

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

MONDAY 1ST AUGUST 2022

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1.0 INTRODUCTION

- 1.1 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.
- 1.2 Our inspection took place on the 1st of August 2022 and our findings are presented in the remainder of this report. Debbie Taylor (Repairs inspector) was in attendance.
- 1.3 Access was gained to number 222 which was void to avoid any anxiety to the tenant of number 224. Consequently the internal observations relate to this address. The external observations incorporate all three addresses. Should also be noted that they are contained within a block of four properties fronting London Road, 218 being an owner occupier.
- 1.4 Photographs are at appendix A (historic) and a location plan is contained in Appendix B.

2.0 INSPECTION

2.1 Description of the properties

- 2.1.1 The properties consist of three two bedroom 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 roof and brickwork are potentially porous due to age and the doors and windows are in below average condition, particularly to the front elevation fronting London Road. The properties were not constructed with a DPC or DPM to the solid ground floors. There are signs off various retrofit attempts at installing a DPC which do not appear, to currently be proving effective.
- 2.1.3 Internal inspection revealed widespread excessive damp, both rising and penetrative to all GF walls. Floor coverings were discoloured suggesting a lack of any horizontal underfloor DPM. Plasterwork was damaged and de laminating as a result.
- 2.1.4 Some remedial works have we understand been undertaken at number 224 by Peter cox preservation via our repairs team, but given the nature of the current complaint it appears these have not proved effective.

3.0 CONCLUSIONS AND RECOMMENDATIONS

- 3.1 The three properties are 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.

Recommendations are as below

- 3.1.1 Carry out detailed surveys and prepare accurate costings for all necessary remedial works. (Appendix C)
- 3.1.2 Re-develop the site.
- 3.1.3 Disposal as is.

4.0 GENERAL

- 4.1 We have not carried out any intrusive works during this preliminary survey consequently any parts of the structure which are covered, inaccessible or unexposed cannot be guaranteed as free from defects.

APPENDIX A

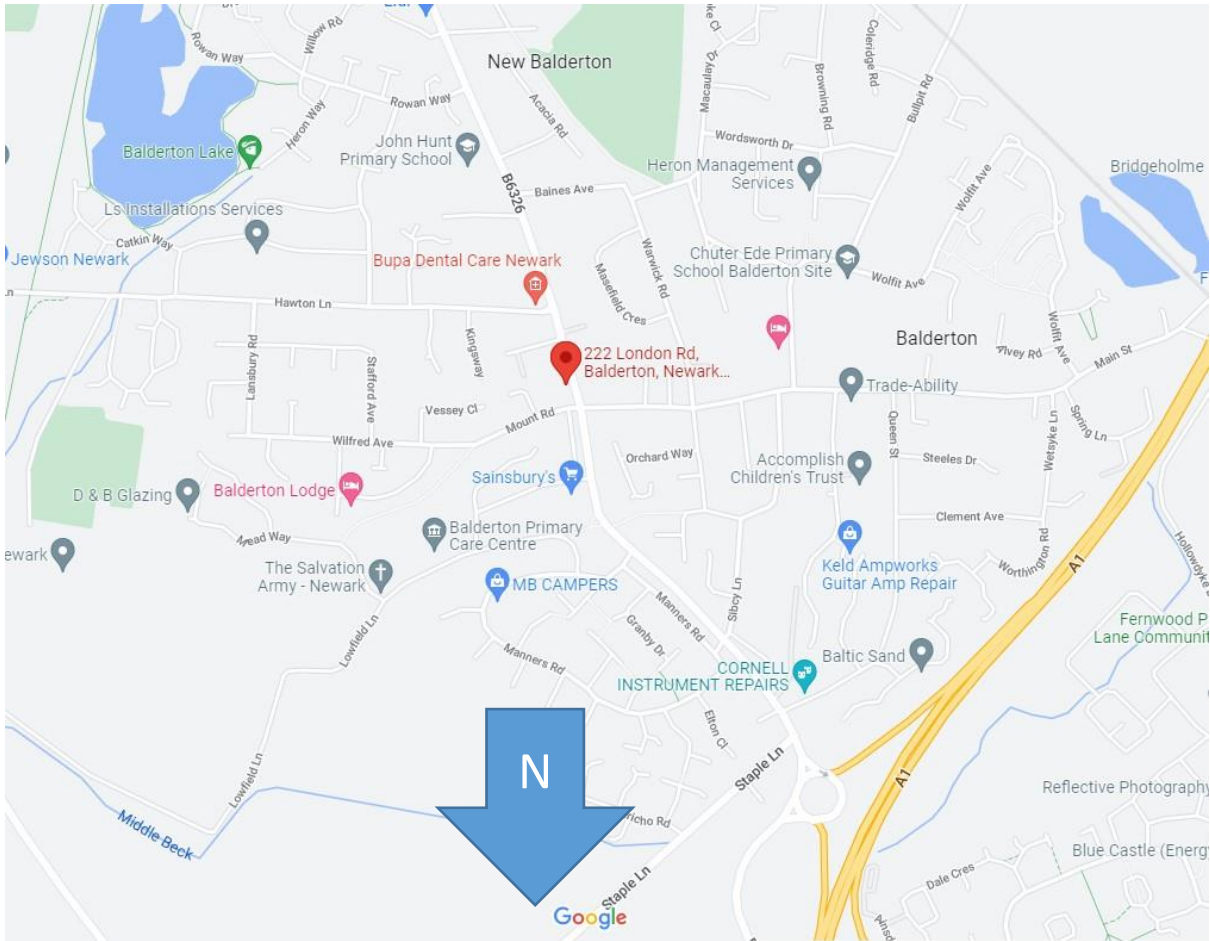


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APPENDIX B



APPENDIX C

Item	Description	uom	Q	£ Unit rate	item	
a	Renew roof covering to current specification. Including extension at eaves where required to allow for EWI installation	item	1	8500	£ 8,500.00	-
b	Roof strengthening works. Including rebuild stepped gable and renew lead flashings, inc chimneys.	pc sum	1	2200	£ 2,200.00	-
c	Chemical injected dpc	item	1	1200	£ 1,200.00	-
d	renew solid ground floor including 150mm hardcore 100mm insulation and 1200 gauge dpm.	item	1	4500	£ 4,500.00	-
e	floor cover,kitchen/bathroom.	item	1	850	£ 850.00	-
f	renew kitchen to current specification	item	1	5500	£ 5,500.00	-
g	renew bathroom to current specification.	item	1	3500	£ 3,500.00	-
h	renew gas central heating complete, and ancillary domestic supply pipework	item	1	3200	£ 3,200.00	-
i	Rewire to current specification	item	1	3300	£ 3,300.00	-
j	Insulated dry lining to all F/E walls inc plaster finish.	item	1	2800	£ 2,800.00	-
k	EWI to R/E and 33% gable wall.	item	1	3800	£ 3,800.00	-

