



# Quinquennial Inspections Ltd

Ecclesiastical • Almshouses • Heritage Buildings

## Quinquennial Inspection Report

Firs Close,  
Watery Lane,  
Smethwick B67 6DQ



20<sup>th</sup> August 2024

Project number: 1253C-03

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## 1.0 INTRODUCTION

### 1.1 Property Address

Firs Close, Watery Lane, Smethwick B67 6DQ.

### 1.2 Client's Name and Address

Harborne Parish Lands Charity, 109 Court Oak Road, Harborne, Birmingham B17 9AA.

### 1.3 Buildings and structures included in the survey

Firs Close comprises 33 one-bedroom flats and 1 bedsit guest flat. No's. 4, 8, 10, 17, 26, 32, 33 and 37 were surveyed internally.

Previously No's. 6, 10, 14, 16, 19, 22, 26 (guest flat), 27, and 34 were surveyed internally in 2018 and No's. 5, 6, 9, 10, 11, 26 and 28 were surveyed internally in 2012.

This means that No. 10 has been surveyed three times and No's 26 twice.

Firs Close was built in 1991 of traditional construction, the architects were ST Walker & Partners, the site includes a car park and communal garden areas.

There are communal corridors, communal toilets, communal bathrooms, laundry room, bin store, kitchen, communal lounge, scheme manager's office and a scooter/wheelchair store.

In this report the individual dwellings are referred to as "flats" and the building, as a whole, as the "property".

Where elements of the building have been identified in this report as 'left hand' or 'right hand', these areas are viewed as from the front of the building.

### 1.4 Date of Survey and weather conditions

The survey was carried out on 20<sup>th</sup> August 2024. Weather conditions at the time of the inspection were rain following a mixed week.

### 1.5 Limitations of Inspection

External inspections were from ground floor level only with the use of binoculars and with a 3m ladder.

In carrying out the Survey the following assumptions have been made:

- a: That high alumina cement, concrete or calcium chloride additive or any other problematic materials or techniques were not used when the building was constructed, or in any subsequent alterations.
- b: That future inspections of any hidden parts of the structure which have not been inspected would not reveal material defects, or cause the surveyor to alter materially any indicative costings provided.

Woodwork or other parts of the structure which are not uncovered or exposed, or were inaccessible have not been inspected. It is, therefore, not possible to report that the property is free from defect. However, conclusions about the construction have been drawn from surface evidence visible at the time of the inspection.

## 1.6 The Site and Surrounding Areas

British Geological Survey records indicate that the property is built on:-

### Bedrock Geology

Wildmoor Sandstone Member - Sandstone. Sedimentary bedrock formed between 252.2 and 247.1 million years ago during the Triassic period.

### Superficial Deposits

Wildmoor Sandstone Member - Sandstone. Sedimentary bedrock formed between 252.2 and 247.1 million years ago during the Triassic period.

## 1.7 Recommendations for Further opening up

None.

## 1.8 Recommendations for Further Specialist Advice

Test airflow from fan in communal bathroom (section 4.10.5)

## 1.9 Works undertaken since last inspection

The previous stock condition survey was done by Tim Richardson MCIAT MSAI MCIOB MRICS in May 2018. Since that time the following work has been undertaken:

- Roof repairs, replacement dry verges
- Replacement windows and boarding
- Various internal repairs
- White lines to car park
- Tree work
- Fitting of a lightning protection system

## 1.10 Outstanding work from last inspection

- Resurfacing of tarmac
- Replace external light fittings
- Further investigations into lift tower cladding material
- Redecoration of Scheme Manager's office
- Legionella Risk Assessments for flats
- Insulating external taps
- Replacing manhole covers

## 1.11 Summary of General Structural Condition

The property is in good condition with no major items of disrepair, some minor issues need addressing and some maintenance will be needed within the quinquennium. The flats are all 'decent' according to the Government's Decent Homes Standard.

## 1.12 Health & Safety Issues

- A Legionella risk assessment is required for the flats' hot and cold water systems (section 5.6).
- Fire compartmentation is compromised in the roof void (section 3.6.1).

## 1.13 Description of Defects

Further details of the defects listed below are contained in the relevant sections of this report; costs for rectifying the items are included in Appendix 1.

## 2.0 ASSESSMENT OF PROPERTY CONDITION

In assessing the property the current statutory national housing standards have been considered; these are – The Decent Homes Standard and the Housing Health and Safety Rating System. Cracks are categorised in accordance with BRE (building Research Establishment) Digest 251. Whilst these standards are not mandatory for Almshouses, the Almshouse Association recommends following them as best practice.

### 2.1 THE DECENT HOMES STANDARD

To be defined as 'decent', a home must meet each of the following criteria:

It meets the current statutory minimum standard for housing

The Housing Act 2004 introduced the Housing Health and Safety Rating System, which came into effect in April 2006; this is an evidence-based inspection, which considers the effect of 29 given hazards that might exist in a property. The system enables risks in dwellings arising from health and safety hazards to be assessed and then minimised or eliminated.

It is in a reasonable state of repair

Dwellings which fail to meet this criterion are those where either:

- one or more of the key building components are “old” and, because of their condition, need replacing or major repair; or
- two or more of the other building components are “old” and, because of their condition, need replacing or major repair.

It has reasonably modern facilities and services

Dwellings which fail to meet this criterion are those which lack three or more of the following:

- a reasonably modern kitchen (20 years old or less);
- a kitchen with adequate space and layout;
- a reasonably modern bathroom (30 years old or less);
- an appropriately located bathroom and WC;
- adequate insulation against external noise (where external noise is a problem);

- adequate size and layout of common areas for blocks of flats.

It provides a reasonable degree of thermal comfort

This means that the dwelling must have both effective insulation and efficient heating.

For a house heated by electricity there must be a minimum of 200mm thermal insulation in the roofspace.

## 2.2 THE HOUSING HEALTH AND SAFETY RATING SYSTEM

The property is inspected to ascertain whether there are any hazards. A full scoring exercise has not been carried out but hazards can be scored and categorized as serious (category 1 hazards) and other less serious (category 2 hazards). Other hazards may exist (category 3 hazards) but these are deemed to be an acceptable level of risk.

The 29 hazards that can be assessed are those associated with or arising from:

### (A) Physiological Requirements

Damp and mould growth  
Excess cold  
Excess heat  
Asbestos and Man Made Fibres (MMF)  
Biocides  
Carbon monoxide and fuel combustion products  
Lead  
Radiation  
Uncombusted fuel gas  
Volatile Organic Compounds

### (B) Protection Against Infection

Domestic hygiene, pests and refuse  
Food safety  
Personal hygiene, sanitation and drainage  
Water supply for domestic purpose

### (C) Protection Against Accidents

Falls associated with baths  
Falling on level surfaces  
Falling on stairs and steps  
Falling between levels

Electrical hazards  
Fire  
Flames, hot surfaces  
Collision and entrapment  
Explosions  
Position and operability of amenities  
Structural collapse and failing elements

(D) Psychological Requirements

Crowding and space  
Entry by intruders  
Lighting  
Noise

## 3.0 Exterior

|       |                                                                                                     |                                                                                                                                                                                                                                                                                                                                 |                     |
|-------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 3.1   | Roof Coverings                                                                                      |                                                                                                                                                                                                                                                                                                                                 |                     |
| 3.1.1 | Structure                                                                                           | Factory made timber roof trusses.                                                                                                                                                                                                                                                                                               |                     |
|       | Condition                                                                                           | Good.                                                                                                                                                                                                                                                                                                                           |                     |
|       | Repair needs                                                                                        | None.                                                                                                                                                                                                                                                                                                                           |                     |
| 3.1.2 | Covering                                                                                            | Concrete interlocking tiles with dry fixed half round hips and ridges. There are some lead covered flat roofs to bays. Verges are nearly all dry fix plastic units.                                                                                                                                                             |                     |
|       | Condition<br>     | <p>Generally good, mortar is cracked and missing to the front canopy roof verge.</p> <p>Some moss growth to tiles remains in places, particularly to the rear elevation, to the garage and the laundry.</p> <p>These roofs are under large trees and sheltered, a copper tape may help prevent moss growth, see Appendix 3.</p> |                     |
|       | Repair needs<br> | Repoint verge.<br><br>Remove moss.<br><br>Consider using a copper tape.                                                                                                                                                                                                                                                         | 2<br><br>3<br><br>3 |

|       |                                                                                                |                                                                                                                         |  |
|-------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--|
| 3.1.3 | Ventilators                                                                                    | Timber and metal louvre ventilators with a lead covering and pointed lead finial.                                       |  |
|       | Condition<br> | Fair.                                                                                                                   |  |
|       | Repair needs                                                                                   | None.                                                                                                                   |  |
| 3.1.4 | Fascias, soffits and bargeboards                                                               | Painted softwood.<br><br>External decorations are considered in section 3.5.                                            |  |
|       | Condition                                                                                      | Good.                                                                                                                   |  |
|       | Repair needs                                                                                   | None.                                                                                                                   |  |
| 3.2   | Rainwater Goods                                                                                |                                                                                                                         |  |
| 3.2.1 | Gutters and rainwater pipes                                                                    | Metal deepflow gutters on brackets on fascia boards and circular downpipes.                                             |  |
|       | Condition                                                                                      | As it was not raining at the time of the inspection it is not possible to confirm if the rainwater goods are effective. |  |
|       | Repair needs                                                                                   | None.                                                                                                                   |  |

|       |                                                                                                    |                                                                                                                                                                                                                                                    |   |
|-------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 3.2.2 | Gullies                                                                                            | Gullies are clay with plastic grids.                                                                                                                                                                                                               |   |
|       | <p>Condition</p>  | <p>A few gullies were slightly blocked with leaves and debris.</p> <p>The type of back inlet gulley and very loose cover mean these are rather prone to easy blockage, replacing gullies would be disruptive and relatively expensive however.</p> |   |
|       | Repair needs                                                                                       | Clean out gulleys.                                                                                                                                                                                                                                 | 2 |

|       |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.3   | Walls                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 3.3.1 | Walls                                                                                          | Facing brickwork in stretcher bond with cement mortar pointing. There are areas of UPVC cladding and a laminate material clad lift tower (see section 5.13.1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|       | Condition<br> | <p>Generally good. There are open weepholes to the walls just above first floor level to drain the cavity trays; part of the reason for the cavity tray is to prevent the Rockwool cavity fire stops filling the cavity from getting wet and thereafter degrading or slumping.</p> <p>There has been recent confusion as to the need for these holes, but it is essential that the weepholes are not blocked as this could eventually compromise the fire safety of the building.</p> <p>Current practice is to add inserts this also prevents small rodents and insects gaining access. The stainless steel type would probably be the easiest to fit.</p> |
|       | Repair needs                                                                                   | Fit proprietary weep hole inserts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|       |                                                                                                | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|       |                                                                                                |                                                                                 |   |
|-------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---|
| 3.3.2 | Damp proof course                                                                              | A flexible damp proof course is visible to most elevations.                     |   |
|       | Condition<br> | Fair, pointing to the damp proof course is breaking up in a few isolated areas. |   |
|       | Repair needs                                                                                   | Repoint damp proof course.                                                      | 3 |
| 3.3.3 | Airbricks                                                                                      | There are terracotta and plastics airbricks present.                            |   |
|       | Condition                                                                                      | Good.                                                                           |   |
|       | Repair needs                                                                                   | None.                                                                           |   |

|       |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                |  |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 3.4   | Doors, Windows, External Joinery and Metalwork                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                |  |
| 3.4.1 | Doors                                                                                                                                                                                                                                                                                                                                                         | Painted softwood glazed doors, other doors are aluminium or UPVC.                                                                                                                                                              |  |
|       | <p>Condition</p>     | <p>Some softwood items show signs of wear, the match boarded door to the garden store is rotten in places. Other wood doors and sills are also slightly rotten.</p> <p>External decorations are considered in section 3.5.</p> |  |

|  |                                                                                   |                                      |          |
|--|-----------------------------------------------------------------------------------|--------------------------------------|----------|
|  |  |                                      |          |
|  | <p>Repair needs</p>                                                               | <p>Repair or replace wood doors.</p> | <p>3</p> |

|       |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 3.4.2 | Windows                                                                                                                                                                                                                                                                                                                                                       | UPVC double glazed windows, the majority were replaced in 2024. Kitchen windows have electric openers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|       | <p>Condition</p>     | <p>All windows to flats and offices were replaced in August 2024. Unfortunately, whilst the original windows and surrounding wood boarding have been replaced, the original timber-sub frames are still present between the two. These are in a poor decorative state.</p> <p>It may be that these are due to be covered with plastic trim? Which may be successful but could also to an extent hide the problem as covering unpainted slightly rotten wood with plastic and silicone could just seal in any moisture and lead to unseen rot.</p> <p>If they are not to be covered they will require regular painting – unfortunate as the new windows and surrounds will not require decoration.</p> <p>Two painted softwood bullseye windows remain to the rear of the garage and windows to the link corridor are the original aluminium.</p> |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                |              |                                        |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------------------------------|---|
|      |              |                                        |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                | Repair needs | Cover or remove wood window surrounds. | 2 |

|       |                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                  |                   |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 3.5   | External Paintwork                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                  |                   |
| 3.5.1 | Description                                                                                                                                                                                                                                                                 | Fascias, soffits, bargeboards, some doors and a few old windows are painted along with the timber trim noted in section 3.4.2.                                                                                                                                                                                   |                   |
|       | Condition<br><br><br> | <p>Fair, most items are in good condition apart from the trim noted in section 3.4.2.</p> <p>Finishes to some of the metal gates and railings are chipped and worn. Paint is peeling to some of the metal rainwater pipes.</p> <p>External woodwork and metalwork should be redecorated on a 5-7 year cycle.</p> |                   |
|       | Repair needs                                                                                                                                                                                                                                                                | <p>Touch up decorations.</p> <p>Redecorate woodwork and metalwork.</p>                                                                                                                                                                                                                                           | <p>2</p> <p>4</p> |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                           |   |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 3.6   | Paving, Paths, Steps, Ramps, Drives and Parking Areas                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                           |   |
| 3.6.1 | Generally                                                                                                                                                                                                                                                                                                                                                                                                                                         | Tarmac drive and paths with precast concrete kerbs and edgings, parking bays are block paved.                                                                                                                                                                                                                                                                                             |   |
|       | <p>Condition</p>      | <p>Tarmac is worn in places with several potholes and the wearing course completely missing. Frost and ice will continue to erode the surface until it requires renewal, further patching is likely to only have a very short life.</p> <p>Ideally the complete surface course should be renewed before any damage occurs to the courses below which would be more costly to rectify.</p> |   |
|       | Repair needs                                                                                                                                                                                                                                                                                                                                                                                                                                      | Re-surface drive.                                                                                                                                                                                                                                                                                                                                                                         | 3 |

|       |                                                                                                  |                                                                                                                                                                 |   |
|-------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 3.6.2 | Steps                                                                                            | Brick.                                                                                                                                                          |   |
|       | Condition                                                                                        | Fair.                                                                                                                                                           |   |
|       | Repair needs                                                                                     | None.                                                                                                                                                           |   |
| 3.6.3 | Ramps                                                                                            | Gentle gradient concrete flag or brick paviour ramps.                                                                                                           |   |
|       | Condition                                                                                        | Good.                                                                                                                                                           |   |
|       | Repair needs                                                                                     | None.                                                                                                                                                           |   |
| 3.6.4 | Paths                                                                                            | Block paved paths around the building.                                                                                                                          |   |
|       | Condition<br>  | Block paving in a few isolated locations has sunk slightly.<br><br>Some flags to the rear are uneven and missing but these are not in areas regularly accessed. |   |
|       | Repair needs                                                                                     | Take up and re-lay sunken block paving.                                                                                                                         | 3 |
| 3.6.5 | Car parking                                                                                      | Marked bays to the front.                                                                                                                                       |   |
|       | Condition                                                                                        | Good.                                                                                                                                                           |   |
|       | Repair needs                                                                                     | None.                                                                                                                                                           |   |
| 3.6.6 | Garage forecourt                                                                                 | Tarmac.                                                                                                                                                         |   |
|       | Condition<br> | This area is little used but is overgrown with moss.                                                                                                            |   |
|       | Repair needs                                                                                     | Treat moss.                                                                                                                                                     | 2 |

|       |                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|-------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 3.6.7 | Drying area                                                                                      | Traditional clothes line to the rear of the laundry.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
|       | Condition<br>   | Good.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|       | Repair needs                                                                                     | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| 3.7   | Site Features: Boundary Walls, Gates, Fences, etc.                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| 3.7.1 | Generally                                                                                        | <p>There is a brick retaining wall to the rear of the site with a timber fence on top.</p> <p>There are low brick walls to the front of the site and high brick wall to the left hand side with timber fences to other boundaries.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|       | Condition<br> | <p>There is some damage to the end section of the rear wall – capping bricks have fallen off and are lying on the ground.</p> <p>The left hand side wall with the neighbouring property is in poor condition, it is leaning to an extent that cannot be considered safe. The age and design of the wall suggests that it belongs to the neighbouring property at 39 Arden Road.</p> <p>The wall is in danger of imminent collapse and although the area is fenced off and not frequently accessed the consequential damage and clean up could be very time consuming.</p> <p>The neighbours might well be unaware of the state of the wall and the only solution really</p> |  |

|                                                                                    |                     |                                                                                                                                                                                                                                                               |                            |
|------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|  |                     | <p>with a wall this slender is to rebuild; buttressing is less likely to be a suitable solution and would have to be located entirely on HPLC land.</p> <p>In the first instance the neighbours should be approached to try to agree a suitable solution.</p> |                            |
|                                                                                    | <p>Repair needs</p> | <p>Repair rear brick wall.</p> <p>Approach neighbours regarding the left hand side brick wall.</p> <p>Rebuild left hand side brick wall.</p>                                                                                                                  | <p>3</p> <p>1</p> <p>2</p> |

|       |                                                                                                    |                                                                         |  |
|-------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--|
| 3.7.2 | Gates                                                                                              | Metal hoop top gates.                                                   |  |
|       | <p>Condition</p>  | <p>Good.</p> <p>External decorations are considered in section 3.5.</p> |  |
|       | Repair needs                                                                                       | None.                                                                   |  |
| 3.7.3 | Railings                                                                                           | Metal hoop top railings.                                                |  |
|       | Condition                                                                                          | <p>Good.</p> <p>External decorations are considered in section 3.5.</p> |  |
|       | Repair needs                                                                                       | None.                                                                   |  |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                              |  |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 3.7.4 | Fences                                                                                                                                                                                                                                                                                                                                                                                                                                          | Fences are close boarded timber on concrete or timber posts.                                                                                                                                                                                                                                                                 |  |
|       | <p>Condition</p>      | <p>Some of the wood fences are bare of any decorative finish and vulnerable to rot at the bottom. There are gaps and in one place damage has been caused to the boards by a tree in the adjacent garden which has grown through the fence pushing boards off.</p> <p>External decorations are considered in section 3.5.</p> |  |

|       |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                           |   |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---|
|       | <p>Repair needs</p>                                                                                                                                                                                                                                                            | <p>Remove vegetation and repair fences.</p>                                                                               | 3 |
| 3.7.5 | <p>Benches and street furniture</p>                                                                                                                                                                                                                                                                                                                             | <p>Various wood, metal and rattan items.</p>                                                                              |   |
|       | <p>Condition</p>     | <p>Generally good, some metal items are slightly corroded.</p> <p>External decorations are considered in section 3.5.</p> |   |
|       | <p>Repair needs</p>                                                                                                                                                                                                                                                                                                                                             | <p>None.</p>                                                                                                              |   |

|       |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 3.8   | Soft Landscaping                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| 3.8.1 | Description                                                                                                                                                                                                                                                                   | There are lawns with hedges, shrub planting, flowers and trees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
|       | Condition                                                                                                                                                                                                                                                                     | Good.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|       | Repair needs                                                                                                                                                                                                                                                                  | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| 3.9   | Trees that may have an influence on the building                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| 3.9.1 | Description                                                                                                                                                                                                                                                                   | There are various mature trees around the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
|       | Condition<br><br><br> | <p>A few of these are closer than the recommended 'safe' distances. However, there is currently little evidence that they may be causing any damage.</p> <p>Given the age of the building it is probable that the foundations were designed to take into account the possible effect of tree roots .</p> <p>Whilst providing some shade and privacy the larger trees to the front are very tall and the fir trees in particular much taller than the building and must be overshading the solar panels at times.</p> <p>Some of the other trees to the front are overshading the habitable rooms excessively and some to the rear, whilst much smaller, are not particularly well shaped.</p> |  |

|        |                                                                                                  |                                                                   |            |
|--------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|------------|
|        |                 |                                                                   |            |
|        | Repair needs                                                                                     | Reduce size of largest trees.<br><br>Carry out further tree work. | 2<br><br>3 |
| 3.10   | Monuments                                                                                        |                                                                   |            |
| 3.10.1 | Description                                                                                      | None.                                                             |            |
|        | Condition                                                                                        | Not applicable.                                                   |            |
|        | Repair needs                                                                                     | Not applicable.                                                   |            |
| 3.11   | Outbuildings                                                                                     |                                                                   |            |
| 3.11.1 | Description                                                                                      | There is a greenhouse with plastic glazing.                       |            |
|        | Condition<br> | Good.                                                             |            |
|        | Repair needs                                                                                     | None.                                                             |            |

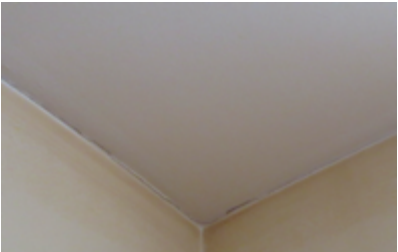
|        |                                                                                    |                                                                                |  |
|--------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--|
| 3.11.2 | Binstores                                                                          | There is an internal binstore with some other wheelie bins stored to the rear. |  |
|        | Condition                                                                          | This arrangement appears to be satisfactory.                                   |  |
|        | Repair needs                                                                       | None.                                                                          |  |
| 3.12   | External signage                                                                   |                                                                                |  |
| 3.12.1 | Description                                                                        | Various printed signs.                                                         |  |
|        | Condition                                                                          | Fair.                                                                          |  |
|        |  |                                                                                |  |
|        | Repair needs                                                                       | None.                                                                          |  |

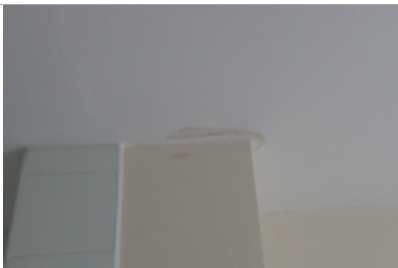
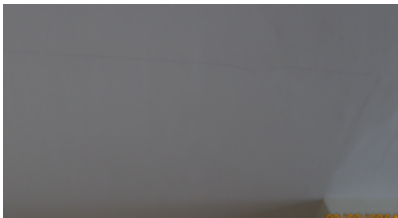
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| 3.13   | External Lighting and Associated Cabling                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| 3.13.1 | Description                                                                                                                                                                                                                                                                                                                                                        | There is some building mounted lighting along with globe lampposts and bollard fittings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|        | Condition<br><br><br><br> | <p>Older external light fittings are discoloured and dirty, there is mould inside the globe fitting, some of the bollards are leaning.</p> <p>Diffusers are yellowed and dirty and finishes to the bollards are missing in places.</p> <p>As the inspection was carried out during daylight it was not possible to check the efficacy of the lighting.</p> <p>Whilst lighting columns and bollards are substantial and of good quality they are now 33 years old and some work is needed. Replacing diffusers and globes, decorating, and setting upright may prolong their life but allowance should be made for replacement in the medium term.</p> |  |

|                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                      |                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <p>Repair needs</p>     | <p>Clean and replace diffusers, decorate chipped areas, set poles upright.</p> <p>Consider replacing with newer and more efficient LED lighting.</p> | <p>2</p> <p>4</p> |
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## 4.0 Interior

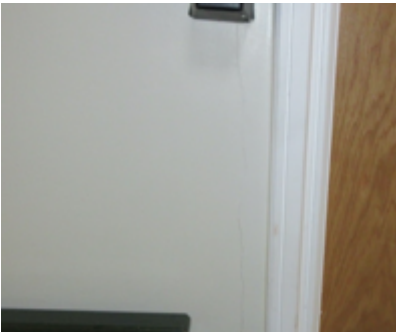
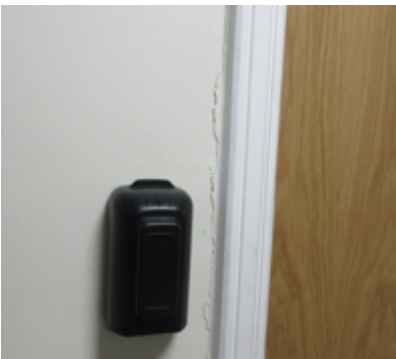
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|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 4.1   | Roof Spaces (including access and insulation)                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                             |                                              |
| 4.1.1 | Flats                                                                                                                                                                                                                                                                                               | There are loft hatches in each first floor flat.                                                                                                                                                                                                                                                                                                                            |                                              |
|       | <p>Condition</p>  <p>No.37</p>   <p>No.37</p> | <p>There is a reasonable amount of insulation to the roofspaces.</p> <p>The roof is fitted with a non-breathable underfelt, see also section 6.1.2.</p> <p>In the roofspace above No. 37 insulation is disturbed, the smoke detector is missing, torn felt &amp; some staining to rafter, damaged (hole) floor board is a trip hazard. No hook and latch to loft hatch.</p> |                                              |
|       | Repair needs                                                                                                                                                                                                                                                                                        | <p>Relay insulation.</p> <p>Further investigation required to monitor staining.</p> <p>Repair damaged hole in floor board</p> <p>Install smoke detectors to roof voids.</p> <p>Fit hook and eye latch.</p>                                                                                                                                                                  | <p>1</p> <p>2</p> <p>1</p> <p>1</p> <p>3</p> |

|       |                                    |                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
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| 4.1.2 | Communal                           |                                                                                                                                                                                                                                                                                         | The roof is accessed by a loft hatch located in the first floor corridors and in the common room. There is an aluminium loft ladder.                                                                                                                                                                                                                                                                                                                               |  |
|       | Condition                          |                                                                                                                                                                                                                                                                                                                                                                          | Fair, there are some issues with fire precautions, see section 6.3.1.                                                                                                                                                                                                                                                                                                                                                                                              |  |
|       | Repair needs                       |                                                                                                                                                                                                                                                                                                                                                                          | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| 4.2   | Ceilings (including exposed beams) |                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 4.2.1 | Flats                              |                                                                                                                                                                                                                                                                                                                                                                          | Plasterboard.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|       | Condition                          |  <p>No.17</p>    <p>No.32</p> | <p>Cracking was noted to No. 17 (hall), No. 26 (living room), No. 32 (living room), No 33 (living room), No. 37 (bedroom).</p> <p>The most severe of this is Category 1 cracking and appears to be normal shrinkage to board joints.</p> <p>There is staining to No. 32 (living room, kitchen) No.33 (bathroom, No. 37 (bathroom).</p> <p>Roof voids were inspected, but no obvious signs of water ingress were identified. Some rafters had staining on them.</p> |  |

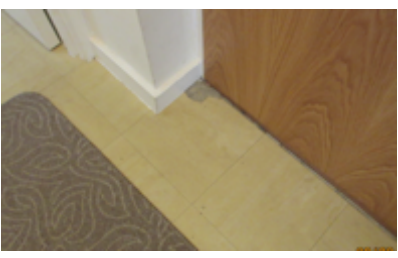
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|       | <br>No.33<br><br>No.37 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                            |
|       | Repair needs                                                                                                                                                                             | <p>Redecorate ceilings affected.</p> <p>Replace damaged tiles.</p> <p>Staining appears to be historic, further investigation required to confirm this. Apply stain block and redecorate.</p>                                                                                                                                                                                                                                                                                   | <p>2</p> <p>3</p> <p>2</p> |
| 4.2.2 | Communal                                                                                                                                                                                 | There is a lay-in grid suspended ceiling in ground floor communal corridors and plasterboard to other areas.                                                                                                                                                                                                                                                                                                                                                                   |                            |
|       | Condition<br><br>  | <p>There are stains to the ceiling in the scheme manager's office. These are from a historic leak and were noted on the previous Quinquennial Inspection.</p> <p>There are a number of isolated stained and dirty tiles in the corridor in various locations, most notably outside No's 1 – 4.</p> <p>There are 4no. damaged tiles to the ground floor between No. 12 and 14.</p> <p>There are 2no. broken tiles adjacent to the office and stained tiles to the entrance.</p> |                            |

|  |                                                                                    |                                           |   |
|--|------------------------------------------------------------------------------------|-------------------------------------------|---|
|  |  |                                           |   |
|  | Repair needs                                                                       | Replace damaged, stained and dirty tiles. | 3 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 4.3                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Walls and Partitions (including lintels) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| 4.3.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Flats                                    | Painted plastered walls.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <p>Condition</p>    <p>No.10</p>   <p>No.17</p> |                                          | <p>Cracking was noted to No. 10 (kitchen), No.17 (around door frames), No. 26 (living room), No. 32 (living room, bathroom), No. 33 (living room).</p> <p>Staining noted to No.10, this appears to be historic, as the wall was tested for moisture with a moisture meter – none detected.</p> <p>Minor damage to wall behind door handle to flat No.17.</p> <p>No door stop to No. 10 – This is not a defect however, it is a preventative measure as the door handle will cause damage to wall when swung fully open.</p> |  |

|       |                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |
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|       |   <p>No.32</p>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |
|       | Repair needs                                                                                                                                                                             | <p>Remove loose plaster, fill cracks and redecorate.</p> <p>Apply stain block and redecorate.</p> <p>Fit door stops generally to all flats as a preventative measure, to stop the door handle damaging the walls.</p>                                                                                                                                                                                                                                                                                                                    | <p>2</p> <p>3</p> <p>2</p> |
| 4.3.2 | Communal                                                                                                                                                                                 | Painted plastered walls.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |
|       | <p>Condition</p>   | <p>There are isolated areas of cracking in various locations the most severe of this is Category 1 cracking and appears to be normal shrinkage.</p> <p>There are vertical cracks adjacent to the front doors of No's. 10 and 11. This is possibly vibration induced from the doors slamming. If it persists then additional masonry reinforcement to the walls may be required.</p> <p>Staining was noted to Kevin's office, this is from a previous leak and is now dry, it was also note don the previous quinquennial inspection.</p> |                            |

|       |                                                                                   |                                                                                                       |                     |
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|       |  |                                                                                                       |                     |
|       | Repair needs                                                                      | Fill cracks.<br><br>Fit masonry reinforcement if required.<br><br>Redecorate Scheme Manager's office. | 2<br><br>3<br><br>2 |
| 4.4   | Fireplaces and Chimney Breasts                                                    |                                                                                                       |                     |
| 4.4.1 | Description                                                                       | None.                                                                                                 |                     |
|       | Condition                                                                         | Not applicable.                                                                                       |                     |
|       | Repair needs                                                                      | Not applicable.                                                                                       |                     |

|                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                        |                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| 4.5                                                                                                                                                                                                                                                                                                                                                                                     | Floors                                                                                                                                                                                                                                                                 |                                           |
| 4.5.1                                                                                                                                                                                                                                                                                                                                                                                   | Flats                                                                                                                                                                                                                                                                  | Solid floors with carpet or vinyl finish. |
| <p>Condition</p>  <p>No.10</p>    <p>No.37</p> | <p>There are cigarette marks on the living room carpet in No. 32.</p> <p>Some of the vinyl tiles in No. 37 (living room) are cracked.</p> <p>Vinyl tiles to cupboard of No.10 may contain asbestos.</p>                                                                |                                           |
| <p>Repair needs</p>  <p>No.32</p>                                                                                                                                                                                                                                                                    | <p>Replace broken floor tiles.</p> <p>Cigarette burns to carpet. May be a fire risk. Undertake person centred fire risk assessment, liaise with resident to highlight risks and if necessary, replace floor covering.</p> <p>Continue to upkeep asbestos register.</p> | <p>3</p> <p>1</p> <p>1</p>                |

|                                                                                                                                                                                                                                                                                                                                                                                                                                          |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 4.5.2                                                                                                                                                                                                                                                                                                                                                                                                                                    | Communal | Solid floors with carpet or vinyl finish vinyl skirtings in some communal areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| Condition      |          | <p>Staining was noted to the carpet on the ground floor.</p> <p>The carpet to the main entrance is stained and threadbare.</p> <p>The carpet outside No. 5, 6, 7 and 8 is stained, further staining was noted outside No. 1, 2 and 34.</p> <p>Trim to the vinyl in the disabled WC is loose from the wall, it appears to have been stuck back previously but fallen off again. A similar situation was note don the previous quinquennial inspection, suggesting this is an ongoing issue</p> <p>There are some missing tiles to the store room floor.</p> |  |

|  |                                                                                   |                                                                                      |                            |
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|  |  |                                                                                      |                            |
|  | <p>Repair needs</p>                                                               | <p>Replace carpets.</p> <p>Re-fix coved skirtings.</p> <p>Replace missing tiles.</p> | <p>3</p> <p>2</p> <p>3</p> |

|       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 4.6   | Internal Joinery (including doors and ironmongery)                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| 4.6.1 | Flats                                                                                                                                                                                                                                                                                                                                                                                                | Painted softwood/planked flush veneered doors, many with glazed panels. Painted softwood skirting and architraves.                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|       | <p>Condition</p>  <p>No.10</p>   <p>No.17</p>  <p>No.32</p> | <p>The 'Perko' type door closer to the living room door in No. 4 is broken, the door is not closing fully.</p> <p>Damage to bottom of bedroom door in flat No.17, possibly from door wedge. 'Perko' type door closer not working.</p> <p>Damage to the underside of the door to No.32.</p> <p>It was noted that the intumescent strips were painted to several of the door frames. It should be noted that the BS8214 states that a maximum of 5 coats of conventional oil bound paint can be applied to the strips without damaging their effectiveness.</p> |  |

|       |                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |
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|       |  <p>No.4</p>                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |
|       | Repair needs                                                                                                                                                                             | <p>Refit closers to doors.</p> <p>Ensure intumescent strips are not over painted more than 5 times.</p> <p>Replace damaged doors</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>2</p> <p>2</p> <p>3</p> |
| 4.6.2 | Communal                                                                                                                                                                                 | Painted softwood/planked flush veneered doors, many with glazed panels. Painted softwood skirting and architraves.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                            |
|       | <p>Condition</p>   | <p>There are marks to the veneer of the double doors in the corridor adjacent to No. 14 and 15.</p> <p>There is a hole to the fire door outside No. 27/28 and the lift where a bolt has been removed.</p> <p>The handles and springs to the binstore and kitchen door are not effective.</p> <p>The rose is missing to the main electric intake cupboard handle.</p> <p>The door to the main lift motor room is not closing fully on the closer.</p> <p>Doors show signs of heavy use although none are yet at the stage where they require replacement this may become an issue in the long term.</p> |                            |

|       |                                                                                                                                                                     |                                                                                                                         |                   |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------|
|       |   |                                                                                                                         |                   |
|       | Repair needs                                                                                                                                                        | <p>Ease and adjust doors, replace ironmongery.</p> <p>Allow for replacing doors and ironmongery in the longer term.</p> | <p>2</p> <p>4</p> |
| 4.7   | Staircases                                                                                                                                                          |                                                                                                                         |                   |
| 4.7.1 | Communal                                                                                                                                                            | Concrete staircases with carpet finish and wood handrails.                                                              |                   |
|       | Condition                                                                                                                                                           | Good.                                                                                                                   |                   |
|       | Repair needs                                                                                                                                                        | None.                                                                                                                   |                   |
| 4.8   | Fittings (including coats of arms)                                                                                                                                  |                                                                                                                         |                   |
| 4.8.1 | Description                                                                                                                                                         | None.                                                                                                                   |                   |
|       | Condition                                                                                                                                                           | Not applicable.                                                                                                         |                   |
|       | Repair needs                                                                                                                                                        | Not applicable.                                                                                                         |                   |

|       |                                                                                    |                                                                                                                        |   |
|-------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---|
| 4.9   | Decorations                                                                        |                                                                                                                        |   |
| 4.9.1 | Flats                                                                              | Walls and ceilings are painted, some are papered.                                                                      |   |
|       | Condition                                                                          | Apart from any stained and cracked areas noted earlier, most decorations are good.                                     |   |
|       | Repair needs                                                                       | None.                                                                                                                  |   |
| 4.9.2 | Communal                                                                           | Walls are painted and/or papered, ceilings are painted, joinery is gloss.                                              |   |
|       | Condition                                                                          | Apart from any stained and cracked areas noted earlier, most decorations are good; varnish to stair handrails is worn. |   |
|       |  |                                                                                                                        |   |
|       | Repair needs                                                                       | Re-varnish handrails.                                                                                                  | 3 |

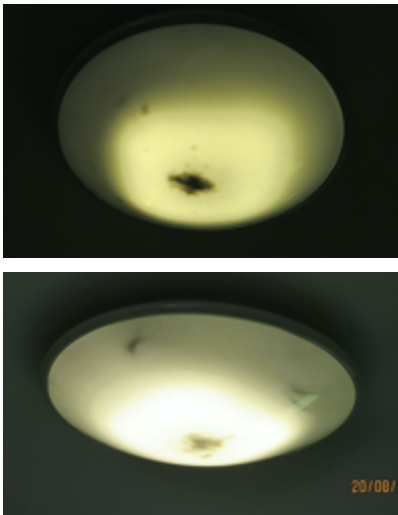
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| 4.10   | Built-in Cupboards, Kitchen Units and Bathroom Fittings                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                          |                            |
| 4.10.1 | Flat Kitchens                                                                                                                                                                                                                                                                                                                                                                                        | The kitchens were fitted in 2012 with a good number of cupboards. The guest flat kitchenette was fitted in 2005. The communal kitchen was fitted 2018.                                                                                   |                            |
|        | <p>Condition</p>  <p>No.17</p>  <p>No.26</p>   <p>No.32</p> | <p>There are gaps to the worktops in No. 26.</p> <p>The unit doors in No. 32 are loose and the worktop is pitted.</p> <p>The worktop to flat No.17 heavily stained.</p>                                                                  |                            |
|        | Repair needs                                                                                                                                                                                                                                                                                                                                                                                         | <p>Seal around junction of worktop and wall. Kitchen is old, some thought should be given to replacing the kitchen to modernise the flat.</p> <p>Adjust and re-align draw to flat No.32.</p> <p>Replace pitted and damaged worktops.</p> | <p>1</p> <p>2</p> <p>2</p> |

|        |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 4.10.2 | Flat Bath/shower rooms                                                                                                                                                                                                                                                                                                                                          | Fitted with WC, grab rails, washbasin, and shower trays with shower curtains.                                                                                                                                                                                                                                                                                                                                                                            |  |
|        | Condition                                                                                                                                                                                                                                                                                                                                                       | Good.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|        | Repair needs                                                                                                                                                                                                                                                                                                                                                    | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 4.10.3 | Communal Kitchen                                                                                                                                                                                                                                                                                                                                                | Domestic type kitchen with sink, hob, white goods.                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|        | Condition                                                                                                                                                                                                                                                                                                                                                       | Good.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|        | Repair needs                                                                                                                                                                                                                                                                                                                                                    | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 4.10.4 | Communal Toilets                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|        | <p>Condition</p>     | <p>All of the fittings and tiling in the wheelchair accessible WC are white meaning colour contrast (for visually impaired people) is poor. This could be relatively easily improved by the use of coloured toilet seat and flush handle. Painting or applying transfers to the tiling would also help matters.</p> <p>There is no emergency pull cord alarm in the wheelchair accessible toilet.</p> <p>Several of the waste outlets are tarnished.</p> |  |

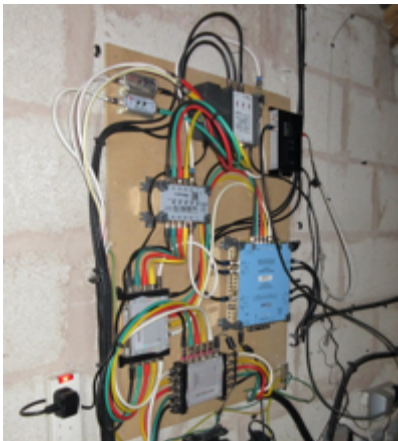
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|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|        | Repair needs                                                                                                                                                                      | Consider improving visual contrast and adding a pull cord alarm.                                                                                                                                                                                                                                                                                                                                             | 2 |
|        |                                                                                                                                                                                   | Replace wastes.                                                                                                                                                                                                                                                                                                                                                                                              | 3 |
| 4.10.5 | Communal Bathrooms                                                                                                                                                                | One communal bathroom has a shower and one has a bath.                                                                                                                                                                                                                                                                                                                                                       |   |
|        | Condition<br>  | <p>The communal bathroom evidently has a problem with condensation as evidenced by the sign on the door and peeling paint to the ceiling.</p> <p>The sign suggests that poor usage is the issue and this is likely in such a room. It would, however, also be prudent to check the airflow of the fan is adequate in practice and the overrun is working correctly otherwise the situation will persist.</p> |   |
|        | Repair needs                                                                                                                                                                      | Test fan airflow.                                                                                                                                                                                                                                                                                                                                                                                            | 2 |
| 4.11   | Signage                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                              |   |
| 4.11.1 | Description                                                                                                                                                                       | There is fire and directional signage in the common areas.                                                                                                                                                                                                                                                                                                                                                   |   |
|        | Condition                                                                                                                                                                         | Good.                                                                                                                                                                                                                                                                                                                                                                                                        |   |
|        | Repair needs                                                                                                                                                                      | None.                                                                                                                                                                                                                                                                                                                                                                                                        |   |

## 5.0 Services and Installations

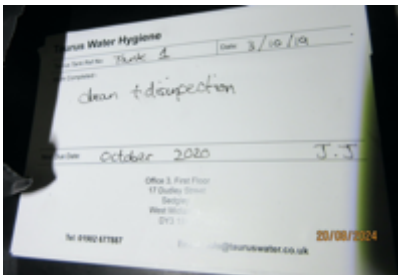
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|-------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 5.1   | Electricity Supply (up to meter)                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| 5.1.1 | Description                                                                                      | Supplies run to each flat. There are various communal meter cupboards throughout the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|       | Condition                                                                                        | Good.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|       | Repair needs                                                                                     | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| 5.2   | Electrical Installation (including Safety Assessment)                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| 5.2.1 | Fixed wiring installation                                                                        | Each flat has its own consumer unit; these are fitted with MCB's and RCD's.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|       | Condition<br> | <p>The electrical installations are regularly inspected and tested. The date of last Electrical Installation Condition Report is September 2020, and it is assumed that all of the installations were "Satisfactory" at the time of testing.</p> <p>Some of the units are plastic, which is not in accordance with the latest regulations, although this is not a defect.</p> <p>Electrical Safety First and the Almshouse Association recommend that periodic inspection and testing is carried out at least every 5 years or on the change of occupancy.</p> <p>A few isolated areas of wiring in surface mounted mini-trunking has been rather poorly done with exposed cable visible.</p> <p>The numbers of sockets are below current recommendations and multiple adaptors are in use in places. The number of sockets could be increased at the same time as any other electrical work.</p> |  |

|       |                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   |
|-------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|       | Repair needs                                                                                     | Increase number of socket outlets.                                                                                                                                                                                                                                                                                                                                                                                                                          | 4 |
| 5.2.2 | Lighting                                                                                         | Lighting is a mixture of low energy fluorescent, and LED lights with only a few older, less efficient, incandescent lights remaining.                                                                                                                                                                                                                                                                                                                       |   |
|       | Condition<br>   | <p>The number and location of lighting outlets appears to be adequate.</p> <p>Incandescent light bulbs started to be banned from 2009 onwards under energy efficiency regulations. Further bans include all Halogen lights from the 1<sup>st</sup> September 2021 and high energy fluorescent tubes from the 1<sup>st</sup> September 2023.</p> <p>A number of the ceiling light diffusers in the communal areas have dirt or dead insects inside them.</p> |   |
|       | Repair needs                                                                                     | Clean and/or replace dirty diffusers.                                                                                                                                                                                                                                                                                                                                                                                                                       | 2 |
|       |                                                                                                  | Consider replacement with more modern and energy efficient LED lights as the opportunity arises.                                                                                                                                                                                                                                                                                                                                                            | 3 |
| 5.2.3 | Solar panels                                                                                     | Large solar PV array to the front elevation.                                                                                                                                                                                                                                                                                                                                                                                                                |   |
|       | Condition<br> | Good.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |   |
|       | Repair needs                                                                                     | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |   |

|       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |
|-------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 5.2.4 | Portable appliances | Residents provide their own white goods.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |   |
|       | Condition           | <p>Electrical items within the flats belonging to the residents are not subject to HPLC's Electrical Equipment Testing (EET) formerly PAT Testing.</p> <p>Electrical items within the flats belonging to HPLC e.g. fridge-freezers, ovens, cookers &amp; cooker hoods are inspected and tested by HPLC.</p> <p>The current guidance from the Almshouse Association states:</p> <p>"There is always the risk that residents' personal items in common use such as electric irons or vacuum cleaners develop frayed leads. Similarly the microwave oven, with the build-up of food debris on the ceiling panel can arc across the wave generator causing not only over heating but an apparent explosion. Trustees can safeguard themselves from criticism (by families, friends, relatives or the press) by ensuring that Portable Appliance Testing is carried out regularly".</p> <p>It would be sensible to PAT test appliances at the same time as inspecting and testing the fixed electrical wiring installation. The cost of this needs to be considered but is relatively low and may possibly be recovered through service charges.</p> |   |
|       | Repair needs        | Consider testing all portable electrical appliances.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3 |

|       |                                                                                   |                                                                 |  |
|-------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------|--|
| 5.2.5 | Television reception                                                              | There is a communal system to the flats.                        |  |
|       | Condition                                                                         | Good.                                                           |  |
|       |  |                                                                 |  |
|       | Repair needs                                                                      | None.                                                           |  |
| 5.2.6 | Emergency call system                                                             | There is hard wired warden call system present.                 |  |
|       | Condition                                                                         | This was not tested in any way but no concerns were reported.   |  |
|       | Repair needs                                                                      | None.                                                           |  |
| 5.2.7 | Telephone system                                                                  | There appear to be landline telephone connections to each flat. |  |
|       | Condition                                                                         | Good.                                                           |  |
|       | Repair needs                                                                      | None.                                                           |  |
| 5.3   | Gas Supply                                                                        |                                                                 |  |
| 5.3.1 | Description                                                                       | None.                                                           |  |
|       | Condition                                                                         | Not applicable.                                                 |  |
|       | Repair needs                                                                      | Not applicable.                                                 |  |

|       |                                                |                                               |  |
|-------|------------------------------------------------|-----------------------------------------------|--|
| 5.4   | Gas Installation (including safety assessment) |                                               |  |
| 5.4.1 | Description                                    | None.                                         |  |
|       | Condition                                      | Not applicable.                               |  |
|       | Repair needs                                   | Not applicable.                               |  |
| 5.5   | Oil Installation                               |                                               |  |
| 5.5.1 | Description                                    | There is no oil installation to the property. |  |
|       | Condition                                      | Not applicable.                               |  |
|       | Repair needs                                   | Not applicable.                               |  |

|       |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 5.6   | Water Supply and Plumbing                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| 5.6.1 | Description                                                                                                                                                                                                                                                                                                                                                  | Each flat has its own water supply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |
|       | <p>Condition</p>     | <p>Legionella Risk Assessments are not carried out on the flats. The last Risk Assessment carried out on the communal areas was 9<sup>th</sup> September 2020. There is a water hygiene sticker to a tank in the communal area giving a date of last clean as October 2020.</p> <p>Recent HSE guidance has clarified the need for all water supplies within buildings to be regularly risk assessed and not just areas with stored water. This means that domestic installations will need to be assessed as well.</p> <p>There is further advice and guidance available on the HSE website. This also states "This is especially important in residential buildings, where vulnerable people may be at risk, where the accommodation is provided specifically for a group who may be susceptible to legionellosis."</p> <p>Legionella Risk Assessments should be reviewed every two years.</p> <p>There is regular monitoring of water temperatures.</p> <p>There are some uninsulated external taps which are at risk of freezing.</p> |                   |
|       | Repair needs                                                                                                                                                                                                                                                                                                                                                 | <p>Carry out further Legionella Risk Assessments.</p> <p>Insulate external taps.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>1</p> <p>2</p> |

|       |                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 5.7   | Hot Water and Heating Installation                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |
| 5.7.1 | Hot water                                                                                                                                                                                                                                                                   | There are Creda storage heaters in flats and communal areas. There are Dimplex fan heaters in the bathrooms and kitchens. There are Fortic water tanks in each flat and electric showers. Hot water for the laundry and kitchen is from a communal calorifier.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |
|       | <p>Condition</p>    | <p>These types of cylinder can be something of a legionella risk as the water is often stored at above 20°C. This should be addressed as part of the Legionella Risk Assessments.</p> <p>There is evidence of leakage from a number of overflows, a few appear to have been running for some time suggesting that there may be a problem with the valves? There is still some minor staining to brickwork below although all areas now appear dry.</p> <p>The cylinders are a standard size, approximately 115 litres. In the absence of baths, this is rather a large amount of water to heat to just serve a washbasin and kitchen sink for a single person to use. As well as being a legionella risk, if all of the water is not used, it is also wasteful of fuel to heat up large quantities of water only to leave them to cool down again.</p> <p>Latest guidance from the HSE has confirmed that Legionella Risk Assessments are now needed for all non-residential premises whether or not they have stored water. See also Appendix 2.</p> |                            |
|       | Repair needs                                                                                                                                                                                                                                                                | <p>Carry out Legionella Risk Assessments for all flats.</p> <p>Review arrangements for hot water heating.</p> <p>Brush off staining.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>1</p> <p>3</p> <p>3</p> |

|       |                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                              |   |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 5.7.2 | Primary heating                                                                                                                                                                                                                                                                                                                                             | Storage heaters are around 12 years old.                                                                                                                                                                                                     |   |
|       | <p>Condition</p>     | <p>Flaps are missing to the storage heater located outside the laundry, between No. 2 and 4, 18 and 20, 22 and 24 26 and 28 and No. 34 and 35.</p> <p>Whilst not a major issue this may make them more vulnerable to unwanted tampering.</p> |   |
|       | Repair needs                                                                                                                                                                                                                                                                                                                                                | Replace flaps.                                                                                                                                                                                                                               | 3 |
| 5.7.3 | Secondary heating                                                                                                                                                                                                                                                                                                                                           | Some electric fires and heaters are present.                                                                                                                                                                                                 |   |
|       | Condition                                                                                                                                                                                                                                                                                                                                                   | Good.                                                                                                                                                                                                                                        |   |
|       | Repair needs                                                                                                                                                                                                                                                                                                                                                | None.                                                                                                                                                                                                                                        |   |

|       |                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 5.8   | Above Ground Drainage (including sanitary goods)                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| 5.8.1 | Description                                                                                                                                                                                                                                                | WC's, washbasins and sinks all drain to external gullies or concealed internal soil stacks.                                                                                                                                                                                                                                                                                                                                                                                 |  |
|       | Condition                                                                                                                                                                                                                                                  | Good.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|       | Repair needs                                                                                                                                                                                                                                               | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| 5.9   | Below Ground Drainage and Disposal System                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| 5.9.1 | Description                                                                                                                                                                                                                                                | There are a many manhole covers around the site. The exact line of drainage is unclear.                                                                                                                                                                                                                                                                                                                                                                                     |  |
|       | Condition                                                                                                                                                                                                                                                  | <p>A number of the covers to the below ground drainage installation are corroded, loose or the covers to the frames have come away from their bedding totally. Some do not appear to have been correctly bedded. A few are partly buried by soil.</p> <p>Note that from the 1<sup>st</sup> October 2011, most sewers (drains shared with two or more properties) are now the responsibility of Severn Trent Water, this includes responsibility for clearing blockages.</p> |  |
|       |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |

|  |                                                                                    |                                                                                                                                                                                                             |                            |
|--|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|  |  |                                                                                                                                                                                                             |                            |
|  | <p>Repair needs</p>                                                                | <p>Manhole covers should uncovered and lifted by a contractor with appropriate equipment, the channels cleaned out and covers set in grease.</p> <p>Re-bed loose covers.</p> <p>Replace corroded items.</p> | <p>2</p> <p>2</p> <p>2</p> |

|        |                                                                                                                                                                                   |                                                        |  |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--|
| 5.10   | Lightning Conductor Installations                                                                                                                                                 |                                                        |  |
| 5.10.1 | Description                                                                                                                                                                       | There is a lightning protection system fitted.         |  |
|        | Condition<br>  | Good, stickers indicate that this is regularly tested. |  |
|        | Repair needs                                                                                                                                                                      | None.                                                  |  |
| 5.11   | Bells and Bell Frames                                                                                                                                                             |                                                        |  |
| 5.11.1 | Description                                                                                                                                                                       | None.                                                  |  |
|        | Condition                                                                                                                                                                         | Not Applicable.                                        |  |
|        | Repair needs                                                                                                                                                                      | Not Applicable.                                        |  |

|        |                                                                                                                                                                      |                                                                                                                             |  |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--|
| 5.12   | Security Installations                                                                                                                                               |                                                                                                                             |  |
| 5.12.1 | Description                                                                                                                                                          | Doors have deadlocks, windows have lockable casement fasteners and restrictors. There is an intruder alarm system and CCTV. |  |
|        | Condition                                                                                                                                                            | This is an above average level of security.                                                                                 |  |
|        |   |                                                                                                                             |  |
|        | Repair needs                                                                                                                                                         | None.                                                                                                                       |  |

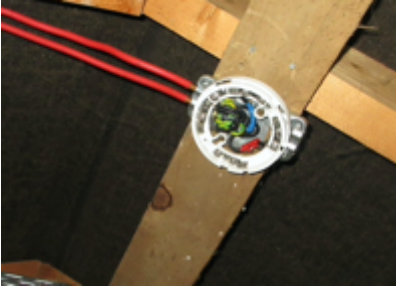
|        |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |   |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 5.13   | Lift Installation                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |   |
| 5.13.1 | Description                                                                                                                                                                         | There are two lifts, the main lift is a Hammond and Champness & was installed in 1991 and platform lift is a Landmark & was installed in 2007.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |   |
|        | Condition<br>  | <p>The type of cladding to the lift tower is not known. There is a possibility that this could be Aluminium Composite Material (ACM) now known to be potentially flammable. Whilst Building Regulations do not prohibit the use of such materials on low-rise structures this should, nevertheless, be verified. If the cladding is of a flammable type it would be advisable to replace it.</p> <p>Record drawings gave no indication of the material and full investigation would mean providing access to the inside of the lift tower.</p> <p>The last inspection was carried out on 21<sup>st</sup> August 2024. The previous inspection was carried out on 28<sup>th</sup> June 2024.</p> <p>The Kleemann lift does not have braille or audible indicators.</p> |   |
|        | Repair needs                                                                                                                                                                        | Check type of cladding to lift tower.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 |

## 6.0 Environmental And Other Issues

|       |                                             |                                                                                                                                                                                                                                                                                                                                                            |  |
|-------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 6.1   | Environmental/Humidity Control              |                                                                                                                                                                                                                                                                                                                                                            |  |
| 6.1.1 | Insulation                                  | There is insulation in the roofspace and cavity walls.                                                                                                                                                                                                                                                                                                     |  |
|       | Condition                                   | Good.                                                                                                                                                                                                                                                                                                                                                      |  |
|       | Repair needs                                | None.                                                                                                                                                                                                                                                                                                                                                      |  |
| 6.1.2 | Ventilation of structure (roofs and floors) | There are airbricks to ventilate floor voids, there are vents to pitched roofspaces.                                                                                                                                                                                                                                                                       |  |
|       | Condition                                   | <p>This type of roofing felt does hinder the ability of the roof to 'breathe', current practice is to provide ventilation to this type of roof to avoid condensation within the roofspace.</p> <p>Note that this type of felt was often made with asbestos.</p> <p>The timbers in the roof void have an average moisture content of 12%, which is dry.</p> |  |
|       | Repair needs                                | None.                                                                                                                                                                                                                                                                                                                                                      |  |

|       |                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |   |
|-------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 6.1.3 | <p>Ventilation of rooms (kitchens, shower and bathrooms, habitable rooms)</p>                                   | <p>Kitchens and shower rooms are fitted with extractor fans. There is an extractor fan in the laundry, kitchen, cleaner's store, community lounge, communal bathrooms, toilets and showers.</p> <p>Community lounge and laundry room have vents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |   |
|       | <p>Condition</p>  <p>No.32</p> | <p>The ventilation fan in No. 26 (kitchen) is not working.</p> <p>The ventilation fan in No. 32 and No.33 (bathroom) is dirty.</p> <p>The communal bathroom is apparently affected by condensation, previous investigations have ascertained no obvious defect leading to the problem and it is thought to be a combination of lifestyle – drying clothes in bathrooms, not using fan heaters, turning off extractor fans, blocking trickle vents; and the fact that the heating is electric. Education of residents and more sophisticated controls may be the answer.</p> <p>There are no particular or widespread problems with condensation or mould growth apparent. Where individual properties are affected this is noted elsewhere in this report.</p> <p>Mould to ceilings and walls in section 4.2.1 and 4.3.1, floors in section 4.5.1, shower rooms in 4.10.2,</p> |   |
|       | <p>Repair needs</p>                                                                                             | <p>Clean and repair fans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2 |

|       |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   |
|-------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 6.2   | Hazardous and Deleterious Materials |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   |
| 6.2.1 | Description                         | There are several potential asbestos containing materials as noted elsewhere in this report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |   |
|       | Condition                           | <p>Current legislation (The Control of Asbestos Regulations 2012) requires that any asbestos in common areas of properties is recorded and managed.</p> <p>Asbestos fibres were included in many different types of building materials, and may be released when these materials are damaged, disturbed or otherwise exposed. These fibres can cause a hazard to health when inhaled. There is a risk that any work activity that intrudes beyond the surface finish of this building may expose or disturb asbestos fibres and thereby create a potential health hazard.</p> <p>An asbestos survey was carried out and register produced on the 21/01/2012. This included a sample of the flats and concluded that there is no asbestos present.</p> <p>However this was only a "Management" survey and did not include all of the kitchens. Further surveys would be required prior to carrying out any major works.</p> <p>Asbestos registers are reviewed annually.</p> |   |
|       | Repair needs                        | Continue to review asbestos register.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3 |

|       |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6.3   | Fire Safety Installations (including emergency escape)                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 6.3.1 | General                                                                                                                                                                                                                                                                                                                                                       | Flats are fitted with mains smoke detectors in the hallways; means of escape are reasonable with all rooms leading to a hallway with an external door. Common areas are fitted with alarm and emergency lighting systems.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|       | <p>Condition</p>     | <p>The last fire alarm service was carried out on 5<sup>th</sup> July 2024 and the emergency lighting test was carried out on 22<sup>nd</sup> January 2024. Functional testing of the alarm system on site is carried out weekly. Emergency lighting is subject to a 20-minute test every month.</p> <p>Portable firefighting equipment in common areas is becoming less common as some authorities recommend its removal unless residents are trained in its use.</p> <p>The roof void above the first floor corridor is compartmented by way of rockwool fire barriers. Unfortunately these have been breached in multiple places and sections have been removed and poorly patched with gaps between the old and new material. This is a very common situation with this type of barrier, we have often seen trades move fire barriers for access and not reinstate them properly meaning that they are completely ineffective.</p> <p>The gaps to fire breaks in the roof space is a Category 2 Hazard under the Housing Health and Safety Rating System.</p> <p>A better solution is to provide stud partitions with fire doors, closers and alarms so that doors cannot be accidentally left open.</p> |

|       |                                                                                   |                                                                                                                                                                                                                                       |                                     |
|-------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|       |  | <p>There are gaps to the apparent flat/corridor party walls where rafters pass through the blockwork.</p> <p>One smoke detector was seen to be missing.</p>                                                                           |                                     |
|       | Repair needs                                                                      | <p>Reinstate rockwool fire barriers.</p> <p>Carry out a full compartmentation survey of all voids.</p> <p>Fill gaps in the party walls/build up party walls.</p> <p>Consider an alarm system so fire hatches cannot be left open.</p> | <p>1</p> <p>1</p> <p>2</p> <p>2</p> |
| 6.3.2 | Fire risk assessment                                                              | A fire risk assessment is needed for the common parts of the building.                                                                                                                                                                |                                     |
|       | Condition                                                                         | The last Fire Risk Assessment was carried out on 30 <sup>th</sup> April 2023.                                                                                                                                                         |                                     |
|       | Repair needs                                                                      | None.                                                                                                                                                                                                                                 |                                     |

|       |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                            |   |
|-------|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 6.4   | Other Health and Safety Concerns (noise, trips and falls, radon etc.)                          |                                                                                                                                                                                                                                                                                                                                                                            |   |
| 6.4.1 | Description                                                                                    | The property is not in a Radon affected area. There is no defibrillator present.                                                                                                                                                                                                                                                                                           |   |
|       | Condition<br> | There is an air conditioning condenser fitted to the wall of the neighbouring commercial property, the only access to this is over HPLC land. Whilst this arrangement might be perfectly amicable moves should be taken to ensure that the neighbour does not acquire an easement for permanent access which could jeopardise future development or security arrangements. |   |
|       | Repair needs                                                                                   | Agree a solution with the neighbour.                                                                                                                                                                                                                                                                                                                                       | 3 |
| 6.5   | Wildlife                                                                                       |                                                                                                                                                                                                                                                                                                                                                                            |   |
| 6.5.1 | Bats and other protected species                                                               | No evidence of bats, or bat droppings was seen in the building at the time of the inspection.                                                                                                                                                                                                                                                                              |   |
|       | Condition                                                                                      | Not applicable.                                                                                                                                                                                                                                                                                                                                                            |   |
|       | Repair needs                                                                                   | None.                                                                                                                                                                                                                                                                                                                                                                      |   |
| 6.5.2 | Pests                                                                                          | Nothing noted.                                                                                                                                                                                                                                                                                                                                                             |   |
|       | Condition                                                                                      | Not applicable.                                                                                                                                                                                                                                                                                                                                                            |   |
|       | Repair needs                                                                                   | None.                                                                                                                                                                                                                                                                                                                                                                      |   |

## 7.0 SUMMARY OF RECOMMENDATIONS FOR ACTION

Repair items and approximate costs are included in the spreadsheet in Appendix 1

The following headings are used:

Priority 1: Very urgent work requiring immediate action including health and safety issues.

Priority 2: Urgent work not requiring immediate action, but should be addressed and completed in year 1.

Priority 3: Work to be completed within the Quinquennium (5 years).

Priority 4: Likely major repairs beyond the Quinquennium (5 years).

### 7.1 Areas Requiring to be Monitored

None.

### 7.2 Suggested Improvements of the Buildings

A programme of electrical inspection and testing is in place. Best practice is to provide a sticker copy of the current certificate adjacent to the consumer unit or boiler.

Testing of the residents' own electrical appliances could also be put into place (see Appendix 4).

### 7.3 Suggested Improvements in Routine Maintenance

Reactive maintenance appears to be well covered but planned and cyclical maintenance procedures could be improved:

- Rainwater goods should be checked and cleaned out annually in the autumn after leaf fall.
- Gas servicing is annual but it is suggested that a duplicate record be kept on site as well. Best practice in this respect is to provide a copy of the current gas and electrical tests as a sticker at the consumer unit and gas meter.

An excellent maintenance plan is available from the Almshouse Association in Annexe F of "Standards of Almshouse Management" also available on their website. This is in Word format and can be adapted to suit the particular needs of the property.

## 7.4 Brief Recommendations for Improving Energy Efficiency

See separate report.

# APPENDIX 1

## Summary of Approximate Costs

## APPENDIX 2

### HSE GUIDANCE ON LEGIONELLA 2014

Health and Safety  
Executive

## Shared premises and residential accommodation: Landlords

### **Residential accommodation: Landlords**

2.138 Landlords who provide residential accommodation, as the person in control of the premises or responsible for the water systems in their premises, have a legal duty to ensure that the risk of exposure of tenants to legionella is properly assessed and controlled. This duty extends to residents, guests, tenants and customers. They can carry out a risk assessment themselves if they are competent, or employ somebody who is.

2.139 Where a managing (or letting) agent is used, the management contract should clearly specify who has responsibility for maintenance and safety checks, including managing the risk from legionella. Where there is no contract or agreement in place or it does not specify who has responsibility, the duty is placed on whoever has control of the premises and the water system in it, and in most cases, this will be the landlord themselves.

2.140 All water systems require a risk assessment but not all systems require elaborate control measures. A *simple* risk assessment may show that there are no real risks from legionella, but if there are, implementing appropriate measures will prevent or control these risks. The law requires simple, proportionate and practical actions to be taken, including identifying and assessing sources of risk, managing the risk, preventing or controlling the risk; and periodically checking that any control measures are effective.

2.141 For most residential settings, the risk assessment may show the risks are low, in which case no further action may be necessary, eg housing units with small domestic-type water systems where water turnover is high. If the assessment shows the risks are insignificant and are being properly managed to comply with the law, no further action may be required, but it is important to review the assessment periodically in case anything changes in the system. However, the frequency of inspection and maintenance will depend on the system and the risks it presents.

2.142 Simple control measures can help manage the risk of exposure to legionella and should be maintained, such as:

- flushing out the system before letting the property;
- avoiding debris getting into the system (eg ensure the cold water tanks, where fitted, have a tight-fitting lid);
- setting control parameters (eg setting the temperature of the calorifier to ensure water is stored at 60 °C);
- making sure any redundant pipework identified is removed;
- advising tenants to regularly clean and disinfect showerheads.

2.143 Landlords should inform tenants of the potential risk of exposure to legionella and its consequences and advise on any actions arising from the findings of the risk assessment, where appropriate. Tenants should be advised to inform the landlord if the hot water is not heating properly or if there are any other problems with the system, so that appropriate action can be taken.

2.144 The risk may increase where the property is unoccupied for a short period. It is important that water is not allowed to stagnate within the water system and so

dwellings that are vacant for extended periods should be managed carefully. As a general principle, outlets on hot and cold water systems should be used at least once a week to maintain a degree of water flow and minimise the chances of stagnation. To manage the risks during non-occupancy, consider implementing a suitable flushing regime or other measures, such as draining the system if the dwelling is to remain vacant for long periods.

2.145 Where there are difficulties gaining access to occupied housing units, appropriate checks can be made by carrying out inspections of the water system, eg when undertaking mandatory visits such as gas safety checks or routine maintenance visits.

2.146 It may be impractical to risk assess every individual residential unit, eg where there are a significant number of units under the control of the landlord, such as Housing Associations or Councils. In such cases, a representative proportion of the premises for which they have responsibility should initially be assessed, on the basis of similar design, size, age and water supply, with the entire estate eventually assessed on a rolling programme of work.

## APPENDIX 3

### Anti-moss copper roof tape

Erosion of the protective coating occurs due to chemical reactions and thermal movement of the metal sheet. During these processes, copper salts (copper carbonate, copper sulfate, and copper chloride) are washed away by rain and settle on the elements below the copper line.

The salts provide protection against mosses and other lichens. Every time it rains, the roof is coated with a layer of alkaline copper salts.

**H HOMEMERCE**

# HOW Does It work?

The embossed copper allows for more surface to have direct contact with the water and for the water to stick to the tape, improving the ecological process of creating CO<sub>2</sub> ions that are really effective against moss, lichens & algae.

All this is a natural process that is **100% eco-friendly.**

High quality and self-adhesive butyl makes it quick and easy to install. Copper layer protects the butyl adhesive from ever-changing weather conditions and UV light making self-adhesive butyl last extra long.

**Copper** a truly green material perfect for building a sustainable world.

## APPENDIX 4

### Almshouse Association Guidance on Portable Appliance Testing (PAT testing).

The testing of portable appliances or portable equipment needs careful consideration by Trustees.

In meeting their "Duty of Care" towards residents, Trustees have an ill-defined, rather vague responsibility for the overall safety of those beneficiaries of the charity who dwell within the almshouses in their trust. "More generally, legal precedent and good practice means that the duty of care should be considered as applying to all aspects of Trustees' work in making decisions about their charity." (Charity Commission Pamphlet CC3 "The Essential Trustee. What you need to know")

Trustees can safeguard themselves from criticism (by families, friends, relatives, the press!) or from self blame, in the case of a fatal accident, by ensuring Portable Appliance Testing is carried out.

The Risk: There is always the risk that items in common use such as electric irons or vacuum cleaners develop frayed leads with regular usage. These are a real danger since the user very often does not notice the gradual fraying or deterioration in a cable until it has become very dangerous indeed. Similarly the microwave, with the build up of food debris on the ceiling panel, quite apart from the micro-biological hazard, can arc across the wave generator and cause overheating or an apparent explosion. The "once a year" Christmas tree lights are another considerable danger – and one often overlooked or forgotten. These should all be checked once a year by a professional electrician.

Possible Procedures Start as you mean to go on! Several almshouse charities have commended the following as best practice. As part of the interview process, potential future residents will be briefed on the factors of size and storage associated with the dwelling in which they hope to live. It is an opportunity to mention that within a few weeks of taking up residence, all the "new" resident's personal, portable electrical appliances will be checked by the charity's NICEIC Qualified Electrician and safety certificates lodged with the Clerk/Secretary/Warden/Scheme Manager on completion. This is, it would be explained, a requirement of occupancy (covered in the Letter of Appointment) and would be at the new resident's expense. Thus, as part of the discipline of moving into an almshouse, with possibly less general space and storage space, individuals would be more discerning about throwing away old, perhaps unsafe, electrical equipment.

There are obvious benefits. The new resident feels that their safety is very high on the priority list and family members are reassured. The sweetening of the pill is, of course, the later

disclosure that the charity will fund the exercise annually thereafter (with costs subsumed in WMC generally).

If any of the resident's appliances are found to be defective, under the NICEIC Rulings, the electrical engineer must make the appliance unusable. This is usually achieved by cutting off the lead in close proximity to the equipment or appliance (historically they were only required to cut off the plug!). The Clerk/Trustees will very soon get to know of the difficulty! If necessarily, acting charitably, Trustees can very quickly arrange to buy and provide a new toaster or electric blanket out of the charity's funds and once again maintain the very special relationship that exists between the Trustees and the residents.