Blandford Estate
Harewood Avenue
London
NW1

Client Ref: Y100 – Blandford Estate

Condition Survey Report

Prepared on behalf of

City of Westminster
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Job No: **33633**

Date: **29.09.2021**

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Prepared By: [redacted] **Sc (Hons)**

Authorised for Issue: Digitally signed by [redacted]
For and on behalf of Baily Garner LLP
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Blandford Estate Condition Survey Report

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Appendices

Blandford Estate Condition Survey Report

1.0 General Details

1.1 Name and Address of Client

1.1.1 [redacted] Client Surveying Manager (Interim) and [redacted] MCIOB, Client Surveyor:

1.1.2 Asset Strategy (Housing) Growth, Planning and Housing, Westminster City Council, Westminster City Hall, 64 Victoria Street, London, SW1E 6QP

1.2 Estate Address

1.2.1 Blandford Estate, Harewood Avenue, London, NW1

1.3 Local Authority

1.3.1 City of Westminster

1.4 Date of Inspection

1.4.1 The date of the inspection was Monday 26th July 2021.

1.5 Extent of Survey

1.5.1 At the time of the inspection the Estate's four blocks of flats, that is Mordern House, Lascelles House, Farnham House and Wimborne House were occupied and only an external inspection was carried out.

1.5.2 Also, we have inspected as building surveyors only and no tests have been undertaken.

1.6 Weather Conditions

1.6.1 At the time of the inspection the weather was hazy and dry with a temperature of 17°c.

2.0 Description of Client Brief

2.1.1 Baily Garner LLP have been instructed by [redacted] on behalf of the City of Westminster to carry out an independent, full condition survey of all for blocks on the Estate.

2.1.2 The survey must cover all external areas and internal communal areas of the buildings.

2.1.3 The inspection should cover all outbuildings within the Estate.

2.1.4 A **Red**, **Amber**, and **Green** Status/priority (RAG Status/priority) should be produced for each element of work identified within the report.

2.1.5 The client's brief does not require Baily Garner LLP to access the roofs as no roofing works were planned in its next cyclical decoration programme.

3.0 Statement

3.1.1 This report has been prepared solely for the use of the City of Westminster and may not be used or replied upon by any third party without the specific written permission of Baily Garner LLP.

3.1.2 All directions and references to elevations are given as if facing the front elevation.

4.0 Limitations & Exclusions

4.1 Generally

4.1.1 Unless expressly provided, no term in the agreement between Baily Garner LLP and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by any person other than Baily Garner LLP or the Client.

4.1.2 We will not carry out an inspection specifically with respect to the 29 hazard categories identified within the Housing Health & Safety Rating System as such, our report will be limited to the requirements of the brief only. We do however recommend that an indicative Housing Health & Safety Rating System inspection is carried out under a separate instruction to ensure that all Category 1 and Category 2 hazards are identified.

4.1.3 We will report on obvious health and safety hazards only to the extent that they were apparent from elements of the Blandford Estate considered as part of the inspection.

4.1.4 We will not comment or advise on any matter the significance of which in relation to the Blandford Estate was not apparent at the time of the inspection, from the inspection itself.

4.1.5 We will not undertake any structural or other calculations.

4.2 Accessibility

4.2.1 We will inspect as much of the external surface area of the Blandford Estate as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the Estate or adjacent public areas.

4.2.2 External inspections will be carried out from ground level or from a vantage point offered from the open communal stairs and walkways.

4.2.3 We will not open up or inspect those parts of the Estate's structure that are unexposed or inaccessible. We will therefore be unable to confirm such parts are free from defective concrete, corrosion, interstitial condensation, timber decay or any other defect.

4.2.4 We will not move any obstruction to the inspection including but not limited to, bins, abandoned items, refuse etc.

4.2.5 We will not carry out any exposure work or destructive testing however, in the event of our suspicions being aroused we will recommend further exposure. Such intrusive investigations, if instructed by the Client, will be at the risk and liability of the Client.

4.3 Services

4.3.1 We will not carry out any specialist tests of gas, electricity, water, or drainage installations. The report is based upon a visual inspection only, we will advise upon the need for any specialist tests if deemed necessary within the body of the report.

4.4 Areas Not Inspected

4.4.1 We will identify in our report any areas which would normally be inspected but which we were unable to inspect.

4.5 Environmental Issues

4.5.1 Particular noise and disturbance affecting the Blandford Estate will only be noted if it is significant at the time of the inspection and specific investigations will not be undertaken.

4.6 Hazardous Materials

4.6.1 The report cannot be relied upon to confirm the presence or otherwise of asbestos or asbestos containing materials. If you are unaware of the presence of such materials a suitably qualified specialist should carry out a specific asbestos survey.

4.6.2 Unless otherwise expressly stated in the report, we will assume that no deleterious or hazardous materials or techniques have been used in the construction of the buildings of the Blandford Estate. However, we will advise in the body of the report if, in our view, there is a likelihood that deleterious material has been used in the construction and specific enquiries should then be made or tests carried out by a specialist.

4.7 Ground Conditions

4.7.1 We will not comment upon the possible existence of radon, noxious substances, landfill or mineral extraction implications, or any other forms of contamination.

4.8 Consents, Approvals and Searches

4.8.1 We will assume that the Blandford Estate is not subject to any unusual or onerous restrictions, obligations or covenants which apply to it or affect the reasonable enjoyment of the Estate.

4.8.2 We will assume that the Blandford Estate is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Estate nor its condition, its use or intended use, is or will be unlawful.

4.8.3 We will assume that all planning, building regulations and other consents required in relation to the Blandford Estate have been obtained and such consents will not be verified by us.

5.0 General Description of Buildings & Grounds

5.1.1 The Blandford Estate is understood to have been built in 1967. It is not listed nor is it in a conservation area.

5.1.2 Its residential accommodation comprises four low rise blocks of flats. The blocks are of typical 1960s design and construction with open communal stairs and walkways as well as, private balconies to the rear. The blocks comprise two structures of three and four floors each linked by central stairwells.

5.1.3 There are no internal communal areas to the four blocks.

5.1.4 The blocks are set in communal grounds largely laid to lawn with raised beds of shrubs and there are several large, mature deciduous trees present. The grounds are intersected by paved as well as tarmac paths and there are three car parks. There are two brick-built pram sheds, lamp posts, benches, and litter bins as well as a small play area within its curtilage.

5.1.5 Adjacent Harewood Avenue, the boundary line is demarked by dwarf walls with mounted railings. On the opposite side of the Estate is National Rail Networks' Chiltern Main Line, London Marylebone Station with a boundary line demarked by brick walls with mounted security railings.

5.2 Access to Site

5.2.1 The Blandford Estate is located close to the junction of Rossmore Road and Harewood Avenue. There are three vehicular access gates plus, nine pedestrian gates leading off Harewood Avenue onto the Estate.

5.3 Main Construction

5.3.1 The blocks roofs are assumed to be concrete, formally covered in mastic asphalt which is still visible on some stairwell and bin store/chute roofs.

5.3.2 The topmost rear elevation floors have vertical hung, natural or fibre cement slate cladding.

5.3.3 The main walls are of stretcher bond, cavity wall brick and assumed blockwork construction with concrete ring beams.

5.3.4 The communal stairs and walkways are open, the walkways are cantilevered concrete with additional support from brick pillars. The walkway parapets are brick built with concrete copings with mounted rails.

5.3.5 The windows of the flats are double glazed PVCu, and the front entrance doors are either PVCu, composite or timber. The rear entrance doors to flats and private balcony doors are PVCu.

6.0 Condition of External Elements and RAG Status/priority of the Repairs/Redecorations

6.1 Introduction

6.1.1 In contrast to 'day-to-day' responsive maintenance repairs when considering planned maintenance or cyclical works, the building owner has to look at the Estate holistically particularly in regard to the sequencing of the works.

6.1.2 Such sizable programmes of work usually occur every 5, 10, 15, 20, 25 even 30yrs, repeating in cycles throughout the life of the building or more particularly the service life of its elements. For example, brickwork pointing generally has a life expectancy of 45yrs, so every 45yrs it is redone. Mastic asphalt roof coverings are expected to last anything up to 70yrs after which they are replaced and so on. In most cases, full height scaffolding is erected and everything at height is addressed, the last element to be redone is the decorations. After which the scaffolding is struck, and the ground floor works are finished off.

6.1.3 Regarding the Blandford Estate, the surveyor is of the understanding that its cyclical redecoration works were originally scheduled to happen in 2018 however, they had since been re-programmed for 2024. Given this, he assumes that the external decorative condition of the Estate back in 2018 would have been poor enough to warrant its redecoration. Normally, the cyclical redecoration of residential buildings is done every 4 – 5yrs (longer with the advancement of modern longer lasting paints) as such, he would expect to find the decorations to be particularly poor especially those of more exposed locations.

6.1.4 To help the Council in its holistic approach, the surveyor has applied the following RAG Status/priority to each element of the remedial work required:

Status/priority	Definition
RED	Urgent and posing a risk to Health & Safety as such, needs addressing as soon as possible.
AMBER	Where in the surveyor's opinion, the defect should be addressed within the next 3yrs. If it is not, then the defect is likely to increase

	in severity and subsequently undermine the soundness of the building element.
GREEN	Where the element is considered to be in a satisfactory condition and in general, will not require attention, if at all until 2024.

6.2 Soffits & Fascias

6.2.1 There are no roof soffits present and the original as-built fascias to the main roofs are believed to be timber, some of which have either been replaced for aluminium powder coated boards or PVCu as in the case of Mordern House **(see photos 2 and 3 appended)**, although it is more likely that they have been clad in PVCu.

6.2.2 The aluminium or PVCu requires cleaning and where un-clad timber boards have been retained their paintwork is failing **(see photos 58 and 59)**; decorations are dealt with separately later in the report.

6.2.3 Generally, across all four blocks the fascias themselves are in a satisfactory condition and as such, their condition is status is considered to be **GREEN**.

6.3 Slate Tile Cladding

6.3.1 The topmost rear elevation floors have vertical hung, natural or fibre cement slate tile cladding which is generally considered to be in good to fair condition with very few missing, slipped, or broken tiles **(see photo 54)**. Despite this, safe and suitable access equipment will be needed to repoint the private balcony parapet walls whose condition status is 'amber'; this will provide an opportunity to check the condition of the tile fixings to mitigate the likelihood of more tiles working loose and falling off. Taking this into consideration, the condition status of the tiles is also considered to be **AMBER.**

6.4 Rainwater Goods

6.4.1 Other than to the pram sheds (dealt with separately), there is no bracketed guttering on the Estate. The hoppers and downpipes, including those serving the communal walkways of the blocks are a mix of old and new PVCu as well as, either cast iron or galvanised steel **(see photos 4 – 10)**.

6.4.2 Generally, across the blocks the rainwater goods are in fair to good condition however, the non-PVCu components require the most attention regarding redecoration preparation because of this, the overall condition status of the goods is raised to **AMBER**.

6.5 Soil Vent Pipes

6.5.1 The soil and vent pipes are internal and as such were not inspected.

6.6 Main Walls

6.6.1 The main walls are of stretcher bond, cavity construction and there is evidence of injected thermal insulation in the form of filled injection holes across the blocks.

6.6.2 In general, the main walls appear to be structurally sound displaying what is considered to be minor, often only hairline, stepped thermal and/or settlement movement cracking. The type, size and location of the cracking is essentially generic across the blocks **(see photos 11, 12, 15, 51, 53, 82, 85, 86, 102 – 104 and 106)**. In most cases, one could simply re-point the brickwork as the installation of helical reinforcement bars for example HeliBars is considered unnecessary.

6.6.3 There is evidence of minor impact damage to some brickwork **(see photos 64 and 87)** which requires making good.

6.6.4 There is evidence of vibrational damage in the form of hairline cracking to the render finishes of the flat frontages **(see photos 73 and 74)** likely to have been caused by the closing of windows and doors; making good the cracks would be part of any redecoration preparation work. The adjustment or fitting of door closers might minimise the problem.

6.6.5 Regarding the brickwork pillars to the communal walkways across the blocks, there is evidence of generic movement cracking to their tops **(see photos 23, 24, 82, 106 and 112)**. Here one should consider the use of helical reinforcement bars for example HeliBars.

6.6.6 Generally, across all four blocks there is a requirement to patch re-point brickwork **(see photos 12 – 14, 54, 56, 58, 86 – 88)**. The location particularly at height to the rear elevations is generic.

6.6.7 There is evidence of self-seeded vegetation growing out of the brickwork at height, on the rear elevation, private balcony flank parapets **(see photos 17 and 57)** which needs removing and the brickwork inspected for defects as buddleia can be particularly destructive.

6.6.8 Aesthetically, there is heavy limescale build-up to the brickwork of the blocks **(see photos 4, 7, 55, 79 and 107)**, which could be removed.

6.6.9 Generally, the brickwork needs to be made weathertight to mitigate the destructive forces of penetrating moisture and freeze thaw action. However, given the fairly limited amount of defective pointing found, as well as cracking (severity of which is minor), the condition status of the brickwork is considered to be **AMBER**.

6.7 Communal Stairs

6.7.1 The communal stairs and walkways are of concrete with brickwork pillars and parapets. Railings guard the landings as well as, what is assumed to be a type of cement board on the flank stairs, the board may contain asbestos **(see photo 18)**.

6.7.2 Generally, the paintwork finishes to the central stairwells are in poor condition and there is evidence of water damage as well as, hygroscopic salt formation and lime scaling **(see photos 28 – 30, 32, 60, 61, 65, 66, 90 and 98)**.

6.7.3 Water penetration points of the central stairwells appear to be on the roofs **(see photos 32, 61 and 98)**. However, there is evidence of previous roof covering replacement/overlay works **(see photos 36, 37, 62 and 63)**.

6.7.4 When the stairs are being washed down, defective mastic asphalt deck coverings could be the cause of water penetration downwards onto the lower landings **(see photos 31 and 35)**.

6.7.5 Other penetration points could be defective downpipes **(see photo 61)** as well as, cracks to the stringer skirtings, again when the stairs are being washed down **(see photo 33)**.

6.7.6 The rubberised nosing strips to stair treads are lifting in places **(see photo 34)**.

6.7.7 Generally, the flank stairs adjacent the railway are also suffering water penetration **(see photos 20 and 21)**. Here, penetration points are again thought to be cracks to stringer skirtings **(see photo 22)** as well as, defective brickwork pointing to the parapet walls **(see photos 16, 17, 78, 79, 95, 96 and 109)**. There is however evidence of past repairs particularly repointing and making good of the step/stringer skirting abutment **(see photos 80, 97 and 110)**.

6.7.8 Again, missing, or defective, often lifting rubberized nosing strips to stair treads **(see photos 22, 80, 97 and 110)** was found.

6.7.9 In addition, are instances where grip strips have come away from handrails **(see photos 81 and 111)**.

6.7.10 Given all of the above and the need to keep these elements of the building weather tight in order to maintain their structural integrity, their general condition status is considered to be **AMBER**. However, regarding the missing and defective nosing strips to treads and handrail grips, it is **RED**.

6.8 Communal Walkways

6.8.1 A typical example of a communal walkway is shown in **photos 38 and 68** where across the blocks, the decorated soffits and flat frontages are in fair to good condition, exhibiting usual signs of fair wear and tear. The mastic asphalt covering to the decks are also in fair to good condition although their surface coatings are worn.

6.8.2 The condition of the brick pillars to the walkways has already been covered as well as the need to repoint the brickwork to the outer faces of their parapet walls, immediately below the concrete copings **(see photos 52, 86, 87 and 93)**.

6.8.3 It is the poor condition of the copings that is of particular concern **(see photos 40, 69, 70 – 72, 99, 100 and 113)**.

6.8.4 The copings are once weathered, shedding rainwater onto the walkway decks and generally, their jointing has failed resulting in water ingress and subsequent concrete failure. In places, the defect is exacerbated by drip grooves being choked by historic repair mortar causing water to seep back under the copings.

6.8.5 In addition, the surveyor is of the opinion that where the thickness of the parapet walls vary slightly in their construction, the 12inch (305mm) wide copings are not wide enough to effectively shed rainwater away. The inside edge of the drip grooves should be a minimum of 20mm away from the brickwork face and where it is not, water has seeped back beneath the copings. Subsequently, freeze thaw action on these northly facing elevations as well as rebar corrosion, has caused the copings to fail.

6.8.6 Generally, across three of the blocks the condition status of the copings is considered to be **AMBER** however, it has been raised to **RED** with regards to Wimborne Hse **(see photo 113)**.

6.9 Communal Bin Stores & Chutes

6.9.1 Across the blocks, the bin stores and chutes are suffering from a number of defects **(see photos 25 - 27, 60, 67 and 89 - 93)** such as, failing mastic asphalt roofs coverings; self-seeded vegetation at roof height; timber decay and impact damage to doors; low height pointing failure to brickwork, as well as failing decorations.

6.9.2 Given the above, and the need to keep these elements of the building weather tight in order to maintain their structural integrity, their condition status is considered to be **AMBER**.

6.10 Private Balconies

6.10.1 Although the surveyor did not access any of the rear elevation private balconies to ascertain their condition, he noted from the ground that their parapet walls required attention, chiefly the patch repointing of brickwork **(see photos 12 - 14, 54, 56 and 57)**.

6.10.2 However, he is of the opinion that the copings to the parapets maybe suffering the same defect as those of the communal walkways as such, the condition status of the balconies is considered to be **AMBER**.

6.11 Windows

6.11.1 The only windows present are those to the flats. The windows are internally beaded, PVCu, double glazed and have trickle vents.

6.11.2 Generally, the windows are in good condition and consideration should be given to cleaning the PVCu. Internally, the windows should be checked for missing or defective furniture and for smooth operation.

6.11.3 Given the above, their condition status is considered to be **GREEN**.

6.12 Entrance & Store Doors to Dwellings

6.12.1 Generally, the front entrance and front store doors to the flats are in fair to good condition, some requiring redecoration.

6.12.2 The PVCu private balcony and ground floor rear entrance doors to flats are considered to be in good condition.

6.12.3 The rear ground floor, low height match board store doors are in need of some repair but most of all redecoration.

6.12.4 Given the above, and despite the need for limited repairs, the general condition status of the doors is considered to be **GREEN**.

6.13 Private Garden Walls

6.13.1 Generally, the low height private rear garden boundary walls are in poor condition **(see photos 50, 83, 84 and 114)**, requiring localised re-pointing and in some cases partial rebuilding.

6.13.2 Given the need to partially rebuild some, the condition status of the private garden walls is considered to be **RED**.

6.14 Rear Entrance Doorsteps etc.

6.14.1 Although not inspected close-up, the surveyor suspects that some of the paving slab doorsteps to the ground floor rear entrances might be unstable **(see photo 48)**. As such, and erring on the side of caution, their condition status is considered to be **RED**.

6.14.2 It was also noted that in some cases, the brick steps below the rear garden gates were defective **(see photo 49)** and should be repaired.

6.15 External Decorations

6.15.1 Generally, the external decorations to the blocks are failing and in order to ensure the weather tightness of the substrates they cover, as well as preserve the aesthetical appearance of the Estate, it is important to adequately prepare and redecorate the previously painted surfaces. Given this the condition status of the decorations is considered to be **AMBER**.

6.16 Pram Sheds

The Estate has two pram sheds **(see photos 115 – 122)** and both are in need of repair; be it their roof coverings, rainwater goods, brickwork and joinery, given this and the need to redecorate them, their condition status is considered to be **AMBER**.

6.17 Communal Paths

6.17.1 Generally, the surface of the tarmac paths is breaking up **(see photos 136 – 138)**.

6.17.2 Also, some paving slabs are suffering from tree root heave and edgings have been displaced. The below ground drainage system may also have been disturbed **(see photos 134 and 139 – 142)**. In addition, some manhole cover frames need re-flaunching **(see photo 143)**.

6.17.3 Lastly, **photos 144 and 145** are of a detail where the bricks are more susceptible to wear than the pavers which may need addressing in the future.

6.17.4 Given all of the above, and the risk of tripping on the uneven surfaces of the paths, their condition status is considered to be **RED**.

6.18 Communal Landscaping

6.18.1 The blocks are set in mature communal grounds largely laid to lawn with raised beds of shrubs. There are also several large deciduous trees, some being able to withstand seasonal lopping **(see photo 135)**.

6.18.2 There is evidence of previous repointing to retaining walls **(see photos 123 – 125)** although there is more to do. Repointing and in some cases rebuilding as and when required is probably the most inexpensive and practical way of tackling the ongoing problem of root displacement cracking as the trees and shrubs continue to grow. The use of HeliBars could simply shift the cracking elsewhere along the walls. Some solider courses also require localised repointing **(see photo 131)**.

6.18.3 Also, some manhole cover frames to grassed areas need re-flaunching **(see photos 132 and 133)**.

6.18.4 There is a small play area, and the edges of its safety matting are lifting **(see photo 147)**.

6.18.5 Given all of the above, the general condition status of the landscaped areas is considered to be **AMBER** but raised to **RED** regarding displaced brickwork to retaining walls and the play area matting.

6.19 Car parks

6.19.1 The surfaces of the car parks **(see photos 152 – 156)** are of tarmac, which is beginning to break-up and some markings including double yellow lines are worn.

6.19.2 The paintwork to lamp posts is failing, so too is the decorative finish to litter bins.

6.19.3 The concrete bollards are considered to be in fair to good condition with only a few showing early signs of rebar corrosion.

6.19.4 Generally, the condition status of the car parks is considered to be **AMBER**.

6.20 Boundary Walls, Railings & Gates

6.20.1 There are low height walls with mounted railings and pedestrian as well as vehicular access gates to the Harewood Avenue boundary line **(see photos 157 – 166)**.

6.20.2 **Photo 157** shows the Rossmore Road end of the boundary having an old tell-tale crack monitoring gauge which the surveyor believes to be redundant, and he considers the cracking to be minor as such, any defective brickwork could simply be re-pointed.

6.20.3 **Photos 158 and 160**, show evidence of movement cracking to the ends of a particular section of wall. The wall is adjacent a public footpath and given the width of the cracking and failure of previous attempts at repointing, the Council should consider using HeliBars to stitch the brick work together. In other instances, it is a simple case of re-pointing brickwork.

6.20.4 **Photos 164 and 165** are of the failed powder coated finish to the boundary railings and vehicular access gates.

6.20.5 On the other side of the Estate adjacent the railway **(see photos 167 – 169)**, the pointing of the brick-built boundary wall is failing, brick faces are spalling, copings have worked loose, and the rendered finishes are cracking. The paintwork to the wall mounted railings is also failing.

6.20.6 Given all of the above, the condition status of the boundary lines is considered to be **RED**.

7.0 Summary & Conclusions

7.1.1 The RAG Status/priority of the repairs and redecorations required to the Estate is summarised in table 2 below.

Item no.	Element	RAG Status/priority
6.7	Communal Stairs	RED and AMBER
6.8	Communal Walkways	RED and AMBER
6.13	Private Garden Walls	RED
6.14	Rear Entrance Doorsteps etc.	RED
6.17	Communal Paths	RED
6.18	Communal Landscaping	RED and AMBER
6.20	Boundary Walls, Railings and Gates	RED
6.3	Slate Tile Cladding	AMBER
6.4	Rainwater Goods	AMBER
6.6	Main Walls	AMBER
6.9	Communal Bin Stores & Chutes	AMBER
6.10	Private Balconies	AMBER
6.15	External Decorations	AMBER
6.16	Pram Sheds	AMBER
6.19	Carparks	AMBER
6.2	Soffits & Fascias	GREEN
6.11	Windows	GREEN
6.12	Entrance & Store Doors to Dwellings	GREEN

Table 2

7.1.2 Seven elements have been given a condition status/priority of **RED** urgent as they are considered to pose a risk to the health and safety of residents and visitors to the Estate as such, they should be addressed as soon as possible.

7.1.3 Further concrete and mortar failure of the communal walkway copings pose a potential risk of debris falling from height onto passers-by below particularly at Wimborne Hse, elsewhere the defect is of moderate severity.

7.1.4 The communal stairs present different challenges which from a health and safety perspective relate to the trip hazards posed by either defective, incomplete, or missing nosing demarcation strips. In addition, the detached grips to handrails may cause people to trap and hurt their fingers.

7.1.5 The instability of some private garden boundary walls and communal landscape retaining walls also pose a risk to health and safety particularly with regard to children clambering over them.

7.1.6 The assumed instability of rear entrance doorsteps to ground floor flats is again a cause for concern as in the surveyor's experience, steps of such construction often fail.

7.1.7 Also, trip hazards presented by the uneven surfaces of the communal paths cannot be ignored.

7.1.8 If not repaired, the boundary walls adjacent the public footpath of Harewood Avenue are in the long term at risk of partial collapse. Arguably more immediate are the risks posed by the loose copings and debonding rendered finishes to the boundary wall on the other side of the Estate adjacent the railway.

7.1.9 Ten elements have been given a condition status/priority of **AMBER** where in the surveyor's opinion the defects should be addressed within the next 3yrs. If they are not, then they are likely to increase in severity and subsequently undermine the soundness of the building element.

7.1.10 The weather tightness of the central stairwells and subsequent rebar corrosion with associated concrete spalling is again a cause for concern.

7.1.11 Also, the structural integrity of the brickwork parapet walls to the flank stairs which require localised repointing cannot be left unattended for long.

7.1.12 The weather tightness of the communal bin store roofs cannot be left unattended to for much longer when staving off concrete failure.

7.1.13 The localised repointing of brickwork to the main walls of the blocks is also necessary to ensure the weather tightness of the structures.

7.1.14 The vertical hung, slate tile cladding to the rear elevation of the blocks is generally considered to be in good condition. However, the few slipped and missing tiles may be indicative of future failure on a larger scale.

7.1.15 The rainwater goods serving the blocks is considered to be in fair to good condition however, the non-PVCu hoppers to the rear elevations are showing early signs of corrosion.

7.1.16 The pram sheds are arguably in a poor state and if not made weathertight will no longer serve as useful storage.

7.1.17 Generally, the Estates' decorative condition is considered to be poor which for those who have made it their home is of particular concern. Maintaining a good decorative state is not just of aesthetical importance, it also protects substrates from the elements.

Lastly, are the fascias, windows, entrance and store doors to flats which are prioritised as **GREEN** as their condition is considered to be satisfactory and in general will not require attention, if at all until 2024.

8.0 Recommendations

8.1.1 Priority should be given to addressing the urgent **RED** status items as they pose risks to the health and safety of the residents as well as visitors to the Estate. These items should be dealt with as soon as possible; part of this is the recommended close-up inspection of the entrance doorsteps to ascertain their true condition.

8.1.2 Subject to resident/leaseholder consultation and sufficient funds as well as resources being available, there may be no other reasons why the remedial works at least at ground level and to the communal stairs cannot be put into action quickly; it may fall to the Council's reactive 'day-to-day' maintenance team to do.

8.1.3 Regarding all the remedial works above ground floor, by adopting a more planned and holistic approach to their execution it is recommended that full height, safe and suitable access equipment is erected around each of the blocks. Doing this will also facilitate the correct sequencing of the works.

8.1.4 However, in the short term should this not be possible especially when attempting the rectification of the urgent **RED** status defective communal walkway copings it is worth considering alternative access equipment such as, mobile scaffold towers, MEWPS or at the very least, working overhand. All of which will depend on contractor co-operation, robust RAMS being in-place and CDM 2015 Regulation compliance. To save having to replace the defective copings, due consideration should be given to their repair as detailed in the Indicative Budget Estimate, issued separately.

8.1.5 It is quite likely that repairs to the railway boundary wall will be subject to The Party Wall Etc. Act 1996 as such, the Council will have to engage with the adjoining owner as to its repair. Given the age and porosity of the wall, the use of naturally hydraulic lime is recommended.

8.1.6 Given the displacement of some retaining walls, paving slabs and concrete edgings by tree growth, we recommend a CCTV survey be undertaken of the Estate's below ground drainage system.

8.1.7 The cleaning of PVCu cladding to fascias and window components is purely aesthetic. However, internal inspections for repairs to and overhauling of the windows is recommended.

8.1.8 Before the commencement of any planned remedial or redecoration works, we recommend an appropriate asbestos survey be carried out particularly regarding the cement board guarding to the flank stair landings.

8.1.9 If not already in-place, it is recommended that as per the MHCLG's – '*Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings, January 2020',* a Fire Risk Assessment to include the exterior of buildings should be carried out. Certified fire rating of flat front entrance doors leading off communal walkways or common escape routes are normally be included in planned maintenance programmes.

8.1.10 On the whole, it is the opinion of the surveyor that the Estate is not in a state of complete disrepair and that everything prioritized as being **AMBER** at least from a practical point of view, is easily rectifiable. He also recommends a close-up inspection of the private balconies (including copings) to ascertain their true condition.

8.1.11 Although it is recommended that the **AMBER** items be done within the next 3yrs, should adequate funds and resources be available, the surveyor advises that they be addressed sooner rather than later; particularly in regard to ensuring weathertightness and achieving a pleasing aesthetical appearance.

APPENDIX
SCHEDULE OF PHOTOGRAPHS

A

Photo Schedule
Blandford Square Estate

(photos taken 26.07.2021)

Project: 33633

Client ref: Y100 – Blandford Estate

Photo 1. Mordern House

Photo 2. Front elevation fascia boards, the Council's brief states that no roofing works are planned in its next cyclical decoration programme. However, at Mordern Hse despite the assumed PVCu or possibly aluminium powder coated boards to the main roofs being in good condition, consideration should be given to their cleaning.

Photo 3. Rear elevation fascia boards.

Photo 4. Front elevation rainwater goods serving communal walkways considered to be in good condition as they appear to be relatively new. However, consideration should be given to the removal of historic limescale build-up on the brickwork typically found across the Blocks.

Photo 5. Again, showing front elevation rainwater goods serving communal walkways which are considered to be in good condition as they appear to be relatively new.

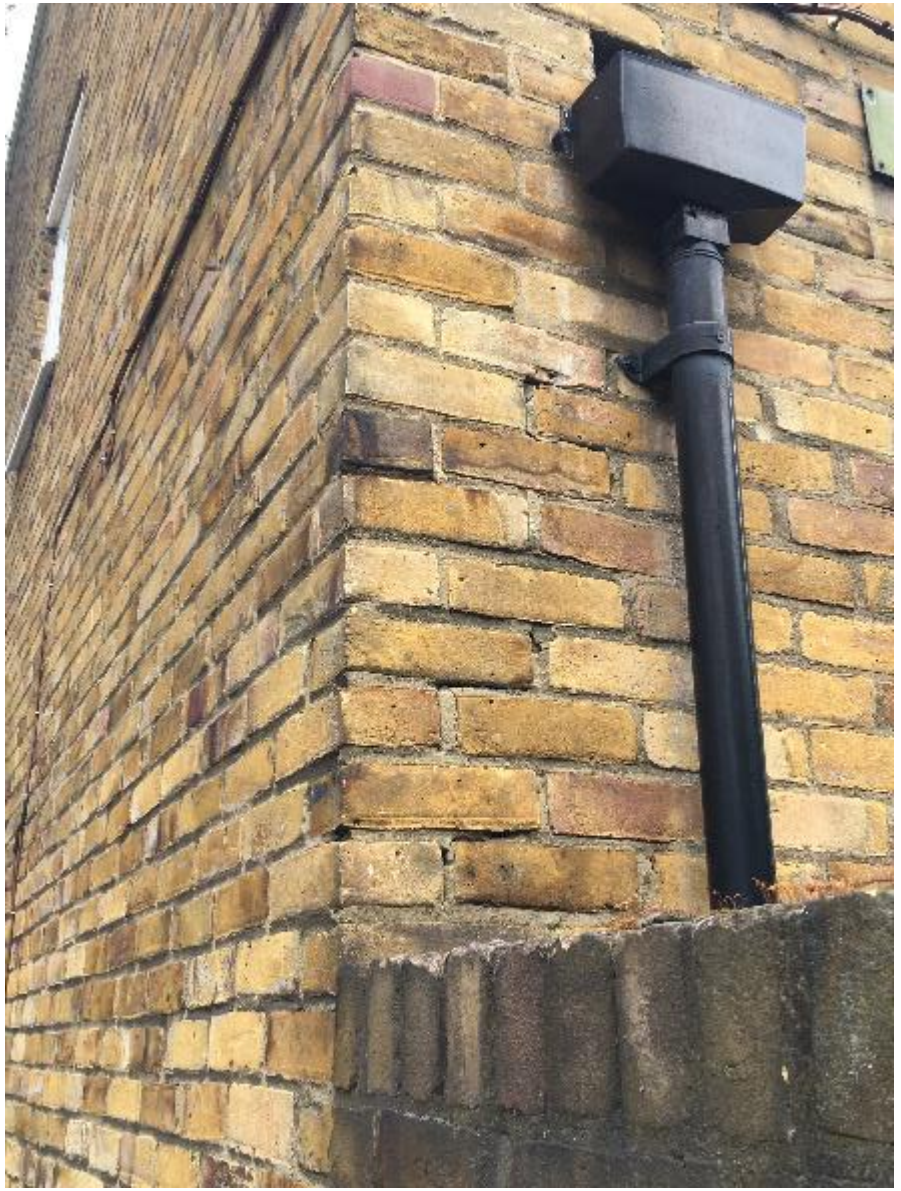

Photo 6. Across the Blocks, PVCu rainwater goods serving the rear 1st and 2nd flr private balconies are in fair condition. They are a mix of old and new however, some have been painted and as such consideration should be given to their redecoration.

Photo 7. Example as per previous photo.

Photo 8. Example as previous photo.

Photo 9. Across the Blocks, the painted and assumed cast-iron or galvanised steel rainwater goods serving the 2nd flr private balconies to the four storey Blocks are in fair condition but will require rust treatment and redecoration.

Photo 10. As per previous photo.

Photo 11. Evidence of localised settlement cracking to front RHS corner of Block. Nearby is a mature Ginkgo tree however, given the hairline width of the cracking it is considered not to be significant enough to warrant monitoring, at least for the present.

Photo 12. A generic defect to all Blocks is this localised defective pointing (red) to the 1st and 2nd flr rear private balcony parapets. Note the exposed DPC (blue) and the signage ought to be replaced.

Photo 13. A generic defect found on all Blocks of localised defective pointing (red) to 2nd flr rear private balcony parapet, note exposed DPC (blue).

Photo 14. Again on all Blocks, there is defective pointing (red) to private balcony parapets. Note the need to repoint between copings and brickwork.

Photo 15. Likely to be a generic defect found on all Blocks of localised defective pointing to top corners of grnd flr front window openings where there appears to be some minor, assumed thermal movement cracking.

Photo 16. A generic defect found across all Blocks of localised failed pointing (red) to parapet guarding of steps adjacent railway. Note the black staining of the brickwork corresponding to the change in slope of the solider course coping.

Photo 17. Same wall, different view and note the self-seeded vegetation (red) growing out of the private balcony parapet higher up the building; this is almost generic across all four Blocks.

Photo 18. Same steps, note the failed decorations to the concrete landing and assumed cement board guarding.

Photo 19. Failed paintwork to guarding of same steps.

Photo 20. Evidence of water penetration between soffit and wall of same steps, either the outer face of the brickwork needs repointing and/or the riser and tread skirting above has failed.

Photo 21. Same defect on other side, here the skirting above is defective.

Photo 22. Same steps with highlighted cracking which could conceivably be points of rainwater penetration causing problem below.

Photo 23. Cracking to brick pillar of communal walkway at Mordern Hse, possibly caused by vertical compression. Note the width of the historical repointing mortar.

Photo 24. Same defect, different pillar.

Photo 25. Showing open stairwell with bin store and chute. Note the failing mastic asphalt covering and self-seeded vegetation.

Photo 26. Close-up of bin store, doors of which in need of repair and redecoration.

Photo 27. Defective mastic asphalt covering to bin store roof.

Photo 28. Stairwell soffit requiring redecoration.

Photo 29. Evidence of water damage to decorations of soffit.

Photo 30. Evidence of damp in the form of hygroscopic salts on surface of stairwell pillar.

Photo 31. Showing splits to mastic asphalt covering of stairwell landing which could cause penetrating damp when area is washed down.

Photo 32. Evidence of penetrating damp to roof soffit of Mordern Hse stairwell. Note the bucket of water used to wash the floor or might be there to catch a roof leak.

Photo 33. Showing cracking to wall stringer of stairs which may be the cause of moisture penetration below when treads are being washed down.

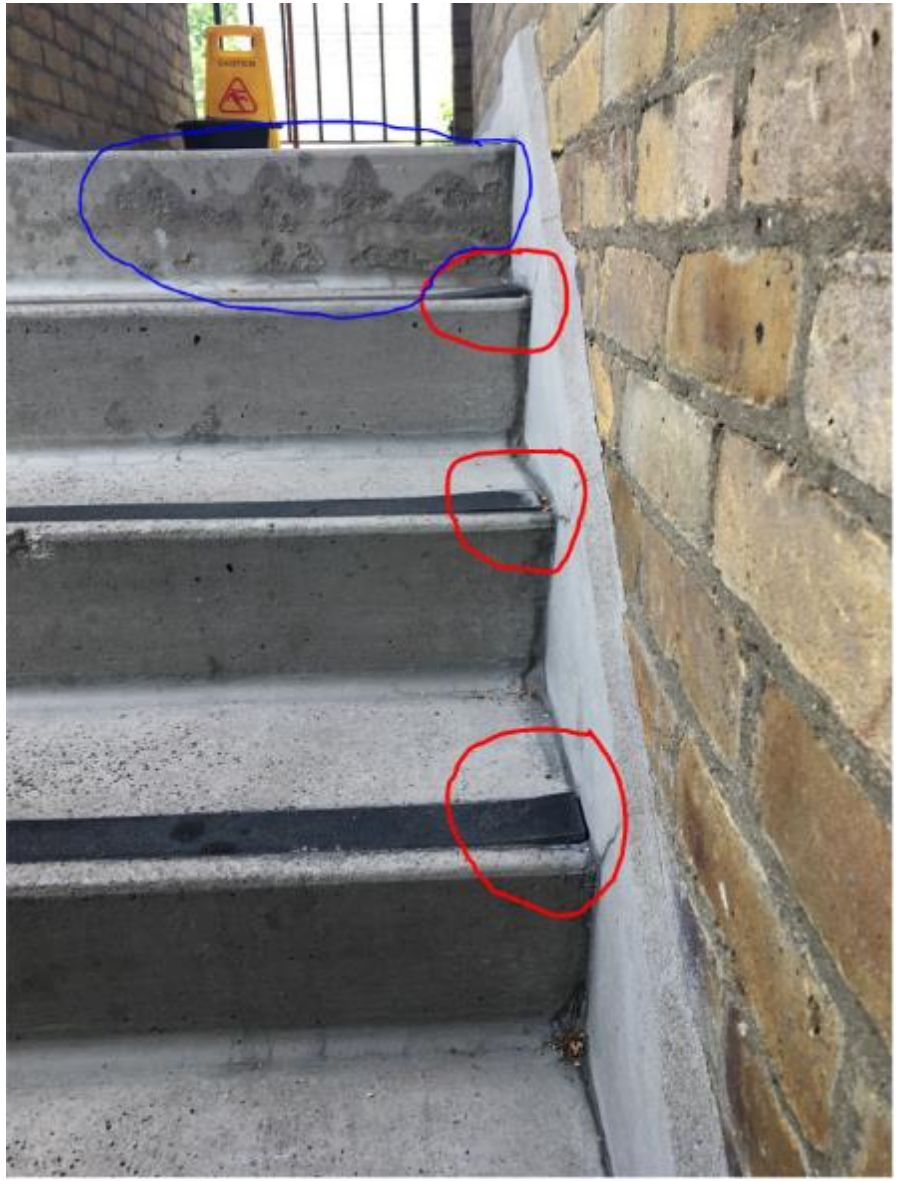

Photo 34. Rubberised strips lifting (red) also note the residual damp (blue) left after stairs have been washed down.

Photo 35. Mastic asphalt repair required to communal stairs landing, note failing paintwork to guarding.

Photo 36. Evidence of roof covering replacement/overlay.

Photo 37. Showing replacement/overlayed felt system.

Photo 38. Example of a typical communal walkway where generically across all Blocks the decorated soffits and flat frontages are in fair condition exhibiting the usual signs of fair wear and tear. The mastic asphalt covering to the decks are in fair to good condition although surface coatings are worn.

Photo 39. Close-up of decorations in fair condition exhibiting the usual signs of fair wear and tear. The windows and entrance doors are in fair condition, the PVCu components will need cleaning.

Photo 40. Generic to all Blocks is failing paintwork to wall mounted parapet guard rails as well as, paintwork to copings. The copings are once weathered, shedding rainwater onto the walkways plus, the joints are failing resulting in water ingress and subsequent concrete failure where drip grooves are sometimes choked with mortar exacerbating the defect.

Photo 41. Back down at ground level, typical window in good condition and consideration should be given to cleaning the PVCu.

Photo 42. Ground floor front entrance steps to flats in good condition however despite being under cover, the decorations to entrance and store doors are tired.

Photo 43. Generally, decorations to ground floor entrances looking tired particularly meter cupboard doors.

Photo 44. Generally, the paintwork to waste water pipes is failing.

Photo 45. Ramp against wall is bridging the DPC however, it is a cavity wall and unless the cavity is breached by builder's debris or mortar snots, it is not a problem with regard to penetrating damp.

Photo 46. Leading-edge of DPC should not be pointed over as to do so will result in damp bridging.

Photo 47. Generically across all four Blocks, decorations to store doors are in poor condition.

Photo 48. Generally across all four Blocks the decorations to private bin stores and gates is in fair to poor condition. However, the rear entrance door paving slab steps appear unstable.

Photo 49. In some cases, the brick steps to rear garden gates are defective.

Photo 50. In many cases the rear garden boundary wall brickwork is suffering from impact damage.

Photo 51. Lascelles House, where as at Mordern Hse, the cracking to the front elevation corner adjacent Harewood Avenue is considered to be of minor significance.

Photo 52. Here, as is generally the case across the Blocks, the communal walkway parapet copings are failing due to moisture penetration and freeze thaw action.

Photo 53. Similar cracking as found to the rear of Mordern Hse here, one could simply repoint the brickwork.

Photo 54. As on the rear elevations of other Blocks there is defective pointing, failing paintwork and the odd missing or broken vertical tile.

Photo 55. As on other Blocks, there is failing paintwork to rear elevation RWGs and subsequent corrosion of hoppers.

Photo 56. Again as on other Blocks, there is defective brickwork pointing at height.

Photo 57. Showing self-seeded buddleia growing out of brickwork.

Photo 58. Front elevation as seen from communal stairwell landing showing defective pointing as well as failing paintwork to timber fascia.

Photo 59. Again showing failed paintwork at height.

Photo 60. Again, failing decorations and self-seeded vegetation which if not removed will disturb brickwork.

Photo 61. Roof leak to Lascelles' stairwell, downpipe also probably defective as such, leak manifesting below landing.

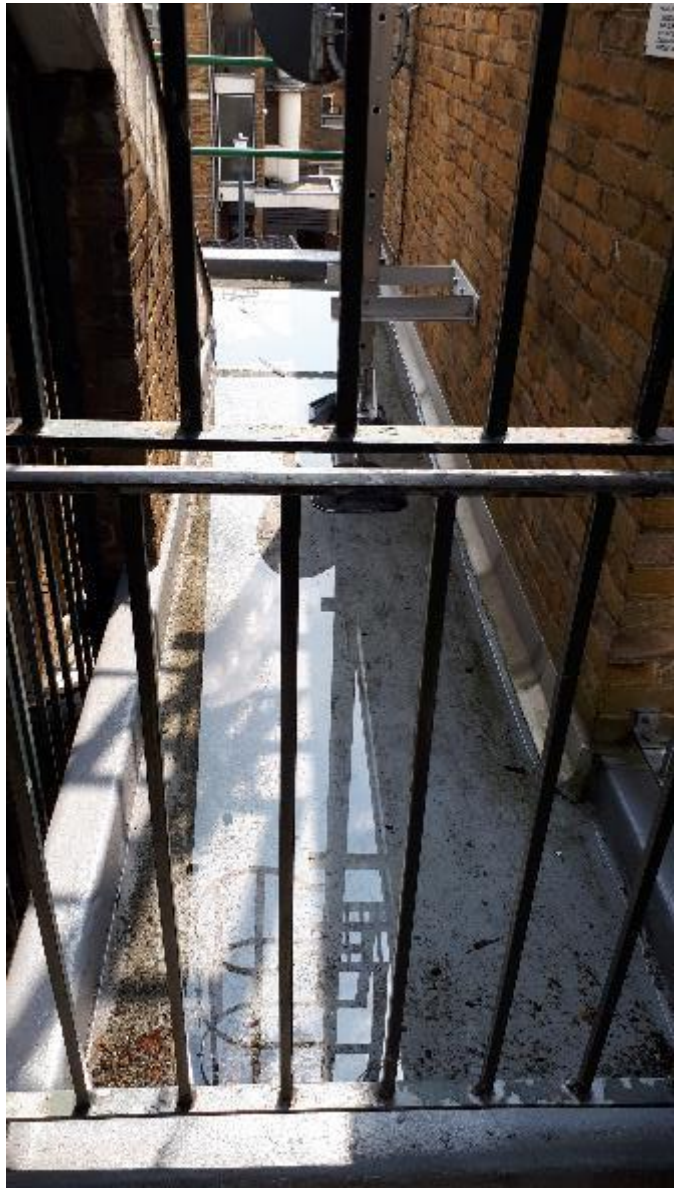

Photo 62. Flat section of stairwell roof.

Photo 63. Same roof section and evidence of replacement/overlay covering.

Photo 64. Same roof section, note impact damage to brickwork and evidence of historic repair.

Photo 65. As shown in photo 61, water damage to decorations of stairwell soffit, note past repair to core.

Photo 66. Again as shown in photo 61, water damage to decorations of stairwell soffit.

Photo 67. Mastic asphalt covering to bin store roof and bin chute collar roof requires attention.

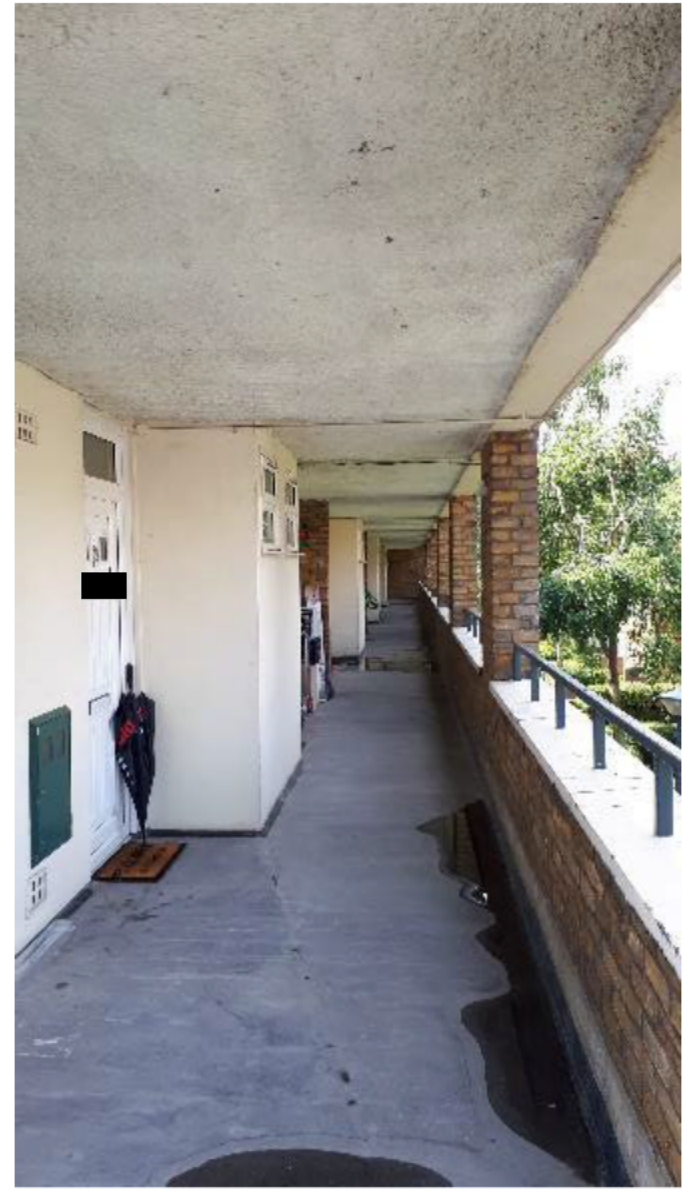

Photo 68. As on other Blocks, the mastic asphalt covering to deck of walkway is in good condition.

Photo 69. As on other Blocks, the coping is once weathered, shredding rainwater onto the walkway deck. Here the coping drip grove is choked with historic repair mortar (see next photo). The surveyor is of the opinion that the as-built 12inch (305mm) wide coping is not wide enough to effectively shed water away from the face of the brickwork. The inside edge of the drip groove should be a minimum of 20mm away from the brickwork face which was not always found to be the case as the thickness of the walls varied.

Photo 70. Showing historic repair mortar choking drip groove.

Photo 71. As-built coping simply too narrow as inside edge of drip groove should be a minimum 20mm clear of the brickwork face. Moisture has travelled back under the copings and with freeze thaw action on these north facing elevations as well as rebar corrosion has caused them to fail.

Photo 72. Defective coping joints let rainwater in and corrode rebars, exacerbating the defect.

Photo 73. Not of particular concern are the hairline cracks to the rendered finishes, probably caused by the vibration of closing the windows.

Photo 74. Again, most likely to be vibration, movement cracking.

Photo 75. Grilles to walkway outlets broken across all Blocks.

Photo 76. As on other Blocks at the railway end, the landing guarding needs redecorating.

Photo 77. As previous photo.

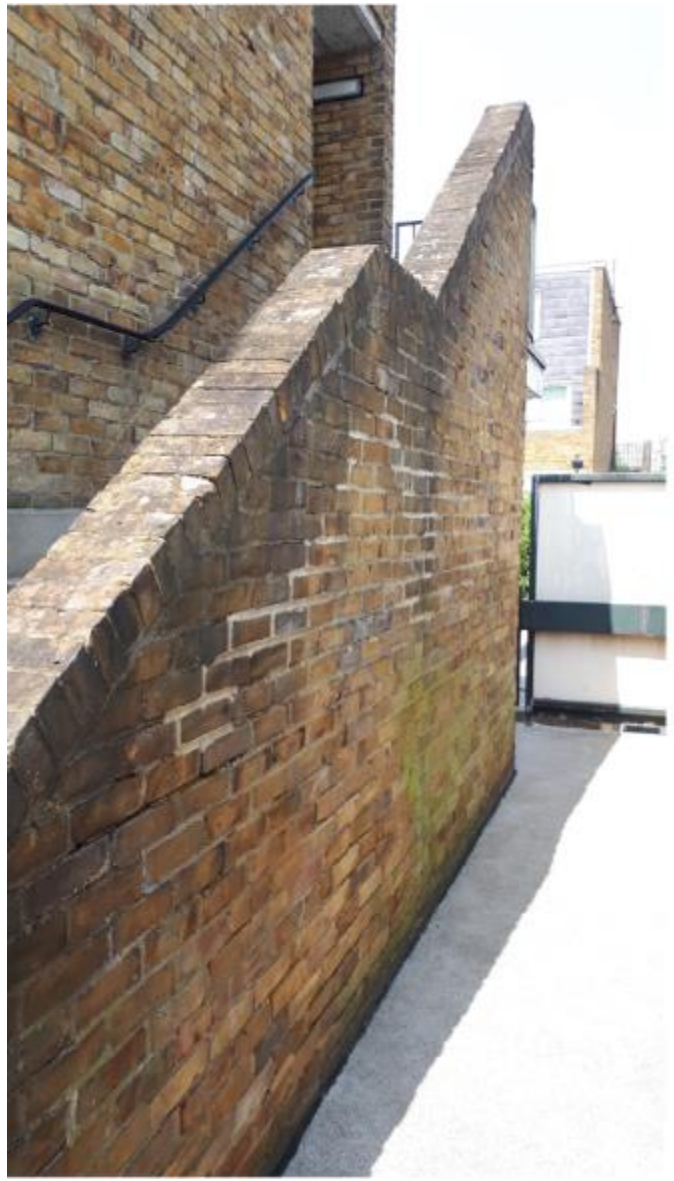

Photo 78. As on other Blocks, localised patch repointing of brickwork required, although efforts have previously been made.

Photo 79. Same stairs, defective pointing and cracking are probable points of water ingress, seeping out below the soffit indicated by heavy limescale build-up.

Photo 80. Same stairs, showing cracking to re-rendered wall stringer plus, missing and shrunken nosing strips.

Photo 81. Same set of stairs, handrail grip debonding.

Photo 82. Same set of stairs, Lascelles Hse, movement and/or thermal cracking, concrete abutting brickwork, possibly exacerbated by nearby trains.

Photo 83. Defective brickwork to rear boundaries of flats, found to a lesser degree elsewhere.

Photo 84. Defective pointing.

Photo 85. Similar cracking as seen on the other Blocks.

Photo 86. Generic pointing failure beneath copings to walkways as found on other Blocks. There is minor settlement cracking lower down.

Photo 87. Again, generic defective coping and pointing plus, missing extract fan duct grille and impact damage to brickwork.

Photo 88. Arguably looks worse than what it is unless wall cavity and DPC have been breached. Repointing required between windows, a defect found on other Blocks.

Photo 89. Farnham Hse communal stairs and bin store.

Photo 90. Failing decorations and defective mastic asphalt coverings.

Photo 91. Eroded pointing to bin store.

Photo 92. Repair and redecoration of bin store doors required at Farnham Hse.

Photo 93. Generic defects to façade of Farnham Hse as found elsewhere across Blocks.

Photo 94. Generic limescale build-up, defective brickwork pointing and failed decorations.

Photo 95. Farnham Hse stairs adjacent railway, note defective pointing to brickwork and historic covering repair carried out to mitigate moisture penetration.

Photo 96. As viewed from above.

Photo 97. Same flank stairs, note re-jointing between tread/riser ends and brickwork. Some nosing strips missing and lifting.

Photo 98. Rear view of Farnham Hse stairwell showing generic defects as found on the other Blocks i.e., failing decorations and mastic asphalt.

Photo 99. Generic walkway coping failure.

Photo 100. As previous photo.

Photo 101. As on other Blocks, failing paintwork to bin stores and gates.

Photo 102. Wimborne House, same location as on other Blocks (front elevation, RHS end adjacent Harewood Avenue) showing evidence of minor movement cracking considered not to be an immediate cause for concern despite close proximity of mature acacia trees, see next couple of photos.

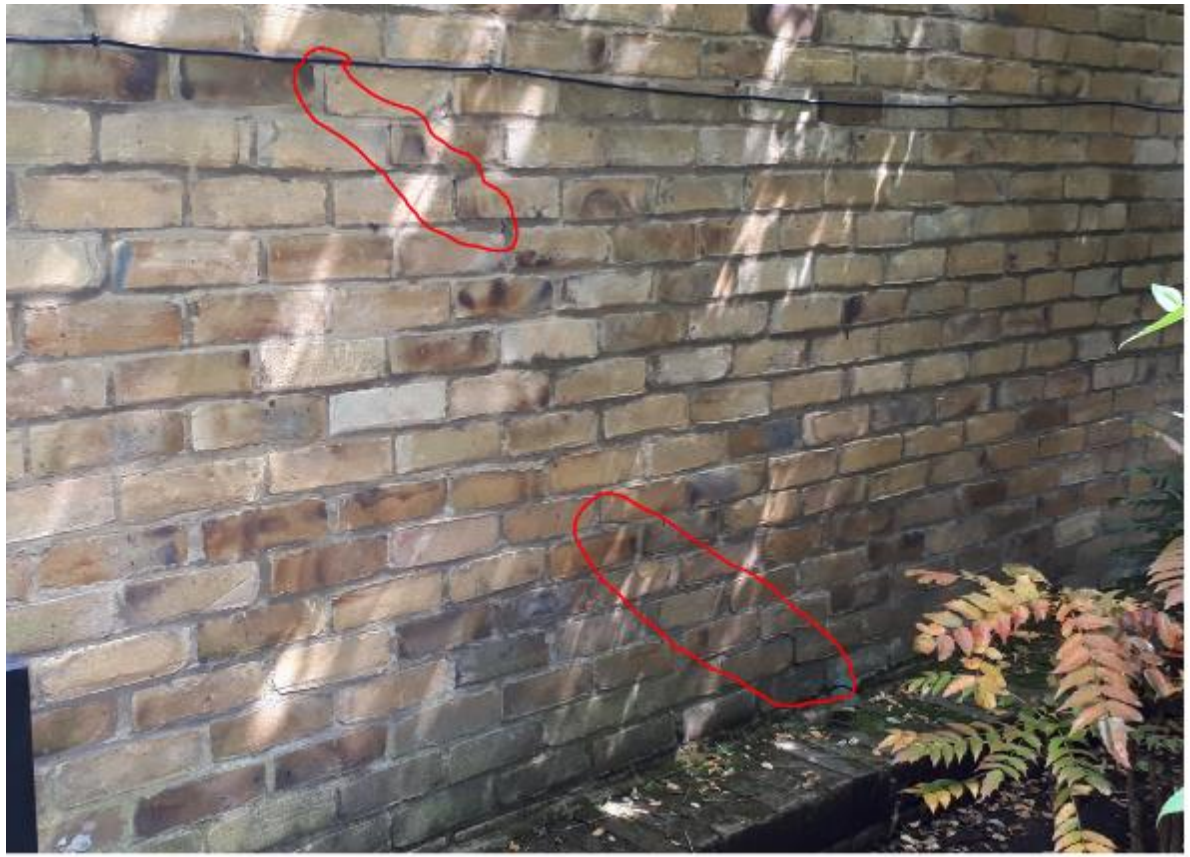

Photo 103. Close-up of stepped movement cracking to flank elevation considered to be of minor significance given width of cracks and fact that the bricks are not fractured.

Photo 104. Showing location of same stepped cracking in relation to acacia tree.

Photo 105. Rear corner of Wimborne Hse showing mature acacia tree.

Photo 106. Showing evidence of historic crack repair preparation work at height to façade of four storey Block of Wimborne Hse. Plus, disconnected walkway drain pipe.

Photo 107. Significant limescale build-up to façade of four storey Wimborne Hse Block.

Photo 108. As on other Blocks, failing decorations to stairs nearest railway.

Photo 109. Same stairs and as on other Blocks the pointing is defective.

Photo 110. Same stairs, see previous attempt at making good joint between steps and brickwork.

Photo 111. As on another Block, the handrail grip is defective.

Photo 112. As on other Blocks, here on Wimborne the brickwork walkway pillar is cracked.

Photo 113. As on other Blocks the walkway copings are defective, here the cracking has been filled with mastic.

Photo 114. As elsewhere, the private garden boundary walls at Wimborne Hse are defective.

Photo 115. One of two pram sheds requiring attention.

Photo 116. Same pram shed with defective mastic asphalt roof covering.

Photo 117. Same pram shed showing need for localised repointing of brickwork, any hairline stepped cracking considered to be of minor significance.

Photo 118. Pram shed brickwork and joinery repairs required as well as redecoration.

Photo 119. Second pram shed with defective mastic asphalt roof covering.

Photo 120. Second pram shed again showing defective mastic asphalt covering.

Photo 121. Second pram shed with defective PVCu guttering and failed paintwork to timber fascia and cast-iron downpipe.

Photo 122. Second pram shed with defective DPC.

Photo 123. Retaining walls to raised beds showing evidence of previous brickwork repointing although there is more still to do.

Photo 124. Again, showing retaining walls to raised beds and evidence of previous repointing although there is more still to do.

Photo 125. Again, showing retaining walls to raised beds and evidence of previous repointing although there is more still to do. Repointing as and when required is probably the most inexpensive and practical way of tackling the ongoing problem of movement cracking as trees and shrubs continue to grow; that and seasonal cutting back of vegetation and lopping of trees. The use of HeliBars could simply shift the cracking to elsewhere along the walls.

Photo 126. As elsewhere across the Estate, there is little else that can be done other than to keep re-pointing and re-bedding bricks as well as lop trees, those to public footpaths are assumed to have Preservation Orders.

Photo 127. Here one would have to either re-bed the displaced brickwork or demolish the wall as there is a boundary wall behind it. What is a concern, is likely tree root damage to below ground drainage.

Photo 128. Simply repointing as and when required is probably the most inexpensive and practical way of tackling the ongoing problem of movement cracking. The use of HeliBars could simply shift the cracking elsewhere along the walls.

Photo 129. A simple case of replacing a missing brick however, the wall mounted rail needs repainting.

Photo 130. An example of just how much the retaining walls have been displaced.

Photo 131. Solider courses require patch repointing.

Photo 132. Inspection chamber frame needs re-flaunching.

Photo 133. As previous photo.

Photo 134. Paving slab heave caused by roots despite tree being lopped, in this case it would be better to replace the paving for grass.

Photo 135. General shot of the Estate’s mature trees, certain species can withstand seasonal lopping.

Photo 136. In general, the tarmac paths are breaking up.

Photo 137. As previous photo.

Photo 138. As previous photo.

Photo 139. Example of tree root heave and paving displacement.

Photo 140. As previous photo.

Photo 141. Paving slab and edging displacement.

Photo 142. As previous photo but with possible drainage damage.

Photo 143. Inspection chamber frame needs re-flaunching.

Photo 144. Interesting detail, bricks more susceptible to wear than pavers

Photo 145. As previous photo.

Photo 146. Gate missing from play area.

Photo 147. Edges of rubber matting lifting.

Photo 148. Decorations to bench starting to fail.

Photo 149. Decorations to litter bin failing.

Photo 150. Paintwork to lamp post failing.

Photo 151. Early signs of rebar corrosion to bollard.

Photo 152. Carpark in front of Mordern Hse where the tarmac is starting to break up particularly near the entrance.

Photo 153. The second carpark between Farnham Hse and Wimborne Hse.

Photo 154. Same carpark where the tarmac is breaking up.

Photo 155. Same carpark where number markings to bays and lines are worn.

Photo 156. Same carpark where lines are worn, note condition of path and paintwork to lamp post.

Photo 157. Corner of boundary showing old tell-tale crack monitoring gauge, the surveyor was unsure as to the ownership of this boundary line adjacent the phone box on the corner of Rossmore Rd and Harewood Ave. He was of the opinion that the cracking was not significant, and that any defective brickwork should be re-pointed.

Photo 158. Showing movement cracking to ends of dwarf boundary wall. Given the wall is adjacent a public footpath and the width of the cracking plus evidence of failed historic pointing repairs, the Council should consider using HeliBars to stitch the brick work as a belt and braces approach to rectifying the defect.

Photo 159. Showing return of same wall.

Photo 160. Again, showing movement cracking to ends of a boundary wall. Given the wall is adjacent a public footpath, the Council should consider using HeliBars to stitch the brick work as a belt and braces approach to rectifying the defect; normally one would simply repoint it.

Photo 161. Same wall with defective brickwork.

Photo 162. Here it is simply a case of re-pointing defective sections of brickwork.

Photo 163. Another example of defective brickwork to the boundary walls.

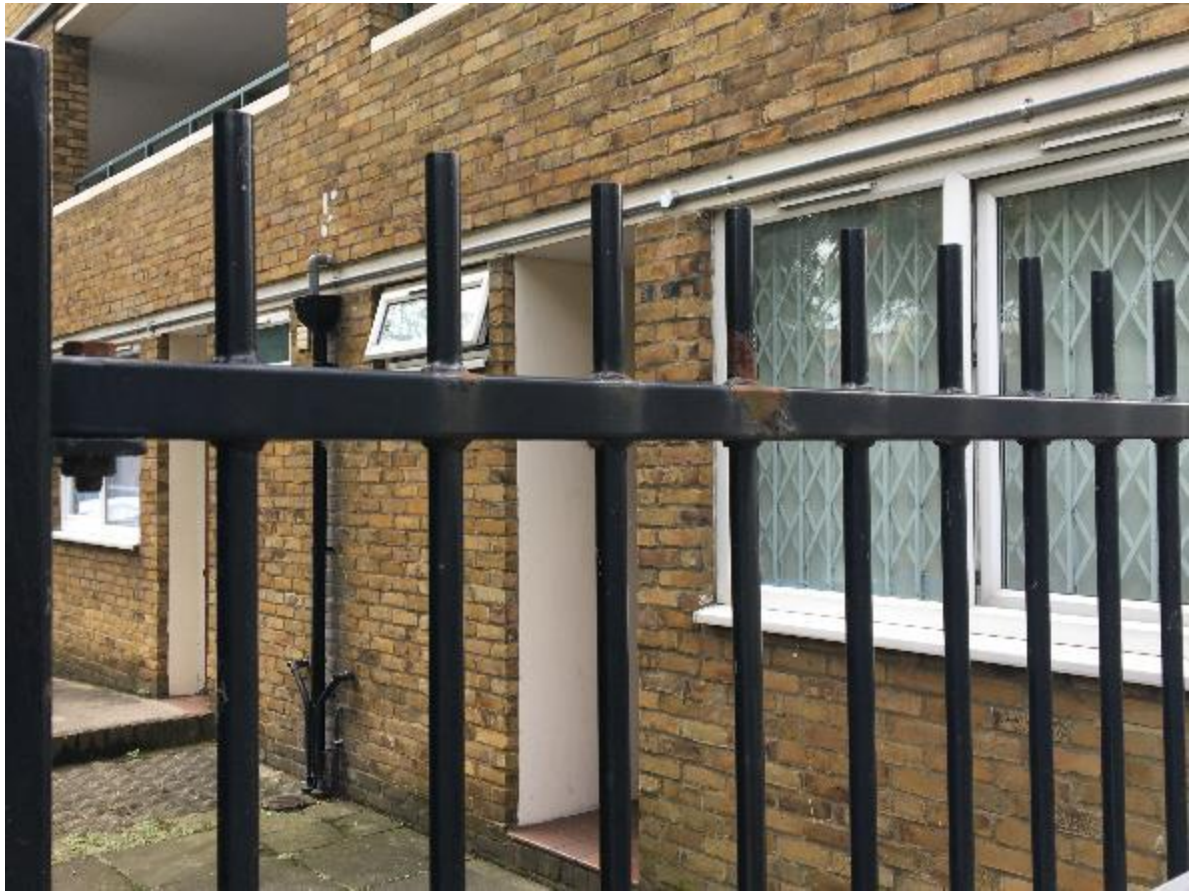

Photo 164. Powder coated paintwork to boundary railings failing.

Photo 165. As previous photo.

Photo 166. Signs of corrosion to vehicular gates.

Photo 167. Defective pointing and spalling bricks to boundary wall adjacent railway as well as failing paintwork to railings.

Photo 168. Same boundary wall this time showing displaced copings.

Photo 169. Showing failed render finishes to same boundary wall.