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

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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:

<table>
<thead>
<tr>
<th>Archetype</th>
<th>Description</th>
<th>Blocks</th>
<th>No of dwellings (Percentage of stock)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Twelve storey tower blocks designed and constructed in the 1950s and 60s</td>
<td>Hudson Court, May Court, Marsh Court</td>
<td>198</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(32.57%)</td>
</tr>
<tr>
<td>2</td>
<td>Four storey blocks of flats designed and constructed in the 1930s</td>
<td>Priory Close, Becket Close, Gilbert Close</td>
<td>108</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(17.76%)</td>
</tr>
<tr>
<td>3</td>
<td>Four storey blocks of flats constructed in the early 1950s</td>
<td>Ryder House, Ramsey House, Eleanor House</td>
<td>89</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(14.64%)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(10.03%)</td>
</tr>
<tr>
<td>5</td>
<td>Three storey blocks of flats and maisonettes constructed in the mid-1950s</td>
<td>Norfolk House, De Burgh House, Hilborough House, Merton Place</td>
<td>86</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(14.14%)</td>
</tr>
<tr>
<td>6</td>
<td>Three storey blocks of flats designed and constructed in the 1960s</td>
<td>Mychell House, Tanner House</td>
<td>31</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(5.10%)</td>
</tr>
<tr>
<td>7</td>
<td>Two storey flats constructed in the mid-1980s</td>
<td>Will Miles House</td>
<td>17</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(2.80%)</td>
</tr>
<tr>
<td>8</td>
<td>Three storey block of maisonettes on ground</td>
<td>Lovell House</td>
<td>12</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(1.97%)</td>
</tr>
<tr>
<td>9</td>
<td>Two storey 1950s terrace housing</td>
<td>Pincott road</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(0.99%)</td>
</tr>
</tbody>
</table>
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 Ramsey House
29 Ryder House

2.1.7 Copies of Internal Dwelling survey forms together with some of the photographs 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 localises 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 expose 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 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 that 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 Uprc 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 build 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 fair faced 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.

<table>
<thead>
<tr>
<th>Condition</th>
<th>% of dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - As new</td>
<td>0%</td>
</tr>
<tr>
<td>B - Good</td>
<td>24%</td>
</tr>
<tr>
<td>C - Serviceable</td>
<td>38%</td>
</tr>
<tr>
<td>D - Poor</td>
<td>19%</td>
</tr>
<tr>
<td>E - Failed</td>
<td>14%</td>
</tr>
<tr>
<td>Resident fitted</td>
<td>Remainder</td>
</tr>
</tbody>
</table>

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 adaption 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.

<table>
<thead>
<tr>
<th>Condition</th>
<th>% of dwellings Baths</th>
<th>% of dwellings WCs</th>
<th>% of dwellings WHBs</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - As new</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>B - Good</td>
<td>20%</td>
<td>5%</td>
<td>9.5%</td>
</tr>
<tr>
<td>C - Serviceable</td>
<td>60%</td>
<td>57%</td>
<td>81%</td>
</tr>
<tr>
<td>D - Poor</td>
<td>15%</td>
<td>40%</td>
<td>5%</td>
</tr>
<tr>
<td>E - Failed</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
</tbody>
</table>

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
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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
- 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 an 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 repair 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 residents’ 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 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
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 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 hardwood 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
- 85 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.

P178 / 8.1 10 of 48 21 November 2014
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 Alumina 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.

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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 on 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 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 allow for provision of safe access for the completion of the works.
16 Appendix A – Location Plans
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 6 – external view of private balconies and ceramic tile finish to ground floor and stairwell areas.

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

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 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 14 – Typical view of internal communal staircase. Stairs are tiled with hardwood treads and handrails with hardwood topped laminated panels to form balustrade

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 16 – External refuse storage enclosure showing typical concrete hard standing and lamas 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 20 – Typical lift lobby with glazed wall tiles.
Photograph 23 – View showing typical lift lobby with stainless steel lift door surrounds and ceramic wall lining finishes.

Photograph 24 – Security in tenants' show 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

<table>
<thead>
<tr>
<th>Kitchen</th>
<th>Description</th>
<th>Condition</th>
<th>Remaining Life (years)</th>
<th>Approx</th>
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<td>in build</td>
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### General comments

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### Dwelling survey

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<th>Unit</th>
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<td>Access to garden</td>
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<td>Yes</td>
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### General comments

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### High Path Case for Regeneration

**Dwelling survey**

**Block:**
- **Marsh Court**
- **No Show:** 18

**Kitchen**
- Description | Condition | Remaining Life (years) | Approx. Quant | Unit
- Walls | _ | _ | _ | _
- Worktop | _ | _ | _ | _
- Sink and tap | _ | _ | _ | _
- Floor finish | _ | _ | _ | m²
- Extract fan fitted | _ | _ | _ | _

**Bathroom**
- Taps | _ | _ | _ | _
- WC | _ | _ | _ | _
- Bath | _ | _ | _ | _
- Floor finish | _ | _ | _ | m²
- Light fitting | _ | _ | _ | _
- Extract fan fitted | _ | _ | _ | _

**Separate WC**
- Taps | _ | _ | _ | _
- WC | _ | _ | _ | _
- Floor finish | _ | _ | _ | _
- Extract fan fitted | _ | _ | _ | _

**Central heating**
- System | Make | Model
- Programmer | Make | In Buder
- Radiators | | _
- Night storage heaters | | _
- Underfloor heating

**Electrical installation**
- Consumer units
- Switch plates
- Socket outlets

**Internal joinery**
- **Dwelling FRS**
- Internal doors
- Skirtings and architraves
- Staircase and landing
- Doors removed

**External**
- Access to garden
- Access to private balcony

**General comments**

---

**Hudson Court**

**Block:**
- **Leaseholder:** 25

**Kitchen**
- Description | Condition | Remaining Life (years) | Approx. Quant | Unit
- Doors | Original 1960's kitchen | C | _ | _
- Worktops | Unit base unit | C | _ | m²
- Sink and tap | Plastic, with incinerator base tap | D | _ | _
- Floor finish | Vinyl | _ | _ | m²
- Extract fan fitted | Recessed | _ | _ | _

**Bathroom**
- WC | _ | _ | _ | _
- Bath | _ | _ | _ | _
- Tap | _ | _ | _ | _
- Floor finish | _ | _ | _ | m²
- Extract fan fitted | _ | _ | _ | _

**Separate WC**
- WC | _ | _ | _ | _
- Floor finish | _ | _ | _ | _
- Extract fan fitted | _ | _ | _ | _

**Central heating**
- Boiler | Make | Apple
- Programmer | Make | In Buder
- Radiators | Painted wood painted
- Night storage heaters | _
- Single point heater | _

**Electrical installation**
- Consumer units
- Switch plates
- Socket outlets

**Internal joinery**
- **Dwelling FRS**
- Internal doors
- Skirtings and architraves
- Staircase and landing
- Doors removed

**External**
- Access to garden
- Access to private balcony

**General comments**
- Security grille to FRS - Fire - address MDE issues
### Dwelling survey

**Block: Marsh Court**

**Dwelling / Flat No:** 48

#### Kitchen

<table>
<thead>
<tr>
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<tr>
<td>Sink and tap</td>
<td>D/D</td>
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<td>Rose fixed</td>
<td>D/D</td>
<td>-3</td>
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#### Bathroom

<table>
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<td>Single piece heater</td>
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<td>Rose fixed</td>
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#### Central heating (description only)

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#### Electrical installation (description only)

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<th>Consumer units</th>
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#### Internal joinery

<table>
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<tr>
<th>Dwelling / flush</th>
<th>Front door</th>
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<th>Finish</th>
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#### General comments

1. Bathroom ceiling very moulded
2. Various types of doors fitted - check required fire ratings installed
### Dwelling survey

#### May Court

**Block:** 22

<table>
<thead>
<tr>
<th>Kitchen</th>
<th>Description</th>
<th>Condition</th>
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<th>Approx Quant</th>
<th>Unit</th>
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<tbody>
<tr>
<td>Oven</td>
<td>Wall and base units</td>
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<td>yr</td>
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<tr>
<td>Range</td>
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<td>10</td>
<td>6</td>
<td>yr</td>
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<tr>
<td>Sink and tap</td>
<td>Stainless steel</td>
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<tr>
<td>Worktop</td>
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<td>10</td>
<td>6</td>
<td>yr</td>
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<tr>
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<td>D</td>
<td>0</td>
<td>0</td>
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</table>

**Bathroom**

| Bath | Pressed steel | C | 15 | 1 | No |
| Wash basin | Plastic basin / ceramic pan | C | 10 | 1 | No |
| W/C | Wall hung ceramic | C | 5 | 3 | No |
| Taps | | C | 10 | 2 | m2 |
| WC | | C | 5 | 1.5 | m2 |
| Extract fan fitted | | Yes | No |

**Separate WC**

| WC | None | No |
| Wash basin | None | No |
| Floor finish | None | No |
| Extract fan fitted | None | No |

**Central heating (description only)**

| Boiler | Make: Alpha | Model: CD 213 |
| Programmers | In boiler |
| Radiators | Painted steel/steel radiators |
| Valve | None |
| Hot water cylinders | None |
| Hot water recycling | None |

**Electrical installation (description only)**

| Consumer unit | In hall cupboard |
| Switches | 15+ |
| Sockets(s) | 15+ |

**Internal joinery**

| Doors | 3 panel | C | 15+ |
| Internal doors | Painted steel | C | 15+ |
| Bedroom door | Painted steel | C | 15+ |
| Doormat and longbeard | Painted steel | C | 15+ |
| Staircase and landing | None |
| Doors removed? | No |

**External**

| Access to garden | No |
| Access to private balconies | Yes |

**General comments**

1. Dwelling extract system: Lochinwall motors
2. FL to Ceiling level: 2400 mm

---

### Dwelling survey

#### May Court

**Block:** 10

<table>
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<tr>
<th>Kitchen</th>
<th>Description</th>
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<td>m2</td>
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**Bathroom**

| Bath | Pressed steel | B | 15 | 1 | No |
| Wash basin | Plastic basin / ceramic pan | B | 15 | 1 | No |
| W/C | Wall hung ceramic | B | 15 | 1 | No |
| Taps | | B | 10 | 1 | m2 |
| WC | | B | 15 | 1 | m2 |
| Extract fan fitted | | Yes - included in hall and bathroom | No |

**Separate WC**

| WC | None | No |
| Wash basin | None | No |
| Floor finish | None | No |
| Extract fan fitted | None | No |

**Central heating (description only)**

| Boiler | Make: Alpha | Model: CD 213 |
| Programmers | In boiler |
| Radiators | Painted steel/steel radiators |
| Valve | None |
| Hot water cylinders | None |
| Hot water recycling | None |

**Electrical installation (description only)**

| Consumer unit | In hall cupboard |
| Switches | 15+ |
| Sockets(s) | 15+ |

**Internal joinery**

| Doors | 3 panel | B | 15+ |
| Internal doors | Painted steel | B | 15+ |
| Bedroom door | Painted steel | B | 15+ |
| Doormat and longbeard | Painted steel | B | 15+ |
| Staircase and landing | None |
| Doors removed? | None |

**External**

| Access to garden | No |
| Access to private balconies | Yes |

**General comments**

1. Overall thickness of external split: 280 mm
2. FL to Ceiling level: 2400 mm
### Dwelling survey

#### Block: May Court

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**General comments**

1. Condition ratings meta and ratings = should be below roof.
2. Fixed fit to internal walls at low level - plumbing might.

#### Block: May Court

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**General comments**

1. Check fire rating of internal doors.
2.la the internal walls at low level - plumbing might.
Condition Appraisal
of
Beckett Close, Gilbert Close and Priory Close
Flat Blocks – Archetype 2
at
High Path Estate, London SW19
for
PRP Architects

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 Flat 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 exercise is review the current condition of the principle elements of construction for the Priory Close, Becket Close and Gilbert Close flat blocks at the High Path Estate.

1.1.3 This information is to be used to enable a view to be taken regarding the potential for the regeneration of the High Path Estate.

1.1.4 As the blocks described in this report were originally built as part of the same development in the 1930s using similar designs, construction techniques and materials. These blocks are referred to as ‘High Path Estate - Archetype 2 Blocks,’ for the sake this report.

1.1.5 This report should be read in conjunction with other ‘Archetype Condition Assessment’ reports which have also been prepared for the other properties at the High Path Estate.

1.1.6 Further surveys and investigations are also being prepared by the Architects, Structural Engineers, Environmental Consultants, and other consultants regarding these blocks. This report should also be read in conjunction with their reports.

1.1.7 The blocks and a selection of available flats were inspected between 3rd and 14th November 2014.

2.0 Description of the Flat Blocks

2.1.1 This report relates to the condition of the following three blocks:

- Priory Close
- Becket close
- Gilbert Close

2.1.2 As the properties described in this report have been in Merton Priory Circles ownership for a number of years - it is not proposed to enter into lengthy descriptions of their locations, surrounding properties or the estate and local facilities as part of this report. However, an extract from the estate location plan is included in Appendix A identifying the positions of these blocks.

2.1.3 The properties comprise of four storey blocks of flats which were designed and constructed in the 1930s as purpose built social housing.

2.1.4 Apart from some changes to the entrance lobbies and the programmed replacement of windows and roof coverings, there appears to have been little change made to the blocks and the flat accommodation since the buildings were originally constructed.
2.1.5 The accommodation in each of the blocks comprises:

Priory court:
- 64 Flats

Beckets close
- 24 flats

Gilbert Close
- 20 flats

The accommodation provide within these Archetype 2 blocks comprises of 108 individual flats. The flats were occupied and in use by Tenants and Leaseholders at the time of survey.

2.1.6 The flats are arranged in around a series of communal stair cores within the blocks. Each stair core has an ‘Entry-call’ controlled communal entrance door at ground floor level leading to a communal staircase giving access to the upper floor levels.

2.1.7 Flats are either accessed directly off of the staircase landings or from adjacent short lengths of access balcony at each of the upper floor levels. Some ground floor flats are accessed from direct form courtyard level.

2.1.8 There are no lift installations in any of the blocks. There is ‘no level access’ provision for any of the dwellings in these blocks.

2.1.9 There are some car parking spaces provided adjacent to each of the blocks and additional estate parking nearby.

2.1.10 A design review of the current layouts of the blocks and the flat accommodation is being prepared by PRP Architects.

2.1.11 The form of construction for the blocks can generally be described as: Loadbearing masonry walls supporting filler joist concrete floor and roof slabs. The roof over the block is flat and weathered in a high performance felt roofing system. The external walls are 1.5 bricks thick solid masonry walls. Windows are upvc framed double glazed type.

2.1.12 The principle structural arrangement for the blocks is being reviewed by Ellis and Moore, Structural Engineers under a separate cover.

2.1.13 A selection of photographs of the blocks are included in Appendix B

3.0 Archetype 2 Blocks - Description of Construction and Condition

3.1 Roofs

3.1.1 Access to the main roof over the Priory Close block is via an access door from the top landing of one of the communal staircases. Roof access to Becket and Gilbert Close blocks is only available by ladder from the top floor access balcony on each block.

3.1.2 The roofs are flat with a low brick parapet wall formed at the head of the external walls. The roofs are weathered using a high performance roofing felt system. This would appear to have been applied in the last 10 to 15 years. This may have been applied over the original asphalt roof coverings applied when the block were originally constructed. The felt system is carried up the inside face of the parapets and dressed
over the parapets to form a coping detail. The weathering system generally appears to be in good condition.

3.1.3 The anticipated component service life for ‘High Performance Felt Roofing’ systems is reckoned to be 50 years for some systems. This assuming that these roofs receive regular repairs and maintenance. As such these roof coverings are likely to require replacing in the next 30 to 40 years. Guarantees are sometimes available for these systems and may still be in place for the currently applied roof finishes.

3.1.4 Apart from one area of ponding (due to a blocked outlet on Priory Close roof) the falls formed in the roof coverings appear to be adequate for the removal of rain water.

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. However, given the age of the current roofing system it is likely that additional insulation was applied to the block at the time of renewal. Details of the roofing system and insulation should be sought from the system installers.

3.1.6 There are a number of roof top cold water tank rooms on each of the roofs. These are generally brick built structures with felt covered flat roofs over. Many of the painted softwood doors to these areas have been damaged by the wind and require urgent repair or replacement to make them safe and reduce the risk of frost damage to plumbing in these areas.

3.1.7 Chimney stacks to these roofs are of brick construction with mortar flaunching and a collection of various pot types. Some of the chimneys appear to be still in use. All stacks are in need of overhaul and repair.

3.1.8 Workplace risk assessments should be carried out prior to any works being carried out to these roofs. This may give rise to the need to install permanent roof safety handrails, edge protection, lighting and signage to designated access routes.

3.1.9 There are a considerable number of TV aerials and satellite dishes and their associated surface run cabling attached to the roofs and chimney stacks. These could do with rationalising and the disposal of any that are found to be redundant.
3.1.10 Roof coverings are in serviceable condition commensurate with their age and specification.

3.2 External Walls

3.2.1 The masonry walls to these blocks are of solid brick construction and provide support the suspended floor and roof slabs.

3.2.2 The walls are fairfaced externally and plaster finished internally. Most of the external brick walls are 'one and a half' bricks thick. Support over window openings is provided by flat brick arches. Damp proof courses are visible in the external walls. Brickwork below damp proof courses appears to be of engineering quality.

3.2.3 The external brickwork is flush pointed. Brickwork and pointing are in fair condition. Some minor brick repairs are required in various locations to address a number of minor defects and poorly made previous repairs. The walls would appear to have received a considerable number of repairs over the years and are generally in fair condition for their age.

3.2.4 The thermal performance of the solid walls can be considered ‘low’ when compared to current day standards for new built residential properties.

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 replacement windows are double glazed UPVC framed windows.

3.3.2 The windows configurations are a mixture of double glazed 'tilt and turn' units and fixed lights.

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 10 and 15 years to next replacement / major maintenance.

3.3.4 The windows to the stairwell landings are also UPVC framed but are generally single glazed.

3.3.5 Hardwood glazed doors and screens are provided to the main communal entrance and staircase areas. These 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. Electric door locking mechanisms require some attention to ensure proper operation.

3.3.6 Doors to other common areas are generally painted softwood type to under stairs cupboards and roof top access doors. These are of a variety of ages and conditions and are in need cyclical redecorations.

3.3.7 Dwelling front entrance doors are a variety of painted softwood types and conditions. Most doors require an overhaul and some joinery repairs prior to next external redecoration.

3.3.8 Internal and external re-decorations are required now for most doors in these blocks.

3.4 Balconies

3.4.1 Deck access balconies have been provided at upper floor levels to provide access to certain flats. These are most likely to be of steel filler joist concrete construction supported on the external wall structure. The top of the balcony slabs has been
weathered in asphalt laid to falls to balcony gullies and cast iron rainwater down pipes. Asphalt is generally in good condition with some localised repairs being required.

3.4.2 The edge protection to the balcony is provided by a ‘half brick’ thick parapet wall with a cast in situ concrete coping detail on top.

3.4.3 The soffits of the concrete balcony slabs are paint finished.

3.4.4 It would appear that previously applied concrete repairs have been carried out to the balconies. It should be envisaged that some further repairs to concrete elements will be required prior to next external redecorations.

3.5 Internal Common Areas

3.5.1 The internal common areas comprise:
- The ground floor entrance areas,
- The communal stairwells and landings
- The access balcony areas

3.5.2 These areas are generally finished to a similar specification in each of the three blocks.

3.5.3 The Entrance and stairwell area ceilings are finished in painted plasterwork / render. These are generally in good condition with minor repairs required prior to next cyclical re-decoration.

3.5.4 Walls finishes are a mixture of fair faced brick work and painted plaster / render. These have suffered minor damage and will also require an element of pre-decoration repairs.

3.5.5 The communal stairs are constructed of concrete. Landings are finished in a granolithic topping and are in good condition for their age. The ground floor entrance lobby floors are finished in quarry tiles which appear to have been installed in the last 10 years.

3.5.6 Balustrades to staircases are painted metal and are in need of redecoration

3.6 Dwellings Internally

3.6.1 Access was made to inspect 2 flats in these blocks to enable an impression of the condition of the internal fixtures and finishes within dwellings to be made. The dwellings inspected were:
- 11 Priory Close – Top floor (Vacant)
- 33 Priory Close – Ground Floor (Occupied)

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. The kitchens appear to have been installed approximately more than 20 years ago and were generally in ‘poor’ condition.
3.6.5 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.

3.6.6 The two dwellings inspected may not be typical of the remaining blocks in Priory, Gilbert and Becket Close blocks. See the ‘Overview Condition Appraisal’ report for the remaining blocks at High Path Estate for typical age and condition profiles for kitchen fittings and finishes.

3.6.7 Not all kitchens were fitted with extractor fans.

3.6.8 The flats have separate bathrooms and WCs. There are no hand wash facilities in the separate WC areas.

3.6.9 Sanitary fittings appear to have been replaced as individual items over the years rather than as part of comprehensive bathroom refurbishment projects.

3.6.10 Sanitary fittings ranged between 10 and 25 years old

3.6.11 The baths in these two flats are enamelled pressed steel type.

3.6.12 W.Cs. are high level cistern type. Wash hand basins are ceramic wall hung type.

3.6.13 Sanitary fittings are of a variety of manufacture and ages but are generally in ‘poor’ condition.

3.6.14 The separate WCs are un-heated. The ground floor flat inspected suffered from condensation on the external walls, roof and floor finishes. Measures will be required to address condensation issues in these areas.

3.6.15 The arrangement of the bathrooms, separate WCs and the hall cupboards could be reviewed to provide alternative bathroom and toilet arrangements. The upper floor flat also contains a redundant coal store which could be removed to make better use of space.

3.6.16 Both of the flats inspected are fitted with gas fired boiler and radiator heating and hot water systems. The systems would appear to be approximately 15 years old. Recent Gas safety reports should be consulted for details of condition.

3.6.17 The boilers are mostly combination type with integral programmers. See data sheets in Appendix C.

3.6.18 Radiators are pressed metal type. Some of these showed signs of rusting and some may need replacement in the future years.

3.6.19 There are a variety of electrical consumer units fitted and the style of switch plates would appear to be about 20 years old. Electrical test reports should be consulted for details of age and condition.

3.6.20 Much of the internal joinery would appear to be that which was originally installed. Doors to living rooms, bedroom, kitchens and bathrooms are predominantly timber flush type with SAA pattern ironmongery. Doors to hall cupboards are a mixture of painted four panel and flush painted types. The condition of the doors varies. Fire ratings for doors should be reviewed.

3.6.21 Skirtings and architraves were mostly present with a few areas having been removed. Window boards in flat 11 have rotted and need to be replaced.
3.6.22 At some point in the past an area of kitchen and hallway wall has been removed in flat 33. Some residents have also 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 strategies for these blocks in light of current legislation and current day standards could be carried out.

4.1.2 Condensation and mould growth – The 1930s building construction used for these blocks is considered to have a ‘Low’ thermal performance compared to current day standards. Solid walls and projecting concrete balconies

4.1.3 Solid walls construction and projecting concrete balconies form a number of ‘thermal bridges / cold bridges’ details which can result in localised cold areas where condensation and possible resultant mould growth forms. Each block should be the subject of a separate investigation and report to establish the extent and possible remedial measures that may be required to address condensation and mould growth issues.

4.1.4 Asbestos – It is possible that asbestos bearing materials are present in the buildings of this age.

4.1.5 Given the age of the buildings it is possible that lead based paints may have been used in some areas.

4.1.6 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 D

5.1.2 This is based 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 Alumina 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.

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 form of construction and condition of the principle elements of Priory Close, Gilbert Close and Becket Close blocks.

7.1.3 The overall condition of the these flat blocks can be described as ‘fair’ considering the age and nature of construction of these blocks.

7.1.4 The blocks may not meet currently expected standards for new buildings and some shortfalls in the thermal and sound performance of the fabric and separating walls should be expected.

7.1.5 This report is part of an overall review of the properties at the estate and should be read in conjunction with the other property reports.

7.1.6 Investigations are also being carried out by consultant Architects, structural Engineers, Environmental Consultants. This report should be read in conjunction with their reports.

7.1.7 A number of ‘wants of repair’ and potential for improvement were noted during the survey. These include:

- Repairs to roof top plant room doors
- Chimney repairs
- Condensation and mould growth issues

7.1.8 Budget provisions in relation to the above items and for future maintenance and repairs will need to be prepared based on further investigations, design and specification.

7.1.9 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

7.1.10 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.

7.1.11 Some maintenance works will require the provision of scaffolding to allow for provision of safe access for the completion of the works.

Prepared by: 

Date: 

Checked by: 

Date: 

21 November 2014
Appendix A – Location Plans
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Photograph 2 – North end of Becket Close showing terraced roof area at second floor level.

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Condition Appraisal
of
Ryder House, Ramsey House and Eleanor House
Flat Blocks – Archetype 3
at
High Path Estate, London SW19
for
PRP Architects

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

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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 exercise is review the current condition of the principle elements of construction the Eleanor House, Ryder House and Ramsey House flat blocks at the High Path Estate.

1.1.3 This information is to be used to enable consideration to be given to the potential for the regeneration of the High Path Estate.

1.1.4 These blocks were originally built as part of the development of the estate carried out in the 1950s. For the sake this report these blocks are referred to as ‘High Path Estate - Archetype 3 Blocks.’

1.1.5 This report should be read in conjunction with other Archetype Condition Assessment reports which have also been prepared for the other properties at the High Path Estate

1.1.6 Further surveys and investigations are also being prepared by the Architects, Structural Engineers, Environmental Consultants, and other consultants regarding these blocks. This report should also be read in conjunction with their reports.

1.1.7 The blocks and a selection of available flats were inspected between 3rd and 14th November 2014.

2.0 Description of the Flat Blocks

2.1.1 This report relates to the condition of the following three blocks:

- Eleanor House
- Ryder House
- Ramsey House

2.1.2 An extract from the estate location plan is included in Appendix A identifying the positions of the blocks.

2.1.3 The properties comprise of four storey blocks of flats and maisonettes which were designed and constructed in the late 1940s and 50s as purpose built social housing. Apart from programmed replacement of windows and roof coverings, there appears to be little change made to the blocks and the flat accommodation since the buildings were originally constructed.
2.1.4 The accommodation in each of the blocks comprises:

Eleanor House:
- 16 No. Flats
- 5 No. Maisonettes

Ramsey House:
- 30 No. Flats

Ryder House:
- 38 No Flats

The accommodation provide within these three blocks comprises of 99 individual dwellings. Dwellings were occupied and in use by Tenants and Leaseholders at the time of survey.

2.1.5 The flats in the Ryder House and Ramsey House flat blocks are arranged in around a series of communal stair cores within the blocks. Each stair core has an “Entry-call” controlled communal entrance door at ground floor level leading to a communal staircase giving access to the upper floor levels. Flats are either accessed directly off of the staircase landings or from adjacent short lengths of access balcony.

2.1.6 Some ground floor flats are accessed from direct form courtyard level

2.1.7 Eleanor House contains flats and maisonettes. Upper floor maisonettes are accessed by communal staircase and deck access balcony at second floor level. Flat are either accessed at ground level, or first floor flats accessed from narrow staircase with open entrances at ground level.

2.1.8 There are no lift installations in any of these blocks. There is 'no level access' provision for any of the dwellings in these blocks.

2.1.9 There are some car parking spaces provided adjacent to each of the blocks and additional estate parking nearby.

2.1.10 A design review of the current layouts of the blocks and the flat accommodation is being prepared by PRP Architects.

2.1.11 The form of construction for the blocks can generally be described as: Loadbearing solid masonry walls and cavity walls supporting concrete separating floors and pitched roofs over. The roofs are pitched and weathered in interlocking concrete tiles. Flat roofs (currently being refurbished) are finished in a felt roofing system. Windows are upvc framed double glazed type.

2.1.12 The principle structural arrangement for the blocks is being reviewed by Ellis and Moore, Structural Engineers under a separate cover.

2.1.13 A selection of photographs of the blocks are included in Appendix B

3.0 Archetype 3 Blocks - Description of Construction and Condition

3.1 Roofs

3.1.1 The main roofs over the blocks are pitched and weathered in interlocking concrete tiles. Roof coverings would appear to be those installed when the blocks were originally constructed approximately 60 to 65 years ago. The estimated component life for
concrete tile roof coverings is in the region of 65 to 75 years given regular maintenance and repair. These roof coverings are therefore likely to require replacement in the next 10 to 15 years and may require increased levels of maintenance in the oncoming years.

3.1.2 The roofs generally appeared to be in fair condition when viewed from roof level.

3.1.3 Roof structures are most probably of timber construction. Roof voids will need to be inspected to establish the condition of the timbers, the nature and adequacy of insulation and roof void ventilation and the presence of any fire separation to these areas.

3.1.4 Eaves facias and soffits are of timber construction. These appear to have been decorated in the last few years and generally appear to be in fair condition. Regular cyclical redecorations will be required. An element of pre-decoration joinery repair should be envisaged on each block.

3.1.5 Rainwater disposal is by half round gutters and external rainwater down pipes. These are painted cast iron and are in need of repair and redecoration. The condition of fixings should be checked.

3.1.6 Chimney stacks to these roofs are of brick construction with mortar flaunching and a collection of various pot types. Some of the chimneys appear to be still in use. All stacks are in need of overhaul and repair.

3.1.7 Flat roofs over parts of these blocks have not been inspected in detail. Contractors were working in some areas to renew flat roof coverings.

3.2 External Walls

3.2.1 The external masonry walls to these blocks are of solid brick construction at lower levels and of cavity construction at upper floor level. These support the concrete internal separating floors and suspended timber floor and roof structures.

3.2.2 The walls are finished in fair faced brickwork externally and plaster finished internally.

3.2.3 Areas of Eleanor House external walls are finished in painted render. The render has cracked and needs repair prior to external redecoration. There are no movement joints in this render. Cracking may recur.

3.2.4 The solid external brick walls are 'one and a half' bricks thick. The upper floor cavity walls are most likely of brick and brick, or brick and clinker block construction with a 50 mm cavity.

3.2.5 Support over most window openings is provided by flat brick arches or soldier course brick lintels (these may contain metal rods and wire stirrup reinforcement) Damp proof courses are visible in the external walls. Brickwork below damp proof courses appears to be of engineering quality.
3.2.6 External brickwork and brickwork pointing are in fair condition for the age of the building. Some minor brickwork repairs are required to local areas and to poorly made previous repairs.

3.2.7 The thermal performance of the solid walls and some cavity walls can be considered ‘low’ when compared to current day standards for new built residential properties.

3.2.8 Concrete repairs are need to some of the exposed concrete elements on Eleanor house.

3.2.9 Redundant ‘coal hole’ hoppers could be removed from some of these dwellings if so desired.

3.3 Windows, Doors and Screens

3.3.1 These blocks appear to have received replacement windows in the last ten to twelve years as part of an estate wide project. The replacement windows are double glazed UPVC framed windows.

3.3.2 The windows configurations are a mixture of double glazed ‘tilt and turn’ units and fixed lights. There are some circular windows on Eleanor House.

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 stairwell landings are also UPVC framed but are generally single glazed.

3.3.5 Hardwood glazed doors and screens are provided to some of the main entrance and communal staircase areas. These 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. Electric door locking mechanisms require some attention to ensure proper operation.

3.3.6 Dwelling front entrance doors are also a variety of painted softwood types and conditions. Many doors would appear to require overhaul and some joinery repairs prior to next external redecoration.

3.3.7 Internal and external re-decorations are required now for most doors in theses blocks.

3.4 Balconies

3.4.1 Deck access balconies have been provided at upper floor levels of each block to provide access to certain flats and maisonettes. These are mostly formed by extension of the concrete floor construction supported on the external wall structure.

3.4.2 Balconies on Eleanor house form the ‘roof’ over parts of the accommodation in dwellings directly below.

3.4.3 The top of the balcony slabs are weathered in asphalt laid to falls to balcony gullies and cast iron rainwater down pipes. Asphalt to Ramsey and Ryder Blocks is generally in good condition with localised repairs being required. Asphalt to Eleanor House Balconies is in need of major repair and overhaul.

3.4.4 The edge protection to the balconies at Ramsey and Ryder Blocks is provided by a ‘half brick’ thick parapet wall with a cast in situ concrete coping detail on top. A decorative metal balustrade has been applied to the head of the Balcony on Ramsey
House. This contains gaps in excess of 100 mm and could be used by children to scale the parapet. This arrangement should be further considered.

3.4.5 Balcony Balustrades to Eleanor are of painted steel construction. The condition of the embedded steel / asphalt junction should be reviewed and repaired.

3.4.6 The soffits of the concrete balcony slabs are paint finished.

3.4.7 Previously applied concrete repairs have been carried out to these. Additional concrete repairs are required to Eleanor House now. Further repairs to concrete elements will be required prior to next external redecorations to each of the blocks.

3.5 Internal Common Areas

3.5.1 The internal common areas comprise:
- The ground floor entrance areas,
- The communal stairwells and landings
- The access balcony areas

3.5.2 The entrance area ceilings are finished in painted applied to concrete soffits. Walls are finished in in a mixture of fair faced brickwork and painted plaster / render finishes. Floor to these areas are granolithic concrete.

3.6 Dwellings Internally

3.6.1 Access was made to inspect 2 flats to enable an impression of the condition of the internal fixtures and finishes within dwellings in these blocks to be made. The dwellings inspected were:
- 29 Ryder House – Ground floor flat
- 6 Ramsey House – First floor flat

3.6.2 The fittings and finishes reviewed comprised:
- Kitchen fittings
- Bathroom fittings
- Central heating systems
- Internal joinery
- Electrical installations

3.6.3 The condition of kitchen units, worktops and kitchen sinks was reviewed. The kitchens would appear to have been installed approximately about 20 years ago and were generally in ‘poor’ condition.

3.6.4 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 Sanitary fittings appear to have been replaced as individual items over the years rather than as part of comprehensive bathroom refurbishment projects.

3.6.6 Sanitary fittings ranged between 10 and 25 years old

3.6.7 The baths in these two flats are enamelled pressed steel type. W.C. are high level cistern type. Wash hand basins are ceramic wall hung type. Sanitary fittings are of a variety of ages but are generally in ‘poor’ condition.

3.6.8 Both of the flats inspected are fitted with gas fired boiler and radiator heating and hot water systems. One of the flats has an indirect hot water storage cylinder fitted. The
other flat has a combination boiler fitted. The systems would appear to be approximately 15 years old. Recent Gas safety reports should be consulted for details of condition.

3.6.9 One boiler was a combination type with an integral programmer. The other boiler had a remote Honeywell programmer fitted. See data sheets in Appendix C.

3.6.10 Radiators are pressed metal type. Some of these showed signs of rusting and may need replacement soon.

3.6.11 There are a variety of electrical consumer units fitted and the style of switch plates would appear to be about 20 years old. Electrical test reports should be consulted for details of age and condition.

3.6.12 Much of the internal joinery would appear to be that which was originally installed. Doors to living rooms, bedroom, kitchens and bathrooms are predominantly timber flush type with SAA pattern ironmongery. Doors to hall cupboards are a mixture of painted four panel and flush painted types. The condition of the doors varies. Fire ratings for doors should be reviewed.

3.6.13 A reviewed of the Fire strategy for the flat layouts should be carried out. Some residents have removed internal doors in some flats. A reviewed of the Fire strategy for the flat layouts should be carried out.

3.6.14 Skirting and architraves were mostly present with a few areas having been removed...

3.6.15 Not all kitchens were fitted with extractor fans.

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 strategies could be carried out for these blocks in light of current legislation and current day standards.

4.1.2 Condensation and mould growth – The 1950s building construction used for these blocks is considered to have a 'Low' thermal performance compared to current day standards.

4.1.3 Solid walls construction and projecting concrete balconies form a number of thermal bridges / cold bridges details which can result in localised cold areas where condensation and possible resultant mould growth forms. Each block should be the subject of a separate investigation and report to establish the extent and possible remedial measures that may be required to address condensation and mould growth issues.

4.1.4 Asbestos – It is possible that asbestos bearing materials are present in the buildings of this age.

4.1.5 Given the age of the buildings it is possible that lead based paints may have been used in some areas.
4.1.6 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 D.

5.1.2 This is based 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 Alumina 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.

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 form of construction and condition of the principle elements of Eleanor House, Ramsey House and Ryder House blocks.

7.1.3 The overall condition of the accommodation provided within these blocks 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 separating walls is to be expected.

7.1.4 This report is part of an overall review of the properties at the estate and should be read in conjunction with the other property reports.

7.1.5 Investigations are also being carried out by consultant Architects, structural Engineers, Environmental Consultants. This report should be read in conjunction with their reports.

7.1.6 A number of 'wants of repair' and potential for improvement were noted during the survey. These include:

- Repairs to external rendered wall finishes
- Asphalt repairs to balconies
- Concrete repairs
- External decorations
- Chimney repairs
- Condensation and mould growth issues
- Kitchen and bathroom modernisation
- Balcony balustrade modifications

7.1.7 Budget provisions in relation to the above items and for future maintenance and repairs will need to be prepared. This will require further investigations, design and specification to be prepared.

7.1.8 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 strategies

7.1.9 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.

7.1.10 Some maintenance works will require the provision of scaffolding to allow for safe access for the completion of the works.

Prepared by:                        Date:

Checked by:                        Date:

P178 / 8.1                        10 of 30                        21 November 2014
Appendix A – Location Plans
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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 exercise is review the current condition of the principle elements of construction the ‘Archetype 4’ development of three storey town houses, flat block and terraced two storey houses constructed at the High Path Estate in the 1970s.

1.1.3 This information is to be used to enable a view to be taken regarding the potential for the regeneration of the High Path Estate.

1.1.4 The blocks described in this report were originally built as part of the same development in the 1970s using similar designs, construction techniques and similar materials. For the sake of this report they are referred to as ‘High Path Estate - Archetype 4 Blocks.’

1.1.5 This report should be read in conjunction with other ‘Archetype Condition Assessment’ reports which have also been prepared for the other properties at the High Path Estate.

1.1.6 Further surveys and investigations have also been prepared by the Architects, Structural Engineers, Environmental Consultants, and other consultants regarding these blocks. This report should also be read in conjunction with their reports.

1.1.7 The blocks and a selection of available flats were inspected between 3rd and 14th November 2014.

2.0 Description of the Flat Blocks

2.1.1 This report relates to the condition of the following properties:

- 1 - 5 (odds)  Doel Close
- 2 - 18 (evens)  Doel Close
- 1 - 19 (odds)  Downing Close
- 2 - 16 (evens)  Downing Close
- 1 - 11 (odds)  Hayward Close
- 6 - 20 (evens)  Hayward Close
- 1 - 5  Stane Close
- Vanguard House

2.1.2 An extract from the estate location plan identifying the positions of the blocks is included in Appendix A.

2.1.3 The properties designed and constructed in the 1970s as purpose built social housing.

2.1.4 Apart from the conversion of some of the integral garages to form habitable rooms and the replacement of windows to blocks there appears to have been little change made to the properties since they were originally constructed.
2.1.5 The accommodation in each of the blocks comprises:
- 1 - 5 (odds) Doel Close 3 No. Maisonettes
- 2 – 18 (evens) Doel Close 9 No 3 storey town houses
- 1 – 19 (odds) Downman Close 10 No 3 storey town houses
- 2 – 16 (evens) Downman Close 8 No 3 storey town houses
- 1 – 11 (odds) Hayward Close 6 No 3 storey town houses
- 6 – 20 (evens) Hayward Close 9 No 3 storey town houses
- 1 – 5 Stane Close 5 No 2 storey terrace houses
- Vanguard House 11 No flats

The accommodation provide within these blocks comprises of 61 individual dwellings. The properties were occupied and in use by Tenants and Leaseholders at the time of survey.

2.1.6 Each of the dwellings have an independent front entrance except from the flats in Vanguard house.

2.1.7 Vanguard House flats are arranged around an internal communal staircase with communal entrance doors at ground floor level. Flats are accessed from the communal stairwell landings via glazed fire lobbies at each floor level. There is no lift installation in this building.

2.1.8 Town houses are arranged in terraces. Each town house has a ground floor entrance door, private driveway and an integral garage. Some of the garages have been converted by Residents to form additional habitable accommodation. Properties have enclosed private rear gardens.

2.1.9 The maisonettes at 1-5 (odds) Doel Close are located at first floor over a ground floor office building. Maisonettes are accessed by flights of stairs and have front and rear terrace gardens / private external space.

2.1.10 1 – 5 Stane Close comprises of a 2 storey terrace of houses with private front and rear gardens

2.1.11 Apart from the private driveways there are some car parking spaces provided adjacent to each of the blocks and additional estate and street parking nearby.

2.1.12 A design review of the current layouts of the house and the flat accommodation is being prepared by PRP Architects.

2.1.13 The form of construction for these types of house can generally be described as: Loadbearing cavity masonry walls supporting timber floors and roof structures. The roofs over are pitched and gabled and weathered in interlocking concrete roof tiles. Windows are upvc framed double glazed type.

2.1.14 The principle structural arrangement of these blocks is being reviewed by Ellis and Moore, Structural Engineers under a separate cover.

2.1.15 A selection of photographs of the buildings are included in Appendix B

3.0 Archetype 4 Blocks - Description of Construction and Condition

3.1 Roofs

3.1.1 The roofs over each of the blocks are pitched and weathered in interlocking concrete tiles. These tiles are approximately 40 years old and are generally in serviceable
condition. The remaining life of these coverings could be anticipated to be between 20 to 25 years assuming regular repair and maintenance.

3.1.2 The roof structure inspected consisted of plywood faced framed timber purlins spanning between cross walls. Purlins provide intermediate support for common rafters spanning between wall plates and ridges. Roof void was insulated at ceiling joist level.

3.1.3 Rainwater disposal from these roofs is by PVC plastic boxed gutter system and rainwater down pipes. Many of the roofs showed signs of vegetation in the guttering and are in need of clearing and overhaul. Some of the boxing system to the gutters is missing and requires attention.

3.1.4 Raised gable details to these roof are weathered with a metal coping system. These have obviously caused problems in the past and have had missing sections replaced with poorly dressed leadwork. All raised gable copings should be inspected and replaced with a proper fitting metal coping system.

3.1.5 Projecting areas of garages to town house are also weathered with pitched interlocking concrete tiled roofs. Pitches to this roof appear to be low and a considerable amount of moss has collected on these roofs. Otherwise roofs appear to be functioning. Rainwater from the garage roofs is collected in a gutter behind concrete fascia detail and upvc rainwater down pipes. Many of the downpipes were noted to be missing or damaged and in need of repair.

3.2 External Walls

3.2.1 The external walls are of cavity construction. External leaves are finished in fair faced brickwork with recessed pointing. The inner leaf is most likely to be constructed of lightweight thermal blockwork with internal plaster finishes. It is not possible to establish the presence nature or adequacy of insulation from visual inspection.

3.2.2 The external brickwork is ‘recessed’ pointed. The brickwork and pointing are in fair condition. Some minor brick repairs are required in various locations to address a number of minor defects and poorly made previous repairs. The walls are generally in good condition for their age and construction.

3.2.3 The thermal performance of these walls probably met Building Regulations requirements at the time of construction. Ring beam details at high level may be causing cold bridge issues.

3.2.4 There were some signs of concrete repairs being required to lintels over window openings. This is discussed in the Structural Engineers report.

3.3 Windows, Doors and Screens

3.3.1 Windows to the blocks are predominantly fitted with UPVC framed double glazed windows. These would appear to be between 10 and 15 years old. There are some other types of window but these may be installed in freehold and leaseholder owned properties.

3.3.2 The windows configurations are a mixture of double glazed ‘tilt and turn’ units and fixed lights.
3.3.3 UPVC Windows 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 / major maintenance.

3.3.4 Dwelling front entrance doors are a variety of painted or stained softwood doors and their condition varies. Some pre-decoration joinery repairs should be expected prior to next external redecoration.

3.4 Internal Common Areas

3.4.1 The internal common areas to Vanguard House comprise:
- The ground floor entrance areas,
- The communal stairwells and landings.

3.4.2 The communal entrance and stairwell area ceilings are finished in painted plasterwork / render. Plaster finishes are generally in good condition.

3.4.3 Walls finishes are of fair faced brick work. These are in good condition

3.4.4 The communal stairs are constructed of concrete. Floor and landings are finished in granolithic concrete.

3.4.5 Balustrades to staircases are laminated timber panels supported on painted metal standards.

3.4.6 The main entrance doors to this block are painted timber and lack signage.

3.5 Dwellings Internally

3.5.1 Access was made to inspect 2 properties internally to enable an impression of the condition of the internal fixtures and finishes to be made. The dwellings inspected were:
- 5 Doel Close – First and second floor maisonette
- 9 Downman Close – A three storey town house

3.5.2 The fittings and finishes reviewed comprised:
- Kitchen fittings
- Bathroom fittings
- Central heating systems
- Internal joinery
- Electrical installations

3.5.3 None of the building services were tested or inspected as part of this report

3.5.4 The condition of kitchen units, worktops and kitchen sinks was reviewed. Kitchen fittings inspected in one of the above dwellings would appear to have been installed approximately more than 20 years ago. These have received good care and are in 'serviceable' condition. The kitchen in the other property has been installed in the last few years and is in 'good' condition.

3.5.5 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.

3.5.6 The two dwellings inspected may not be typical of the remaining properties included in this Archetype. See the 'Overview Condition Appraisal' report for the remaining blocks
at High Path Estate for typical age and condition profiles for kitchen fittings and finishes.

3.5.7 Only one of the kitchens was fitted with an extractor fan.

3.5.8 The maisonettes and town house dwellings have separate bathrooms and WCs. There are no hand wash facilities in the separate WC areas.

3.5.9 Sanitary fittings appear to have been replaced as individual items over the years rather than as part of comprehensive bathroom refurbishment projects.

3.5.10 The resident of one property has recently refurbished the bathroom and separate WC areas to a good standard. The fittings in the other bathroom were recently changed as aids and adaption works. These two units may not be typical of the other properties within this archetype group.

3.5.11 Both of the dwellings inspected are fitted with gas fired boiler and radiator heating and hot water systems. Hot water storage cylinders are installed. The systems would appear to be approximately 15 years old. Recent Gas safety reports should be consulted for details of condition.

3.5.12 The boilers are mostly combination type with integral programmers. See data sheets in Appendix C.

3.5.13 The electrical consumer units fitted and the style of switch plates would appear to be about 20 years old. Electrical test reports should be consulted for details of age and condition.

3.5.14 Much of the internal joinery would appear to be that which was originally installed. Doors to living rooms, bedroom, kitchens and bathrooms are predominantly timber flush type with SAA pattern ironmongery. Fire ratings for doors should be reviewed.

3.5.15 Skirtings and architraves were mostly present with a few areas having been removed.

3.6 External Areas

3.6.1 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.

3.6.2 Private gardens are enclosed in timber gates and fencing. These are approximately 20 years old and generally in poor condition and will need renewal in the next few years.

3.6.3 Private driveways were constructed of tarmac and paving slabs. These are in poor condition.

4.0 Other considerations

4.1.1 Condensation and mould growth – The high level concrete ‘ring beam’ at the head of the front and rear elevations may form a ‘cold bridge’ i.e. a localised are of cold surfaces which may be prone to condensation and possibly mould growth.
4.1.2 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 D

5.1.2 This is based 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 Alumina 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.

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 form of construction and condition of the principle elements of:

- 1 - 5 (odds) Doel Close 3 No. Maisonettes
- 2 – 18 (evens) Doel Close 9 No. 3 storey town houses
- 1 – 19 (odds) Dowman Close 10 No. 3 storey town houses
- 2 – 16 (evens) Dowman Close 8 No. 3 storey town houses
- 1 – 11 (odds) Hayward Close 6 No. 3 storey town houses
- 6 – 20 (evens) Hayward Close 9 No. 3 storey town houses
- 1 – 5 Stane Close 5 No. 2 storey terrace houses
- Vanguard House 11 No. 3 storey block of flats

7.1.3 The overall condition of the accommodation provided at these blocks is ‘fair’ considering the age and nature of construction of these blocks.

7.1.4 The blocks may not meet currently expected standards for new buildings and some shortfalls in the thermal and sound performance of the fabric and separating walls should be expected.

7.1.5 This report is part of an overall review of the properties at the estate and should be read in conjunction with the other Archetype property reports.

7.1.6 Investigations are also being carried out by consultant Architects, structural Engineers, Environmental Consultants. This report should be read in conjunction with their reports.

7.1.7 A number of ‘wants of repair’ and potential for improvement were noted during the survey. These include:

- Repairs to reinstate copings to head of raised gable walls
- Gutter cleaning and maintenance
- Repairs to private garden fencing
- Concrete repairs to lintels

7.1.8 Budget provisions in relation to the above items and for future maintenance and repairs will need to be prepared based on further investigations, design and specification.

7.1.9 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
7.1.10 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.

7.1.11 Some maintenance works will require the provision of scaffolding to allow for provision of safe access for the completion of the works.

Prepared by: _______________________________ Date: _______________________________

Checked by: _______________________________ Date: _______________________________
Appendix A – Location Plans
Appendix B - Photographs
Photograph 1 – Front elevation of terraced town houses showing projecting garages.

Photograph 2 – Typical view of garage projection, pitched roof and gutter behind the concrete parapet – note missing rainwater down pipe.

Photograph 3 – View of entrance with porch overhanging first floor concrete slab.

Photograph 4 – View of rear elevation and private gardens showing concrete slab at first floor level.
Photograph 5 – Front elevation showing projecting garages / conversion to habitable rooms.

Photograph 6 – Aerial view showing converted garage projection and sloping roof and gutter behind the concrete parapet with rainwater down pipe in place.

Photograph 7 – Gable end: Note missing sections of raised gable coping system and previous repairs.

Photograph 8 – View of rear elevation and private garden showing concrete slab at first floor level and timber garden fences.
Photograph 11 - Front elevation of two storey terraced houses

Photograph 12 - Typical view showing end elevation and pathway between Stane Close and Hayward Close

Photograph 13 - Eaves detail. Gutters need routine maintenance

Photograph 14 - View of rear garden fences
Appendix C – Condition Schedule
## Dwelling survey

### Doel Close

**Block:**
- **Dwelling / Flat No:** 5

### Kitchen

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<tr>
<th>Description</th>
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2. Fix light at 6m from ground level
3. Door sill to be raised 150 mm
4. Door sill to be raised 200 mm

### Downland Close

**Block:**
- **Dwelling / Flat No:** 9

### Kitchen

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1. Fix to ceiling to comply with Building Regulations
2. Fix to ceiling to comply with Building Regulations
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Condition Appraisal
of
De Burgh House, 1 to 18 Hilborough Close, Merton Place,
Norfolk House - Flat Blocks - Archetype 5
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 Apartment 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 exercise is review the current condition of the principle elements of construction the De Burgh House, Hilborough Close, Merton Place, Norfolk House flat and maisonette blocks at the High Path Estate.

1.1.3 This information is to be used to enable a view to be taken regarding the potential for the regeneration of the High Path Estate.

1.1.4 As the blocks described in this report were originally built as part of the same development in the 1950s using similar designs, construction techniques and similar materials. For the sake this report these blocks are referred to as 'High Path Estate - Archetype 5 Blocks.'

1.1.5 This report should be read in conjunction with other Archetype Condition Assessment reports which have also been prepared for the other properties at the High Path Estate.

1.1.6 Further surveys and investigations have also been prepared by the Architects, Structural Engineers, Environmental Consultants, and other consultants regarding these blocks. This report should also be read in conjunction with their reports.

1.1.7 The blocks and a selection of available flats were inspected between 3rd and 14th November 2014.

2.0 Description of the Flat Blocks

2.1.1 This report relates to the condition of the following blocks:

- De Burgh House
- 1 to 18 Hilborough Close
- Merton Place,
- Norfolk House

2.1.2 An extract from the estate location plan is included in Appendix A identifying the positions of the blocks.

2.1.3 The properties were designed and constructed in the 1950s as purpose built social housing.

2.1.4 Apart from the programmed replacement of windows there appears to have been little change made to these blocks and the flat accommodation since the buildings were originally constructed.
2.1.5 The accommodation in each of the blocks comprises:

De Burgh House
- 24 flats

1 to 18 Hillsborough Close:
- 18 Flats

Merton Place
- 14 Maisonettes

Norfolk House
- 30 flats

The accommodation provide within these three blocks comprises of 86 individual dwellings. The properties were occupied and in use by Tenants and Leaseholders at the time of survey.

2.1.6 The Norfolk House and Hillsborough Close blocks have accommodation on three storeys. Access to the ground floor flats is from the rear courtyard areas. Access to the upper floors is via communal entrances and stairwells and deck access balconies at each level.

2.1.7 De Burgh House accommodation is also arranged on three storeys. Access to all flats is from one of three communal entrances and internal communal stair cores.

2.1.8 The Merton Place block consists of a four storey block of ‘maisonettes on maisonettes.’ Ground floor maisonettes are accessed from street level. Upper floor maisonettes are accessed from a communal staircase and access balcony at second floor level.

2.1.9 There are no lift installations in any of the blocks. Apart from one flat which has received aids and adaptations (1 Hillborough Close) there is ‘no level access’ provision for any of the dwellings in these blocks.

2.1.10 There are some car parking spaces provided adjacent to each of the blocks and additional estate and street parking nearby.

2.1.11 A design review of the current layouts of the blocks and the flat accommodation is being prepared by PRP Architects.

2.1.12 The form of construction for the blocks can generally be described as: Loadbearing cavity masonry walls supporting concrete floor structures and timber pitched roof structures over. Roofs are weathered in concrete tiles. Windows are a mixture of upvc and Crittall metal types.

2.1.13 The principle structural arrangement for the blocks is being reviewed by Ellis and Moore, Structural Engineers under a separate cover.

2.1.14 A selection of photographs of the blocks are included in Appendix B

3.0 Archetype 5 Blocks - Description of Construction and Condition

3.1 Roofs

3.1.1 The roofs over these blocks are pitched and gabled and weathered in interlocking concrete tiles. The coverings appear to be those applied when the properties were originally constructed i.e. approximately 65 years ago. The anticipated life of
interlocking concrete roof tiles is expected to be between 65 and 70 years given regular repair and maintenance. It is therefore likely to expect that these roof coverings will require replacement in the next 5 to 10 years.

3.1.2 Roof structures are most probably of timber construction. These areas will need to be inspected to establish the condition of the timbers, the nature and adequacy of insulation and roof void ventilation and the presence of any fire separation to these areas.

3.1.3 Chimneys are present on each of these roofs. These appeared to be in fair condition when viewed from ground level but should be reviewed in closer detail when the blocks are next scaffolded for maintenance.

3.1.4 Rainwater from roof areas on Norfolk House and Hillsborough Close is collected in copper lined box gutter details and cast iron rainwater down pipes. The condition of this arrangement should be checked when the blocks are next accessed for gutter clearing. Rainwater from Merton Place and De Burgh house is a mixture of cast iron and plastic rainwater goods. These are in poor condition and should be replaced soon.

3.1.5 Despite their age the roof coverings to these blocks appear to be in ‘serviceable’ condition.

3.2 External Walls

3.2.1 The external walls to each of these blocks are of cavity masonry construction. The external leaves are of fairfaced brickwork. The inner leaves are plaster finished. Inner leaves of these walls are most likely to be constructed of clinker or breeze blockwork but may also be constructed from brickwork.

3.2.2 Support over openings appears to be provided by concrete boot lintels. Exposed floor edges and down stand beams have been used on De Burgh House.

3.2.3 The thermal performance of this form of wall construction can be considered ‘low’ when compared to current day standards for new built residential properties.

3.2.4 The exposed floor edge, cantilevered balcony slab and the use of boot lintels are considered to form ‘cold bridge’ details. See item 4.1.3

3.2.5 The walls are generally in good condition.

3.3 Windows, Doors and Screens

3.3.1 Windows to the blocks are predominantly fitted with UPVC framed double glazed windows. These would appear to be between 10 and 15 years old. There are some other types of window but these may be installed in freehold and leaseholder owned properties.

3.3.2 The windows configurations are a mixture of double glazed ‘tilt and turn’ units and fixed lights.

3.3.3 There are some flats with the originally installed windows. These are in ‘poor’ condition. Crittall windows and balcony screens and doors are single glazed. Windows suffer from condensation on glazing and frames resulting in damage to surrounding finishes and mould growth problems. Crittall windows can apparently be repaired indefinitely but have low thermal performance and are unpopular with some residents.

3.3.4 The windows configurations are a mixture of double glazed ‘tilt and turn’ units and fixed lights. The older Crittall windows are centre hung pivot, casement type and fixed lights.
3.3.5 UPVC 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 / major maintenance.

3.3.6 The windows to the stairwell landings are also Crittall framed single glazed type.

3.3.7 Hardwood glazed communal entrance doors and screens have been provided to Norfolk House and Hilborough Close blocks on their front elevation (none to rear). However, doors to these screens have been removed at some point in the past.

3.3.8 De Burgh House has hardwood glazed doors and screens provided on each of the entrances to the communal staircases. These are generally in good condition.

3.3.9 Doors to other parts of the common areas are generally painted softwood type. These are generally in good condition and will need cyclical redecorations.

3.3.10 Dwelling front entrance doors are a variety of painted softwood types and conditions. Most doors require an overhaul and some joinery repairs prior to next external redecoration.

3.3.11 Internal common parts and external re-decorations are required soon for each of these blocks.

3.4 Balconies

3.4.1 Deck access balconies have been provided for access to upper floor level flats. These are of reinforced concrete construction and are extensions of the suspend floor structures. Cracking was apparent on the underside of the balconies and rainwater penetration has been prevalent for a considerable number of years. Please refer to the structural engineers for further details of this problem.

3.4.2 The top of the balcony slabs has been weathered in asphalt laid to falls to balcony gullies and cast iron rainwater down pipes. Asphalt has cracked due to movements in the balcony structure and is in need of repair.

3.4.3 The edge protection to the access balconies is provided by painted steel balustrades and glazed panel balustrades. The balustrade steels embedded into concrete balcony slabs are corroding. These and associated asphalt details require attention.

3.4.4 The soffits of the concrete balcony slabs are paint finished. There is evidence of previous concrete repairs having previously been carried out. Further repairs are required.

3.4.5 Private balconies are provided on each of the blocks with the with the exception of De Burgh House. These are cantilevered type constructed by the extension of concrete floor slabs. Balconies are weathered on their upper surface with asphalt. It would appear that previously applied concrete repairs have been carried out. Some further repairs to concrete elements will be required prior to next external re-decorations.

3.4.6 Balustrades to private balconies are painted metal balusters with areas of perforated metal panels. These appear to be in fair condition but are in need of redecoration.
3.4.7 The Merton Place second floor level access balcony is reached via an external staircase located at the South end of the block. This is of concrete and brickwork construction. Stairs and landings are constructed of concrete and are finished in granolithic finish with painted concrete strings and soffits. This staircase is in poor condition and in need of urgent repair.

### 3.5 Internal Common Areas

3.5.1 The internal common areas comprise:

- The ground floor entrance areas,
- The communal stairwells and landings

3.5.2 The enclosed communal areas are generally finished to a similar specification in each of the blocks. Merton Place has an external staircase - See item 3.4.7

3.5.3 The Entrance and stairwell area ceilings are finished in painted plasterwork / render /concrete. Hard finishes are generally in good condition with minor repairs required prior to next cyclical re-decoration.

3.5.4 Walls finishes are a mixture of fair faced brick work and painted plaster / render. These have suffered minor damage and will also require an element top redecoration repairs.

3.5.5 The communal stairs are constructed of concrete. Landings are finished in a granolithic topping and are in good condition for their age.

3.5.6 Balustrades to staircases are painted metal and are in need of redecoration

### 3.6 Dwellings Internally

3.6.1 Access was made to inspect 3 dwellings in these blocks to enable an impression of the condition of the internal fixtures and finishes within dwellings to be made. The dwellings inspected were:

- 1 Hilborough Close – Ground floor flat
- 13 Norfolk House – Ground floor flat
- 28 Norfolk House – Second floor flat

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 kitchen installed in flat 28 is still contains the original fittings as installed when the block was constructed in the 1950s. This kitchen has been well cared for and is in serviceable condition but will probably need redesign and modernisation to accommodate modern levels of white goods. The original gas fired clothes drying cabinet is still in place. This may contain asbestos bearing materials and require gas safety checks. This kitchen may not be representative of other kitchens in these Archetype blocks

3.6.5 The kitchen in flat 1 Hilborough Close has been specially fitted as an adaption for the resident who uses a wheelchair. The units are about 10 years old and in serviceable condition. The layout may require review to suit the resident’s particular requirements.
3.6.6 The kitchens would appear to have been installed approximately more than 20 years ago and were generally in ‘poor’ condition.

3.6.7 The kitchen units in flat 13 Norfolk House appears to have been renewed in the last 5 years and are in ‘good’ condition.

3.6.8 Each of the kitchens inspected 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.

3.6.9 The three dwellings inspected may not be typical of the remaining dwellings in these Archetype blocks. See the ‘Overview Condition Appraisal’ report for the remaining blocks at High Path Estate for typical age and condition profiles for kitchen fittings and finishes..

3.6.10 Sanitary fittings appear to have been replaced as individual items over the years rather than as part of comprehensive bathroom refurbishment projects.

3.6.11 Bathrooms in 1 Hilborough Close and 13 Norfolk house have been converted to ‘wet room’ shower rooms as aids and adaption for particular residents. Sanitary fittings ranged between 5 and 10 years old

3.6.12 The bath in flat 28 Norfolk House is an enamelled pressed steel type. The W.C. is a low level cistern type. Wash hand is a ceramic basin and pedestal. Sanitary fittings are of a variety of manufacture and ages but are generally in ‘serviceable’ condition.

3.6.13 No 1 Hilborough and 13 Norfolk House flats are fitted with gas fired boiler and radiator heating and hot water systems. The systems would appear to be approximately 15 years old. Recent Gas safety reports should be consulted for details of condition.

3.6.14 The boilers are wall hung with remote programmers. Radiators are pressed metal type. See data sheets in Appendix C.

3.6.15 There is no central heating in 28 Norfolk House. A gas fire room heater is installed in the living room fire place. This feeds a back boiler to serve a hot water cylinder in the living room cupboard.

3.6.16 There are a variety of electrical consumer units fitted and the style of switch plates would appear to be about 20 years old. Electrical test reports should be consulted for details of age and condition.

3.6.17 Much of the internal joinery would appear to be that which was originally installed. Doors to living rooms, bedroom, kitchens and bathrooms are predominantly timber flush type with SAA pattern ironmongery. Fire ratings for doors should be reviewed.

3.6.18 Skirtings and architraves were mostly present with a few areas having been removed.

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 strategies for these blocks in light of current legislation and current day standards could be carried out.

4.1.2 Condensation and mould growth – The form of construction used for these blocks is considered to have a ‘Low’ thermal performance compared to current day standards. Solid walls and projecting concrete balconies

4.1.3 Expose concert floor edges, ring beams and boot lintels, projecting concrete balconies form a number of thermal bridges / cold bridges details. These can result in localised cold areas where condensation and possible resultant mould growth forms. Each block should be the subject of a separate investigation and report to establish the extent and possible remedial measures that may be required to address condensation and mould growth issues

4.1.4 Asbestos – It is possible that asbestos bearing materials are present in the buildings of this age.

4.1.5 Given the age of the buildings it is possible that lead based paints may have been used in some areas.

4.1.6 Noise transfer – Specialist Noise Surveys should be carried out to identify measures that may be available to reduce transfer 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 D

5.1.2 This is based 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 Alumina 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.

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 form of construction and condition of the principal elements at De Burgh House, Hilborough Close, Merton Place, Norfolk House flat and maisonette blocks.

7.1.3 The overall condition of these blocks 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 separating walls is to be expected.

7.1.4 This report is part of an overall review of the properties at the estate and should be read in conjunction with the other property reports.

7.1.5 Investigations are also being carried out by consultant Architects, structural Engineers, Environmental Consultants. This report should be read in conjunction with their reports.

7.1.6 A number of 'wants of repair' and potential for improvement were noted during the survey. These include:

- Concrete repairs to Merton Place external staircase
- Concrete and asphalt repairs to deck access balconies
- Concrete and asphalt repairs to private balconies
- Repairs to all external balcony balustrades
- Replacement of above ground rainwater goods

7.1.7 Budget provisions in relation to the above items and for future maintenance and repairs will need to be prepared based on further investigations, design and specification.

7.1.8 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

7.1.9 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.

7.1.10 Some maintenance works will require the provision of scaffolding to allow for provision of safe access for the completion of the works.

Prepared by: 

Checked by:

Date: 

Date:
Appendix A – Location Plans (- to follow)
Appendix B - Photographs
Photograph 1 – De Burgh House view of front elevation and communal entrance.

Photograph 2 – De Burgh House - Rear elevational treatment

Photograph 3 – De Burgh House – Rear courtyard door

Photograph 4 – De Burgh House - Typical view of entrance lobby
Photograph 5 – De Burgh House – Communal staircase

Photograph 6 – De Burgh House – External tenants stores (Merton place in the background)

Photograph 7 – Hillborough Close showing and front elevation

Photograph 8 – Hillborough Close - view of rear entrance to communal state and access balcony
Photograph 9 – Hillsborough Close Typical communal staircase. Note doors to entrance have been removed on front elevation. No doors fitted to rear.

Photograph 10 – Hillsborough Close Typical communal staircase.

Photograph 11 – Hillsborough Close Access Balcony

Photograph 12 – Hillsborough Close Typical view external front stone – note roof covering in poor condition

Photograph 13 – Merton Place – Front elevation...
Photograph 14 – Martin Place - Rear elevation showing private gardens and private balconies.

Photograph 15 – Martin Place - External access stairs. Note: concrete repairs are required.

Photograph 16 – Martin Place - View of roof over refuse store.

Photograph 17 – Norfolk House - Front elevation.
Photograph 18 – Norfolk House – Communal entrance and stair. Note missing doors

Photograph 18 – Norfolk House – Typical access balcony

Photograph 20 – Norfolk House - external tenant stores
## Appendix C – Condition Schedules

### Dwelling survey

**Hilborough Close**

<table>
<thead>
<tr>
<th>Block</th>
<th>Dwelling / Flat No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>

#### Kitchen

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base units</td>
<td>B</td>
<td>5</td>
<td>7.5</td>
</tr>
<tr>
<td>Worktops</td>
<td>L</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Sink and tap</td>
<td>B</td>
<td>10</td>
<td>1</td>
</tr>
<tr>
<td>Floor tiles</td>
<td>T</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Extract fan fitted</td>
<td>E</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

#### Bathroom

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bath</td>
<td>B</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>WC</td>
<td>W</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Wash hand basin</td>
<td>W</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Toilet</td>
<td>T</td>
<td>10</td>
<td>6 m²</td>
</tr>
<tr>
<td>Bath shower</td>
<td>S</td>
<td>10</td>
<td>10 m²</td>
</tr>
</tbody>
</table>

#### Separate WC

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>WC</td>
<td>W</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Wash hand basin</td>
<td>W</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Extract fan fitted</td>
<td>E</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

#### Central heating (description only)

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boiler</td>
<td>B</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Radiators</td>
<td>R</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Stove</td>
<td>S</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Extract fan fitted</td>
<td>E</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

#### Electrical installation (description only)

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Switch plates</td>
<td>S</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Smoke alarm</td>
<td>S</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Fire alarm</td>
<td>F</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

#### Internal joinery

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal door</td>
<td>I</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Skirting and architraves, Painted</td>
<td>S</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Stairs and landing</td>
<td>S</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Doors removed</td>
<td>D</td>
<td>10</td>
<td>5</td>
</tr>
</tbody>
</table>

#### External

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to balcony</td>
<td>A</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

### General comments

1. Access ramp poorly designed, FID low too high for wheelchair user
2. Toilet is external door
3. Glazed units to living area
4. Kitchen adaptations could be improved for wheelchair users
5. Refurbishment to electrics
6. Flood damage to kitchen ceiling from flat over

### Dwelling survey

**Property Performance Services Ltd**

<table>
<thead>
<tr>
<th>Block</th>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Norfolk House</td>
<td>13</td>
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#### Kitchen

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall and floor units</td>
<td>W</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Worktops</td>
<td>L</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Sink and tap</td>
<td>B</td>
<td>10</td>
<td>1</td>
</tr>
<tr>
<td>Floor tiles</td>
<td>T</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Extract fan fitted</td>
<td>E</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

#### Bathroom

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bath</td>
<td>B</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>WC</td>
<td>W</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Wash hand basin</td>
<td>W</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Extract fan fitted</td>
<td>E</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

#### Separate WC

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>WC</td>
<td>W</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Wash hand basin</td>
<td>W</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Extract fan fitted</td>
<td>E</td>
<td>10</td>
<td></td>
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</table>

#### Central heating (description only)

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boiler</td>
<td>B</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Radiators</td>
<td>R</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Stove</td>
<td>S</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Extract fan fitted</td>
<td>E</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

#### Electrical installation (description only)

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consumer unit</td>
<td>C</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Switch plates</td>
<td>S</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Smoke alarm</td>
<td>S</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Fire alarm</td>
<td>F</td>
<td>10</td>
<td></td>
</tr>
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</table>

#### Internal joinery

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal door</td>
<td>I</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Skirting and architraves, Painted</td>
<td>S</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Stairs and landing</td>
<td>S</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Doors removed</td>
<td>D</td>
<td>10</td>
<td>5</td>
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</table>

#### External

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Remaining Life (years)</th>
<th>Approx. Unit</th>
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</thead>
<tbody>
<tr>
<td>Access to flat</td>
<td>A</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

### General comments

1. Omission – Ground Floor flat with some adaptations for previous residents.
2. Single storey property
3. Internal gas meter in hall cupboard
4. Condensation an issue
5. Fl to Cl 2080
## Dwelling survey

**Norfolk House**

<table>
<thead>
<tr>
<th>Kitchen</th>
<th>Description</th>
<th>Condition</th>
<th>Remaining Life (years)</th>
<th>Approx Quant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>Original steel fit kitchens</td>
<td>CCB</td>
<td>0</td>
<td>8</td>
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<tr>
<td>Worktop</td>
<td>Laminate Chookboard</td>
<td>C</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Sink and tap</td>
<td>Concluded steel</td>
<td>C</td>
<td>0</td>
<td>1</td>
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<tr>
<td>Floor finish</td>
<td>Sheet vinyl</td>
<td>C</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Extract fan fitted</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bathroom</th>
<th>Description</th>
<th>Condition</th>
<th>Remaining Life (years)</th>
<th>Approx Quant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bath</td>
<td>Pressed Steel</td>
<td>CCB</td>
<td>&lt;5</td>
<td>1</td>
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<tr>
<td>WC</td>
<td>GLCERAMIC</td>
<td>CCB</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>Vanity</td>
<td>Ceramic with pedestal</td>
<td>CCB</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>Floor finish</td>
<td>Vinyl</td>
<td>C</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>WC cabinets</td>
<td>Ceramic tile</td>
<td>C</td>
<td>5</td>
<td>15</td>
</tr>
<tr>
<td>Extract fan fitted</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Separate WC</th>
<th>Description</th>
<th>Condition</th>
<th>Remaining Life (years)</th>
<th>Approx Quant</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WC</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor finish</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>m²</td>
</tr>
<tr>
<td>Extract fan fitted</td>
<td>None</td>
<td></td>
<td></td>
<td>No</td>
</tr>
</tbody>
</table>

### Central heating (description only)

- **Boiler**
  - Make: None
  - Model: None
- **Programmable**
  - None
- **Valve**
  - None
- **Meter**
  - None
- **Heating system**
  - Combination boiler - Fed by back boiler from gas fire place
- **Night storage heaters**
  - None
- **Underfloor heating**
  - None
- **Single panel heater**
  - Living room gas fire

### Electrical installation (description only)

- **Consumer units**
  - In Kitchen cupboard
- **Switch plates**
  - 2
- **Socket outlets**
  - 2

### Internal joinery

- **Dwelling M/C**
  - Dummy stairway
- **Internal doors**
  - Solid
- **Barn doors and bi-folds**
  - Panelled
- **Walls and ceiling**
  - Plastered
- **Joinery and tiling**
  - None
- **Doors renewed?**
  - None

### External

- **Access to garden**
  - No
- **Access to private balcony**
  - No

### General comments

1. Original L-shaped fitted kitchen in situ.
2. Gas lined oven cooker in kitchen - check adequate and gas safety.
3. Tiled kitchen and back splash.
4. Check slab doors for fire resistance and MDE.
5. Single glazed Crittal balcony door and windows - Door not secure at survey.
Condition Appraisal
of
Mutchell House, Tanner House
Flat blocks Archetype 6
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.com
Contents:

1.0 Introduction

2.0 Description of the Apartment Blocks and Shop

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 exercise is to review the current condition of the principle elements of construction the Mychell House and Tanner House flat blocks at the High Path Estate.

1.1.3 This information is to be used to enable a view to be taken regarding the potential for the regeneration of the High Path Estate.

1.1.4 As the blocks described in this report were originally built as part of the same development in the 1960s. They were constructed using similar designs, construction techniques and similar materials.

1.1.5 For the sake this report these blocks are referred to as 'High Path Estate - Archetype 6 Blocks.'

1.1.6 This report should be read in conjunction with other Archetype Condition Assessment reports which have also been prepared for the other properties at the High Path Estate.

1.1.7 Further surveys and investigations are being prepared by the Architects, Structural Engineers, Environmental Consultants, and other consultants regarding these blocks. This report should also be read in conjunction with their reports.

1.1.8 The blocks and a selection of available flats were inspected between 3rd and 16th November 2014.

2.0 Description of the Flat Blocks

2.1.1 This report relates to the condition of the following blocks:

- Mychell House
- Tanner House

2.1.2 An extract from the estate location plan is included in Appendix A identifying the positions of the blocks.

2.1.3 The properties were designed and constructed in the 1958s as purpose built social housing.

2.1.4 Apart from the programmed replacement of windows there appears to have been little change made to these blocks and the flat accommodation since the buildings were originally constructed.

2.1.5 There are two commercial areas of accommodation located in the ground floor of Mychell House. These have not been inspected and do not form part of this Condition Appraisal report.
2.1.6 The accommodation in each of the blocks comprises:

Mychell House
- 10 flats
- 2 Commercial units

Tanner House:
- 21 Flats

The accommodation provide within these three blocks comprises of 31 individual flats. The flats were occupied and in use by Tenants and Leaseholders at the time of survey.

2.1.7 Tanner House has flat accommodation on three storeys. Properties are accessed from communal entrances. Access to the ground floor flats is from the rear courtyard areas. Access to the upper floors is via communal entrances and stairwells and back access balconies at each level.

2.1.8 Mychell House accommodation is also arranged on three storeys. Access to all flats is from one of two communal entrances and internal communal stair cores. Flats are accessed from landings at each level.

2.1.9 There are no lift installations in either of the blocks. There is ‘no level access’ provision for any of the dwellings in these blocks.

2.1.10 There is no dedicated car parking spaces associated with these blocks. Estate and street parking is available nearby.

2.1.11 A design review of the current layouts of the blocks and the flat accommodation is being prepared by PRP Architects.

2.1.12 The form of construction for the blocks can generally be described as: Loadbearing cavity masonry walls supporting concrete floor structures and timber pitched roof structures over. Roofs are weathered in concrete tiles. Windows are a mixture of upvc

2.1.13 The principle structural arrangement for the blocks is being reviewed by Ellis and Moore, Structural Engineers under a separate cover.

2.1.14 A selection of photographs of the blocks are included in Appendix B

3.0 Archetype 6 Blocks - Description of Construction and Condition

3.1 Roofs

3.1.1 The roofs over these blocks are pitched and gabled and weathered in interlocking concrete tiles. The coverings appear to be those applied when the properties were originally constructed i.e. approximately 45 years ago. The anticipated life of interlocking concrete roof tiles is expected to be between 65 and 70 years given regular repair and maintenance. It is therefore likely to expect that these roof coverings will require replacement in the next 20 to 25 years.

3.1.2 Roof structures are most probably of timber construction. These areas will need to be inspected to establish the condition of the timbers, the nature and adequacy of insulation and roof void ventilation and the presence of any fire separation to these areas.
3.1.3 Rainwater from roofs is collected in a plastic boxed gutter system and rainwater downpipes. Several sections of plastic system are missing and in need of repair.

3.1.4 The roof coverings to these blocks appear to be in ‘serviceable’ condition.

3.2 External Walls

3.2.1 The external walls to each of these blocks are of cavity masonry construction. The external leaves are of fairfaced brickwork. The inner leaves are plaster finished. Inner leaves of these walls are most likely to be constructed of light weight concrete blockwork.

3.2.2 Support over openings is provided by the exposed floor edges and a down stand beam over second floor windows.

3.2.3 The thermal performance of this form of wall construction can be considered ‘low’ when compared to current day standards for new built residential properties.

3.2.4 The exposed floor edge, cantilevered balcony slab and the down stand beam are considered to form ‘cold bridge’ details. See item 4.1.2

3.2.5 The walls are generally in good condition.

3.3 Windows, Doors and Screens

3.3.1 Windows and screens to the blocks are predominantly fitted with UPVC framed double glazed windows. These would appear to be between 10 and 15 years old.

3.3.2 The windows configurations are a mixture of double glazed ‘tilt and turn’ units and fixed lights.

3.3.3 UPVC 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 / major maintenance.

3.3.4 There are no windows to the communal stairwell and landings. These areas have open concrete screen block walls to provide lighting and ventilation.

3.3.5 Entrances to both blocks are open and don to have any entry-call controlled doors fitted.

3.3.6 Doors to other parts of the communal areas are of painted softwood type. These are generally in good condition and will need cyclical redecorations.

3.3.7 Dwelling front entrance doors are a variety of painted softwood types and conditions..

3.3.8 Internal common parts and external re-decorations are required soon for each of these blocks.
3.4 Balconies

3.4.1 None of the properties have private balconies

The access balcony to Tanner House is of cantilevered concrete construction. The top of the balcony slabs has been weathered in asphalt laid to falls to balcony gullies and cast iron rainwater down pipes. Asphalt is generally in serviceable condition.

3.4.2 The edge protection to the access balconies is provided cast in situ concrete balustrade walls.

3.4.3 The softsits of the concrete balcony slabs are paint finished.

3.5 Internal Common Areas

3.5.1 The internal common areas comprise:

- The ground floor entrance areas,
- The communal stairwells and landings

3.5.2 The entrance and stairwell area ceilings to Mychell House are finished in textured paint applied to concrete softsits.

3.5.3 Walls finishes are finished with fair faced brick work and some textured pain to exposed floor edges in these areas.

3.5.4 The communal stairs and landings are constructed of concrete. Landings are finished in a granolithic topping and are in good condition for their age.

3.5.5 Balustrades to staircases are formed from composite panels and painted metal standards.

3.5.6 Communal areas to both buildings would benefit from redecoration in the near future.

3.6 Dwellings Internally

3.6.1 Access was made to inspect 1 dwelling in Mychell Houses to enable an impression of the condition of the internal fixtures and finishes within dwellings to be made. The dwelling inspected was:

- No 3 Mychell House - First floor flat

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 kitchen in flat 3 Mychell House has recently been modernised by the Resident.

3.6.5 The kitchen inspected was reasonably sized and has space provision for a range of the normally installed residents ‘white’ goods without compromising too much on storage and general circulation space.
3.6.6 This dwelling cannot be taken as being typical of the remaining dwellings in these Archetype blocks. See the ‘Overview Condition Appraisal’ report for the remaining blocks at High Path Estate for typical age and condition profiles for kitchen fittings and finishes.

3.6.7 Sanitary fittings appear to have been replaced as individual items over the years rather than as part of comprehensive bathroom refurbishment projects.

3.6.8 The bath in flat 3 Mychell House is an enamelled pressed steel type. The W.C. is a low level cistern type. Wash hand is a ceramic basin and pedestal. Sanitary fittings are of a variety of manufacture and ages but are generally in ‘serviceable’ condition.

3.6.9 This flat is fitted with a gas fired boiler and radiator heating and hot water systems. The systems would appear to be approximately 10 to 15 years old. Recent Gas safety reports should be consulted for details of condition.

3.6.10 The boiler wall hung and contains an integrated programmer. Radiators are pressed metal type. See data sheets in Appendix D.

3.6.11 The electrical consumer unit fitted and the style of switch plates would appear to be about 20 years old. Electrical test reports should be consulted for details of age and condition.

3.6.12 The resident of this flat is renovating the property and internal doors had been removed for decoration at the time of survey.

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 strategies for these blocks in light of current legislation and current day standards could be carried out.

4.1.2 Condensation and mould growth – Expose concert floor edges, ring beams, projecting concrete balconies form a number of thermal bridges / cold bridges details. These can result in localised cold areas where condensation and possible resultant mould growth forms. Each block should be the subject of a separate investigation and report to establish the extent and possible remedial measures that may be required to address condensation and mould growth issues.

4.1.3 Asbestos – It is possible that asbestos bearing materials are present in the buildings of this age.

4.1.4 Noise transfer – Specialist Noise Surveys should be carried out to identify measures that may be available to reduce transfer 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 D.

5.1.2 This is based 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 Alumina 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.

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 form of construction and condition of the principle elements at Mychell House and Tanner House flat blocks.

7.1.3 The overall condition of these blocks is 'fair' considering the age and nature of construction of these blocks.

7.1.4 This report is part of an overall review of the properties at the estate and should be read in conjunction with the other property reports.

7.1.5 Investigations are also being carried out by consultant Architects, structural Engineers, Environmental Consultants. This report should be read in conjunction with their reports.

7.1.6 A number of 'wants of repair' and potential for improvement were noted during the survey. These include:

- Repairs to above ground rainwater goods
- Common area re-decorations

7.1.7 Budget provisions in relation to the above items and for future maintenance and repairs will need to be prepared based on further investigations, design and specification.

7.1.8 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

7.1.9 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.

7.1.10 Some maintenance works will require the provision of scaffolding to allow for provision of safe access for the completion of the works.

Prepared by: 

Date:

Checked by: 

Date:

Property Performance Services Ltd
21 November 2014
Appendix A – Location Plans
Appendix B - Photographs
Photograph 1 – Mychell House - View of communal entrance to flats and ground floor office space

Photograph 2 – Mychell House – Communal entrance (No entry-call controlled doors and screens) (Block walling to stairwell area)

Photograph 3 – Mychell House – Typical communal staircase finishes
Photograph 4 – Mitchell House - Tenant stores

Photograph 5 – Tanner House – Elevation

Photograph 6 – Tanner House - Balcony access arrangement to the rear of the block

Photograph 7 – Tanner House - showing balcony access and concrete upstand balustrade with asphalt weathering
Photograph 8 – Tamar House – typical entrance and communal stairs finishes.

Photograph 9 – Tamar House – Communal stairs

Photograph 11 – refuse area and external stores
### Appendix C – Condition Schedules

#### Dwelling survey

**Block:** Mychell House  
**Dwelling/Flat No.:** 3

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<th>Approx. Quant.</th>
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<tr>
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<tr>
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<td>Access to private balcony</td>
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<td>2. FL to FL: 1,400 mm</td>
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Condition Appraisal
of
Will Miles House
Archetype 7
at
High Path Estate, London SW19
for
PRP Architects

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 Apartment 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 exercise is to review the current condition of the principle elements of construction the Will Miles Court buildings at the High Path Estate.

1.1.3 This information is to be used to enable a view to be taken regarding the potential for the regeneration of the High Path Estate. This report is part of a series of similar reports being prepared for the Estate. The Will Miles Court blocks are referred to as ‘High Path Estate – Archetype 7’ properties as part of this overall review.

1.1.4 This report should be read in conjunction with other Archetype Condition Assessment reports which have also been prepared.

1.1.5 Further surveys and investigations are also being prepared by the Architects, Structural Engineers, Environmental Engineers and other consultants regarding these blocks. This report should also be read in conjunction with their reports.

1.1.6 The blocks were inspected between in early November 2014.

2.0 Description of the Flat Blocks

2.1.1 An extract from the estate location plan is included in Appendix A identifying the positions of Will Miles Court in relation to the estate.

2.1.2 The properties were designed and constructed in the mid-1980s as purpose built social housing.

2.1.3 There appears to have been no change made to these blocks and the flat accommodation since the buildings were originally constructed.

2.1.4 The accommodation at Will Miles Court comprises of four separate two storey blocks of flats and a detached bungalow which has been designed for independent living (?). Each of the four blocks contains 4 flats. The flats were occupied at the time of survey.

2.1.5 Each of the flats has their own front entrance door. Upper flats have internal private staircases from ground floor front entrance doors.

2.1.6 There are no dedicated car parking spaces associated with the Will Miles Court flats. Estate and street parking is available nearby. A design review of the current layouts of the blocks and the flat accommodation is being prepared by PRP Architects.

2.1.7 A selection of photographs of the blocks are included in Appendix B

3.0 Archetype 7 - Description of Construction and Condition

3.1 Roofs

3.1.1 The roofs over these blocks are pitched and gabled and weathered in interlocking concrete tiles. The coverings appear to be those applied when the properties were originally constructed i.e. approximately 40 years ago. The anticipated life of interlocking concrete roof tiles is expected to be between 65 and 70 years given regular repair and maintenance. It is therefore likely to expect that these roof coverings will require replacement in the next 25 to 30 years.
3.1.2 Roof structures are most probably of timber construction. These areas will need to be inspected to establish the condition of the timbers, the nature and adequacy of insulation and roof void ventilation and the presence of any fire separation to these areas.

3.1.3 Rainwater from roofs is collected PVC gutters and rainwater down pipes. These are in need of gutter clearing and overhauls but appear to be in serviceable condition.

3.1.4 The roof coverings to these blocks appear to be in ‘serviceable’ condition.

3.2 External Walls

3.2.1 The external walls to each of these blocks are of cavity masonry construction. The external leaves are of fairfaced brickwork. The inner leaves are plaster finished. Inner leaves of these walls are most likely to be constructed of light weight concrete blockwork.

3.2.2 Support over openings is provided by ‘Catnic’ type lintels.

3.2.3 The thermal performance of this form of wall construction probably met the requirements of the Building Regulations in force in the 1980s.

3.2.4 The walls are generally in good condition.

3.3 Windows, Doors and Screens

3.3.1 Windows and screens to the blocks are UPVC framed double glazed windows. These would appear to be between 15 and 20 years old.

3.3.2 The window configurations are a mixture of double glazed casement units and fixed lights.

3.3.3 UPVC Window will require regular attendance on frame sealants, seals to glazed units and operating mechanisms to achieve a remaining life of between and 5 and 10 years to next replacement / major maintenance.

3.3.4 Dwelling front entrance doors are of painted softwood types. These are in need of repair and redecoration.

3.4 Balconies

3.4.1 None of the properties have private balconies.

3.5 Internal Common Areas

3.5.1 There are no internal common parts to these properties.

3.6 Dwellings Internally
3.6.1 Access was made to inspect 1 dwelling in Will Miles Court to enable an impression of the condition of the internal fixtures and finishes within dwellings to be made. The dwelling inspected was:

- No 6 Will Miles Court Mychell House - Ground floor flat

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 kitchen in flat 6 would appear to be the original installed when the flats were constructed are approximately 30 years old. These units have been well cared for by the resident put are now in ‘poor’ condition.

3.6.5 The kitchen inspected was reasonably sized and has space provision for a range of the normally installed residents ‘white’ goods without compromising too much on storage and general circulation space.

3.6.6 This dwelling cannot be taken as being typical of the remaining dwellings in these Archetype blocks. See the ‘Overview Condition Appraisal’ report for the remaining blocks at High Path Estate for typical age and condition profiles for kitchen fittings and finishes.

3.6.7 Sanitary fittings appear to have been replaced as individual items over the years rather than as part of comprehensive bathroom refurbishment projects.

3.6.8 The bath in flat 6 is an enamelled pressed steel type. The W.C. is a low level cistern type. Wash hand is a ceramic basin and pedestal. Sanitary fittings are of a variety of manufacture and ages but are generally in ‘serviceable’ condition.

3.6.9 This flat is fitted with a gas fired boiler and radiator heating and hot water systems. The systems would appear to be approximately 10 to15 years old. Recent Gas safety reports should be consulted for details of condition.

3.6.10 The boiler wall hung and is controlled by a remote programmer. Radiators are pressed metal type and are beginning to rust. See data sheets in Appendix D.

3.6.11 The electrical consumer unit fitted and the style of switch plates would appear to be about 20 years old. Electrical test reports should be consulted for details of age and condition.

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 strategies for these blocks in light of current legislation and current day standards could be carried out.
4.1.2 Noise transfer – Specialist Noise Surveys should be carried out to identify measures that may be available to reduce transfer 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 D.

5.1.2 This is based 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.

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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 form of construction and condition of the principle elements at the Will Miles Court flat blocks.

7.1.3 The overall condition of these blocks is ‘fair’ considering the age and nature of construction of these blocks but external redecorations are urgently required to avoid degradation of the high level joinery.

7.1.4 This report is part of an overall review of the properties at the estate and should be read in conjunction with the other Archetype property reports.

7.1.5 Investigations are also being carried out by consultant Architects, structural Engineers, Environmental Consultants. This report should be read in conjunction with their reports.

7.1.6 A number of ‘wants of repair’ and potential for improvement were noted during the survey. These include:

- External redecorations
- Gutter maintenance
- Gable window & access hatch replacement
- Damp in flat 8

7.1.7 Budget provisions in relation to the above items and for future maintenance and repairs will need to be prepared based on further investigations, design and specification.

7.1.8 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

7.1.9 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.

7.1.10 Some maintenance works will require the provision of scaffolding to allow for provision of safe access for the completion of the works.

Prepared by: 

Date:

Checked by: 

Date:

Property Performance Services Ltd
21 November 2014
Appendix A – Location Plans

Archetype 7 – Will Miles House
Appendix B - Photographs
Photograph 1 – Will Mace Court

Photograph 2 – Entrance doors to flats

Photograph 3 – detail of entrance to garden area showing typical hard landscaping to perimeter of 1/blok

Photograph 4 – typical view of cracking in render
Photograph 5 – View of typical gable. Access hatches to roof voids are in poor condition and in need of replacement.

Photograph 6 – Kitchen to flat 6
Appendix C – Schedules of Condition
## Dwelling survey

**Block:** Will Miles Court  
**Dwelling / flat no.:** 6

### Kitchen

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<td>Bath</td>
<td>Pressed steel bath</td>
<td>C</td>
<td>30</td>
<td>1</td>
<td>No</td>
</tr>
<tr>
<td>WC</td>
<td>L. WC</td>
<td>C</td>
<td>30</td>
<td>1</td>
<td>No</td>
</tr>
<tr>
<td>WTH</td>
<td>Ceramic with Pedestal</td>
<td>C</td>
<td>30</td>
<td>1</td>
<td>No</td>
</tr>
<tr>
<td>Floor finish</td>
<td>Sheet vinyl - Roseland Resin</td>
<td>C</td>
<td>30</td>
<td>1,5 m2</td>
<td>No</td>
</tr>
<tr>
<td>Splash back</td>
<td>1 course tile</td>
<td>C</td>
<td>30</td>
<td>1,5 m2</td>
<td></td>
</tr>
<tr>
<td>Extract fan fitted</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td>No</td>
</tr>
</tbody>
</table>

### Separate WC

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Condition</th>
<th>Remaining life (years)</th>
<th>Answer</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>WC</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WTH</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor finish</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Extract fan fitted</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Central heating (description only)

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Condition</th>
<th>Remaining life (years)</th>
<th>Answer</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boiler</td>
<td>Main - Valiant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Programmer</td>
<td>Main - Fanco</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Radiators</td>
<td>Pressed steel                       (x2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MNC</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Night storage heater</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mulitflow</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single panel heater</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Electrical installation (description only)

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Condition</th>
<th>Remaining life (years)</th>
<th>Answer</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consumer with</td>
<td>In lead/sheath</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Switch plates</td>
<td>100x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sockets outlets</td>
<td>100x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Internal joinery

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Condition</th>
<th>Remaining life (years)</th>
<th>Answer</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal door</td>
<td>Painted fix Glazed door</td>
<td>C</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Internal doors</td>
<td>Painted flush</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sliding andBi-folded</td>
<td>Painted 86 (med)</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Glazed and Bi-folded</td>
<td>Painted 86 (med)</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors removed?</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear door to garden</td>
<td>Painted flush</td>
<td>D/E</td>
<td>3</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

### External

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Condition</th>
<th>Remaining life (years)</th>
<th>Answer</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to garden</td>
<td>Access via private balcony</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### General comments

- 1. Rising damp in hallway
- 2. Signs of flooding from flat above
- 3. History of foul drainage backing up
Condition Appraisal

of
Lovell House - Archetype 8
at
High Path Estate, London SW19
for
PRP Architects

Purpose of Issue: Draft for Information
Date: 22 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 Housing 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:

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1.1.6 The block was inspected between 3rd and 14th November 2014.

2.0 Description of the Block

2.1.1 An extract from the estate location plan identifying the positions of the block is included in Appendix A.

2.1.2 The building designed and constructed in the 1960s as purpose built social housing.

2.1.3 Apart from the replacement of windows to this block there appears to have been little change made to the properties since they were originally constructed.

2.1.4 The accommodation at Lovell House comprises:

- 2.1.5 8 No. Maisonettes
- 2.1.6 4 No. Flats

2.1.7 Each of the dwellings have an independent front entrance door accessed from street level.

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2.1.11 The form of construction for these types of house can generally be described as: ‘Crosswall construction’ – loadbearing masonry gables and separating walls supporting concrete separating floors, accommodation floors and the main pitched roof structure. The front and rear elevations are likely to be constructed of concrete blockwork or
timber frame clad externally in vertical tile hanging. The roof over the block is pitched and gabled and weathered in concrete tiles.

2.1.12 A selection of photographs of the buildings are included in Appendix B

3.0 Archetype 8 – Lovell House - Description of Construction and Condition

3.1 Roofs

3.1.1 The roof over this block is pitched and weathered in interlocking concrete tiles. These tiles are approximately 50 to 55 years old and are generally in serviceable condition. The remaining life of these coverings could be anticipated to be between 15 to 20 years assuming regular repairs and maintenance.

3.1.2 The normal form of roof structure associated with cross-wall constructed properties consist of timber purlins spanning between cross walls at eaves, intermediate span and ridge levels. These purlins support common rafters spanning between eaves and ridges. None of the roof voids at Lovell House have been inspected. No comment can be made regarding the condition of timbers, the adequacy of any roof void ventilation or levels of insulation.

3.1.3 Rainwater disposal from these roofs is by boxed gutter detail and rain water down pipes.

3.1.4 Chimneys to these roofs are of brick construction. These were viewed from ground level and appeared to be in serviceable condition. This should be examined in more detail when the blocks are next scaffolded for maintenance.

3.2 External Walls

3.2.1 The external walls are of two main types of construction:

- Cavity masonry to the gable walls and the ground floor rear elevation, and
- Vertical tile hung infill walls to the first and second levels on the front and rear elevations

3.2.2 The external leaf gable cavity walls are finished in fair faced brickwork with recessed pointing. The inner leaf is most likely to be constructed of lightweight concrete blockwork with internal plaster finishes. It is not possible to establish the presence nature or adequacy of insulation from visual inspection.

3.2.3 LIL

3.2.4 The tile hung infill panels are generally in good condition. There is evidence of some tiles having been replaced in previous years and some missing and damaged tiles require replacement.

3.2.5 The exposed edge of the concrete first floor slab is exposed on the front and rear elevations. This is generally in good condition but may constitute a 'cold bridge' detail. See item 4.1.1

3.3 Windows, Doors and Screens

3.3.1 Windows and external doors and screens are UPVC framed and double glazed. These would appear to be between 10 and 15 years old.

3.3.2 UPVC doors and windows 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 / major maintenance.
3.4 Dwellings Internally

3.4.1 None of the dwellings in this block have been inspected internally as part of this exercise.

3.4.2 See the ‘Overview Condition Appraisal’ report for the remaining blocks at High Path Estate for typical age and condition profiles for the dwelling internal fittings and finishes.

3.5 External Areas

3.5.1 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 Condensation and mould growth – The downstand beam to the exposed edges to the first floor concrete slab form a ‘cold bridge’ detail. This can result in localised cold surfaces internally which are prone to condensation forming and possible mould growth occurring. This may require further investigations to establish the scale of any problems and establish the need for any appropriate remedial works.

4.1.2 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

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5.1.3 This schedule is intended for discussion purposes at this stage and does not form part of a planned preventative maintenance plan.

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7.1.6 A number of 'wants of repair' and potential for improvement were noted during the survey. These include:
   - Localised areas of missing or damaged areas of vertical tile hanging
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Prepared by: Date:

Checked by: Date:

Property Performance Services Ltd
21 November 2014
Appendix A – Location Plans
Appendix B - Photographs
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3.2.3 LII

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21 November 2014
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3.1 Roofs

3.1.1 The roof over this block is pitched and weathered in interlocking concrete tiles. These tiles are approximately 50 to 55 years old and are generally in serviceable condition. The remaining life of these coverings could be anticipated to be between 15 to 20 years assuming regular repairs and maintenance.

3.1.2 The normal form of roof structure associated with cross-wall constructed properties consist of timber purlins spanning between cross walls at eaves, intermediate span and ridge levels. These purlins support common rafters spanning between eaves and ridges. None of the roof voids at Lovell House have been inspected. No comment can be made regarding the condition of timbers, the adequacy of any roof void ventilation or levels of insulation.

3.1.3 Rainwater disposal from these roofs is by boxed gutter detail and rain water down pipes.

3.1.4 Chimneys to these roofs are of brick construction. These were viewed from ground level and appeared to be in serviceable condition. This should be examined in more detail when the blocks are next scaffolded for maintenance.

3.2 External Walls

3.2.1 The external walls are of two main types of construction:
- Cavity masonry to the gable walls and the ground floor rear elevation, and
- Vertical tile hung infill walls to the first and second levels on the front and rear elevations.

3.2.2 The external leaf gable cavity walls are finished in fair faced brickwork with recessed pointing. The inner leaf is most likely to be constructed of lightweight concrete blockwork with internal plaster finishes. It is not possible to establish the presence nature or adequacy of insulation from visual inspection.

3.2.3 LI

3.2.4 The tile hung infill panels are generally in good condition. There is evidence of some tiles having been replaced in previous years and some missing and damaged tiles require replacement.

3.2.5 The exposed edge of the concrete first floor slab is exposed on the front and rear elevations. This is generally in good condition but may constitute a 'cold bridge' detail. See item 4.1.1.

3.3 Windows, Doors and Screens

3.3.1 Windows and external doors and screens are UPVC framed and double glazed. These would appear to be between 10 and 15 years old.

3.3.2 UPVC doors and windows 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 / major maintenance.
3.4 Dwellings Internally

3.4.1 None of the dwellings in this block have been inspected internally as part of this exercise.

3.4.2 See the 'Overview Condition Appraisal' report for the remaining blocks at High Path Estate for typical age and condition profiles for the dwelling internal fittings and finishes.

3.5 External Areas

3.5.1 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 Condensation and mould growth – The downstand beam to the exposed edges to the first floor concrete slab form a 'cold bridge' detail. This can result in localised cold surfaces internally which are prone to condensation forming and possible mould growth occurring. This may require further investigations to establish the scale of any problems and establish the need for any appropriate remedial works.

4.1.2 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 D.

5.1.2 This is based 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 Alumina 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.

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 form of construction and condition of the principle elements of the Lovell House block

7.1.3 The property is in fair condition for its age and form of construction.

7.1.4 This report is part of an overall review of the properties at the estate and should be read in conjunction with the other property Archetype reports.

7.1.5 Investigations are also being carried out by consultant Architects, structural Engineers, Environmental Consultants. This report should be read in conjunction with their reports.

7.1.6 A number of 'wants of repair' and potential for improvement were noted during the survey. These include:

- Localised areas of missing or damaged areas of vertical tile hanging
- Gutter maintenance

7.1.7 Budget provisions in relation to the above items and for future maintenance and repairs will need to be prepared based on further investigations, design and specification.

7.1.8 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 strategies
- Investigate possible cold bridge details associated with the first floor slab.

7.1.9 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.

7.1.10 Some maintenance works will require the provision of scaffolding to allow for provision of safe access for the completion of the works.

Prepared by: Date:

Checked by: Date:

Property Performance Services Ltd
21 November 2014
Appendix A – Location Plans
Appendix B - Photographs
Photograph 1 – Front elevation Isling Abbey Road

Photograph 2 – Entrance doors to ground floor flats and upper floor maisonettes. Exposed edge of first floor flats may form ‘cold bridge’ detail.

Photograph 3 – Front elevation.

Photograph 4 – Gable elevation.
Photograph 4 – Tenants stores and communal garden to rear of block. Stores are generally in a poor state of repair.

Photograph 5 – View of rear elevation with part completed timber boundary fence in foreground.
Condition Appraisal
of
50 to 60 Pincott Road - Archetype 9
at
High Path Estate, London SW19
for
PRP Architects

Purpose of Issue: Draft for Information
Date: 22 November 2014
Job No: P178

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

1.0 Introduction
2.0 Description of the Terraced Housing
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 exercise is review the current condition of the principle elements of construction of the terrace housing at 50 to 60 Pincott Road.

1.1.3 This information is to be used to enable a view to be taken regarding the potential for the regeneration of the High Path Estate.

1.1.4 This report should be read in conjunction with other ‘Archetype Condition Assessment’ reports which have also been prepared for the other properties at the High Path Estate. For the sake of these reports this terrace of houses is referred to as ‘Archetype - 9’

1.1.5 Other surveys and investigations are also been prepared by Architects, Structural Engineers, Environmental Consultants, and other consultants regarding these properties. This report should also be read in conjunction with their reports

1.1.6 The terrace was inspected between 3rd and 14th November 2014.

2.0 Description of the Terrace

2.1.1 An extract from the estate location plan identifying the positions of the terrace is included in Appendix A

2.1.2 The houses were designed and constructed in the 1950s as purpose built social housing.

2.1.3 Apart from the replacement of windows there appears to have been little change made to the properties since they were originally constructed.

2.1.4 The terrace contains 6 No 3 bed houses.

2.1.5 Each of the houses has an independent front entrance door and private front and rear gardens. Access is from Pincott Street. Some properties have driveways at the front of the property. Some garages have been constructed in the rear gardens and are accessed from adjacent estate car parking areas.

2.1.6 A design review of the current layouts of the house and the flat accommodation is being prepared by PRP Architects.

2.1.7 The form of construction for these types of house can generally be described as: ‘loadbearing cavity masonry walls which support first floor and roof structures. Roofs are weathered in concrete tiles. External windows are a mixture of upvc and Crittall metal type windows’.

2.1.8 A selection of photographs of the buildings are included in Appendix B

3.0 -Archetype 9 - Description of Construction and Condition

3.1 Roofs

3.1.1 The roof over this terrace is pitched and gabled and weathered in interlocking concrete tiles. These tiles are approximately 60 to 65 years old and generally appear to be in
serviceable condition for their age. The remaining life of these coverings could be anticipated to be between 5 to 10 years.

3.1.2 The high level eaves soffits, facias and verges are of painted timber construction. These are in poor condition and need to be renewed.

3.1.3 Flat roofs over rear single storey extensions are constructed of concrete roof slabs weathered with asphalt.

3.1.4 Front porches over entrance doors are of cantilevered concrete construction and are also weathered in asphalt.

3.1.5 None of the roof voids have been inspected. No comment can be made regarding the condition of timbers, the adequacy of any roof void ventilation or levels of insulation.

3.1.6 Rainwater disposal from these roofs is by cast iron gutters and rain water down pipes.

3.1.7 Chimneys to these roofs are of brick construction. These were viewed from ground level and appeared to be in serviceable condition. This should be examined in more detail when the blocks are next scaffolded for maintenance.

### 3.2 External Walls

3.2.1 The external walls are of two main types of construction:

- Cavity masonry to the main dwelling walls
- Solid masonry walls to the rear single storey additions.

3.2.2 The external leaves of the main dwelling cavity walls are finished in fair faced brickwork. The inner leaves are most likely to be constructed of lightweight breeze or clinker blockwork (or could possibly also constructed of brick) with internal plaster finishes.

3.2.3 It is not possible to establish the presence nature or adequacy of insulation from visual inspection.

3.2.4 A feature area of painted render is provided on the front elevation of each house. This will require some repair prior to next external redecoration.

3.2.5 The solid walls to the rear extensions will have low thermal performance.

3.2.6 Walls are generally in fair condition for their age and form of construction.

### 3.3 Windows, Doors and Screens

3.3.1 Windows and are predominantly UPVC framed and double glazed. These would appear to be between 10 and 15 years old. These are in serviceable condition.

3.3.2 UPVC doors and windows will require regular attendance on frame sealants, seals to glazed units and operating mechanisms to achieve a remaining life of between 10 and 15 years to next replacement / major maintenance.

3.3.3 Some dwellings have painted metal framed single glazed windows. The appear to belong to freehold dwellings and were not included as part of the previous window replacement programme.
3.4 Dwellings Internally

3.4.1 None of the dwellings in this terrace have been inspected internally as part of this exercise.

3.4.2 See the ‘Overview Condition Appraisal’ report for the remaining blocks at High Path Estate for typical age and condition profiles for the dwelling internal fittings and finishes.

3.5 External Areas

3.5.1 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.

3.5.2 Fences to the rear private gardens are in poor condition and require replacement.

4.0 Other considerations

4.1.1 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.

4.1.2 Energy surveys will be required to establish measures that may be taken to improve the thermal performance of the single storey rear extensions / avoid condensation issues.

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 this terrace is included in appendix D.

5.1.2 This is based 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.

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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.

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 form of construction and condition of the principle elements of the terrace housing at 50 to 60 Pincott Road.

7.1.3 The properties are in fair condition for their age and form of construction.

7.1.4 This report is part of an overall review of the properties at the estate and should be read in conjunction with the other property Archetype reports.

7.1.5 Investigations are also being carried out by consultant Architects, structural Engineers, Environmental Consultants. This report should be read in conjunction with their reports.

7.1.6 A number of ‘wants of repair’ and potential for improvement were noted during the survey. These include:

- Attend to rot in external joinery
- Renewal of boundary fencing to rear private gardens

7.1.7 Budget provisions in relation to the above items and for future maintenance and repairs will need to be prepared based on further investigations, design and specification.

7.1.8 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

7.1.9 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.

7.1.10 Some maintenance works will require the provision of scaffolding to allow for provision of safe access for the completion of the works.
Appendix A – Location Plan
Appendix B - Photographs
Photograph 1 – Terraced houses at 50 to 60 Rocott Road.

Photograph 2 – Gable end

Photograph 3 – showing rear of building and the array of different and poorly maintained boundary fences.

Photograph 4 – showing rear of the block and projecting single storey building
Photograph 5 – No. 80 Pincock Road – Front elevation with original Crittal type window configurations

Photograph 6 – Rot in high level joinery.

Photograph 7 – Single storey rear addition.