

Date: 29th October 2021
Our ref: AJ/MISC
Your ref:

Chartered Surveyors

Oddfellows House, 19 Newport Road
Cardiff CF24 0AA
T 02920 028800
E aled.jenkins@brutonknowles.co.uk
W brutonknowles.co.uk
Offices across the UK

Guy Crotty
Jebb Avenue Estate
Jebb Avenue
Brixton Hill,
London,
SW2 5XF

Dear Guy,

**Jebb Avenue Estate
Condition Survey**

Thank you for your request for a Condition Survey of the above estate and our subsequent site meeting on 27th October 2021. I understand that the estate consists of 6nr residential blocks, each ranging from 3 to 4 storeys in height, and accommodating a total of 56nr apartments, along with Prison staff office and staff room. Each block also includes external amenity space and parking, along with bin stores and garages / store rooms.

You have requested an independent report to review the condition of the external envelope and communal areas of the estate, all of which are maintainable by the Jebb Avenue Estate management company. Our report will include an overview of the building structures, condition, and identified defects, and incorporate a 20year planned preventative maintenance schedule (PPM) to identify the elemental conditions, defects, required works along with the associated costs and priority.

We understand that none of the buildings are listed or in a conservation area, and there are no planning or other statutory restrictions applicable that may influence the required repair works. We also understand that all apartments are privately owned on long leaseholds and the internal finishes of the flats, and their associated windows and external doors, all form part of the owner's maintenance liability. We would be grateful if you can confirm if there are any maintenance restrictions or other covenants included in the Lease and enforceable by the Freeholder.

We therefore propose of fixed fee of **£5,260**, which is inclusive of all travel and reasonable disbursements, but exclusive of VAT.

The survey will extend to the building structure, external façade, roof structure and covering, loft voids, communal staircase, and any communal services such as lighting, fire alarm, water tanks, heating etc. The survey will not include the external windows and doors associated with individual apartments, but will include windows and doors associated with communal areas.

Cherry picker access is not included for the inspection of the roofs, gutters, and fascia's. Most areas will be visible from ground level by assistance of binoculars, however we understand that a previous drone survey has been undertaken of the roof coverings on the older pitch roof buildings. A copy of this report will be made available to us along with a possible link to the original drone video footage to support our findings.



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A list of Partners is available upon request

Access into the roof voids in each block will be made available by the Management Company, for our assessment of the pitched roof structures, and access will be available to the surface of the flat roofs via the rooftop water tank rooms.

Access will be made available to at least 1nr flat per block to allow us to inspect the balconies and railings and identify any evidence of roof leaks or structural defects. No fire risk assessment will be undertaken, though we will assess any breaches present to compartment walls present to communal parts of the building and report on the condition of any existing fire barriers e.g. to roof spaces. We will not be able to comment on any barriers/compartments present in or between the flats either horizontal or vertical.

During our site meeting, structural cracking was identified at various locations. These will be inspected and reported within the capacity of a Chartered Building Surveyor. At this stage, we will not be appointing a Structural Engineer, or undertaking any excavations to expose the foundations, however we will advise further if we consider this to be necessary.

A mechanical and electrical engineer will not be appointed to inspect the building services, and the inspection will be undertaken on a visual basis only within the reasonable capabilities of a Chartered Building Surveyor. This will include the rooftop water tanks on the 3nr newer apartment blocks. However, we will not be able to comment on the condition of the distribution pipes beyond their point of entry to individual apartments.

A detailed description of the mechanical and electrical installation will be provided along with commentary of any visible defects or concerns, and recommendations made if further investigations are considered necessary. We understand that copies of latest electric and other services test certificates and reports will be made available to confirm the current condition of the communal mechanical and electrical distribution, and we will incorporate any recommendations and associated costs within our report. No testing or certification of mechanical and electrical services will be undertaken.

We have also included the internal inspection of 1nr ground floor flat in the third older block which has reported internal dampness. Damp meter readings will be undertaken, and an independent short form report will be provided separately, along with supporting photographs, recommendations, and associated costs.

A single report will be provided for the entire estate, providing a comprehensive description of each building, including their current condition and identified defects, and will be supported by an excel schedule itemising all defects, works, and their associated priority codes and costs over a 20year period.

The building survey will be undertaken on a visual basis only and no intrusive or destructive inspections will be undertaken. We will not be able to comment on areas that are covered, unexposed or inaccessible, and this includes screw fixed service ducts, inaccessible voids, floors covered by fitted coverings, areas concealed by fitted coverings, or areas concealed by fixed or heavy furniture. We will however lift suspended ceiling tiles and loft hatches where possible and safe to do so, to inspect ceiling and roof voids.

There will be no testing or sampling undertaken of deleterious or asbestos containing materials. We assume that an Asbestos Register will be available on site or from the Estate Management Company for our review before the inspection is undertaken, and we will comment on the contents within our report. Any suspect materials will be reported and presumed to be asbestos containing.

Below ground drains will not be inspected, nor will a CCTV survey be undertaken of the below ground drainage. However any accessible manhole covers that can be lifted by one person will be lifted to inspect the manhole chamber.

The report will be limited to the existing buildings and hard landscaping, including the carparks, raised flower bed structures, steps and paving, and boundary walls / fences. It will not include the surrounding grounds, soil condition, trees, or any other soft landscaping or potential invasive species. Our report will not include an investigation into the nature of the subsoil, nor its loadbearing capacity, or if the land has been contaminated by any pollutants.

Our appointment will be in accordance with our General Terms of Business, and Limitations and Scope of Inspection, copies of which are attached for your information.

We trust the above will be of interest however should you have any further queries then please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A. Jenkins'.

Aled Jenkins BSc (Hons) MRICS
Senior Associate
For and behalf of Bruton Knowles LLP