

PROPERTY NAME: ■■■ Cherwell House Derwent Drive MK3 7BJ

DATE OF NSPECTION: 18th April 2023

TENANT'S NAME: ■■■■■■■■■■

LANDLORD'S NAME: Milton Keynes Council

CASE NO:

SURVEYOR'S NAME: ■■■■

Item No	Alleged Defect	Landlords Defendants' Surveyor's Comments	Repairs Required	Landlord's Cost Estimated £	Tenant's/Claimants Response	Tenants/Claimants Cost Estimate	Reserved for Judge's Use
1	Lounge and bedroom have damp, mould and high humidity	Observations. Bedroom 1 (master). Mould growth noted around the window and contaminated sealant. No fabric failures were noted. The cause of the mould growth is a build-up of condensation and a lack of ventilation. No faults were found with the windows, but I did agree to have the window seals, hinges and mechanism inspected and repaired if needed. Small amounts of mould were detected on the ceiling of the side and external walls. On the balance of probabilities, I suspect the cause of the mould growth is a	Test: Collect sample of artex texture coating removed from ceiling or walls, arrange and test asbestos content, provide Client Representative with written report. Lounge Surfaces : Prepare, wash down with RLT Bactdet solution, prepare, apply 1 liberal coat of IDP by brush to any badly stained areas and apply RLT Halophen to window reveals as specified £50 Plaster Repair: Repair cracks to ceiling	£190			

		cold spot. The tenant claims, the side external wall which backs on the lobby is thin and they can hear their neighbours in the evenings. This is more of a neighbourhood issue rather than a fabric failure. The walls are constructed of brick and no other complaints have been logged from neighbouring properties regarding noise. Lounge. Mould growth noted around the window and contaminated sealant. No fabric failures were noted. The cause of the mould growth is a build-up of condensation and a lack of ventilation. No faults were found with the windows, but I did agree to have the window seals, hinges and mechanism inspected and repaired if needed. A faint hairline crack was noted running along the artex coated ceiling. The cause is movement which is quite common in properties of this age and could be repaired through painting and decorating. On the far corner of the external wall I was shown a redundant 15mm pipe protruding the wall.	including hack out loose plaster/artex and make good with plaster/artex, make good decorations £20 Bedroom 1 (Master) Surfaces: Prepare, wash down with RLT Bactdet solution, prepare, apply 1 liberal coat of IDP by brush to any badly stained areas and apply RLT Halophen to window reveals and ceiling as specified paint and decorate £100 Plaster Repair: Repair cracks to ceiling including hack out loose plaster/artex and make good with plaster/artex, make good decorations £20				
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2	No insulation in the walls which is causing property to freeze	Liability is denied. It is the tenant's testimony the property either gets extremally hot or extremely cold. The tenant would benefit from setting the room thermostat on 18 to 20 degrees permanently during the winter months and allowing extra ventilation during the warmer periods					
3	Windows are poor quality letting cold in	Observations. The only windows noted to have mould growth were the living room and main bedroom. As previously mentioned trickle vents were noted to be closed restricting ventilation and a build-up condensation is suspected to be the cause. Liability is denied. No faults were found with the windows during my visit. looking at through the contractor's computer system where jobs are logged, I can see a job was raised under job number P589200 and attended in October 2022. The double-glazed units were changes and the sash's were eased and adjusted. No other complaints or	Windows/doors: Check all PVCu windows and doors to 2 bed house or maisonette, including freeing, easing, adjusting, realigning/ rehangng opening sashes/casements and doors, clean all surfaces.	Quoted below			

		requests have been logged since that date.					
4	Mould all around windows and damp on property	Allegation addressed in 3.	Windows/doors: Check all PVCu windows and doors to 2 bed house or maisonette, including freeing, easing, adjusting, realigning/ rehang opening sashes/casements and doors, clean all surfaces. £100 Test:Collect sample of artex texture coating removed from ceiling or walls, arrange and test asbestos content, provide Client Representative with written report. £110 Window Frames to property: Fix suitable size PVCu quadrant or flexible PVC cover trim with anti mould silicone mastic sealant to surround to jambs and head of any window frame, any location (per face). £100	£310			
5	Gas pipes coming into living room which is a tripping hazard	Liability is denied. A job was raised and attended to under job number GR588052. The works were completed in September 2022.	None	Nil			
6	Broken pipe near boiler	Liability is denied. This refers to the redundant pipe in the living room. No records of the tenant ever complaining or asking for a job to be raised for the pipe work to be removed or inspected.	15mm dead leg. remove redundant 15mm copper pipe from the corner of the front external wall. Make good wall paint and decorate. Allow £20	£20			

7	Loud noise from neighbours	Liability is denied. Looking through both contractors' system and Milton Keynes Council system I can see a number of complaints made about the neighbouring properties been made by the tenant. These complaints have been passed to the housing department for further investigation. This would not be classified as a disrepair.	None	Nil			
8	Additional observations						
9	Kitchen	Water stains and discoloration along with hair line cracks running along the kitchen ceiling above the sink. The staining is a result of a leak from the flat above which has now been rectified. also noted, hair line cracks and slight paint cracking in the middle of the kitchen . The tenant is also complaining about the jointing seal to the nonslip flooring. The floor has been welded. A common practice to secure 2 pieces of flooring and to prevent dirt and moisture from getting under the floor covering. No trip hazards or poor workmanship was noted. The tenant felt one clear piece of lino	Surfaces: Prepare, wash down with RLT Bactdet solution, prepare, apply 1 liberal coat of IDP by brush to any badly stained areas and apply RLT Halophen to ceilings as specified Paint and decorate £100 Plaster Repair: Repair cracks to ceiling including hack out loose plaster/artex and make good with plaster/artex, make good decorations £20 Fan: Isolate/reconnect supply, renew through-wall or ducted fan, two speed motor, double insulated, 76 litre/second high speed, 38 litre/ second low speed, wall grille, electrical tests, make good. £300	£420			

		should have been installed. No mechanical ventilation fan was also noted. Although no damp and Mould was noted during my visit, it is recommended the kitchen would benefit from a fan to help ventilation.	Test:Collect sample of artex texture coating removed from ceiling or walls, arrange and test asbestos content, provide Client Representative with written report.				
10	Bathroom	Small amounts of water damage were noted to the boxing in. This was a result of a leak from the flat above which has been rectified.. Roughly 2-3 inches of flooring was noted to be coming up between the toilet and bath. No mechanical ventilation fan was also noted. Although no damp and Mould was noted during my visit, it is recommended the bathroom would benefit from a fan to help ventilation.	Fan:Isolate/reconnect supply, renew through-wall or ducted fan, two speed motor, double insulated, 76 litre/second high speed, 38 litre/ second low speed, wall grille, electrical tests, make good. £300 Sheet Flooring:Take up any type of existing loose sheet flooring, clean off flooring and bed under and refix flooring with adhesive and clean off. £20 Fan:Isolate/reconnect supply, renew through-wall or ducted fan, two speed motor, double insulated, 76 litre/second high speed, 38 litre/ second low speed, wall grille, electrical tests, make good. £300 Sheet Flooring:Take up any type of existing loose sheet flooring, clean off flooring and bed under and refix flooring with adhesive and clean off. £20 Boxing in water damage. Surfaces :Prepare, wash down with RLT Bactdet solution, prepare, apply 1 liberal coat of IDP by brush to any badly stained areas and apply	£340			

			RLT Halophen to ceilings as specified Paint and decorate £20				
11	Bedroom 2	The tenant showed me inside the cupboard which housed the hot water cylinder. Expanding foam was used to fill in the holes. This was poor workmanship. This has no impact on the tenant's lifestyle. A small piece of round top skirting is missing next to the cupboard measuring 3 inches. A faint hairline crack was noted running along the artex coated ceiling. This is suspected to be a result of movement with no risks. The tenant felt the ceiling would benefit from a suspended ceiling being installed, insulated, plaster boarded, plastered and painted. I advised the tenant this would not be possible for hairline cracks.	Plaster Repair: Repair cracks to ceiling including hack out loose plaster/artex and make good with plaster/artex, make good decorations £20 Plaster Repair: Repair walls to cupboard including hack out loose plaster/artex and make good with plaster/artex, make good decorations £50 Skirting: Renew any size softwood plain, moulded or chamfered skirting plugged to brickwork, including all ends and angles and decorate to match existing. (by the cupboard) 6inch approx £10 LM Test: Collect sample of artex texture coating removed from ceiling or walls, arrange and test asbestos content, provide Client Representative with written report.	£80			
12							
13							
	Sub Total			£1360.00			
	Vat @ 20%			£272.00			
	Total			£1,632.00			

	Building Surveyor Asset Management & Investment Expert for the Landlord.						
	Date: 25 May 2023						

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