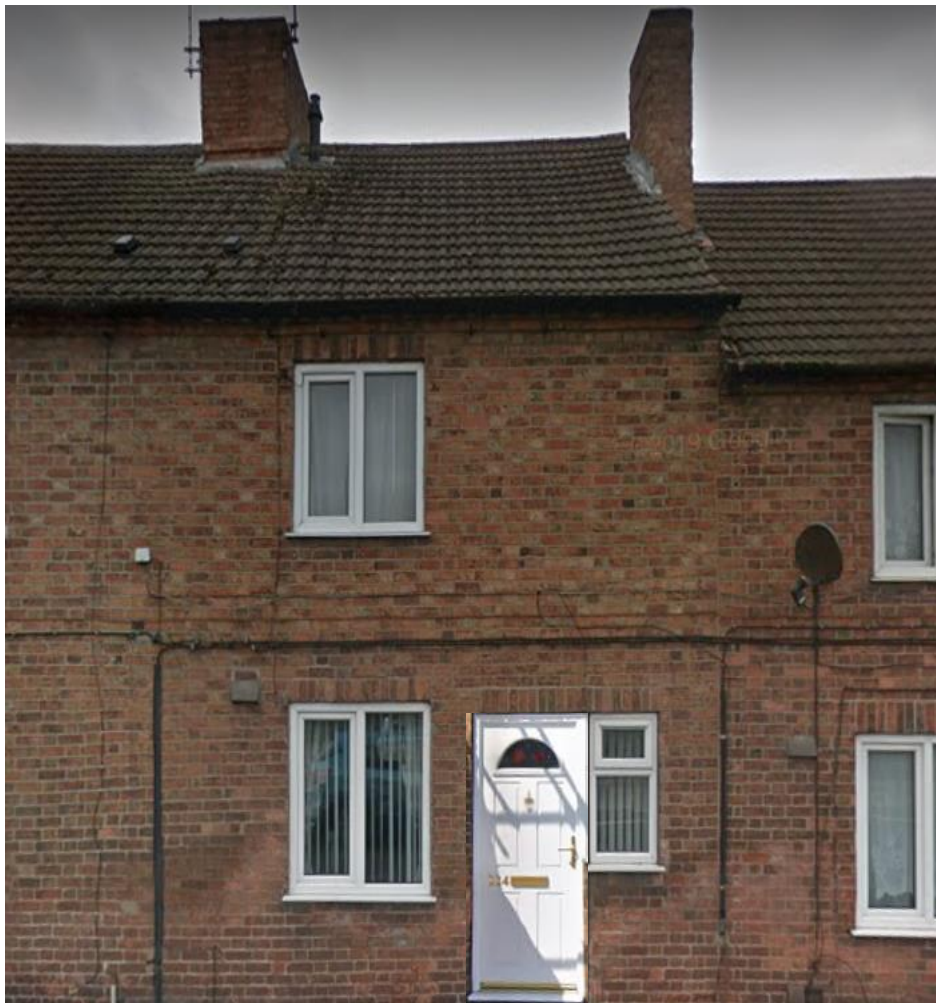


**PROPERTY CONDITION ASSESSMENT
224 LONDON ROAD, BALDERTON.
NEWARK AND SHERWOOD DISTRICT COUNCIL**



FRIDAY 11TH NOVEMBER 2022

Contents

1.0 Introduction

2.0 Inspection

2.1 External of property

2.2 Internal of property

3.0 Conclusion

4.0 Recommendation

Appendices

Appendix A Photographs

Appendix B Location maps

Appendix C Refurbishment budget estimate

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 224 which was arranged previously with the current tenant Mrs Smalley. 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 1.30pm. The weather conditions were fine and dry.

The property consists of a ground floor lounge and kitchen with 2 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 The brickwork to the ground floor areas front and rear are in poor condition. Bricks are spalling due to the high moisture content and frost damage.
- 2.1.4 Various repairs have been undertaken to the brickwork including brick replacements and re-pointing.
- 2.1.5 There are signs the property has been treated for damp on various occasions by a chemically injected DPC to both brickwork and mortar.
- 2.1.6 The rear yard is mainly concrete with areas of artificial grass.
- 2.1.7 The resident mentioned the rear yard does flood in heavy rain and takes a long time to dry out, during the inspection the yard was damp, and mould was visible on the artificial 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 other than signs of damp adjacent to the right of the front door.
- 2.2.3 The window in the lounge is below standard having no trickle vents and the opening casement opening into the room.

- 2.2.4 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
- 2.2.5 The kitchen at the rear of the property off the lounge.
- 2.2.6 There are signs of damp on the chimney breast and some other areas of paintwork are starting to peel away from the plasterwork.
- 2.2.7 The kitchen floor visually slopes from one side of the room to the other meaning units on one side of the kitchen are almost 2 inches higher than the other side.
- 2.2.8 Some remedial works have been undertaken at number 224 by Peter Cox preservation via our repairs team but given the nature of the current complaint and what was witnessed at the time of survey, it appears these have not proved effective.
- 2.2.9 A new kitchen has been fitted in the property, but due to various damp works, the units have been removed and refitted a number of times and now show signs of wear.
- 2.2.10 The first floor of the property is accessed from stairs off of the lounge area.
- 2.2.11 The floors are of solid floor construction with no signs of any issues, although floor coverings were present at the time of inspection.
- 2.2.12 The bathroom has been renewed and is in good condition.
- 2.2.13 There is a sign of damp to the wall under the wash hand basin in the bathroom, this looks to be caused by condensation and there are no signs of any leaks.
- 2.2.14 There are bedrooms to the front and rear, both in a good state of decoration.
- 2.2.15 Windows are required to both bedrooms, as these are substandard without trickle vents and inward opening casements. There are also signs of condensation mould around the window reveals.
- 2.2.16 I was unable to access the loft area at the time of inspection due to no access equipment being available.
- 2.2.17 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, there seems to be a high-water table in this area. The resident mentioned that the garden often floods during heavy rain and that with the main road to the front of the property being higher than the property, means the properties in the terrace often have issues with water runoff from the road. This seems to be evident in the brickwork as high moisture content is spalling large areas of the bricks.

Internally this property is well maintained by the resident, but it is evident that there are major issues with damp due to the lack of DPM and there may also be ongoing issues with the rear chimney, further intrusive investigation would need to be done to determine this.

The nature of the build being of solid 9" brickwork and the lack of cavity wall insulation is contributing to the property being cold and exasperating the issues of damp.

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
- Upgrade electrics
- Fire break in loft

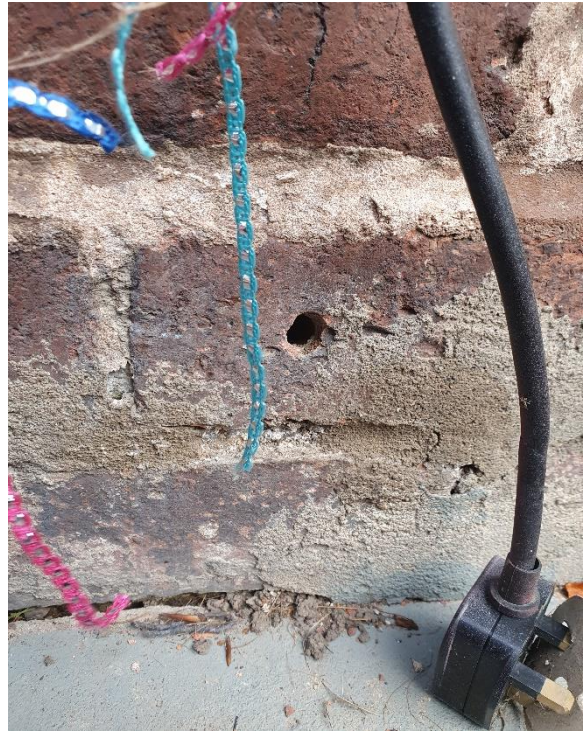
See full breakdown in Appendix C

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

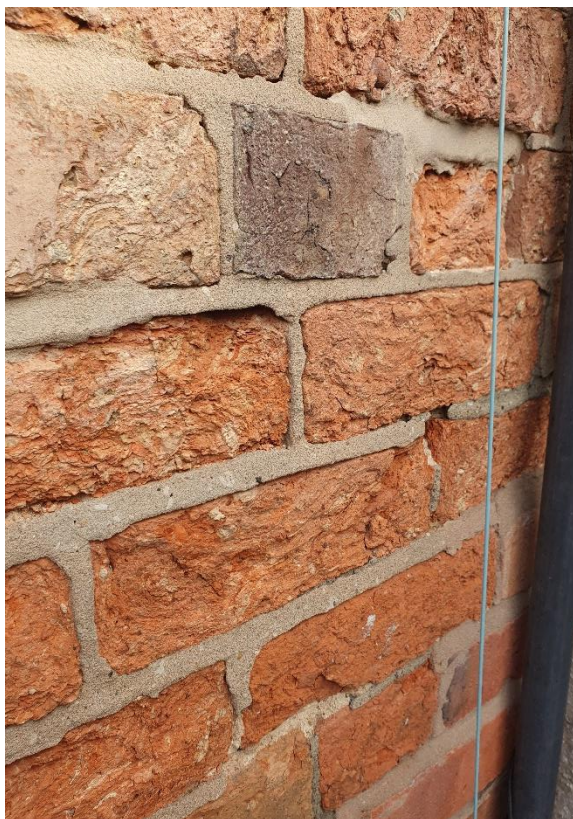
Appendix A



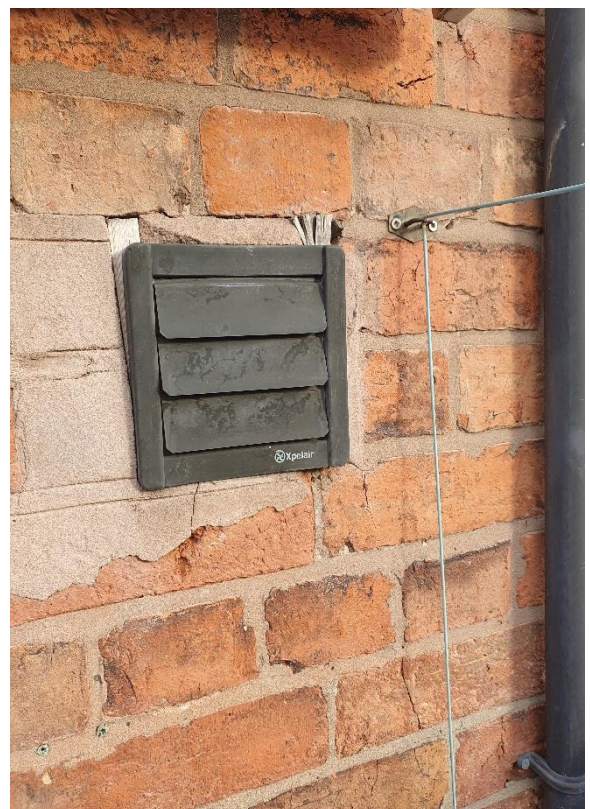
Evidence of historic DPC



DPC to brickwork and mortar



Spalling brickwork rear elevation



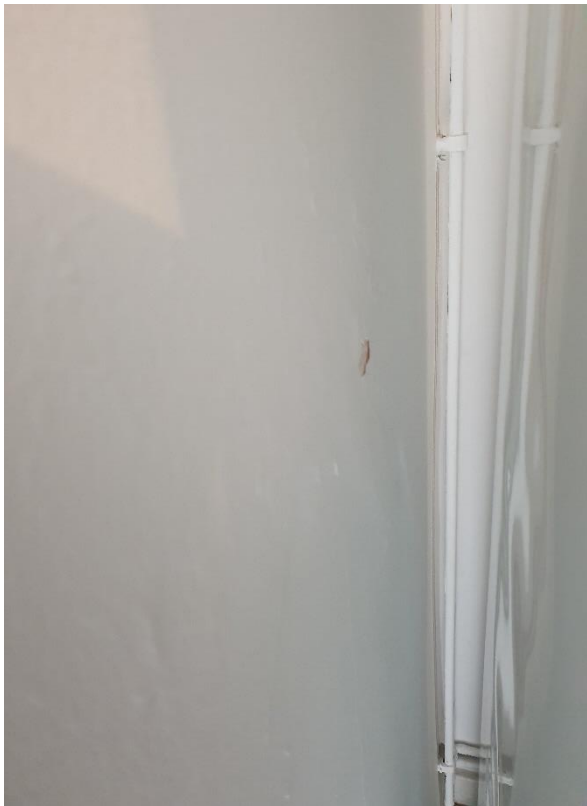
Poor repair work after extractor installation



Peeling paintwork in kitchen



Peeling paintwork in kitchen



Peeling paintwork to external wall kitchen



Damp to chimney breast in kitchen, previous works to chimney and DPC have been done



Damp to wall right of front door in lounge



Damp to wall right of front door in lounge



Opening inwards windows with no trickle vents



Damp area in bathroom possible condensation



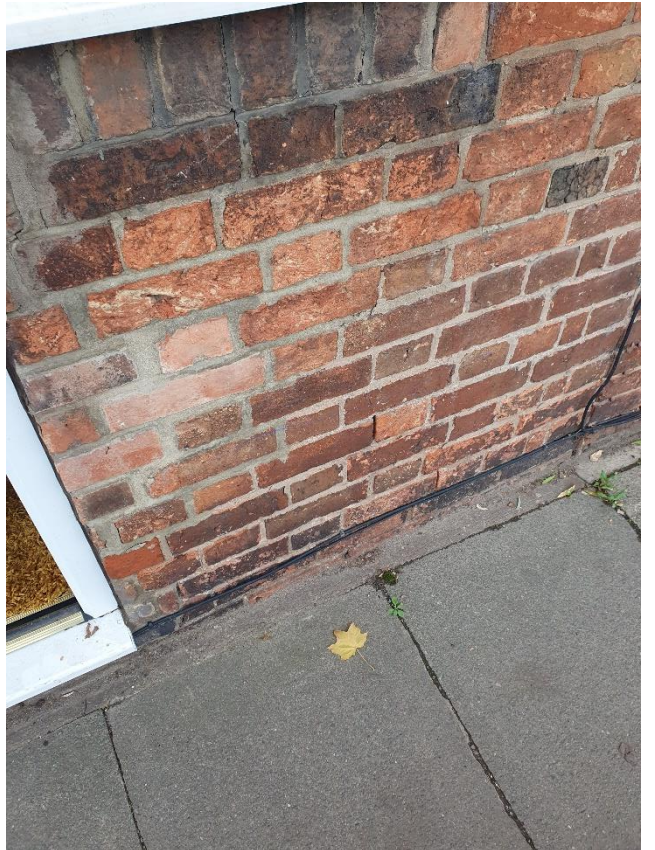
Spalling brickwork to front elevation



Repairs to front elevation brickwork

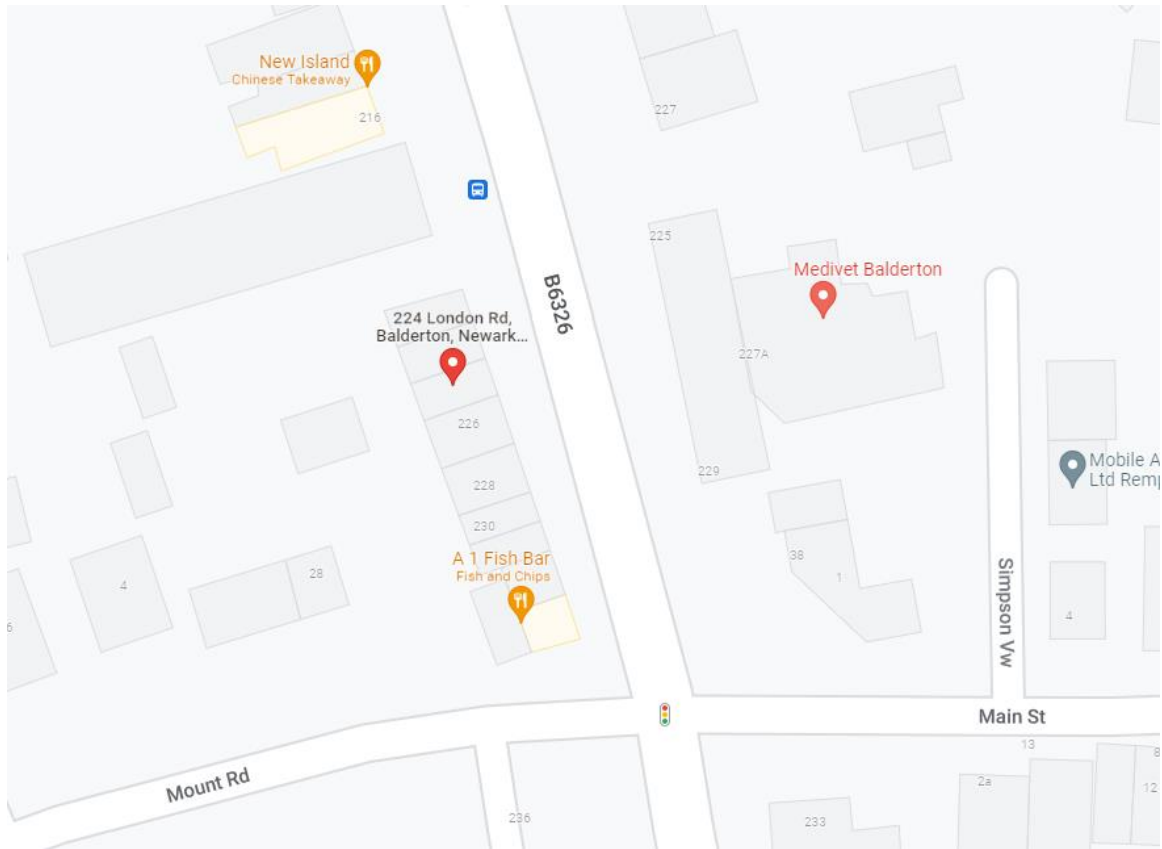


More evidence of sub-standard windows



Repairs to front elevation, but more required

Appendix B



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 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	3800	£3,800
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	650	£650
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 Chimney works	Prov sum	1	2000	£2,000
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				£69,900

Highlighted work extra to previous survey of 222 London Road

