

COLES GREEN COURT

CONDITION REPORT FOLLOWING SITE VISIT ON FRIDAY 4 JANUARY 2013

INTRODUCTION

I visited the block with Tim Goodwin on 4 January 2013. Anthony Moore was in attendance for part of the visit.

The weather was fair with a temperature of approximately 10 degrees centigrade. There was a brisk wind.

The visit was for the purpose of establishing the general condition of the building and confirming that the building should be demolished.

THE SURVEY - DWELLINGS

In assessing the condition of the block, due consideration has been made to the Housing Health and Safety Rating System. Scoring has not been carried out but reference is made to the hazards.

Several properties were accessed. They share common problems.

Group C – Protection against Infection

Domestic Hygiene, Pets and Refuse; Personal Hygiene, Sanitation and Drainage; Water Supply for Domestic Purposes

Most of the flats will require a full internal refurbishment with kitchen, bathroom, front door, electrical and heating upgrade, etc. This is essential to provide good sanitation and comfort for residents.

There is severe flooding to the basement of the block. This appears to have been occurring for some time. A sump pump is installed but has ceased to operate.

This requires extensive intrusive investigation from a specialist to determine the damage to the building and the extent of the remedial work required.

In addition this type of work to the underbuilding and foundations of a building are likely to require a full decant of the building due to the likely results of the risk assessment that would be undertaken.

This flooding has been taking place over several years and it is likely that there will be a significant cost associated with survey, underpinning, re-building, drying out, protection, and management and re-location of residents.

It is difficult to place an estimate on this work but it could be between £100K and £500K.

The cold water supply to the flats is on the external face of the block. This regularly freezes in winter leading to loss of water supply. This requires intrusive works to redirect the supplies via the internal of the properties.

The dis-use of the garages has resulted in residents parking on the rear grassed area. This has created fly tipping issues and anti-social behaviour. This creates a feeling of dereliction and overcrowding.

Group D – Protection against Accidents

Fire; Falls Associated with Stairs and Steps; Structural Collapse and Failing Elements

The internal layout of the properties created emergency escape issues in the event of a fire. Two steel staircases have been installed to the block. These facilitate the escape from the building via a new door opening in the kitchen. The staircase is not maintained. In addition there are no fire doors in the properties and this would create a severe risk in the event of a fire. Residents may not be able to be protected long enough to reach one of the fire escapes, or for the rescue services to reach them in the event of a fire.

This requires significant internal re-modelling to most of the flats. This can not be estimated at present as it is likely to lead to major structural works throughout the block.

This long-term flooding is likely to have created severe issues with the under building and foundations. This could lead to issues with the structural integrity of the building.

Whilst the windows are in reasonable condition it is apparent that the mechanisms are failing. This may result in full window replacement if the mechanisms cannot be readily replaced. Estimate for replacement is £250K.

The building fabric will require refurbishment. There are areas of brick efflorescence, pointing failure that will require to be addressed.

There is a block of approximately 17 garages at the far rear of the site that are past repair. These require demolishing and rebuilding. This would cost circa £150K - £200K.

The area of ground and at the rear of the site requires to be landscaped. Cost is circa £25K.

Group A = Psychological Requirements

Excess Cold

The properties suffer from poor SAP ratings leading to discomfort for residents and increased fuel costs. This would require the thermal conductivity of the external walls, roof and floors to be addressed.

Group B = Psychological Requirements

Crowding and Space; Noise

The current properties are poorly laid out resulting in lack of space for accommodation, installation of white goods, and lack of storage.

Residents have complained about extensive noise transfer throughout the block. This is difficult to eradicate without extensive rebuilding of floors and partitions.

SUMMARY

It can be seen that this block suffers from a number of serious issues that result in high failure against the HHSRS and other Housing Legislation. Networks Stadium should not house any residents in this block until these defects are rectified, or should proceed with the development or demolition of the block.

G Coia

Appendix 1 Photographs of Coles Green Court

Appendix :

1. External Fire Escapes



2. Basement



3. Internal Arrangement:

- Kitchens



- Bedrooms accessed through Living Room



4. Bathrooms



5. External Walls of Flats



6. Rear Garage Area

