

CONSIDERATION FOR DISPOSAL OF VOID PROPERTY

<i>Property Address and type</i>	<i>Reference Number</i>
3 East End Cottages Roydon CM19 5BS 2 Bedroom cottage Semi Detached property within conservation area not in Harlow.	

Summary of life cycle costing exercise:

Item	Source	Value
Major works identified and required to bring back to a lettable standard	Initial Survey – Surveyor Housing Property Services	£17,500
Modern Homes Works/Life cycle costs	Stock Condition Survey 2012	£37,100
Total	Option 1 – Lettable Standard	£17,500
	Option 2 - 30 year life cycle	£37,100
EPC rating	F	£54,600

The recommendation is as follows:

	Tick
Retain this property	
Dispose of this property	
Demolish this property	

Reason for recommendation:

As works exceed £10,000 consider for disposal

Remote location with difficult access both internally and externally and limited parking

Ongoing issues with damp last tenant move due to condition of property.

Property fails decency and requires major works to bring it back to a lettable standard.

Surveyors report attached with associated costs for options 1 and 2

Area Housing Manager Signature.....

Date.....

	Initials	Date	Agree	Not agree
Head of Housing				
Housing Portfolio holder				
Housing Standards Board				
Cabinet				
Dispose of this property via:	RSL		Open Market	

Reason for not agreeing:

Void Specification.



Address:	3 East End Cottages Roydon CM19 5BS.		
Tenant's Name(s):	Vacant Property		
Contact Tel:		Email:	-
Date of Inspection:	9/12/15	Date of Report:	15/12/15

Circumstances of Inspection

Weather:	Dry and sunny		
Site Topography:	Steep slope from rear garden to front.		
Referred by:	Area Housing Manager	Building Surveyor:	D Coleman

Property Description and Construction:

Two bed cottage, built circa 1921. Solid wall construction, pebble dash finish, slate roof, PVCu windows.

Location / Remarks	Image
<p><u>External Structure.</u></p> <p>The properties are surrounded by trees, high hedges.</p> <p>Planning confirmed that the property is not located within a conservation area and East End Cottages are not listed.</p> <p>Solid wall construction pebble dash finish in a poor state of repair. Evidence of numerous cracks and a number of areas received minor repairs.</p> <p>Short term, further repairs required, long term property would benefit from external insulation system, or full replacement of pebble dashing.</p> <p>The lower brickwork to the front of property has been rendered with a plinth that has also had a bitumen based sealant added over at the front.</p>	 

Slate roof covering has reached end of useful life and requires renewal including fascia, soffit, and gutter system and loft insulation. Due to age a number of rafters show signs of deflection, roof structure will require strengthening, possibly renewing a number of struts and rafters.

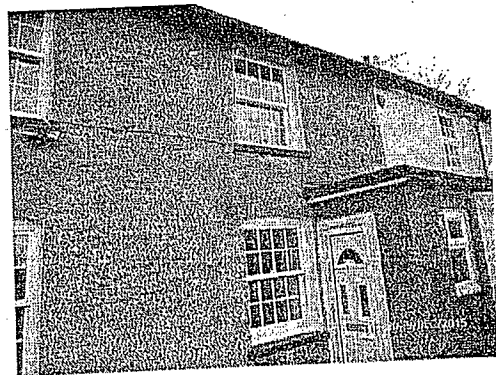
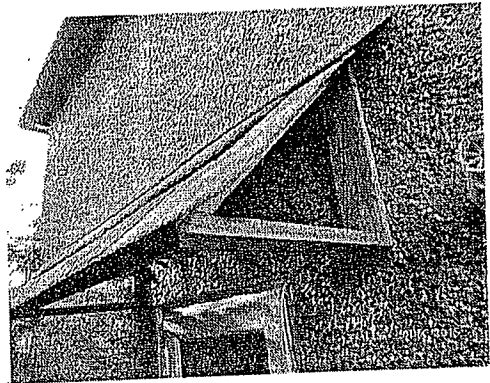
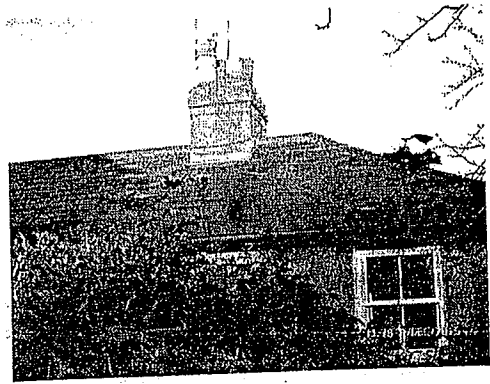
Chimney stack, pots and flaunching is in a poor condition and will require refurbishment.

Side entrance slate roof canopy to be removed and replaced with GRP canopy.

Front porch roof is currently water tight, but nearing the end of useful life and will require renewal.

Windows and entrance doors recently been replaced in double glazed PVCu.

Rear entrance floor level with external path, allowing water to penetrate causing dampness.

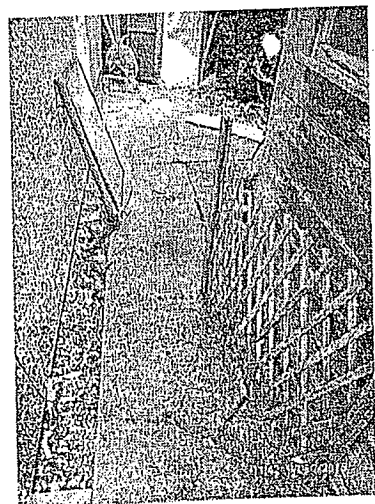
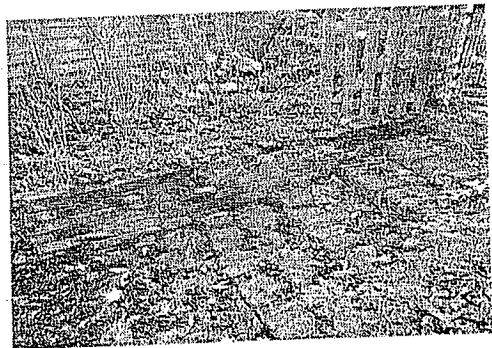
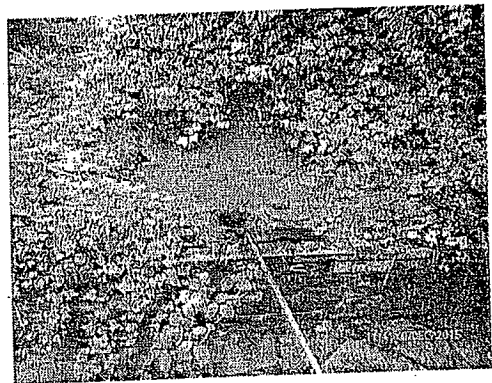


The properties are surrounded by trees, high hedges and mature vegetation.

Rear pond will need removing and ground levelled off.

A number of DIY garden retaining walls and steps require removing and levelling. Due to garden slope new steps will be required to be formed and new retaining wall.

Although external perimeter external paving levels have been lowered, they are still not the recommended 150mm below internal floors. The property is sited on a hill, increasing the risk of external rainwater penetration.



Electronic Protimeter readings taken to external walls indicated high moisture content up to approximately 600mm above floor level.

Breakdown/absence of damp proof course.

Wall plaster in contact with solid damp floors. Bridging of the damp-proof course by external renderings.

PROPOSED INTERNAL WORKS.

Hack off and reinstate plaster to external walls to kitchen and lounge.

Insert concentrated chemical damp proof course membrane (CDPC) internally.

Apply 3 coats of specialist water resistant render/plaster.

Thoroughly prepare exposed concrete flooring to lounge, kitchen, rear hall and hall to stairs, apply F76 high performance specialist epoxy resin waterproof membrane. This resin will unite with wall damp-proofing and harden into a solid impervious membrane.

Renew skirting boards when wall plaster has sufficiently dried.

Renew vinyl flooring to ground floor.

Entrance Lobby.

Apply full height thermal wall Insulation to walls and apply smooth cast plaster finish.

Kitchen.

New Kitchen, redesign, possibly remove pantry and cylinder cupboard.

Remove old barrel pipework, re new plumbing supplies.

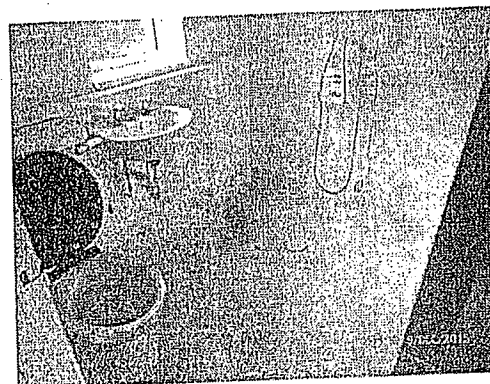
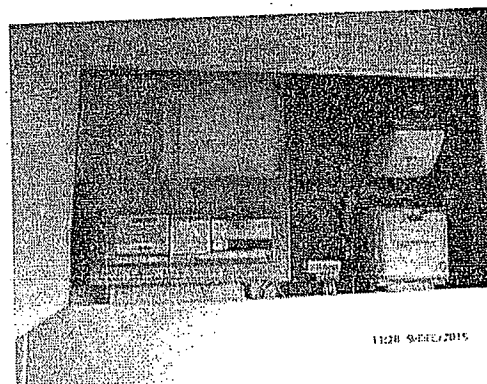
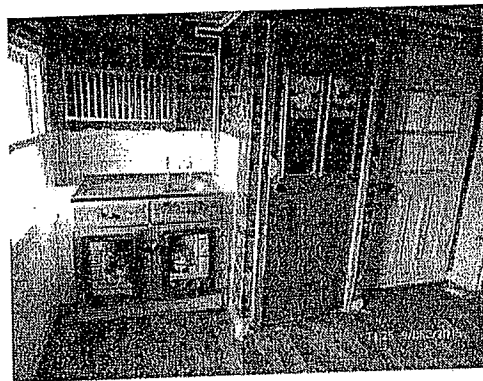
Partial re wire.

Wet Room.

New wet room, flooring defective, needs renewing, forming continuous skirting to form water tight wet room floor.

Bedrooms and Lounge

Remove fire, Block up fire, vent, sweep flue, cap off chimneys.



Option 1

Works to achieve lettable standard

Kitchen and Lounge.

Hack off and reinstate plaster to external walls to kitchen and lounge. Insert concentrated chemical damp proof course membrane (CDPC) internally. Apply 3 coats of specialist water resistant render/plaster.

£5,000

Thoroughly prepare exposed concrete flooring to lounge, kitchen, rear hall and hall to stairs, apply F76 high performance specialist epoxy resin waterproof membrane. This resin will unite with wall damp---proofing and harden into a solid impervious membrane.

Renew skirting boards when wall plaster has sufficiently dried.

Renew vinyl flooring to ground floor.

Entrance Lobby.

Apply full height thermal wall Insulation to walls and apply smooth cast plaster finish.

£400

Kitchen.

New Kitchen, redesign, possibly remove pantry and cylinder cupboard.

£5,000

Remove old barrel pipework, re new plumbing supplies. Partial re wire and gas test.

Wet Room.

New wet room, flooring defective, needs renewing, forming continuous skirting to form water tight wet room floor.

£400

Bedrooms and Lounge

Remove fire, Block up fire, vent, sweep flue, cap off chimneys.

£500

External.

Repair 6SM pebble dash in a number of small locations.

£1,000

Side entrance slate roof canopy to be removed and replaced with GRP canopy.

£1,200

Reduce paved areas to front, side and rear 150mm below internal floors, lay stones, rerun drain, new levels to existing drains.

£2,500

Rear pond will need removing and ground levelled off.
A number of DIY garden retaining walls and steps require removing and levelling. Due to garden slope new steps will be required to be formed and new retaining wall.

£1,500

TOTAL

£17,500

Option 2

Works to provide 30 year life.

Kitchen and Lounge.

Hack off and reinstate plaster to external walls to kitchen and lounge.

Take down two ceilings, renew boarding and set.

Insert concentrated chemical damp proof course membrane (CDPC) internally.

Apply 3 coats of specialist water resistant render/plaster.

Thoroughly prepare exposed concrete flooring to lounge, kitchen, rear hall and hall to stairs, apply F76 high performance specialist epoxy resin waterproof membrane. This resin will unite with wall damp-proofing and harden into a solid impervious membrane.

Renew skirting boards when wall plaster has sufficiently dried.

Renew vinyl flooring to ground floor.

Entrance Lobby.

Apply full height thermal wall Insulation to walls and apply smooth cast plaster finish.

Kitchen.

New Kitchen, redesign, possibly remove pantry and cylinder cupboard.

Remove old barrel pipework, re new plumbing supplies.

Partial re wire and gas test.

Wet Room.

New wet room, flooring defective, needs renewing, forming continuous skirting to form water tight wet room floor.

External.

Reduce paved areas to front, side and rear 150mm below internal floors, lay stones, rerun drain, new levels to existing drains

Rear pond will need removing and ground levelled off.

A number of DIY garden retaining walls and steps require removing and levelling. Due to garden slope new steps will be required to be formed and new retaining wall.

External wall insulation system, or full replacement of pebble dashing, minor brickwork repairs.

Slate roof covering has reached end of useful life and requires renewal including fascia, soffit, and gutter system and loft insulation. Due to age a number of rafters show signs of deflection, roof structure will require strengthening, possibly renewing a number of struts and rafters.

Chimney stack, pots and flaunching is in a poor condition and will require refurbishment.

Bedrooms and Lounge.

Remove fire, Block up fire, vent, sweep flue, cap off chimneys.

All as Option 1, less pebble dash.

£16,500

£10,000

£9,500

£600

£500

TOTAL £37,100

SUMMARY.

Option 1, Lettable Standard. £16,500

Option 2, 30 Year Life. £37,100

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