



EarlKendrick

Building Surveyors

Window Condition and Feasibility Report

For the Property Known As:

Emanuel House
18 Rochester Row
London SW1P

For:

Blenheims Estate and Asset Management Limited

On Behalf of:

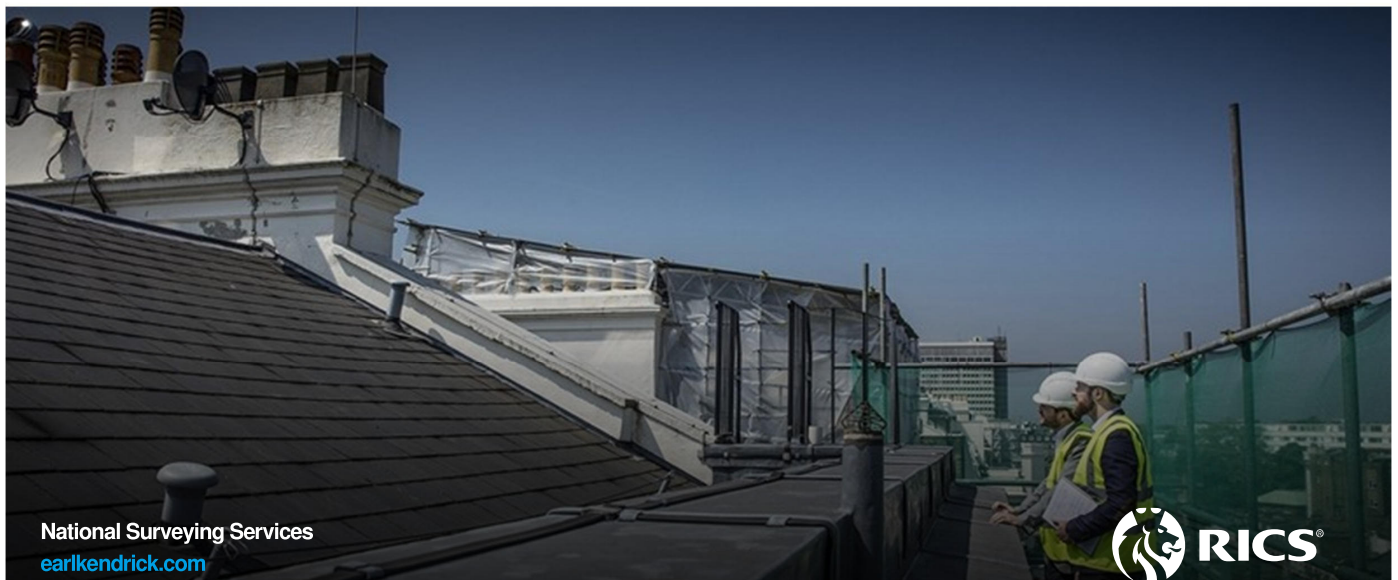
Westminster City Council

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EKA210778



Report Revision Record

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Report issued by:

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1.0 Survey Information

Property Address(es)	Emanuel House 18 Rochester Row London SW1P
Inspection Date(s)	13 th August 2021
Weather	Warm, dry, overcast
Surveyor(s)	James Gillies BSc (Hons) MFPWS
Client	Westminster City Council C/O Blenheims Estate and Asset Management Limited
Brief	<p>Following a report from the managing agents, Blenheims Estate and Asset Management Limited, of windows being unable to close within Emanuel House 18 Rochester Row, London SW1P, Earl Kendrick Building Surveyors were instructed to undertake inspection of the property and advise of possible defects and if necessary recommend any remedial works.</p> <p>EK received Instruction on 20th July 2021 to arrange access and review the current situation.</p>
Extent of Survey	<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 windows within the Property.</p> <p>At the time of our inspection on 13th August we had access to a sample of 14 flats.</p> <p>All flats were furnished and occupied during our inspection.</p> <p>Any areas not listed above were not accessed/inspected at the time of our inspection.</p> <p>The inspection and report has been undertaken in accordance with RICS Practice Standard Guidance Note – Building surveys and technical due diligence of commercial property.</p>
Listed/Conservation Area	The property is not listed and is not situated within a Conservation Area.

2.0 INTRODUCTION

2.1 Introduction

Earl Kendrick (London) Ltd. (EK) received instructions from Blenheims Estate and Asset Management Limited on behalf of Westminster City Council regarding the property, Emanuel House, 18 Rochester Row, London, SW1P 1BS Co Ltd. To inspect and assess the condition of the existing windows serving Emanuel House, 18 Rochester Row, London, SW1P 1BS. The purposes of the report is a feasibility assessment on the condition of the windows, and options for repair and possible replacement of the existing units.

Earl Kendrick have specifically been instructed to provide an opinion on the following;

- a. To carry out a visual inspection survey of the windows externally along with an inspection of the windows internally to a sample of flats, to ascertain the general condition of the existing windows including reported defects. Conduct a drone survey of the exterior facades to aid in assessment.
- b. Preparation of written report to include:
 - i. Our assessment of overall condition of the existing window units and life expectancy
 - ii. Requirement for repair and priority/phasing
 - iii. Assessment of economics of replacement
 - iv. Advice on replacement options and budget costs
 - v. Statutory implications (i.e. planning and building regulation)
 - vi. Life cycle assessment for the repair/replacement options (i.e. cost profile over say 25 years)
 - vii. Timings for procurement of repair/replacement options.

This report sets out our assessment of the condition of the existing windows and the maintenance repair works considered necessary to extend the serviceable life of windows. This report provides a financial cost estimate built up from a summary of the various repair types scheduled to the existing systems (should they be retained).

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The report then provides assessment of some alternative replacement options we consider are suitable for consideration in future schemes.

The report relates to the replacement of both the windows serving both the flats and the common stair cores. The ground floor entrance communal door and windows are excluded.

2.2 Property Description

The property known as Emanuel House, 18 Rochester Row, London, SW1P 1BS is a seven storey, converted residential development, comprising two blocks east facing Rochester Row and west facing Greencoat Place, joined with a central core, residential first to sixth floors with a ground floor car park.

The site itself is located within the local authority borough of Westminster City Council a 15 minute walk of both Victoria and St James's Underground Stations.

The property appears to be constructed with 1960's architectural brutalism features, originally a car park converted into offices in 1999 and later in 2005 again converted into seventy residential flats a mix of private and social housing.

Any planning enquiries will need to be made to Westminster City Council. The building is not listed and is not located in a conservation area.

The structure is likely formed of reinforced concrete frame construction, flat roofs, external solid walls that have been dry lined internally.

Only the top floor of the flats have access to an external balcony enclosed in a glass and steel balustrade however they are not divided per flat and the flats do not have doors leading onto the balconies. This raises the question if the flats have any rights to use the balcony area.

The flat roofs which form the finish to the main roofs are liquid plastics SIKA proprietary product or similar.

Both east and west block's have two types of windows, the main window types serving the flats to both blocks are primarily single glazed Crittall style aluminium framed sash windows (396No.) all of the same size. The top 6th floor east and west elevations have a mix of Crittall style framed single glazed offset pivot Crittall windows (14No.) and the aluminium framed single glazed sashes matching the rest of the property. Internally many of the sash windows have secondary glazing fitted, to keep draughts out.

The windows serving the communal stair cores and ground floor landings are aluminium Crittall style incorporating single glazing.

A quantified schedule of the window was prepared by Earl Kendrick and used as a basis for pricing by the window manufacturers.

2.3 Inspection

We inspected the site on with the Head Concierge and the Managing Agent providing access to the flats as summarised below:

- On the 10th December 2015 access was provided to Flats 4, 5, 19, 25, 27, 28, 29, 31, 44, 51, 55, 56, 65 & 66

We gained access to a total of 14no. flats across both blocks. We also through EK Digital have been provided with a drone survey undertaken the same day.

The flats that we did inspect represent a sample size of approximately 20% of the total number of flats within the blocks. This is considered to be reflective of the overall condition of the windows serving the block.

The weather during the inspections was predominantly warm, dry and overcast.



Photograph: East Elevation Rochester Row comprising 222No. windows



Photograph: West Elevation Greencoat Place comprising 144 windows (lightwells another 45 windows)

2.4 Information Supplied

Earl Kendrick have been supplied with a sample Lease (.....) for the block. We list below an extract we consider relevant:

Page – The Common Parts

... ..

Our interpretation is that the windows are demised to the Landlord. However, this should be verified by legal advisors at an early stage. The window demise and subsequent repair liability will significantly affect the logistics and procurement of any works.

We have not been able to identify the frequency that the Landlord is obligated to repair and redecorate the external elements (including the windows). We assume this is every 7 years.

We are not aware of when the last cycle of external maintenance was undertaken.

3.0 CONDITION ASSESSMENT OF EXISTING WINDOWS

3.1 Condition Assessment of Existing Windows

Emanuel House contains two different window types which are showing and experiencing a number of defects.

The main window types are typically constructed using aluminium frame single glazed in a Crittall thin frame style. There are 396No. sash windows and 14No. offset pivot.

The BCIS Life Expectancy of Building Components 2006 states that the median typical life for aluminium framed windows to be 40 years maximum 50 years. This could be reduced to 25 years with London pollution and salty air from the Thames. If a comprehensive window repair/refurbishment programme is carried out, the windows can achieve/exceed these estimates.

The windows are believed to be contemporary with the building 1960's/1970's as such the windows are potentially 50-60 years old. Beyond their life expectancy.

The defects identified indicate a combination of lack of maintenance and materials past their life expectancy which has caused them to fall into disrepair and cause defects. A comprehensive maintenance scheme would be required to bring them into a good state of repair and to prolong their life span.

We undertook a cursory inspection of the windows externally from ground floor level, along with inspection from upper areas of both private flats and accessible communal areas. Overall we considered the windows to be in poor expected condition for their age, material and exposure. The defects we identified can be classified into two categories:

- a. Material Defects
- b. Performance Defects/Shortcomings



Photographs Windows internal 6th floor Offset pivot and sash



Photograph: Generic external view of Emanuel House East and West facades 1st-5th floors.

3.2 Material Defects

A summary of the primary current generic defects that were identified to the windows at the time of our inspection is provided below:

- a. The windows and frames serving the flats are in a poor decorative order and require repairs to arrest further deterioration;
- b. External mastic joints are in a deteriorated condition;
- c. The majority of the windows are difficult or fail entirely to close/operate due to sashes no longer balancing which is also resulting in reports and evidence of extreme draughts and ingress of wind driven rain in exposed locations;
- d. Some of the catches and window ironmongery are broken/missing.
- e. A consistent/frequent defect to the window systems is that the window latches do not fit into the keep and have/are causing damage to the window frame.
- f. The rubber seals to the windows are in a deteriorated condition;
- g. Improvised window draughtproofing are being used such as duct tape where windows no longer meet the frame;
- h. Improvised methods are being used to hold window sashes safely open where they no longer hold open unsupported;

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- i. The general functionality of the aluminium glazed windows are rigid and require easing and adjusting where they have not failed entirely.
 - j. The windows are single glazed providing poor thermal performance, there is no ventilation trickle vents and as such cold bridging condensation and black mould resulting are a common occurrence noted within flats, and is regarded as a health hazard.

Photographs of the defective window components can be seen below;



Photographs improvised draught proofing to sash windows duct tape and card board



Photograph broken catch to offset pivot windows

3.3 Performance Defects & Other Issues

In addition to the defects listed previously, there are a number of “performance” related defects and other related issues associated with the existing windows. We have summarised the performance issues below:

- a. Maintenance: Access is not available to all the external surfaces of the windows at high level, which prevents cleaning from the inside. The frames also require high level access for cleaning and cyclical maintenance. This results in maintenance difficulties and is also a risk to health and safety. Part N of the current Building Regulations (part N4) requires provision of safe access for cleaning of the windows.
- b. Thermal and Acoustic Performance: all units are single glazed providing poor thermal performance and cold bridging leading to condensation and mould. There have been continued developments in double and triple glazing technology since the installation of the windows. The windows do not meet current performance standards in terms of thermal or acoustic insulation;

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- c. Aesthetics: Due to the deteriorated condition of the window finishes this is considered to have a detrimental effect on the external appearance of the building overall;
 - d. Cost Issues: the windows require cyclical maintenance every 15-20 years or so, the requirement for high level access in order to undertake these works can have significant impact on the cost of the works.

Please note, where we have referred to compliance with the Building Regulations above, we should highlight that this is not a retrospective requirement.

3.4 Additional Information Required

Taking into consideration the survey inspection findings we consider that repair and maintenance could be undertaken but this would only provide a short to medium term solution.

If the windows were to be replaced with a new double glazed pre-finished units, significant improvement in cost and aesthetic performance could be achieved.

A system with a factory applied finish, thus removing the requirement for external cyclical painting, would lead to a reduction in maintenance cycles.

Improvements in Acoustic and Thermal insulation may be achieved by having fully sealed, tightly fitting units.

Steel or polyester powder coated aluminium units should be considered as a design life in excess of 45+ and 25+ years respectively can be achieved with the paint finish 20+ years, depending upon the choice of materials.