

268 Liverpool Road, Islington, London N1 7TD

CBHA HOUSING GROUP

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268 Liverpool Road, Islington, London N1 7TD

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1. Executive summary

Firstly I would like to take this opportunity to all parties involved in providing information which has enable me to compile this report.

The requirement for housing was at such a high demand during the post war years that it meant housing estates were produced at alarming rates leading to design and later contractions faults.

This particular estate received an award for architectural design from Islington Council around 1980.

It is in my opinion the defects outlined within this report all share a relationship and therefore should be address simultaneously to preventing or eliminate future problems occurring.

The proposed works would require other parties to become involved such as Planning and Building Control from the local authority (Islington Council).

The project would also be subject to a Party wall Notice in accordance with the Party Wall Act 1996 taking into account the neighboring properties are freehold.

It would be advisable to instruct a structural engineer to establish whether the main cause is due to settlement or subsidence!

I would also encourage clear lines of communication with all parties at all times to ensure potential delays are adverted.

By taking a systematic approach and addressing the issues as outlined below

- *"Cracks forming on the external walls"*
- *"Renewal Windows / Doors"*
- *"Manage Moisture residue to internal walls and ceiling / Remove Mould"*

Within a realistic time frame would reduce the health and safety risk to the current occupiers.

2. Introduction

I have been commissioned to compile this report on behalf of Islington Council in relation to the freehold premises namely 268 Liverpool Road, Islington, London, N1 7TD.



The property is a 2 story terraced 4 bedroom house situated within the center of a late 1970's purpose built housing estate.

The building consists of a flat roof with an asphalt covering.

This is a traditional external brick / internal block construction incorporating a 50mm cavity.

I have been commissioned to Identify and provide suitable solutions to the following defects as outlined below:

- Windows
- Moisture residue to internal walls
- Cracks forming on the external brick walls

The overhaul condition during my inspection was dry with temperatures in the range of 2 to 4 degrees.

3. Identified Defects

Identify:

3.1. Windows / Doors

Diagnose:

The windows currently installed are aluminum frames covered with a PVC coating whilst incorporating double glazed units, these replaced the original timber single glazed windows in or around 1995.





It is clear to see at various intervals the mastic sealant has perished to the extent the seal being compromised.

It is also evident there is gap visible of the rear door, approximately 5 – 10 mm running along the locking style and jamb of the frame.

The locking system of the door is non functional and poses a security risk.

Prognoses:

Failure to undertake necessary remedial works would impact on the well being of the occupiers.

Further implications of the hazards identified could lead to improvement / enforcement notices being served in accordance with the Health and Safety Rating System (Housing Act 2004).

Remedy:

To rate the overall condition of these windows on a scale of 0 –10 (0 being at the base end of the scale) it would be in my opinion a score of 5 – 6.

Remedial Action would be to carry out the following:

1. Commission an asbestos survey to test the existing mastic sealant for traces of asbestos content and record as a management action plan.
2. Remove and renew rubber gaskets to all windows throughout the property.
3. To remove existing external sealant and replace with a non solvent based product.
4. Remove and renew rear door.
5. Taking into consideration the age of the doors and windows propose these be considered for a major works replacement program.

Identify:**3.2. Moisture residue to internal walls and ceiling:*****Diagnose:***

Investigating the possibility of dampness to the front elevation wall, it appears visually damp patches / water marks have appeared to the ceiling above the window reveal

Initially to establish the presence of moisture I had chosen to use the following device below.



Surveymaster® Protimeter Dual-Function Moisture Meter



The photograph demonstrates a reading taken at 15% this was consistent throughout the inspected area.

I record Mold commonly known as "*Aspergillus niger*" solely within this room.

The overhaul condition during my inspection was dry with external temperatures in the range of 2 to 4 degrees.

Further more there were no visual signs of water droplets from the ceiling at the time of my inspection which may have been an indication of water ingress.

I had limited access to the roof however I note there was a gutter outlet directly above the affected area, this appeared to be in a good condition.

I checked for the presence of ventilation systems within the property and can confirm trickle vents directly installed to the top section of the windows.

I also record there were two Vent-Axia VA150P extraction fans these were located within the bathroom and kitchen.



Both units were operational and documentation indicates the installation was 2016.

I also confirmed the heating system was not fully operational, the thermostatic valve to the radiator in the bedroom appeared to be defective (unable to turn) thus affecting the overall room temperature.

Prognoses:

The presence of mold left untreated may have health implications to certain groups. Information regards this is contained within the Housing Act 2004 outlines guidance as contained within section "*1.02 The most vulnerable age group is all persons aged 14 years or under.*"

Remedy:

Remedial Action would be to carry out the following:

- Refer to 3.3 of this report.
- To heat and ventilate the property adequately.
- Monitor by means of installing data loggers to assess the daily activity of the internal environment and provide statistical data.
- Carry out a full service of the gas central heating system.
- To undertake a full chemical clean and removal of the affected areas in accordance with the manufactures guidance.
- Redecorate the affected areas using a suitable anti-fungal treatment
- Occupier education

Identify:

3.3. Cracks forming on the external walls

Diagnose:

As part of my inspection I was asked to evaluate the cracking to the external front elevation cavity wall.



There are two visible cracks, the first located to the right hand side above the double window approximately 750 to 900 mm in length and approxiimatly 10 to 15 mm wide.

The second crack is located just of center, below the same double window approximately 500 to 600 mm in length and approximate width of 5 to 10mm.



The building is set on a pad type concrete foundation base which is subsequently sited on clay, thus being subject to shrinkage and expansion throughout dry and wet seasons.

Currently there is evidence of a crack monitoring device or “tell tale” being used, however there are no documented records to demonstrate if the defect has been appropriately monitored.

The internal walls are covered with a decorative paper and appear in good condition exhibiting no splits.

The concrete paving slabs laid in front are uneven. There is evidence of some maintenance has been undertaken.



The access chamber for the drain is just off set to the front door of the property this was inaccessible at the time of my visit.

Prognoses:

It is paramount to determine if the problem is a result of Settlement or Subsidence. Depending upon the severity of the defect the implications maybe:

- The occupier to move into temporary accommodation from their home whilst the remedial works are undertaken.
- Compensation incurred
- The Impact on future Insurance cover
- Re-sale value of the premises
- Improvement / enforcement notices being served in accordance with the Health and Safety Rating System (Housing Act 2004).
- Failure to maintain and repair under the Landlord and Tenants Act 1985 S.11.
- Duty of Care by virtue of the Defective Premises Act 1972 S.4.
- Prejudicial to health within the Environmental Protection Act 1990 S.79.

Remedy:

Remedial Action would be to carry out the following:

- Monitor by means of a crack monitoring device or “tell tale” for a period of 8 weeks to establish the level of movement.
- Prepare a plan of works to be undertaken in accordance with Planning and building control.
- Notify insurance
- Consider temporary or permanent relocation of the current occupier.
- Example of repair work undertaken following movement / cracking to another part of the site indicated by means of the photograph below.



1. Certification



1 [Housing health and safety rating system operating guidance: Housing Act 2004 - guidance about inspections and assessment of hazards given under section 9](#)

Ref: ISBN 9781851128464 PDF, 913KB, 185 pages

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3 *Detail*

The housing health and safety rating system (HHSRS) is a risk-based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. It was introduced under the [Housing Act 2004](#) and applies to residential properties in England and Wales.

The HHSRS assesses 29 categories of housing hazard. Each hazard has a weighting which will help determine whether the property is rated as having category 1 (serious) or category 2 (other).