
Switch plates	20-				
Socket outlets	20-				

Internal joinery	Description	Condition	Remaining life (years)	Approx Quant	Unit
Dwelling FDS	Flush stained	C	15+		
Internal floors	Flush painted	C	15+		
Skirtings and architraves	Painted SW	C	15+		
Staircase and landing	None				
Doors removed?	None				

External	Description	Condition	Remaining life (years)	Approx Quant	Unit
Access to garden					
Access to private balcony					

General comments

Dwelling survey

Block

Dwelling / Flat No

Marsh Court

No Show

18

Kitchen	Description	Condition	Remaining life (years)	Approx Quant	Unit
Units					lm
Worktops					lm
Sink and tap					No
Floor finish					m ²
Extract fan fitted					No

Bathroom	Description	Condition	Remaining life (years)	Approx Quant	Unit
Bath					No
WC					No
WHD					No
Floor finish					m ²
Splash back					m ²
Extract fan fitted					No

Separate WC	Description	Condition	Remaining life (years)	Approx Quant	Unit
WC					No
whb					No
Floor finish					m ²
Extract fan fitted					No

Central heating (description only)	Description	Condition	Remaining life (years)	Approx Quant	Unit
Boiler	Make	Model			
Programmer	Make	Model			
Radiators	Make	Model			
HWC	provided?				
Night storage heaters					
Megaflow					
Single point heater					

Electrical installation (description only)	Description	Condition	Remaining life (years)	Approx Quant	Unit
Consumer units					
Switch plates					
Socket outlets					

Internal joinery	Description	Condition	Remaining life (years)	Approx Quant	Unit
Dwelling FED					
Internal Doors					
Skirtings and architraves					
Staircase and landing					
Doors removed?					

External	Description	Condition	Remaining life (years)	Approx Quant	Unit
Access to garden					
Access to private balcony					

General comments

Dwelling survey

Block

Dwelling / Flat No

Hudson Court

Leaseholder

25

Kitchen	Description	Condition	Remaining life (years)	Approx Quant	Unit
Units	Original 1960's kitchen	C	0	0	lm
Worktops	Sink chase unit	C	0	0	lm
Sink and tap	Tapset with Monobloc type taps	D	0	0	No
Floor finish	None				m ²
Extract fan fitted	None				No

Bathroom	Description	Condition	Remaining life (years)	Approx Quant	Unit
Bath	Cl enamel original 1960?	C	0	1	No
WC	Raised pan L.L. suite (adaption)	C	0	1	No
WHD	Vanity unit	C	0	1	No
Floor finish	Vinyl	C	0	3	m ²
Splash back	5 course tile	C	0	3	m ²
Extract fan fitted	Communal to block	C	0	0.5	No

Separate WC	Description	Condition	Remaining life (years)	Approx Quant	Unit
WC	None				No
whb	None				No
Floor finish	None				m ²
Extract fan fitted	None				No

Central heating (description only)	Description	Condition	Remaining life (years)	Approx Quant	Unit
Boiler	Make	Alpha	model	CD25 x	
Programmer	Make	In Boiler	model		
Radiators	Pressed steel painted				
HWC	None				
Night storage heaters	None				
Megaflow	None				
Single point heater	None				

Electrical installation (description only)	Description	Condition	Remaining life (years)	Approx Quant	Unit
Consumer units	In hall cupboard				
Switch plates	Original				
Socket outlets	Original				

Internal joinery	Description	Condition	Remaining life (years)	Approx Quant	Unit
Dwelling FED	Solid painted flush door	C			
Internal Doors	Painted flush doors				
Skirtings and architraves	Painted sw				
Staircase and landing	None				
Doors removed?	None				

External	Description	Condition	Remaining life (years)	Approx Quant	Unit
Access to garden	no				
Access to private balcony	Private balcony				

General comments

1. Security Grilles to FED - Fire - address MOE issues

2.

Dwelling survey

Block

Dwelling / Flat No

Marsh Court

48

Units	Description	Condition	Remaining life (years)	Approx. Count	Unit
Units	Wall and base units	D/E	<5	6	lm
Units	Units	D/E	<5	1	lm
Units	Skirting	D	<5	1	No
Units	Single RHD				No
Units	Resident fitted				m2
Units	None				No
Units	Extract fan fitted				No

Bathroom

Bath	C/Original	C/D	5	1	No
WC	Low level ceramic	C	5	1	No
Whb	Ceramic wall hung	C	10	1	No
Floor finish	Resident fitted				m2
Shash bar	Resident fitted				m2
Extract fan fitted	Yes				No

Separate WC

WC	None				No
whb	None				No
Floor finish	None				No
Extract fan fitted	None				No

Central heating (description only)

Boiler	Make	Alpha	Model	CD 25 X	
Programmer	Make	In boiler	Model		
Radiators	Painted	pressed steel			
HWC	None				
Night storage heaters	None				
Mixgallow	None				
Single point heater	None				

Electrical installation (description only)

Consumer units	Hall cupboard				
Switch plates	20+				
Socket outlets	20+				

Internal joinery

Dwelling FEO	Painted	Flush	C	10+	
Internal doors	Painted	Flush			
Skirtings and architraves	Painted	SW			
Staircase and landing	None				
Doors removed?	See note				

External

Access to garden	No				
Access to private balcony	Yes				

General comments

- Bathroom ceiling very mould
- Various types of doors fitted - Check required fire ratings installed

Dwelling survey

Block

Dwelling / Flat No

Marsh Court

27

Units	Description	Condition	Remaining life (years)	Approx. Count	Unit
Units	Wall and base units	C	12	1	lm
Units	Units	C	12	1	lm
Units	Skirting	C	12	1	No
Units	Single RHD				No
Units	Resident fitted				m2
Units	None				No
Units	Extract fan fitted				No

Bathroom

Bath	Pressed Steel	C	5	1	No
WC	Low level ceramic	C	10	1	No
Whb	Ceramic pedestal	C	10	1	No
Floor finish	Tile by resident				m2
Shash bar	Tile by resident				m2
Extract fan fitted	Communal to block	C/D	<2	8	No

Separate WC

WC	None				No
whb	None				No
Floor finish	None				No
Extract fan fitted	None				No

Central heating (description only)

Boiler	Make	Alpha	Model	CD 25 X	
Programmer	Make	In boiler	Model		
Radiators	Painted	pressed steel			
HWC	None				
Night storage heaters	None				
Mixgallow	None				
Single point heater	None				

Electrical installation (description only)

Consumer units	Hall cupboard				
Switch plates	20+				
Socket outlets	20+				

Internal joinery

Dwelling FEO	Painted	C	10		
Internal doors	Painted	Flush	C	15+	
Skirtings and architraves	Painted	SW	C	15+	
Staircase and landing	None				
Doors removed?	Kitchen Door				

External

Access to garden	No				
Access to private balcony	Yes				

General comments