ARCHWAY
BUILDING CONSULTANCY

# Condition Survey & Report

for

63-97 South Holmes Road
Horsham
West Sussex
RH13 6HN

07th March 2024



Regulated by:
RICS

M: 07553 989 902 | T: 0208 670 5877
E: ENQUIRIES@ARCHWAYBC.CO.UK
W: WWW.ARCHWAYBC.CO.UK

# Condition Survey & Report

63-97 South Holmes Road
Horsham
West Sussex
RH13 6HN

Prepared on behalf of:

United Living
Media House,
Azalea Dr,
Swanley
BR8 8HU

**Prepared By: John Grabowski BSc (Hons) MCIOB**
**Checked By: Daniel Griggs BSc (Hons) MRICS**

| Version | Issue Date | Reason for Issue |
|---|---|---|
| 1 | 07/03/24 | Client issue |

## Executive Summary

United Living has appointed Archway Building Consultancy to survey 63-97 South Holmes Road, Horsham, on behalf of Southern Housing and report on the external condition.

### Discussions and Conclusions

63-97 South Holmes Road was likely built in the 1970s. The property is a 3-storey residential block subdivided into 18 flats. The property is not Listed and is not located in a Conservation Area.

The property is built with masonry external walls on the ground floor and timber-framed construction on the first and second floors, with external vertically hung tiles. The main roof is mono-pitch and covered with interlocking concrete tiles. To the rear of the building is a flat roof with parapet walls to both ends.

The building has a mixture of single-glazed timber casement and double-glazed uPVC casement windows. There are 3 main entrances to the front of the building, providing access to each flat via a communal stairwell.

To summarise the condition of the building, we have given a rating to each element.

| Rating | Condition |
|---|---|
| 1 | Defects that are serious and/or need to be repaired/addressed immediately to prevent further damage |
| 2 | Defects that need repairing or replacing but are not considered to be urgent |
| 3 | No repair is currently needed, and normal maintenance is required. |

The findings of the survey are summarised in the condition rating table below, in order of severity:

| Element | Condition Rating |
|---|---|
| **External** | |
| Roof repairs and replacement of lead flashings | 1 |
| Review the condition of the flat roof and construction when access is available | 1 |
| Replace rainwater goods, soffit, and fascia | 1 |
| External pointing repairs | 1 |
| Check boiler flues and sleeving to gas pipework through external walls | 1 |
| Replace the windows and Ground floor private doors with UPVC | 1 |
| Provide smoke ventilation to communal stairwells when replacing the windows | 1 |

| Element | Condition Rating |
|---|---|
| Repair concrete hanging tiles where missing or damaged | 2 |
| Repair and decorate Ground floor rendered areas | 2 |
| Replace vertical hung imitation slate tiles and install insulation where missing. | 2 |
| Remove moss and vegetation to pitched and flat roof areas. | 1 |
| Replace communal entrance doors for improved security | 1 |
| Clear out gullies and outlets to the perimeter of the building. | 1 |

| Additional Surveys | |
|---|---|
| Asbestos surveys to all areas, internal and external, prior to any works. | |
| CCTV surveys of underground drainage. | |

## Contents

**1.0 Introduction ..... 6**
1.1. About Us ..... 6
1.2. The Commission ..... 6
1.3. Background ..... 6
1.4. Survey Brief ..... 6
1.5. The Survey ..... 6
1.6. Limitations ..... 6
1.7. Location ..... 6

**2.0 Description ..... 8**

**3.0 Conservation Status ..... 8**

**4.0 Condition Survey ..... 9**
4.1. General ..... 9
4.2. Main Roof ..... 9
4.3. Rainwater Goods ..... 11
4.4. External Walls ..... 12
4.5. Windows ..... 14
4.6. Doors ..... 16
*Description* ..... 16

**5.0 Access requirements ..... 18**

**6.0 Energy Efficiency ..... 18**

**7.0 Statutory Authorities Relevant Legislation ..... 18**

**8.0 Conclusion & Recommendations ..... 19**
8.1. External ..... 19

**Appendix A – Photographic Schedule**

**Appendix B – Limitations and Exclusions**

# 1.0 Introduction

## 1.1. About Us

1.1.1. Archway Building Consultancy (ABC) is an independent surveying and consultancy practice which is regulated by the Royal Institution of Chartered Surveyors (RICS). An experienced Chartered Surveyor oversees all our reports, and we are bound to abide by the rules of conduct of the RICS.

## 1.2. The Commission

1.2.1. We have been commissioned by United Living on behalf of Southern Housing, to undertake a survey of the external areas of the building and provide a condition report for 63-97 South Holmes Road.

## 1.3. Background

1.3.1. Southern Housing is reviewing a programme of works for urgent repairs and the replacement of external elements that are nearing the end of their life expectancy.

## 1.4. Survey Brief

1.4.1. The survey brief included but was not limited to the following.

- A survey of all external areas of the building.

## 1.5. The Survey

1.5.1. The survey was carried out on Wednesday 21st February 2024.

1.5.2. The weather during the inspection was wet with an average temperature of 8°C.

1.5.3. The survey was undertaken by John Grabowski MCIOB of Archway Building Consultancy.

## 1.6. Limitations

1.6.1. No intrusive investigations were undertaken as part of the inspection.

1.6.2. See Appendix D for full details of Limitations and Exclusions.

## 1.7. Location

1.7.1. 63-97 South Holmes Road is located in Horsham, West Sussex.




**Image 1** – *Google Maps Image*

1.7.2. 63-97 South Holmes Road was likely built in the 1970s. The property is a 3-storey residential block subdivided into 18 flats.




**Image 2** – *Aerial View*

## 2.0 Description

2.1.1. The property is a residential block of flats built in the 1970s.

2.1.2. The property is built with solid masonry external walls to the ground floor and timber framed construction to the first and second floors with external hanging tiles.

2.1.3. The main roof is mono-pitch and covered with interlocking concrete tiles. To the rear of the building is a flat roof.

2.1.4. The building has a mixture of single-glazed timber casement and double-glazed uPVC casement windows.

2.1.5. There are 3 main entrances to the front of the building, providing access to a communal stairwell to each flat.

2.1.6. The rainwater goods are uPVC fixed to a timber-painted fascia.



**Image 3** – *Front Elevation*

## 3.0 Conservation Status

3.1.1. The property is not Listed Building.

3.1.2. The property is not located within a Conservation Area.

## 4.0 Condition Survey

### 4.1. General

4.1.1. We undertook an external survey of the building to assess its condition.

4.1.2. An inspection was carried out to assess the condition, record any defects, or note any issues relating to health and safety.

4.1.3. Photographic evidence is included in the body of this report; however, please refer to the photo schedule in Appendix A for further illustration of the defects discussed below.

### 4.2. Main Roof

***Description***

4.2.1. The front of the building is covered by a mono pitch roof with concrete interlocking tiles.

4.2.2. The rear of the building is covered by a flat roof with brick parapet walls to either end.





**Image 4 & 5** – *Main Roof*

4.2.3. To the rear of the building is a timber canopy with a felt roof covering.

4.2.4. The rainwater goods are uPVC fixed to a timber-painted fascia and sofit.

4.2.5. There was no access to the flat roof at the time of our survey and it was not possible to confirm its construction.



**Image 6 & 7** – *Missing verge to pitched roof/ defective flashing/ trims to flat roof*

***Condition***

4.2.6. The main pitched roof covering was not visible at time of our survey. It is considered that if the tiles are original, they are likely 40-50 years Subject to the extent of former repairs and condition of the underlay/ battens, it is expected that the roof could last a further 10 years.

4.2.7. To the side elevations is a timber fascia to the verge. There is a section missing to one end of the building, exposing a gap to the underside of the tiles.

4.2.8. The flat roof to the rear of the building was not visible at the time our survey. It is recommended that this is inspected when access is available, to confirm its construction and condition.

4.2.9. The lead flashing that are visible appear to be in poor condition. There is a section missing in one location and visible pitting.

4.2.10. There is a section of trim missing to the side elevation of the flat roof.

4.2.11. The parapet walls and flashings to the flat roof appear to be in poor condition.

4.2.12. The felt roof to the rear timber canopy appears to be in a fair condition, however, there are signs of vegetation to the coverings.

4.2.13. The fascia and soffits appear to be in poor condition, with evidence of timber decay.



**Image 8 & 9** – *Felt flat roof to rear canopy*

***Recommendations***

4.2.14. It is recommended that repairs are undertaken to the main pitched roof when access is next available.

4.2.15. It is recommended that a scaffold be provided to check the condition of the flat roof and core samples taken to confirm its construction.

4.2.16. It is recommended that the flashings are replaced in all areas with new leadwork.

4.2.17. The verge to the pitched roof should be replaced with a new dry fixed verge on both ends of the building.

4.2.18. The existing timber soffit and fascia should be replaced with uPVC.

4.2.19. It is recommended that the flashings to the flat roof of the rear canopy are checked, and any moss should be removed from the felt coverings.

## 4.3. Rainwater Goods

***Description***

4.3.1. The main roof areas are provided with uPVC gutters connecting to uPVC external downpipes.

4.3.2. The gutters are fixed into a painted timber fascia and soffit.



**Image 13** – *Moss to external wall around downpipe*

***Condition***

4.3.3. The rainwater goods generally appear to be in poor condition.

4.3.4. There are visible leaks to the joints in the guttering.

4.3.5. There is moss to the surrounds of the downpipes to the front elevation, suggesting evidence of blockages or failing joints.

4.3.6. The external gullies to the perimeter of the building are blocked.

***Recommendations***

4.3.7. It is recommended that the gutters and downpipes be replaced.

4.3.8. It is recommended that a CCTV survey is considered for the underground drainage and any blockages cleared.

## 4.4. External Walls

***Description***

4.4.1. The external walls are constructed with masonry to the Ground floor finished with a render.

4.4.2. The First and Second floors are constructed with a timber structure.

4.4.3. The front elevation is finished with a decorative concrete hanging tile on the First floor and an imitation slate on the Second floor.

4.4.4. The rear elevation is finished with a concrete hanging tile to the First and Second floors.

4.4.5. The side elevations are constructed with a cavity brickwork, with a vertical hung imitation slate below the windows.

4.4.6. There are gas meters located at the front of the building. The gas pipework extends up the external part of the building and connects into the flats through the vertical hanging tiles.

***Condition***

4.4.7. The Ground floor rendered masonry appears to be in fair condition.

4.4.8. The First and Second-floor concrete hung tiles are generally in fair condition. There are some isolated slipped and broken tiles.

4.4.9. The Second-floor imitation slates appear to be in a poor condition. The tiles are discoloured and appear to have lost their finish.



**Image 14** – *Second floor imitation slates*



**Image 15** – *Missing concrete hung tiles*

4.4.10. The cavity brickwork to the ends of the building is generally in fair condition. The pointing directly below roof level appears to have failed in areas.



**Image 14** – *Second floor imitation slates*



**Image 15** – *Missing concrete hung tiles*

4.4.11. The gas pipework to the outside of the building appears in a reasonable condition. Gas pipework passing through an wall should be adequately sleeved in accordance with the

Gas Safe Regulations. It was not possible to check whether any sleeving was present as part of our survey.



**Image 14** – *Gas pipework through wall*



**Image 15** – Gas f*lue close to opening*

4.4.12. There are gas boiler flues located on the front elevation. These appear to be in non-compliant locations to close to openings. They also pass through the external wall and should be adequately sleeved.

***Recommendations***

4.4.13. It is recommended that consideration be given to replacing the vertical hanging imitation slates to the second floor.

4.4.14. It is recommended that any defective pointing should be repaired to the side elevations.

4.4.15. The missing, slipped or damaged concrete decorative tiles should be repaired.

4.4.16. It is recommended that consideration be given to redecorating the ground floor rendered areas.

4.4.17. Based on the age of the building, it is likely that there may be asbestos located behind the vertically hanging tiles or roof tiles. Suitable allowances should be included for any potential asbestos that may be found during the above works.

4.4.18. It is recommended that the existing incoming gas supplies connecting through the external wall of the building be surveyed to confirm compliance.

4.4.19. It is recommended that all external boiler flues be checked to confirm whether they comply with current gas-safe requirements for existing openings.

## 4.5. Windows

***Description***

4.5.1. The windows are a mixture of original timber single-glazed and double-glazed uPVC casements.

4.5.2. There are centre-hung pivot windows over a fixed panel on the First floor.

4.5.3. The centre-hung pivot windows appear to be replaced with either top-hung casements or tilt-and-turn uPVC windows.

4.5.4. The spandrel panels have been replaced with a uPVC panel.

4.5.5. To the rear of the building are timber clerestory windows to the second floor.

4.5.6. The communal windows to the front elevation appear to have been replaced with aluminium, installed within the existing timber frame, and original timber spandrel below.



**Image 16** – *Timber windows (front)*



**Image 17** – *uPVC windows (rear)*

***Condition***

4.5.7. The existing timber sash windows are in poor condition. There is evidence of timber decay to the frames and mould internally.

4.5.8. Timber single-glazed windows have a life expectancy of up to 60 years if regular maintenance and redecoration cycles are undertaken. If the frames are repaired and a new decorative protective coating is applied, timber windows can last over 100 years.

4.5.9. It is considered that the windows are near the end of their life expectancy and consideration should be given for replacement.

4.5.10. The existing UPVC windows appear to be in fair condition.



**Image 18** – *Timber decay to windows*



**Image 19** – *Window Condition*

***Recommendations***

4.5.11. It is recommended that the windows be replaced with uPVC to match the existing fenestration and design.

4.5.12. It is recommended that ventilation be included in the new communal screens to allow for smoke extract in the stairwells.

4.5.13. It is recommended that the existing spandrel panels be replaced with the windows.

## 4.6. Doors

***Description***

4.6.1. The main entrance doors to the communal areas on the front elevation are provided with timber single-glazed double swing doors. The glazing to the doors is Georgian wired.

4.6.2. To the rear of the building are timber-glazed single swing doors, providing access to the gardens from the Ground floor flats.

4.6.3. The flat entrance doors are accessed off the 3 communal stairwells and are a flush solid timber, with a glazed fanlight.

4.6.4. Internally, within the communal areas, timber service cupboard doors are adjacent to each flat entrance.

***Condition***

4.6.5. The doors providing access to the 3 communal areas appear original and generally in fair condition. The doors do not provide any security and as a minimum require decoration.



**Image 18** – *Front communal doors*




**Image 19** – *Front communal doors*

4.6.6. The rear private doors to the ground floor flats appear to be original and generally in fair condition.



**Image 18** – R*ear private doors*



**Image 19** – *Meter doors in the stairwell*

***Recommendations***

4.6.7. It is recommended that the existing windows and rear external doors be replaced with uPVC.

4.6.8. It is recommended that the client consider replacement of the communal doors with a new security door set.

4.6.9. It is recommended that the flat entrance doors be replaced with a fire-resistant door set in accordance with the building's fire strategy.

4.6.10. The timber doors to the meter cupboard should be replaced with fire-resistant doors in accordance with the fire strategy and means of escape.

## 5.0 Access requirements

5.1.1. It is recommended that a scaffold be erected to the full perimeter of the building.

5.1.2. The scaffold will be required to replace the windows. This will provide an opportunity to review the condition of the roof, replace the flashings and clear any blockages to the gutters.

5.1.3. The flat roof to the rear of the building should be surveyed when access is available.

## 6.0 Energy Efficiency

6.1.1. The property is constructed with traditional masonry to the Ground floor.

6.1.2. The First and Second floors are constructed with hung tiles. It was not possible to confirm their construction. If the vertical hanging imitation slates are replaced, the insulation in these areas should be checked and, where possible, increased to improve the building's energy performance.

6.1.3. It is recommended that replacing the existing doors and windows will improve the building's energy performance.

6.1.4. It is recommended that the extent of insulation to the flat roof should be confirmed and consideration given to improving its performance, if required.

## 7.0 Statutory Authorities Relevant Legislation

7.1.1. 63-97 South Holmes Road is not Listed and is not located in a Conservation Area.

7.1.2. Any change in materials or design to the doors and windows will require planning approval. If the windows were to remain in single-glazed timber with the same appearance, this would not require planning approval.

7.1.3. Should planning approval be sought for any remedial work, a decision would take 8-10 weeks. If replaced, the windows will require Building Control approval or to be FENSA-certified.

# 8.0 Conclusion & Recommendations

## 8.1. External

8.1.1. Please see below a summary of the Southern Housing original intended works scope and our recommendations.

| Element | *Southern Housing Brief* | *Our Recommendations* |
|---|---|---|
| **Roof** | Replace the soffits, fascia, and rainwater goods. | Replace the soffits, fascia, and rainwater goods.<br>Survey the flat roof and confirm construction and condition.<br>Survey the pitched roof and undertake any repairs to tiles. |
| **Walls** | No works are applicable. | Replace the existing imitation slate-hung tiles. Replace the existing backing structure where it is defective and provide insulation where it is missing.<br>Repair the external brickwork / pointing as required.<br>Review all gas pipework and boiler flues and confirm compliance with current Gas Safe Regulations. |
| **Windows** | Replace the windows with new double-glazed type. | Replace the windows with a new double-glazed UPVC to match the existing style.<br>Smoke ventilation is to be included in communal stairwells. |
| **Doors** | Replace internal and external doors. | Replace internal flat and service cupboard doors with new fire doors.<br>Replace external private entrance doors with uPVC.<br>Repair or replace communal entrance doors. |
| **Access** | Full scaffold | Full scaffold |