



Earl Kendrick
Building Surveyors

Condition Report

For the property known as:

Emanuel House
18 Rochester Row
London
SW1P 1BS

For:

Blenheim Estates

On behalf of:

Blenheim Estates

Date:

7 April 2022

Reference:

EKA220226

National Surveying Services
earlkendrick.com

Regulated by  **RICS**[®]



Report Revision Record

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Report issued to Client as first draft

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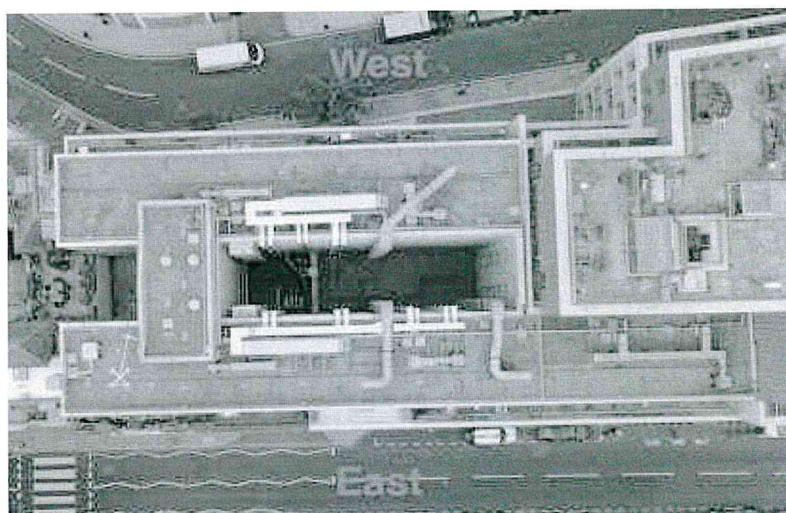


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1.0 Survey Information

Property Address	Emanuel House, 18 Rochester Row, London SW1P 1BS
Inspection Date	8 th & 17 th March 2022
Weather	Sunshine (approx. 15°C)
Surveyor(s)	Adam Graham MRICS
Client	Blenheim Estates
Orientation	<p>Emanuel House is a purpose built, multi-apartment residential development, that comprises commercial units at ground floor level and residential apartments from first to sixth floor level.</p> <p>The main entrance to the residential accommodation is located on Rochester Row. Access to the flats to the upper levels is via a ground floor entrance door and lobby which is adjacent to the access to the underground car park.</p> <p>The frontage of the block comprises the shop fronts to the ground floor commercial units (under a different ownership) and concrete panels with mosaic tiling to the upper residential levels to both the front and rear elevation. A large percentage of the front and rear façade are filled with single glazed metal windows to the residential apartments.</p> <p>Where reference to orientation is made in this report, the main front elevation and entrance to Emanuel House is to be taken as facing directly east onto Rochester Row.</p> <p>The property comprises of two blocks (which for the purposes of this report are referred to as 'west block' and 'east block') which are separated by an open central lightwell and circulation core:</p>



Extent of Survey	<p>This survey covers Emanuel House and the residential elements only, which are under the management of Blenheim Estates. The commercial units at ground floor level and the lower ground car park do not form part of this survey.</p> <p>At the time of our survey, we carried out a visual inspection of the external areas of the property from the available vantage points at ground level and via the communal areas. In addition, we have carried out a drone survey to all upper levels to the front and rear façade.</p> <p>At the time of the inspection, we had no access into the internal flats but have inspected all areas of the internal common parts. We gained access to the main flat roof but not to the sixth floor balcony areas.</p> <p>Any areas not listed above were not accessed/inspected at the time of our inspection.</p>
Listed/Conservation Area	<p>In planning policy terms, the site is located within the London Borough of Westminster and is not inside a Conservation Area. However, the building is immediately located next to the Westminster Cathedral and Vincent Square Conservation Areas.</p> <p>The property is not listed and is located within flood risk zone 3.</p>
Information Provided	<p>We have not been provided with any information or Health and Safety file for the building.</p>

2.0 Executive Summary

Emanuel House is generally in reasonable condition, with the main short term expenditure required being the replacement of the original single glazed window units which are now life expired. Whilst there is an option to try and repair the existing windows, to ensure current existing issues with thermal heat loss and solar gains are addressed, we would recommend that windows are now replaced with new double glazed units that meet current Building Regulation standards. You should be aware that increased energy performance requirements for windows are due to be introduced in June this year, which may result in an increase to the budget costs previously obtained.

In conjunction with the proposed window replacement works, repairs to damaged sections of the concrete wall panels and replacement of missing or loose mosaic tiles, should be undertaken to fully maximise the scaffold that will be installed. There are also repairs required to the joints to the parapet capping's at roof level, and to the glazed balustrade panels to the sixth floor balconies that should be undertaken as part of the project.

We have recommended that an abseil survey is undertaken in the short term to repair a section of loose concrete identified to the fourth floor of the east block. We would also recommend all the concrete panels are inspected closely during this inspection, to help establish how they are secured to the building and establish the scope of any further repair work that is required.

Some more sizeable capital expenditure will be required in the mid-term future as some of the M&E installations reach the end of their elemental life expectancy (including the passenger lifts and intercom system). In addition, there are other minor areas of the building fabric which require remedial and maintenance works both in the short and mid-term which are detailed in our report and Cap Ex Plan.

We have not seen any Health and Safety file or fire risk assessment for the property. We have however identified that some of the internal fire lobby doors do not have smoke seals and have recommended that these are now installed.

Once the items detailed within this report have been rectified, we do not consider that the ongoing maintenance requirements for the property will be particularly onerous. We would strongly advise that the recommendations we have made within our report are implemented to keep the building well maintained and to minimise the risk of unnecessary deterioration going forward.

Overall, we would recommend that both internal and external maintenance works are undertaken on a cycle of 5-7 years or as determined by the Lease.

For clarity and full appreciation of the works proposed, we recommend that the Condition Report and accompanying Planned Maintenance Programme is read in full.

We note that whilst this doesn't form part of the scope of this report, we are also able to put together a License to Alter Manual should this be required.

3.0 Property Overview

3.1 The Property - General

Emanuel House is a purpose built, multi-apartment development consisting of 70 residential apartments. We have not been provided with any information regarding the date of construction, but having assessed the general form of construction, we would date the construction of the development to the late 1960s / early 1970s.

The property comprises one two blocks which are separated by an open central lightwell and circulation core. The entrance to the residential apartments is on Rochester Row. There are commercial units to the ground floor of the building, but these are under separate ownership and do not form part of the instruction.

The residential element of the property comprises a ground floor entrance lobby which leads to the central circulation core comprising a stair case and two passenger lifts. The communal landings to each block are accessed from the central circulation core.

There are no external areas associated with the property other than a small balcony areas to the sixth floor flats to the front and rear elevation. We assume that the balcony areas are the responsibility of the individual leaseholders.

3.2 Site Boundary and External Landscape

To the main front and rear elevation facing onto Rochester Row and Greencoat Place respectively, the site boundary is formed by the elevations themselves. To the north and south boundaries of the building, Emanuel House is immediately adjoined by neighbouring residential properties.

The surrounding context of the site is a mixture of similar residential use and commercial use, with a mixture of large scale residential and commercial developments. The property is also in close proximity to St Stephen's Church and United Westminster Almshouses which are also located on Rochester Row.

3.3 The Local Area

Access into the building is gained via a communal entrance door on Rochester Row. The main entrance door at street level is not access controlled, and on the day of inspection was not controlled by a lock, so free access into the lobby was available. A secondary internal door off the entrance lobby provides access into the central circulation core and this has access control.

We did not gain access to any neighbouring properties and therefore assessment of the local area has been taken from desktop survey and ground level observations.

Our inspection was limited to only those areas openly available for inspection at the time of our visit and the information available to us.

3.4 Site History

We have not undertaken environmental checks / investigations of the current site or on the historic use/potential previous contamination of the site.

3.5 Trees

There is minimal vegetation and trees in the surrounding area and we saw no vegetation that we feel would impact on the property.

3.6 Planning Matters/Building Control Compliance

We are not aware of any planning applications recently made at the property. The online planning search facility on Westminster Council's website shows that only minor applications have been made within the last 20 years that relate to the ground floor commercial units.

We cannot find a record of the planning application relating to the construction of the development. The Building Regulations were only introduced in 1965, so we would assume that the building was compliant in terms of planning permission and the relevant building codes at the time of construction, but a large amount of time has now passed.

3.7 Construction Method

The property has been constructed with an assumed reinforced concrete frame that externally has been finished with concrete panels with a mosaic tile finish. The main roof is of flat roof construction and has been formed from an assumed concrete roof deck and asphalt roof covering, that has been overlaid with an EPDM 'rubber type' membrane. The lower ground and intermediate floors are also assumed to be of reinforced concrete construction.

The above description of the construction of the block is based on a visual inspection only and we have not carried out any invasive investigation works to verify the construction. No construction drawings, site investigation reports, site or soil surveys, survey reports, condition reports or method statements have been reviewed as part of this inspection / reporting process and EKA are not qualified to comment on the suitability of the structure of the building or environmental factors relating to the site. If such a review is required, EKA would be happy to procure a review by a Structural Engineer or Environmental Surveyor on behalf of the Client.

Individual flats are part of the demise of the leaseholders and therefore not part of this report. No access was obtained into any of the flats during the survey.

3.8 Energy Performance

Given the age of the development (constructed circa late 1960's), the thermal performance of the building will be to a lower standard when compared to modern developments and current energy regulations. Part L of the Building Regulations (Conservation of Fuel and Power), that sets out minimum standards for thermal performance, was not introduced until 2006.

A large percentage of the front and rear façade is filled with single glazed metal windows and we anticipate there will be significant thermal loss and solar gain through these windows.

At the time of our inspection, we did not view the energy performance certificate for the development or any of the flats and we are unable to comment on performance of the building in use.

3.9 Warranties/Guarantees

We have not been provided with any warranty or guarantee certificates for any aspect of the development. Given the age of the property we do not expect that any warranties or guarantees will be current or available.

3.10 Leasehold Interests

We have not been provided with a copy of any lease to comment and cannot comment on any areas of leasehold interest.

3.11 Deleterious Materials/Products

From our inspection we have tried to ascertain where possible the existence of any goods, materials, substances, or products not in accordance with relevant British and European Standards and Codes of Practice, or otherwise generally known or suspected within the construction or engineering industries at the time of inspection to be deleterious to health and safety or to the durability of the Property in the particular circumstances in which they are used (Deleterious Materials).

Asbestos can be found in any property constructed or refurbished in the UK prior to 2000, when it was banned from use in construction. As this property was constructed around the late 1960's, there is potential for asbestos containing materials to be present within the construction. We have not had sight of an asbestos management survey for the building to confirm this.

From our visual inspection and based on the assumed construction age of the building, we do not envisage that any materials other than asbestos that are deemed to be hazardous or deleterious will be present within the construction. This assessment is only based on a visual inspection and we cannot provide comment on concealed areas of construction.

3.12 Health and Safety Matters, Statutory – Fire

We have not been provided with a Fire Risk Assessment for the building. We did note a communal fire alarm within the common parts and also a control panel for a smoke extract vent. We did not gain access into the commercial units, but would anticipate that the commercial units also have alarm systems that interlink to the residential block. This should be confirmed. There was a fault on the smoke extract vent control panel at the time of the survey and this should be remedied as soon as possible.

The H&S information/file for the development was not provided.

There are internal dry risers running through the building. These are subject to regular inspections and certification.

3.12.1 Gas

There is no gas at the property and all heating and other installations are electric.

3.12.2 Water

We did not inspect any water installations in detail, we consider that the flats are individually metered with meters located either in the street or within the lower ground area. The internal waste drainage runs internally through the building and discharges into the underground system via downpipes that are concealed within internal risers.

3.12.3 External Lighting

There is minimal external lighting at the property which is limited to two surface mounted light fittings to the rear exit.

3.13 Pest Control

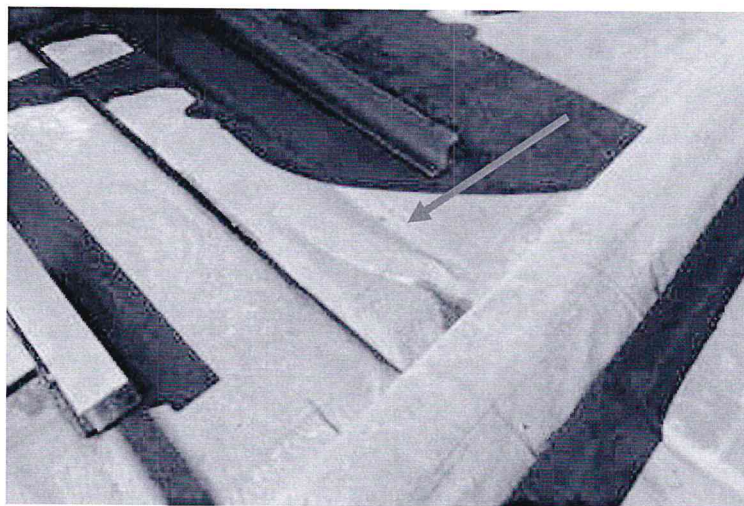
We did not inspect the pest control measures. However, we did not note any issues during our inspection regarding pest control.

4.0 Building Elements

4.1 Roof & Roof Terraces

The main roof to both blocks is of flat roof construction, and both roof areas are provided with a EPDM 'rubber type' roof covering. We would anticipate that the roof to both blocks is constructed from a reinforced concrete roof deck with an asphalt waterproof covering that has since subsequently overlaid by the roof membrane that is now visible. We are advised that there are no reports of leaks within the top floor flats.

The roof membrane is largely in good condition and also appears to have had a further waterproof liquid coating installed. Areas of small patch repairs are visible throughout the roof areas and there is one section to the centre of the east block roof where water is visible beneath the membrane (see photo below):



We would recommend this area is cut out and replaced in the short term to prevent a potential localised roof leak in this area.

There is some pigeon guano and generally debris throughout the roof areas, especially to the east block roof. We would recommend that this is regularly cleared away to prevent early degradation to the roof membrane and blockages to the roof gutters and downpipes.

There is evidence of patch repairs to the capping trim joints throughout the roof area and areas of missing or loose trims to the joints. We would recommend that repairs are undertaken as part of the proposed window works to ensure the capping trims are weathertight.

We assume that the sixth floor balcony areas are the responsibility of the individual leaseholders, as a number of leaseholders have installed their own tiles or coatings to the balcony floor surface. If the freehold entity is responsible for the main asphalt surface to the balcony, then we would recommend that the surface is inspected and coated with a specialist waterproof coating as part of the proposed window project, to help prevent future leaks into the flats below. We would also recommend that any floor coverings installed by the leaseholders' are removed, so it can be ensured that the asphalt surface to the whole balcony area is in good repair and can be treated with the waterproof coating.

There are Georgian-wire glazed balustrade panels to the sixth floor balcony area to the front and rear elevation. We noted 4 No. damaged panels across the front and rear elevation and any damaged panels should be replaced whilst scaffold access is present during the proposed window project.

4.2 Rainwater Goods

The rainwater dispersal is via cast iron downpipes that run from the roof internally down through the building that are concealed within internal risers. Only small sections of the cast iron downpipes were visible within the basement storage room, otherwise the pipes are concealed.

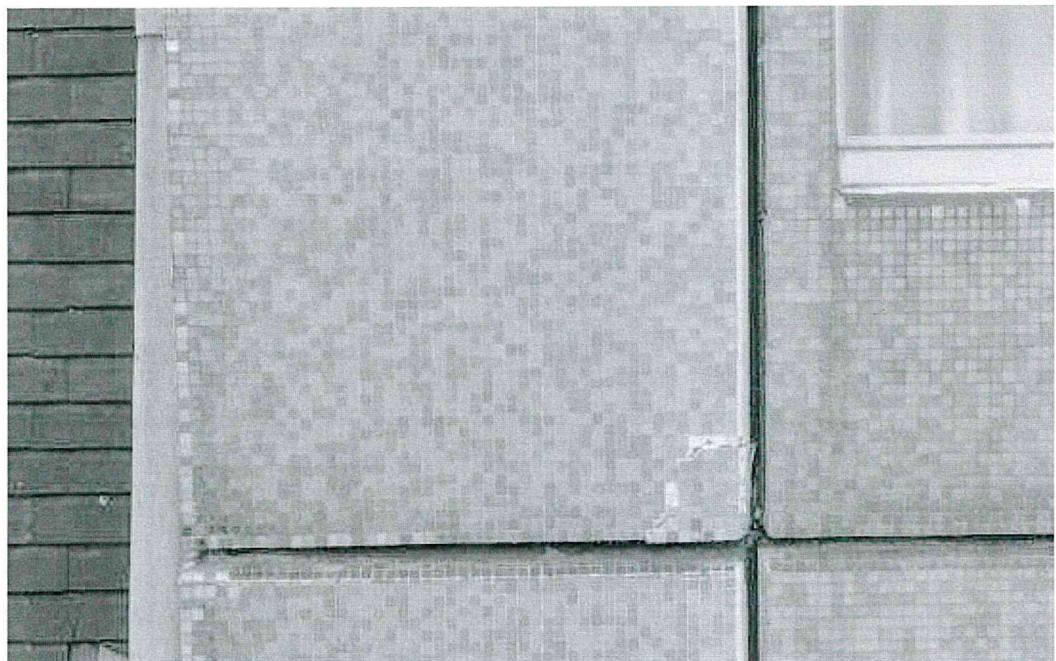
These downpipes will now be circa 50 years old and we would recommend that a CCTV survey is undertaken to ascertain their condition and if any remedial works such as de-scaling or lining of the pipes is required. This will help prevent future issues with internal leaks into the flats.

4.3 External Walls

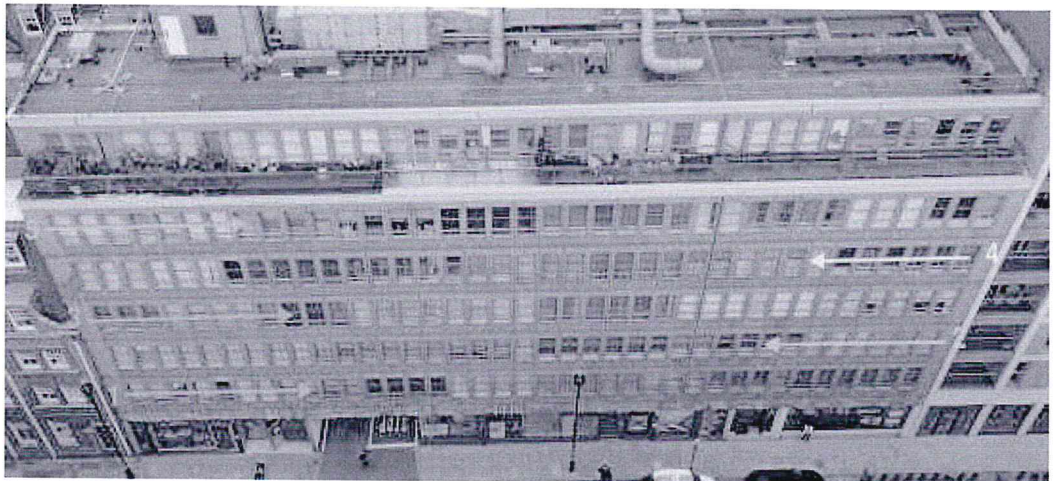
The external walls are finished with concrete panels that appear to have been cast into the concrete frame of the building. The panels are provided with a mosaic tile finish to the front and rear elevation. The concrete panels within the central light well are fairfaced concrete with no tiled finish.

The condition of the concrete panels and mosaic tiles appears to be largely in fair condition and commensurate for their age. There are multiple areas where the mosaic tile finish has been previously replaced.

There are some areas of damage to the concrete panels which require remedial repairs in the short term to ensure that no concrete comes loose from the building. The worst area of damage noted was to the left hand panel to the fourth floor of the east block (see below):



The location of the loose section of concrete is indicated by the red star below:



There are areas of staining and general grime build up to the joints between the concrete panels and some joints have had a mastic sealant subsequently installed. We cannot ascertain from our visual only inspection exactly how the panels are fixed and what structural or weatherproofing role the joints between the panels have (if any).

The next time a scaffold is installed, we would recommend cleaning the concrete panels and joints via a specialist steam cleaning system such as the Doff System from Stonehealth. Allowances for repairs to damaged section of concrete and loose or missing mosaic tiles should also be made.

In the short term we would recommend that an abseil inspection is undertaken to repair the damaged section of concrete panel to the east block detailed above. The survey would also help identify if there are any other loose areas of concrete and allow a better understanding of how the panels are fixed to the structure of the building and if the joints between the panels are integral to structural make up or weatherproofing of the façade. This would allow a more detailed specification for any required repair works and allow for more cost certainty for the repair works prior to any scaffold that is installed for the planned works to the windows (detailed in the section below).

4.4 Windows & External Doors

The windows are formed from single glazed metal units and are the window units from the original construction. We understand that the windows to the flats remain the responsibility of the freehold entity.

The windows are now life expired and we understand there are numerous issues with windows being difficult to operate or not operational at all. In addition, due to the single glazed nature of the windows and the large surface area of glazing present, there will be significant thermal loss and solar gain through these windows. An initial exercise has been undertaken and estimates provided for options to repair or replace the windows.

To repair the existing window frames, replace defective ironmongery and re-glaze, the estimated cost is £900k + Vat. To replace the window units complete with new double glazed units compliant with the latest Building Regulations, the estimated cost is £1.6 million + Vat.

We recommend that the windows are now budgeted for full replacement at the earliest opportunity. Due to the high cost to simply repair the existing windows which will not address the issues with heat loss and solar gain, we would recommend that the windows are replaced with new double glazed units that meet the minimum thermal efficiency requirements under Part L of the Building Regulations.

The communal windows to the central circulation core are currently fit for purpose and could be retained.

The main entrance door and glazed panels on Rochester Row are single glazed within a powder coated metal frame. This door is currently in a good operational condition but we would recommend budgeting for its replacement towards the end of the next 10 year period.

There are timber doors to the roof top plant room that provide access onto the roof. The door to the east block roof is rotten and would now benefit from replacement.

4.5 Internal Doors

There are a variety of service cupboard/riser doors, apartment entrance doors and lobby doors which are all generally of timber construction in the internal environment. The internal door from the entrance lobby into the central circulation core is a single glazed door within a powder coated metal frame.

You should ascertain whether the apartment entrance doors to the flats are part of the freehold responsibility or whether they are part of the leaseholders' repair and maintenance responsibility.

As well as general redecoration of the internal doors, **some fire protection works are required in the short term**. During our inspection, we noted:

- Missing smoke strips to the central fire door to the sixth floor corridor to the east block.
- Only the sixth floor lobby fire doors to the east and west block (that provide entrance to the communal corridors from the passenger lifts) have smoke seals installed. There are no smoke seals present to the lobby fire doors to any of the other levels and there are no smoke seals to the refuse chute doors. We anticipate that all these doors should all have smoke seals.

Redecoration of the timber surfaces is included in Section 4 of the Budget Cost Plan, generally we would expect the protective coatings, i.e., varnish, wax, etc. to be restored periodically. Painted timberwork, including doors, skirtings, and architraves where present, should be treated in line with the redecoration cycles, as is redecoration of the timberwork, walls, and ceilings in line with the internal redecoration cycles which we have initially phased in a seven-yearly cycle. Please let us know if you would like us to re-work this under a different sequence, e.g., 3 and 9 years, etc.

We have not inspected the doors in respect of fire performance/compliance with the fire strategy as we have not been provided with a copy of this. This should be reviewed as part of your fire risk assessment.

4.6 Internal Communal Areas

We assume as above, that the internal common parts will operate on a seven yearly cycle of decorations. Similarly, all the M&E installations follows its own elemental replacement cycle that does not mirror the decorations cycle which is driven by the lease covenants and elemental cyclical lifespans.

The general condition of the internal common parts is fair condition with no significant issues or disrepair noted. There is some vertical hairline cracking present to the corridor wall surfaces, but these were not considered to be of structural concern, rather hairline cracking along concrete panel joints that can be filled and decorated.

Due to the number of apartments, the common parts are subject to high traffic levels which exacerbate the need for cyclical replacement of floor finishes and internal decorations. We have made allowances for these redecoration and floor replacement cycles, and these can be revised to suit your preferences.

There are 2 No passenger lifts to the circulation core. There are no markings to the lifts to confirm the manufacturer or the date of installation. The life expectancy of a hydraulic passenger lift can range between circa 25-35 years and is dependent on several factors such as the quality of installation, frequency and quality of maintenance works and frequency of use. Whilst there are no reported issues with the passenger lifts, we would envisage the lifts will be reaching the end of their serviceable life towards the end of the next ten year period. We have made some budget allowances for an inspection by a lift consultant (or alternatively this could be done by a lift maintenance contractor) to produce a maintenance and major refurbishment plan to help budget for any significant capital replacement works that might be required.

4.7 Communal Plant

There is an AOV (automatic opening vent) system to the circulation core with a control panel situated within the main entrance lobby. There was a fault on the panel on the date of inspection and due to the age of the system. There is also a fire alarm panel that serves the hardwired detection throughout the common parts. We would recommend that a building services consultant reviews the AOV and fire alarm installations to confirm that the systems are compliant with current regulations and if any capital replacement of the control panels or other elements of the system will be required within the next ten years.

The kitchen extract and bathroom extract handling plant is located on the roof and the control panels are within the roof top plant room to the top of the circulation core. There is also an intercom system in the ground floor lobby that connects to the flats. There are no reported issues with the extract plant or intercom system but we would recommend a building services consultant also reviews this equipment and advise if any capital replacement of the control panels or handling plant within the next ten years. The intercom panel and system in particular appear aged and are likely to require renewal within the next ten year period.

4.8 External Communal Space

There is no communal external space at the property.

5.0 Conclusion

The main short term expenditure required at the property is the replacement of the original single glazed window units which are now life expired. Whilst there is an option to try and repair the existing windows, to ensure existing issues with thermal heat loss and solar gains are addressed, we would recommend that windows are now replaced with new double glazed units that meet current Building Regulation standards. In conjunction with these works, repairs to any damaged sections of the concrete wall panels and replacement of missing or loose mosaic tiles should be undertaken to fully maximise the scaffold that will be installed. There are also repairs to the joints to the parapet capping's at roof level and to the glazed balustrade panels to the sixth floor balconies that should be undertaken as part of the project.

We have recommended that an abseil survey is undertaken in the short term to repair a section of loose concrete identified to the fourth floor of the east block. We would also recommend all the concrete panels are inspected closely during this inspection, to help establish how the panels are secured to the building and establish the scope of any further repair work that is required.

Some more sizeable capital expenditure will be required in the mid-term future to keep the internal common parts and external areas in a good state of repair. There are also passenger lifts and items of M&E that we anticipate will require elemental replacement over the next decade. We have made recommendations for a lift consultant to make recommendations for the passenger lifts and for a building services consultant to review and provide specialist advice and costings in respect to the M&E systems.

We recommend that the Landlord start a collection for these items immediately, to accrue capital evenly for the required work that will be required over the next ten-year period and beyond.

APPENDICES

A Photo Schedule

Figure 1:



Figure 2:



Figure 3:

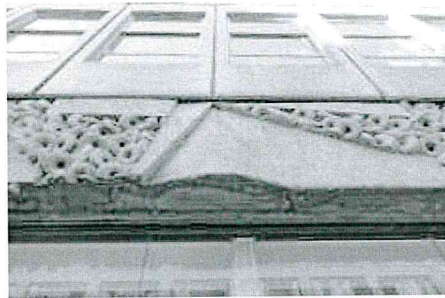


Figure 4:

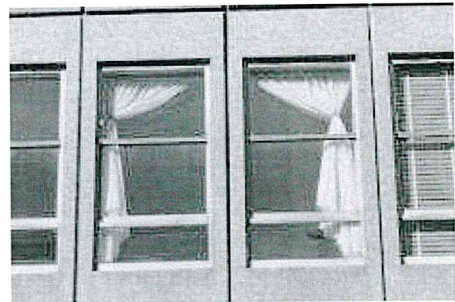


Figure 5:



Figure 6:



Figure 7:



Figure 8:



Figure 9:

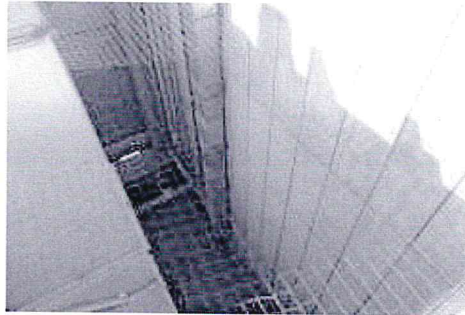


Figure 10:

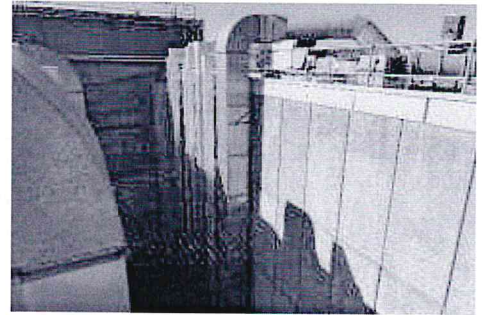


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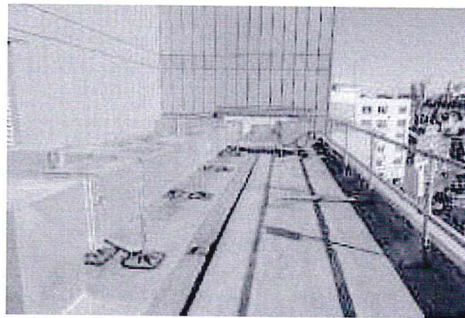


Figure 12:

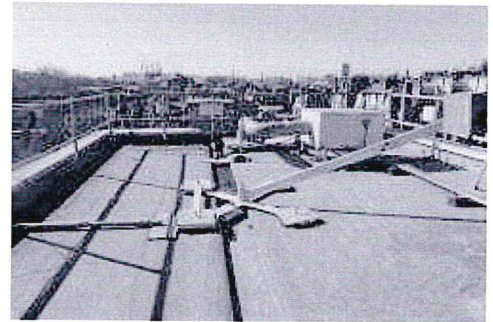


Figure 13:

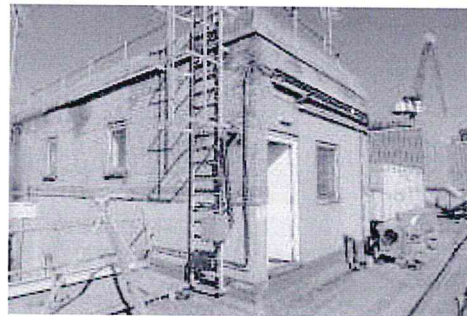


Figure 14:

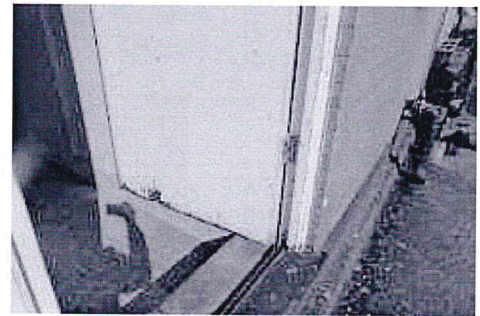


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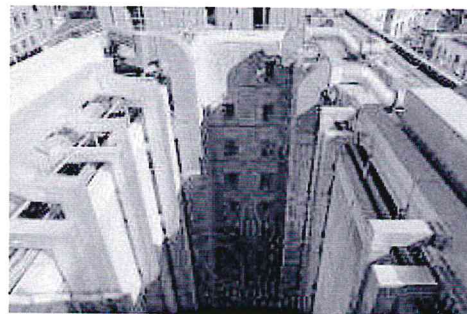


Figure 16:



Figure 17:



Figure 18:



Figure 19:



Figure 20:



Figure 21:



Figure 22:



Figure 23:



Figure 24:



Figure 25:



Figure 26:



Figure 27:



Figure 28:

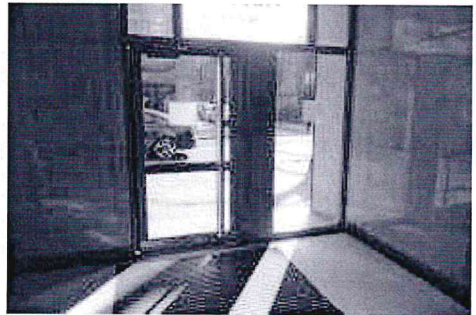


Figure 29:



Figure 30:

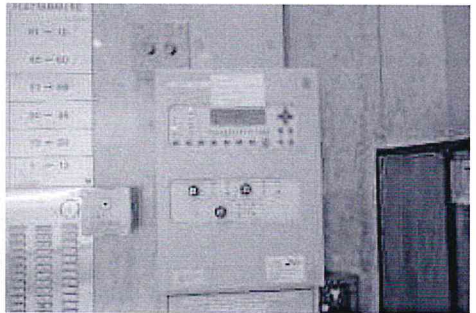


Figure 31:

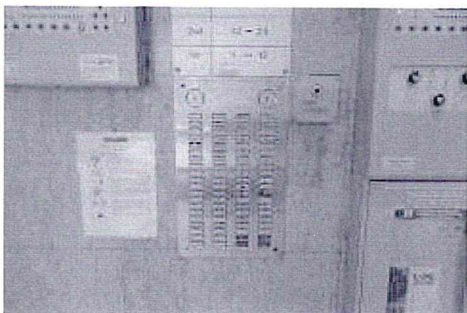


Figure 32:

