

PROPERTY CONDITION ASSESSMENT
220 LONDON ROAD, BALDERTON.
NEWARK AND SHERWOOD DISTRICT COUNCIL



FRIDAY 11TH NOVEMBER 2022

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1.0 Introduction

Asset management were asked to provide a visual condition inspection of three properties 220,222 and 224 London Road Balderton. Number 224 is the subject of a current live official complaint and is also subject of an MP enquiry (Robert Jenrick). The property has had a previous history of significant damp and thermal integrity issues. The roofs of all three properties are included in this year's roof renewal programme.

Our inspection took place on the 11th November 2022 and our findings are presented in the remainder of this report.

Access was granted to number 220 which was arranged previously with the current tenant Mrs Mansfield. Consequently the internal observations relate to this address only.

Photographs are at appendix A and a location plan is contained in Appendix B.

2.0 Inspection

The property was inspected by Simon Ingram on Friday 11th November at 2.30pm. The weather conditions were fine and dry.

The property consists of a ground floor lounge, kitchen, and dining room with 3 bedrooms and a bathroom to the 1st floor.

The interior of the property was fully furnished with floor coverings to all floors. The decoration was a mix of painted plaster and wallpaper with some ceilings being covered in woodchip

2.1 External of property

- 2.1.1 The property is one of three Victorian terraced houses, which we understand have been converted from agricultural barns. They consist pitched concrete interlocking tiled roof on traditional cut rafter/purlin construction. The external walls are 9" solid brickwork in lime mortar with pvcu double glazed windows and composite doors completing the external façade.
- 2.1.2 The property is adjacent to a busy main road which is higher than the property and there is a pavement that separates them.
- 2.1.3 At the time of inspection, the main drain to the road was block with leaves and debris, and the gulley at the corner of the property was starting to get blocked up with leaves
- 2.1.4 The brickwork to the ground floor areas front, side and rear are in poor condition. Bricks are spalling due to the high moisture content and frost damage.
- 2.1.5 Various repairs have been undertaken to the brickwork including brick replacements and re-pointing.
- 2.1.6 There are signs the property has been treated for damp on various occasions by a chemically injected DPC to both brickwork and mortar.
- 2.1.7 The rear yard is mainly concrete with a patch of grass.
- 2.1.8 The roof is showing signs of wear and has had multiple repairs undertaken including tile replacements and works to rafters and fire breaks.
- 2.1.9 There are no fire breaks in the loft space between 224 and 222 and 222 and 220.

2.2 Internal of property

- 2.2.1 The lounge is at the front of the property with the front door straight from the pavement into the room.
- 2.2.2 The lounge is in a good state of decoration.
- 2.2.3 Some work to combat damp has been undertaken in the past including, thermal plasterboards to the internal wall between 220 and 222 and between lounge and kitchen.

- 2.2.4 The window in the lounge is below standard having no trickle vents and the opening casement opening into the room.
- 2.2.5 The lounge floor is of solid construction (concrete or pitch mastic) and is uneven, but due to floor coverings at the time of survey I was unable to determine the cause
- 2.2.6 The kitchen at the rear of the property off the lounge.
- 2.2.7 The kitchen is in need of replacement due to age, condition and layout.
- 2.2.8 The resident mentioned that she was having issues with damp in the kitchen, but due to the number of items in the area it was hard to see.
- 2.2.9 There are signs of damp on the internal wall that separates lounge and kitchen.
- 2.2.10 The dining room is to the front of the property. The resident mentioned that the room floods when there is heavy rain, and the drains are blocked externally.
- 2.2.11 The dining room floor had no carpet, and a pitch mastic floor was visible. The room itself doesn't look like it is being used other than a storeroom.
- 2.2.12 The first floor of the property is accessed from stairs which are accessed from a lobby area between the kitchen and dining room.
- 2.2.13 The resident was not keen for me to access the 1st floor area, but after conversations with the resident and what I could ascertain from the external inspection, a new bathroom is required and all windows to bedrooms and bathroom are required.
- 2.2.14 I was unable to access the loft area at the time of inspection due to no access equipment being available and no permission from the resident to access the first floor.
- 2.2.15 The resident told me that there are no walls (fire breaks) between the neighbouring properties, and you can access these properties. Further investigation is required.

3.0 Conclusions

From the inspection and a conversation with the resident, she is not keen to be moved out of the property and believes works could be done around her. I explained the extent of the works which seemed to shock the resident, but she remained adamant that if she had to move out, she wanted to return.

Internally this property would benefit from a programme of works to renew the kitchen and bathroom, but it is evident that there are major issues with damp due to the lack of DPM, so this would need to be remedied before these works were undertaken.

Externally the problem with the road runoff and the drainage system is an issue. This will need to be cured to prevent the dining room from becoming flood on occasion. The gable end wall would benefit from EWI, as the brickwork is particularly poor in this area and would help the thermal properties of the house due to the large expanse of 9" brickwork.

In conclusion, the property is of an age and condition where damp issues are now significant, this coupled with the lack of any external wall insulation means that any solution would require major intervention and consequently substantial investment. I am not convinced that even were the improvements required carried out that these properties offer any guarantee of long term sustainable social housing accommodation. Even with major refurbishment the core fabric of the building is poor quality Victorian era.

4.0 Recommendations

Major investment would be required to bring the property up to a decent home standard due to the damp issues.

Work would include but not limited to.

- New roof
- New ground floor floors including DPM and DPC
- New kitchen and bathroom
- EWI to side and rear elevation
- Upgrade electrics
- Fire break in loft

See full breakdown in Appendix C

Due to the extent of the works and there being no guarantee works would be 100% successful, disposal maybe the better option.

Appendix A

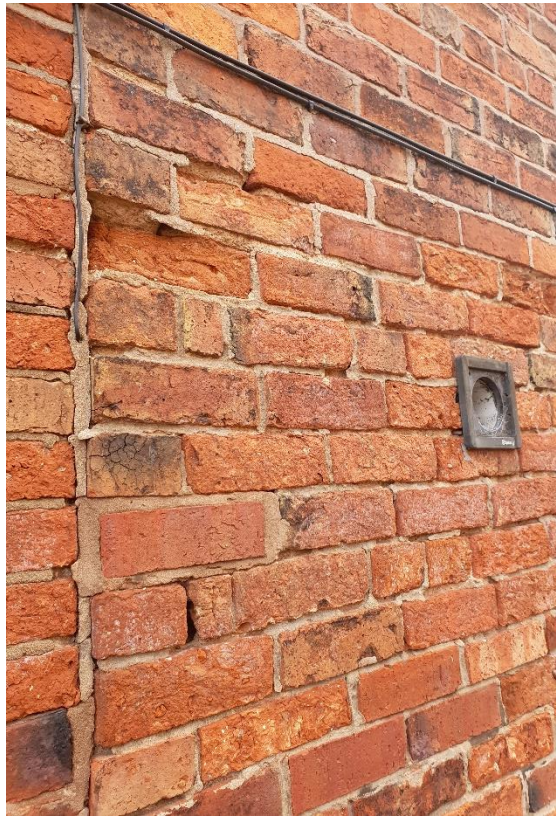
Repairs to front elevation



Repairs required to front elevation brickwork



Front corner of property where water enters dining room



Side elevation brickwork

Missing vent cover and spalling brickwork to side elevation



Internally opening window with no trickle



Signs of damp on internal wall between lounge and kitchen



Corner of property where water enters



Blocked main drain on road



Photo of road runoff area

Appendix B



Appendix C

Description	UOM	Q	Unit rate £	Total £
Renew roof covering to current specification. Including extension at eaves where required to allow for EWI installation	item	1	8500	£8,500
Roof strengthening works. Including rebuild stepped gable and renew lead flashings, inc chimneys.	Pc sum	1	2200	£2,200
Chemical injected dpc	item	1	1200	£1,200
Renew solid ground floor including 150mm hardcore 100mm insulation and 1200-gauge dpm.	item	1	4500	£4,500
Renew kitchen to current specification	item	1	5500	£5,500
Renew bathroom to current specification	item	1	3500	£3,500
Renew gas central heating complete, and ancillary domestic supply pipework	item	1	3200	£3,200
Rewire to current specification	item	1	3300	£3,300
Insulated dry lining to all F/E walls inc plaster finish.	item	1	2800	£2,800
EWI to R/E and 33% gable wall.	item	1	5000	£5,000
Renew pvcu windows and composite doors	item	1	3800	£3,800
Internal re plastering walls and ceilings.	item	1	4200	£4,200
Drainage alterations (EWI)	Pc sum	1	1200	£1,200
Whole property decoration internally.	item	1	1800	£1,800
Sound insulation to dividing walls?	Pc sum	1	1750	£1,750
Electrical alterations to supply.	Prov sum	1	1700	£1,700
Internal doors/architraves,skirting.	Prov sum	1	2500	£2,500
Rebuild fire break in loft space	Prov sum	1	2500	£2,500
Repair brickwork to F/E	Prov sum	1	500	£500
Potential flood defence work due to high water table and road runoff	Prov sum	1	3000	£3,000
Investigative works (structural, flood)	Prov sum	1	2000	£2,000
Provisional sum	Prov sum	1	8500	£8,500
Total				£70,650

Highlighted works extra to original inspection of 222 London Road

