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APPENDIX A – SCOTT SCHEUDLE

Claimant: [REDACTED]

Property Address: [REDACTED] Cherwell House, Milton Keynes, MK3 7BJ

Item

Detail of Disrepair

Breach – all

repair

obligations fall

under section

9a and 11 of the landlord and tenant act 1985

Assessment of Remedial

Works Required

Estimate of

costs (These do

not include

Contractor's

Preliminaries)

Defendant's Assessment

Comments

Defendant's Assessment of

Remedial Work Required

Defendant's Assessment of Costs

1. - Lounge and

bedroom have
damp, mould and
high humidity.

- No insulation in
the walls which is
causing property
to freeze.

- Windows are
poor quality letting
cold in.

- Mould all around
windows and
damp on property.

- Gas pipes
coming into living
room which is a
tripping hazard.

- Broken pipe
near boiler.

- Loud noise from
neighbours.

The writer can
confirm that there
is no significant

dampness in the
lounge or
bedroom.

No valid claim.

No remedial work required.

£0.00

The writer can
confirm that there
is no significant
mould in the living
room.

No valid claim.

No remedial work required.

£0.00

The writer can
confirm that there
is significant
mould in the
bedroom
especially around
the window.

Both Sections

9a and 11

Wash down mould patches
with fungicide and apply 2no.

coats mould resistant paint to
wall.
£60.96

The writer can
confirm that there
is insufficient
ventilation in the
property.

Both Sections

9a and 11

Install an extractor fan with
humidistat control in the
bathroom.

£225.00

Install an extractor fan in the
kitchen.

£225.00

The writer can
confirm that the
walls are not
insulated to
current standards

but that

No valid claim.

No remedial work required.

£0.00

improvements in
this regard will not
be technically
feasible or
economical.

The writer can
confirm that the
windows are
somewhat dated
but are double
glazed and
provided with
trickle vents.

They are in
satisfactory
condition.

No valid claim.

No remedial work required.

£0.00

The writer can
confirm that there

is no gas pipe trip
hazard in the
living room. This
was repaired by
the landlord some
time ago.

No valid claim.

No remedial work required.

£0.00

The writer can
confirm that there
is no broken pipe
by the boiler. This
was also repaired
by the landlord
some time ago.

No valid claim.

No remedial work required.

0.00

TOTAL

£510.96

PLUS VAT