



PLANNED WORKS SCOPING REPORT

AT

**69 OLD ROAD, OLD HARLOW,
ESSEX CM17 0HF**

Client: Harlow Council, Civic Centre, Water Gardens,
Harlow, Essex CM20 1WG

Date of Inspection: 12 October 2021

Date of Report: 26 October 2021

Report Ref: FP/LB69OR/251021

Purchase Order No: 3043044

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1.0 Introduction

1.1. Instruction

This report is prepared in accordance with the instructions received from Mr. David Coleman Harlow Council's Housing Operations Manager (Property), dated 23 August 2021.

1.2. Property Address

69 Old Road, Old Harlow, Essex CM17 0HF

1.3. Client and Address

Harlow Council, Civic Centre, Water Gardens, Harlow, Essex CM20 1WG

1.4. Scope of Works

The purpose of the report is to establish the property condition and extent of planned and cyclical costs deemed necessary within the next 5-year period to maintain the building in a satisfactory state of repair in accordance with the provisions of The Licensing of Houses in Multiple Occupation Regulations 2018, Section 20 of the Landlord and Tenant Act, the Housing Health & Safety Rating System (HHSRS) introduced under the Housing Act 2004, the Decent Homes standard and fire risk assessment action plan.

1.5. Circumstances of the Survey

Date and Time: Survey commenced at 9.15am on 12 October 2021

Parties present: HTS (Property & Environment) Ltd operative – Permitted access to locked locations.

Weather Conditions: Overcast but dry (15°C at commencement)

1.6. Background and Additional Information

The following background information has been provided: -

- Harlow Council / Savills Temporary accommodation survey report dated 6 January 2016 that included stock condition data, a housing health and safety rating system assessment (HHSRS), fire risk assessment and floor plans.
- Fire Risk Assessment (Ref: LS 168883) compiled by Ridge and Partners LLP generated on 20 August 2021
- Asbestos management surveys provided by Harlow Council for the communal locations and individual rooms 4-10. Insulation board was identified as a low-risk ACM within the cupboards located within room 7 and electrical intake under the stairs.

1.7. Conditions and Limitations (Including Exclusions and Assumptions)

1.7.1. General Conditions and Limitations

- The survey and report content are specific to the client's instruction, scope of work and RICS short form of consultant's appointment 2019 edition with reference to Section 2 - Building and measured surveys, specifically item 2.3.5. No liability is accepted by First Prospect Limited for such building defects or the condition of the property beyond the scope of inspection and client's brief.
- The survey and report do not constitute a full building survey, structural survey, fire risk assessment or expert witness report for use in legal proceedings.
- Inspection is of a visible and non-destructive nature. The building fabric and concealed areas are not opened up without consent or if there is a risk of causing personal injury or damage. Comments and guidance may be provided with respect of further investigations if there is a trail of suspicion, however access to or exposure of concealed areas will ultimately be required to confirm if assumptions are correct.
- Stored items, fixtures and fittings are not moved. The surveyor has not emptied the contents of cupboards or roof spaces, moved heavy or fragile furniture, fittings, possessions or electronic appliances. Fitted floor coverings, floor boards or secured panels and fixed electrical fittings have not been removed (unless previously agreed and undertaken by a suitable third party).
- The surveyor will enter the roof space using a ladder if it is safe and reasonable to do so and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and defect (insulation, stored goods and other contents are not moved or lifted). Otherwise a visually inspection will be undertaken from the access hatch.
- The surveyor used an electronic moisture meter, digital camera and torch. Inspection of the roof area was limited to use of a camera pole where it could be safely erected and utilised by the surveyor. External elements are only viewed from within the grounds of the property or neighbouring public property.
- Services are generally concealed within the construction of the property. This means that only visible parts can be inspected, operated and tested through their normal everyday use. The efficiency, condition, design, compliance and safety of service installations can only be fully assessed by suitably qualified specialists.
- The surveyor has not carried out any specialist tests to determine whether hazardous or deleterious materials have been used in the construction such as high alumina cement, calcium chloride etc or undertake an asbestos inspection falling within the remit of The Control of Asbestos Regulations 2012. A visual inspection would be completed and where the surveyor suspects such materials may have an affect or risk with regard to the contents or findings of this report, they will have identified their potential risk and location.
- This report remains valid for six months and if its contents are to be relied upon after such time First Prospect Limited would require the opportunity to confirm or review the findings and conclusions.
- This report is for the private and confidential use of the client or party for whom the report has been undertaken and should not be reproduced in whole or part, or relied upon by third parties for any use without the express written authority of the First Prospect Limited. Without such consent, First Prospect Limited will except accept no responsibility to any third party for the whole or any parts of its content.

- This report has been prepared by a surveyor merely in their capacity as an employee or agent of First Prospect Limited. The report is the product of First Prospect Limited, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of First Prospect Limited, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

1.7.2. House in Multiple Occupation (HMO)

- The property is currently unoccupied and last used as a House in Multiple Occupation (HMO) as defined within Part 7 of The Housing Act 2004 for use as temporary accommodation. It is assumed that the building is to be returned to this use and the survey has been carried out on this basis.
- This report does not specifically assess the building in terms of compliance with legislation associated with an HMO such as the Licensing of Houses in Multiple Occupation Regulations 2018, Section 20 of the Landlord and Tenant Act, the Housing Health & Safety Rating System (HHSRS) and the Decent Homes standard.

However, the temporary accommodation survey report (refer to section 1.6) has been reviewed and where facilities and amenities for the following remain or are presently considered inadequate, remedial works and budget costs have been provided: -

- ❖ Storage, preparation and cooking including disposal of waste water
- ❖ Lighting and electrical power provision, ventilation and water supply
- ❖ Personal washing and sanitary convenience
- ❖ Means of Escape and fire precautions – refer to Fire risk assessment below
- ❖ Space Heating and Insulation
- ❖ Space standards for sleeping accommodation

1.7.3. Housing Health and Safety Rating System (HHSRS)

- A full HHSRS assessment has not been undertaken – refer to section 1.7.2. However where serious issues are evident (known as category 1 hazards) they are included within the planned and cyclical cost to ensure compliance.

1.7.4. Fire Risk Assessment (FRA)

- A fire risk assessment report and action plan with time frame for remedial works has been provided by a third party in accordance with The Regulatory Reform (Fire Safety) Order 2005, refer to section 1.6.
- The identification of fire risk and safety is beyond the scope of this report. However the FRA action plan has been reviewed in terms of providing planned and cyclical costs to provide compliance. Where previously inaccessible areas have been inspected comment is also provided on potential remedial works or further investigation.

The review relies on information given by others and no liability is accepted for the accuracy of such information.

1.7.5. Site and Survey Limitations

The following limitations are as a consequence of the circumstances at the time of inspection or where information has not been fully provided before attendance.

- Previous planned and cyclical works, repair and maintenance data - not available
- Electrical, gas and other such service inspection reports - not available

- Terms of the lease - not available
- Extent of Freehold land – assumed
- Visual inspection of the roof space and residual eaves void restricted to access from two eaves access points and a communal loft hatch. The eaves adjacent to bedroom six (front elevation) could not be accessed.
- Steel security screens restricted inspection and operation of the window and door installation. The front door has been removed.
- It is unknown when the property was converted to a HMO or whether Planning or Building Control approvals were obtained at that time.

Where information has not been provided, the Surveyor will provide recommendations based on the building condition and its use as an HMO having regard to Landlord's obligations in terms of repair, maintenance and further investigations, as necessary.

1.7.6. Estimated Costs

Costs provided are based on recent tender submissions or BCIS Building Maintenance Prices 2020 with following adjustment factors applied:-

- Over heads and profit 20% included in rates
- Inflation factor to account for projected tender period 4th quarter 2021
- Location adjustment for Essex
- 20% Preliminaries addition
- Contract value set at £100,000

Note: The building construction industry is experience significant shortages and demand in materials at the time of writing this report and there may be significant variances in actual tender costs compared to the budget figures provided.

2.0 Property Overview and Description

2.1. Site Location and Orientation

The property is located on the north eastern edge of Old Harlow within four miles of Harlow Town centre. The front elevation faces East.

2.2. Building Description and Construction

The property is a seven-bedroom two storey detached house with single storey rear addition, and according to a historic ordnance survey map search, built between 1947 and 1951.

The property is built with two double pitched timber cut roof structures with a single pitch to the rear addition all covered with slate laid directly over the timber battens without a secondary sarking membrane. The main roof incorporates lead lined valley gutters with a mix of original cement flashing, lead and substitute upstands and flashings between roof, wall and chimney abutments. Two brick-built chimney stacks (no pots) are located to the front and rear roof slopes with a third located astride the North roof ridge with a terracotta pot.

Plastic fascia, soffit and bargeboards are installed however it appears the original timber painted high level joinery is concealed beneath (Exposed at the front gable). Plastic half round gutters served by plastic down pipes and hoppers are fitted throughout.

The depth of the external walls coupled to inspection within the roof void indicated a solid un-insulated concrete blockwork construction with a roughcast external render incorporating a plain render perimeter plinth and internal plaster finish. The single storey rear addition indicates it is built with a similar concrete block work construction with matching render although its depth is considerably reduced.

The ground and first floors are built with a suspended timber joists with floor boards and solid concrete construction. Although not visible due to the render plinth, the property is of an age where a damp-proof course (DPC) would normally be incorporated at the base of the walls positioned above the suspended ground floor vents.

It cannot be confirmed whether a damp-proof membrane is incorporated within the solid floor construction or beneath ground timber joists where they would be supported by masonry.

Replacement plastic framed double-glazed windows and external doors are fitted throughout.

Internal Construction

The internal walls are constructed with both solid masonry and timber studwork. The timber framed partitions, stud walls, sloping roof soffits and ceilings are lined with plasterboard, typically installed over the original timber lathe and plaster construction where visible within the roof space and eaves. Internal surfaces are finished with painted, papered and tiled plaster finishes.

Joinery includes timber internal doors, skirtings, architraves and door linings with an L-shaped staircase and mid landing incorporating square spindle balustrade (floor to ceiling at first floor level), handrail and newel posts.

The ground and first floors are all finished with vinyl non-slip sheet floor coverings.

External areas

The property is set back from the main road and accessed via a sweeping tarmac driveway that provides access to a small car parking area, refuse store, crazy paved side access path and front concrete paved main entrance. The remaining curtilage is laid to lawn with planted borders.

The rear overgrown garden extends the full width of the site and is laid to lawn with a crazy paved slab side access path and patio provided to the rear perimeter of the property. The garden is secured with a high-level timber rear gate and post and panel fencing.

The front boundary is defined with a low level close boarded timber fence with a bus stop located adjacent on the public highway. The side and visible rear boundary is formed with high level concrete and timber post and panel fencing however overgrown shrubs and hedging conceal the remainder.

Main Service Installations

The following main service installations are provided at the property:

- Electrical Installation – Including mains intake, consumer unit/distribution board and electric meter within under stair cupboard with individual distribution/fuse boards provided to each bedroom. The installation incorporates emergency lighting and a fire alarm and detection system with control panel.
- Mains gas supply – Meter location with rear external cupboard (not inspected).
- Cold water supply – Gravity fed cold water installation including storage and feed/expansion tanks within the roof space served with copper distribution pipework.
- Heating and hot water – Valliant Ecotec Plus 430 condensing boiler and indirect vented insulated hot water cylinder served with copper distribution feed and return pipework, steel panel radiators with thermostatic valves.
- Foul and surface drainage – Separate soil vent pipe and waste pipework serving single bathroom with remaining sanitary waste combined and discharged with the rear rainwater

installation into a shared hopper head and open kerbed gullies. Surface and foul underground drainage not inspected.

2.3. Accommodation

The property is a large HMO that includes seven individual bedrooms served by communal kitchen, bathrooms, entrance hall, stairwell and landing including circulation corridor, shared parking and garden amenities with secured Landlord's boiler room and storage locations. The full layout and accommodation are shown on the ground and first floor plans included within the Appendix.

<u>Ground Floor</u>		<u>First Floor</u>	
Bedroom Four	3.79m x 3.11m	Bedroom Six	3.70m x 5.75m
Bedroom Five	2.33m x 2.93m	Bedroom Seven	2.94m x 2.32m*
Bedroom Ten	4.52m x 3.61m	Bedroom Eight	3.40m x 2.81m
Kitchen	5.68m x 4.18m	Bedroom Nine	3.40m x 2.81m
Bathroom One	2.93m x 1.42m	Landing	4.70m x 4.20m
Bathroom Two	3.65m x 1.82m		
Entrance Hall	3.46m x 4.17m		
Rear Corridor	7.47m x 1.01m		
Boiler Room	2.93m x 1.80m		

Bedroom seven has 4m² of usable area due to sloping soffits and cupboards restricting space.

Ground Floor (GIA)	101m ²	First Floor (GIA - excl. void)	71m ²
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3.0 External Property Condition

External Element, Condition and Justification	Due Date	Budget Cost
<p><u>Main Pitched Roof</u> Original roof finish is now 70+ years old and considered beyond its serviceable lifespan. There is no secondary membrane and daylight was evident through a number of locations. Externally slates are missing, slipped or damaged with tingle repairs indicating continued corrosion of fixings.</p> <p>Internally elevated internal moisture readings were evident to battens, valley boards and other parts of the timber structure. Insulation levels are below current standards.</p> <p>Repairs can be undertaken in short term however full replacement is recommended.</p> <p><u>Lower Single Pitched Roof</u> Roof finish over kitchen extension considered in serviceable condition.</p>		
<p>Planned Works Cost – Strip existing roof pitched roof coverings and battens including temporary tarps - (approx. pitched area 103m2 @ £23.75/m2)</p> <p>Allowance for inclusion of 300mm depth of insulation to ceilings and eave voids (93m2 plan area £29.09/m2)</p>	2022	£2,446 £2,705
<p>Planned Works Cost – Replacement artificial slate finish including batten and type 1F felt - (103m2 @ £191.07)</p>	2022	£19,680
<p>Planned Works Cost - Full scaffolding allowance to facilitate main roof replacement above and high-level works - (183m2 wall area two storeys @ £25.94m2)</p>	2022	£4,747
<div data-bbox="284 1328 1121 1637" data-label="Image"> </div>		
<p><u>Chimney stacks</u> Brick built chimneys generally serviceable however repairs required to replace spalled/frost damaged brickwork, repoint brick joints and replace dated cement flunched flashing and bituminous repairs.</p> <p>Chimney flues are redundant and internally blocked/vented. However, stacks should be vented externally to prevent condensation within each flue.</p>		
<p>Planned Works Cost – Overhaul brick chimneys Replace defective brickwork, repoint and renew all flashings/back gutters, cap and ventilate flues.</p>	2022	£1,200

External Element, Condition and Justification	Due Date	Budget Cost
 <p>Defective slate finish / Bituminous flashing repair</p>		
<p><u>External Walls, High-Level Joinery and Rainwater/Foul Waste Installation</u> The external blockwork and roughcast rendered walls are generally in satisfactory structural and serviceable condition. However, the following defects and issues are evident:-</p> <ol style="list-style-type: none"> 1. Render cracked to the front gable adjacent to the bedroom window and entrance hall (No apparent internal damp). 2. High internal damp readings at base of rear external walls within bedroom five, bathroom two, boiler room and adjacent kitchen side door (refer to floor plans – section 7) 3. Render plinth defective, blown and bridging damp proof course to perimeter compounded by high ground levels to the rear (refer to potential rising/bridging damp – item 2). 4. Evidence that floor vents have been concealed/blocked behind plinth (potential for condensation to floor voids). 5. Defective and leaking combined rainwater/foul water drainage installation coupled with cracked external render and sub-standard making good to the boiler flue resulting in penetrating damp (High damp readings and failure of internal plaster to lintel level of bedroom five). 6. External walls un-insulated with risk of condensation and damp coupled to high heat loss resulting in elevated energy costs. This is exacerbated within single storey kitchen addition where the wall depth is significantly reduced and base units restrict ventilation. There is evidence that damp and condensation is present where the internal wall surface is concealed. <p>Further investigation recommended prior to undertaking planned maintenance to fully ascertain cause of internal damp.</p> <p>Given the above issues with damp and poor thermal efficiency and requirements to meet HM) Amenity Standards, it is recommended that the walls are upgraded with rendered external wall insulation (EWI). Ground levels are lowered with addition floor vents and a replacement plinth installed. The render finish can be pigmented to remove the need for cyclical decoration.</p> <p>Where roof replacement and EWI are recommended, it will be necessary to replace all high-level joinery including the surface and foul water drainage installations to ensure the building envelope remains watertight and internal damp is mitigated. The existing timber joinery has been capped with plastic fascia, soffits and bargeboards.</p>		

External Element, Condition and Justification	Due Date	Budget Cost
<p>Planned Works Provisional Cost – Further Investigation Intrusive damp investigations to external walls and floor void to assess damp and including remedial works</p>	2022	£2,500
<p>Planned Works Cost – External Rendered Wall Insulation System Installation includes plinth replacement and additional floor vents - (156m² wall area with 20% window openings excluded @ £102m²)</p>	2022	£15,912
<p>Planned Works Cost – Lower Rear Ground Level Break out concrete paving to rear perimeter and lower ground level to prevent bridging of DPC – (6m² area @ £38.11m²)</p>	2022	£228
<p>Planned Works Cost – Install Low Maintenance Plastic Fascia, Soffit and Bargeboard Remove existing plastic capped and underlying timber joinery and install replacement plastic fascia, soffit and bargeboard to roof line (57LM @ £98.48m)</p>	2022	£5,613
<p>Planned Works Cost – Replace Rainwater Installation Replace uPVC half round rainwater gutters complete (27LM @ £45.65m) Replace 4no down pipes complete (15LM @ £34.60m)</p>	2022	£1,751
		
<p><u>External Windows</u> Plastic framed double-glazed windows are partially concealed by steel security panels. The installation is circa 10-15 years old and considered serviceable providing sufficient purge and background ventilation (trickle vents), means of escape, security and thermal performance.</p> <p>The windows could not be opened to check for defects or assess whether restrictors are installed. No FENSA certification was available.</p> <p>Blown plaster and loose window trim was noted around the head of the window to bedroom five (refer to external walls – penetrating damp) revealing a large void beneath which requires infilling to improve the thermal integrity and weather performance of the installation.</p> <p>The glazing unit is missing from bathroom two.</p> <p>It is recommended that the installation is overhauled to ensure it remains serviceable, secure and weathertight with repairs undertaken to the windows within bedroom five and bathroom two.</p>		

External Element, Condition and Justification	Due Date	Budget Cost
<p>Planned Works Cost – Overhaul Window Installation Overhaul, ease/adjust and repair all windows on removal of security screens – 17no windows @ £45 each</p>	2022	£765
<div style="display: flex; justify-content: space-around;">   </div> <p style="text-align: center;">Bedroom Five - Void behind window trim. WC window boarded</p>		
<p><u>External Doors</u> Plastic framed double-glazed and panelled front entrance door has been removed to enable a security access door to be installed. The remaining plastic framed double glazed and solid panel side emergency egress doors are partially concealed by security panels.</p> <p>The doors could not be opened to check for defects and no FENSA certification was available.</p> <p>However they are likely to be the same age as the window installation and considered serviceable in terms of means of escape, security and thermal performance (refer to Fire Risk Assessment).</p> <p>It is recommended that the front door is replaced with the side doors overhauled to ensure a serviceable, secure and weathertight installation.</p>		
<p>Planned Works Cost – Overhaul External Door Installation Replace main entrance door (£698) and overhaul, ease/adjust and repair rear and side doors – 2no @ £45 each</p>	2022	£788
<p><u>External Paving, Grounds and Redundant Refuse Store</u> The front tarmacadam driveway and concrete slab front entrance path are in serviceable condition.</p> <p>The crazy paved concrete side and rear perimeter path and patio area have reached the end of their serviceable lifespans and are due replacement especially given the high rear ground level reported under external walls.</p> <p>A redundant brick refuse store and concrete slab can be removed where a replacement timber enclosure is now located to the front curtilage.</p>		
<p>Planned Works Cost – Replace Rear Paving Break out existing, excavate to reduced levels and relay in concrete 31m2 @ £98m2</p>	2022	£3,038
<p>Planned Works Cost – Demolish and Remove Refuse Store Demolish brick refuse store and break out concrete slab and clear debris</p>	2022	£650

External Element, Condition and Justification	Due Date	Budget Cost
<p data-bbox="359 280 1045 324">High rear ground level / bridging render plinth / defective paving</p> 		
<p data-bbox="268 616 1077 649">Planned Works Cost – Clear Debris and Maintain Rear Garden</p>	2022	£250
<p data-bbox="268 712 750 745"><u>External Fencing and Front Refuse Store</u></p> <p data-bbox="268 745 1133 801">High level boundary fencing and timber refuse enclosure to curtilage is in serviceable condition.</p>		

4.0 Internal Property Condition

Internal Element, Condition and Justification	Due Date	Budget Cost
<p><u>Internal Walls, Ceilings and Joinery</u> All internal elements and their finishes are generally in serviceable condition and free from defect. Original lathe and plaster ceilings and eaves stud walls are over boarded with plasterboard.</p> <p>Isolated areas of blown and loose plaster were noted to solid masonry walls and chimney breasts beneath woodchip finishes. Cyclical decoration is due where the property has been used as temporary accommodation with wear and tear evident.</p> <p><u>Fire Compartmentation and Energy Efficiency</u> The timber stud walls forming the eaves, communal store and hot water cylinder cupboards and under stair electrical intake are considered a fire risk where they are damaged or deficient in terms of providing 30-minute fire compartmentation.</p> <p>It is recommended that insulation is provided to the sloping roof and timber stud walls with plasterboard lining installed within the eaves to provide satisfactory fire compartmentation and improved thermal performance (refer to HMO legislation – improve to current Building standards).</p> <p>To ensure the risk of interstitial condensation and cold bridging is mitigated, the sloping soffits can be lined with an insulated plasterboard with the replacement roof covering fitted with a breathable membrane and ventilated soffits.</p> <p><u>Internal Doors</u> Internal fire doors intended to provide 30-minute fire compartmentation between the means of escape and adjacent locations are considered deficient – refer to Compliance and Service Installations.</p> <p><u>Kitchen Units</u> Fittings are relatively serviceable however repairs and overhaul required to replace blown, damp and defective plinths, worktops and base units (Including access to treat mould growth to rear wall) and provide hygienic clean to location.</p>		
<p>Planned Works Provisional Cost – Plaster and GF Ceiling Repairs</p>	2022	£1,500
<p>Planned Works Cost – Insulated Linings to Sloping Ceilings Install thermal board, part insulate rafter depth & skim – (33m² @ £94.41)</p>	2022	£3,115
<p>Planned Works Cost – Upgrade Eaves Stud Walls Remove defective linings/finishes, infill rockwool insulation and install lining to provide compartmentation - (28m² wall area @ £50.57m²)</p>	2022	£1,458
<p>Planned Works Cost – Internal Cyclical Decoration Prepare and apply decoration to all internal surfaces (14no locations) including mould treatment within kitchen. Cost does not include application of fire-retardant paint.</p>	2022	£6,972

Internal Element, Condition and Justification	Due Date	Budget Cost
<p data-bbox="347 286 1050 331">First floor eaves stud walls require fire compartmentation upgrade</p> 		
<p data-bbox="268 589 898 622">Planned Works Cost – Overhaul Kitchen Fittings</p>	2022	£1,500
<p data-bbox="268 683 371 712"><u>Flooring</u></p> <p data-bbox="268 712 1129 801">The slip resistant vinyl sheet flooring throughout is generally considered dated, un-hygienic and beyond serviceable lifespan requiring replacement.</p>		
<p data-bbox="268 869 866 925">Planned Works Cost – Replace Flooring Finish (172m2 @ £46.55)</p>	2022	£8,006

5.0 Compliance and Service Installations

Compliance and Service Element, Condition and Justification	Due Date	Budget Cost
<p><u>Fire Risk Assessment (FRA) - Regulatory Reform (Fire Safety) Order 2005</u></p> <p>The identification of fire risk and safety is beyond the scope of this report.</p> <p>The FRA action plan has been reviewed in terms of providing planned and cyclical costs to provide compliance. Where previously inaccessible areas have been inspected comment is provided on potential remedial works or further investigation.</p> <ul style="list-style-type: none"> ▪ Electrical inspection and testing appear valid for communal and bedroom installations. However consumer units and lighting to bedrooms are dated - refer to services ▪ No valid Landlord Gas Safety Record available – refer to services ▪ Internal doors intended to provide 30-minute fire compartmentation between the means of escape and adjacent bedrooms, kitchen, boiler room, communal storage and electrical intake cupboards are considered deficient. Doors, frames and self-closers are either damaged, poorly fitted or insufficient with missing fire signage, intumescent strips and smoke seals. ▪ Insufficient fire blankets ▪ Fire detection and alarm system installed (Not tested). Control panel recommended for relocation to lower level with detection improved to kitchen. ▪ Means of escape kitchen exit door requires thumb turn. ▪ Directional and fire exit signage require improvement to BS 5499-4: 2013 – Entrance hall signs not directed to closest exit with no kitchen exit sign. ▪ Install external emergency lighting to front and side exits ▪ Upgrade first floor stud walls and access panels to hot water cylinder cupboard and eaves void to provide secured 30-minute fire compartmentation – refer to Internal Walls. ▪ Install fire rated, insulated and lockable loft access hatches 		
<p>Planned Works Cost – Install Replacement FD30S Fire Doors Install 17no FD30S fire rated doors and frame complete (£650/door)</p>	2022	£11,050
<p>Planned Works Cost – Install Insulated / Fire Rated Communal Loft Hatches and Eaves Access Panels (5no @ £400 each)</p>	2022	£2,000
<p>Planned Works Cost – Provision of Emergency lighting and Fire Risk Remedial Works 3no external light fittings, thumb turn kitchen exit and upgrade signage</p>	2022	£450
<p>Planned Works Cost – Inspect/Test Fire Detection Installation Inspect, test and undertake remedial works to relocate control panel to accessible location</p>	2022	£350
<p>Planned Works Provisional Cost – Inspect/Test Electrical Installation Including Remedial Works Renew light fittings and consumer units to bedrooms and boiler rooms, extract fans to bathrooms and kitchen</p>	2022	£2,750

Compliance and Service Element, Condition and Justification	Due Date	Budget Cost
<p><u>Gas Fired Heating and Hot Water Installation</u> The gas boiler, hot water cylinder and heating installation was turned off and steel panel radiators, TRV's and copper feed and return pipework was only visually inspected for defect and obvious leaks. Significant amount of original and redundant plumbing noted within eaves storage and sanitary areas with damp staining below HWC location.</p> <p>Inspection, testing and servicing is required to the gas supply and heating/hot water appliances including all associated hot water cylinders, expansion vessels, plumbing, valves etc to ensure a safe, efficient and compliant installation with defects rectified as necessary.</p>		
<p>Planned Works Provisional Cost – Inspect/Test/Overhaul Heating and Hot Water Installation Gas Safe test and overhaul of installation including drain down and refill with remedial repairs.</p>	2022	£2,000
<p><u>Cold Water Supply, Management and Storage Installation</u> Cold water stop cock not identified. Plumbing installation and supply pipework in copper with sealed plastic water tanks located within the roof space. Pipework within eaves is un-insulated and the installation as a whole cannot be confirmed to be free of defect, leaks or at low risk of legionella. Significant amount of original plumbing with redundant sections noted within eaves storage with potential dead legs.</p> <p>Inspection, testing and servicing is required to ensure safety and compliance with current standards with Legionella risk mitigated.</p>		
<p>Planned Works Provisional Cost – Inspect/Test/Overhaul Cold Water Storage and Installation</p>	2022	£1,000
<p><u>Foul Drainage Installation</u> Above ground foul drainage installation appears shared with the external surface water system with a cast iron soil pipe and shared hopper head.</p> <p>The combined system as previously reported is likely to be compounding external damp penetration through rear wall. The internal waste installation to upper bedroom basins appears to be dated, has excessive lengths of branch pipework with inadequate falls preventing efficient discharge of foul water. Kitchen waste pipes are broken and disconnected, and the rear gullies/inspection chamber cover are beyond serviceable lifespan.</p> <p>Inspection and testing of below ground foul drainage with full overhaul/replacement of above ground installation is recommended.</p> <p><u>Sanitary Fittings</u> Given the above, it would be beneficial to relocate/replace bedroom basins as close as possible to revised soil pipe locations and include pedestals to provide stability.</p> <p>Allowance is included to remove and reinstate all sanitary fittings to GF bathrooms as base of walls and adjacent floors require inspection for</p>		

Compliance and Service Element, Condition and Justification	Due Date	Budget Cost
damp with new connections required to replacement external foul waste system. Beneficial given temporary accommodation to provide baths with shower units over.		
Planned Works Provisional Cost – Inspect/Test Below Ground Drainage and Replace Above Ground Waste Installation Complete	2022	£1,500
Planned Works Provisional Cost – Remove/Re-install/Replace Sanitary Fittings to Bedrooms and Bathrooms	2022	£3,000
<u>Lifts and Lifting Equipment</u> Not applicable		

6.0 Summary and Recommendations

- 6.1. The property requires refurbishment to maintain the property to a satisfactory standard ensuring compliance with the provisions of The Licensing of Houses in Multiple Occupation Regulations 2018, Section 20 of the Landlord and Tenant Act, the Housing Health & Safety Rating System (HHSRS) introduced under the Housing Act 2004, the Decent Homes standard and fire risk assessment action plan.
- 6.2. The estimated cost of planned and cyclical void works deemed necessary within the short term in accordance with section 6.1 are as follows:

Estimated Summary of Works (Excluding VAT)

External Building Elements	Estimate
Main Roof and High-Level Joinery	£36,391
Rainwater Installation	£1,751
External Wall (Damp and Insulation)	£18,640
Window and Door Installation	£1,453
External Areas	
Rear Paving	£3,038
Remove Refuse Store	£650
Clear and Maintain Garden	£250
Internal Building Elements	
Walls, Ceilings, Floors and Joinery	£22,551
Compliance and Services	
Fire Risk Assessment Remedial Works	£13,850
Electrical Installation	£3,750
Heating and Hot Water Installation	£2,000
Cold Water Supply and Storage Installation	£1,000
Foul Drainage and Sanitary Installation	£4,500
Total Estimated Cost (Excl. VAT and Contingency)	£109,824

- 6.3. The above estimate is subject to further investigations, specialist inspection/testing and associated provisional work items that cannot be clarified in detail at this stage.

First Prospect Limited strongly recommend that those investigations are undertaken to enable proposals and variable costs to be confirmed where possible to assist the asset management decision process.

- 6.4. Bedrooms 5 and 7 are below the minimum standard of 6.5m² floor space for sleeping accommodation permitted within Amendment to Schedule 4 of the Housing Act 2004. Therefore, these locations cannot be let to tenants following any refurbishment.
- 6.5. The building construction industry is experience significant shortages and demand in materials at the time of writing this report and there may be significant variances in actual tender costs compared to the budget figures provided.
- 6.6. The financial summary does not include the following which may be applicable: -

- Council administration fees
- Professional and consultant fees - Production of tender package, specification and contract administration
- Planning and Building Control Approvals
- Compliance with The Construction (Design and Management) Regulations 2015

6.7. A contingency sum of 10% should be included for unforeseen work.

If you would like to discuss any matters highlighted within the report then please do not hesitate to contact First Prospect Limited.

Signed:



Surveyor:

Mr L C Brace, BSc (Hons) DipHI MRICS

For and on behalf of:

First Prospect Limited
Shallus
19 Longfellow Road
Maldon
Essex CM9 6BD

Date:

26 October 2021

8.0 Photographs



Front elevation



Front elevation



Side elevation



Rear kitchen addition



Rear elevation



Rear elevation



Driveway and parking



Front curtilage



Rear garden



Side garden



Roof finish – Defective slates and tingles evident



Front gable – Over capped timber fascia, failing decoration and blown render



Cracked chimney flaunching and defective slates



Roof finish – Defective slates and tingles evident



Roof finish – Defective slates evident



Roof finish – Defective slates and flashings evident



Roof finish – Defective slates evident



Roof finish – Defective slates and flashings evident



Defective flashing to kitchen addition



Roof finish – Defective slates evident



Defective render finish to boiler flue (Damp internally)



High rear ground levels and cracked render
(Damp to adjacent boiler room)



High rear ground level / Defective gutter and drainage
(Damp to adjacent WC /Bedroom Five)



Combined foul and surface drainage into hopper



Rear path beyond serviceable lifespan (High ground levels with internal damp)



Defective foul waste pipes from kitchen



Defective foul waste pipes from kitchen



Leaking gutter outlet above kitchen addition



Sub-floor ventilation rendered over (Potential condensation risk)



No emergency lighting to stepped emergency exit



Inadequate sub-floor ventilation (Potential condensation risk)



Dated side path and redundant refuse stores



Front elevation – cracked render



Front entrance



Bedroom Eight



Bedroom Eight



Bedroom Nine



Bedroom Nine – Sloping ceiling / stud walls require insulation. Excessive waste pipe distance to soil pipe.



Bedroom Seven – Insufficient space for use as habitable room. Stud walls require fire compartmentation upgrade.



Bedroom Seven – Stud walls require fire compartmentation upgrade.



Bedroom Six



Communal Landing



Stairwell



Cracks to stairwell ceiling



Bedroom Ten



Entrance Hall



Entrance Hall



Rear corridor to fire escape



Bedroom Four



Bathroom One



Boiler room and Bedroom Five
(Too small for sleeping accommodation)



Bathroom Two



Kitchen



Kitchen



Kitchen – single storey addition



Kitchen addition – rear wall is single block skin and susceptible to damp and condensation



Windows in satisfactory condition
(Not tested due to security shutters)



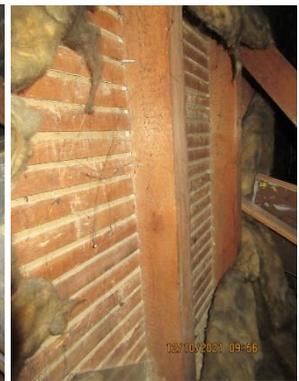
Eaves roof void - Remove debris, insulate and improve
fire compartmentation to stud walls.



Eaves roof void
Remove combustible debris and insulate



Eaves roof void - Remove debris, insulate and improve
fire compartmentation to stud walls.



Fire compartmentation to eaves stud walls
requires improvement.



Access doors and partitions to roof eaves do not provide
30-minute fire compartmentation



Dated light fittings to bedrooms



Dated consumer units to individual bedrooms
(Valid test date)



Dated consumer units to bedroom ten
(Valid test date)



Main electrical intake and fuse board
(Dated - Valid test date)



Bedroom/landing cup'd frames/doors compromise 30-minute fire compartmentation to escape routes



Bedroom Six – Defective fire door



Bedroom Ten door frame compromise fire compartmentation / plaster blown



Under stair electrical intake cupboard requires fire compartmentation upgrade/fire door (FRA)



Bedroom Four – Defective fire door



Kitchen units worn in some locations due to moisture ingress to carcass



Kitchen rear wall only single skin of masonry susceptible to condensation and mould growth



High moisture readings to base of rear kitchen wall



Kitchen rear wall only single skin of masonry with high moisture readings evident



Kitchen rear wall - high moisture readings evident with blown plaster



Fire detection control panel requires relocation to lower level (refer to Fire risk assessment)



Side entrance fire escape – External lighting required (Refer to Fire risk assessment)



Hot water installation and plumbing require service and overhaul. Eaves stud wall un-insulated



Heating/hot water installation requires service and



Redundant plumbing / Eaves stud walls require insulation & fire compartmentation upgrade



Plumbing services in eaves roof void require overhaul, insulation and dead-legs capped



Excessive lengths of un-supported foul waste branch pipe with potential back falls. Un-insulated plumbing.



Excessive lengths of un-supported foul waste branch pipes with back fall. Combustible debris in void.



Plumbing services in eaves roof void require overhaul, insulation and dead-legs capped



Dated plumbing with evidence of leaks (Bathroom One)



Heating installation requires test, service and overhaul



Defective rear inspection chamber cover



Evidence of leaks to plumbing waste within eaves void above boiler room



Bathroom two – High damp readings to base of all walls (Further investigation required)



Bathroom two – High damp readings to base of all walls (Further investigation required)



Bathroom two – High damp readings to base of all walls (Further investigation required)



High moisture readings to floor boards within boiler room (Further investigation required)



High moisture readings to base of rear wall within boiler room



Defective plaster and void to window opening – tested damp (Bedroom Five)



Defective plaster and void to window opening (Bedroom Five)



High moisture readings to base of rear wall within bedroom five



Elevated moisture readings to base of rear wall within bedroom five



No sarking to roof with high moisture readings to battens



Daylight evident to roof space around valley gutter location



Evidence of daylight through roof slate



Daylight evident to roof space around valley gutter location



Gaps between roof slate finish



Roof insulation insufficient to modern standards



Roof insulation insufficient, redundant water tank, no sarking to roof finish



Roof battens split and damaged



Redundant water tanks within roof space



Minimal insulation and no sarking to roof finish



High moisture readings to roof structure



Original lath and plaster ceilings over boarded



High moisture readings to roof structure



Original lath and plaster ceilings over boarded