MPA
Building Pathologists

Executive Summary and General Recommendations

For

Communal Block Areas

At

St Martin's Estate

Tulse Hill

London

SW2

On Behalf Of

Metropolitan Thames Valley Housing

MPA Engineering & Construction Services Ltd
Registered in England and Wales No.6799385
Registered offices: Regis House, 2nd Floor, 45 King William Street, London EC4R 9AN
Vat Reg No 971 8739 69

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Brief:

Instructions were received from Mr Jules Bickers (Director of Property) of Metropolitan Thames Valley Housing (MTVH), to undertake block condition surveys to the building elements and relevant services to determine any impact on dampness and/ or heat loss to the buildings whether through design, defect and or construction.

The principal purpose of the surveys are to assess the buildings from a potential vulnerability to dampness due to construction, design and or defects to the buildings to assist Metropolitan Housing and its stakeholders in being able to make key decisions in respect of future planned preventative maintenance, improvement or even regeneration of parts of the Estate.
The commissioned block survey more specifically is focused on dampness and should therefore be read in conjunction with other specialist reports and recommendations.
The completed report is to be used as part of a wider consultation with residents and others who have a vested interest in the buildings and individual dwellings.

The area of commissioning for the block surveys are highlighted on the estate map below, within areas: 1&2, 3&4, 6&7.

The individual blocks are as follows:

Abbots Park: 15 – 19 Houses	**Gaywood Close: 21 – 30**	**Neil Wates Crescent:1-3,5-8 Houses**
Abbots Park: 45 – 71	**Gaywood Close: 45 – 51**	**Neil Wates Crescent: No.4 (8 flats)**
Abbots Park: 72 – 111	**Gaywood Close: 76 – 86**	**Neil Wates Crescent: 9-14**
Abbots Park: 113 – 139	**Gaywood Close: 87 – 97**	**Saunders House: 1 – 24**
Abbots Park: 141 – 171	**Gwynne House:1 - 26**	**Saunders House: 27 – 41**
Derrick House: 1 – 10	**Jemma Knowles Close**	**Sheppard House: 1 – 26**
Derrick House: 11 – 20	**Kynaston House:1 -26**	**Sheppard House: 27 – 41**
Gaywood Close: 1 – 10	**McCormick House: 1 – 10**	**Taylor House: 1 – 24**
Gaywood Close: 11 – 20	**McCormick House: 11 – 36**	**Tillman House: 1 - 26**

Estate Map: Blocks surveyed in areas.

History of St Martins Estate, SW2:

It all began with fields. These were turned into large houses with even larger gardens which were then turned into small houses with smaller gardens and blocks of flats with no gardens at all. And that is the history of St. Martin's Estate. Of course, a few things happened in between.

Servants Quarters:

Up to the 1820s, Tulse Hill was a rural area, largely dominated by farms and small hamlets. Even then, however, London's population was expanding and had already passed the 1 million mark. With a growing empire, a rapidly expanding industrial base and greatly increased international trade, Britain's capital city was growing in proportion. More people need more space, an almost inevitable driving force that continues to this day.

It was intended from the outset, that the new development in the form of the roads of Tulse Hill and Upper Tulse Hill, planned in the 1820s, was to be a very upmarket area with a prohibition on the construction of houses costing less than £700, a lot in those days, though many were to cost a lot more like the £4,400 for Kenilworth at 157 Tulse Hill, a vast Gothic mansion of high Victoriana built in 1888, the last of Tulse Hill's great houses. This was to be a grand area, what we might call today a stockbroker belt. Remember, cities then, and especially London, were frequently crowded, noisy, dirty, dangerous and smelly places: London was not getting a proper sewer system until the 1860s. Cities were something to be escaped from, for those who could afford it. Driven by Britain's rising economy, the middle class was rapidly growing, and part of its aspiration was the acquisition of a large, impressive home that acted as a sanctuary from the workplace, housing not only the owner but his (it was nearly always a man) non-working wife and a complement of servants to tend to the house's often not inconsiderable needs. In the days before mechanised public transport, an elegant house outside a city centre would also need its own stables. It was against this backdrop that the original houses in Tulse Hill were constructed, one at a time to satisfy the social ambitions of those who could afford them. Thus, the area acquired very large houses with enormous gardens, gardens that could almost be described as grounds.

The First Council Estates

Times change. Attitudes change. Fashions change. Economic assumptions change. With the expansion and mechanisation of public transport, the Tulse Hill area was gradually enveloped by smaller, cheaper, late Victorian houses coming up from Brixton Hill on one side and Herne Hill on the other. It is interesting to note that these houses are still standing, whereas virtually all the original grand houses, with a few exceptions, have long been demolished. But it was the First World War that really changed everything. This caused a massive economic and social realignment. The grand houses that were once constructed to display the owner's status, now looked like liabilities. Without the constant attention of servants to keep them tended, and some had separate servants' staircases, these houses would not have been pleasant places to live without a coal fire in most rooms, they would have been like iceboxes in Winter. They were originally built on the unspoken assumption of cheap labour, cheap coal and cheap servants. After the First World War, these assumptions were increasingly under threat. But other issues played a part too. While it might seem strange now, all these grand houses were leasehold tenures! Some of the leases were not that long. In some parts of London, for instance, leases on newly built houses could be as little as 40 years. In any case, even on a 99-year lease, some of the original houses would have been nearing the end of their time. There were other factors too. These types of houses had simply fallen out of fashion, often appearing as gloomy relics of a bygone age.

But there was yet another factor that led to the first demolitions. There was a massive concentration of poverty, overcrowding and bad housing in the north of Lambeth – the very thing that the richer people once wanted to escape. Lambeth Council, or its predecessor, Lambeth Metropolitan Borough Council created in 1900, wouldn't have existed even at the time of the construction of the last 'grand house' in 1888, but London was continuing to expand at a relentless rate requiring the creation of new councils and other systems of local administration. It had moved from a population of 1 million in 1800 to 8.6 million by 1939. Lambeth was under pressure. The big houses with their huge gardens in its jurisdiction seemed to offer a partial answer. Many were compulsorily purchased and then demolished. The first new large scale council housing development in the area was the Tulse Hill Estate, much of it completed in 1938. An area that might once have housed perhaps one hundred people was now housing possibly around 2,500.

This trend was to continue. World War Two, or more importantly its after-effects, provided a fresh impetus to social housing.

Building the Estate:

St. Martin's Estate, under the auspices of London County Council, was begun in the High Trees area in the late 1950s.

- The 1950 electoral register has 2-44 Abbotts Park, and 53 & 55 High Trees.
- The Ewen Crescent area, including Bell House, is shown on OS maps dated July 1957.
- Part of High Trees segment appears in 1959 electoral register. The remainder, including Burnell & Baldwin Houses then first appear in the 1960 register.

"We were one of the first families to move into St Martin's estate" remembers Lynda. "We were in Morrison house in 58/9. They were still building a lot of the other blocks for quite a few years. They built the estate starting at the top of High Trees. The worked their way down from there. A year or so later I was admitted to hospital suffering with from Wile's disease. The rats from the building site had peed on my skipping rope and I had somehow caught the disease. I was about 4 at the time".
The estate consisted originally mainly of about 18 six-storey blocks and some two-storey houses. One block, Terry House, also included in its ground floor a series of shops and, as part of the same building, a library, which was opened in 1962 and now houses the High Trees Community Development Trust. The construction of St. Martin's Estate as originally envisaged, appears to have been completed by the mid-1970s, consisting of approximately 1,300 dwellings housing an estimated population of approximately 5,000, the size of a market town.

According to Lambeth Architecture by Bird and Price "Gill [one of the architects] also designed the County Hotel in 1940 and the Tavistock Hotel in 1951, both in Bloomsbury. He was in partnership with the traditional architect Sir Albert Richardson between 1906 and 1939".
"My family moved in via a mutual exchange in 1967 and were the second family to live [in Harbin House]" remembers Laura. "We had communal launderettes on the estate back then (ours was in the scout hut)".

Under pressure from central government, the Greater London Authority was gradually devolving its responsibilities to local councils before its final dissolution in 1986, and so it was that St. Martin's Estate was transferred to Lambeth Council around 1982. By this stage however, the quality of life of the estate was slowly and gradually deteriorating with a run-down appearance becoming more obvious. Repairs were taking ever longer, if, indeed, they occurred at all and the general

administration seemed poorer than under the GLC. Lambeth Council, however, must have developed some awareness of the situation for around 1990, it built an estate office on Roupell Road. This appeared to mark a gradual turnaround: the rate of steady deterioration seemed to slow, and things began improving a little. A programme of block renovation for at least the oldest part of the estate was drawn up. Lambeth began with Terry, Harbin, Godolphin and Sheppard Houses which had a full renovation, including new roofs, central heating and entry phone systems – and that's as far as they got. The council had run out of money to complete the job – and that's why to this day in 2014 these four blocks have different roofs to all the others.

More minor changes were happening to the estate in the meantime. In the early 1990s, for instance, Neil Wates Crescent, a small development of mainly two-storey houses, was added to the estate. While technically this housing association development was not actually part of St. Martin's, it might as well have been for all access was through the estate. Over the next few years a few three storey blocks were added to this little development, thus creating Gemma Knowles Close which required the demolition of an inter-war vintage four storey block.

In 1995 the library finally closed its doors, and the building was boarded up.

Housing Associations:

It was around the late 1990s that the next major development occurred. In a campaign headed by Janice Owens, the whole estate was transferred, under a government backed regeneration scheme, to a group of three housing associations, Presentation, South London and Metropolitan, which became known as The St. Martins Community Partnership. It was eventually decided by ballot and there were many promises made at the time. The estate needed repairs, but the regeneration money was only on condition of transfer to the coalition of housing associations formed to take over the estate.
The old library was brought back into use as an office to plan the major works and once it was no longer required for this role in 1998, it was handed over to the High Trees Community Development Trust. A new housing office was constructed at the junction of Upper Tulse Hill and High Trees which in turn was closed down around 2012 as a cost saving measure. At the time of writing in late 2014, it remains empty and derelict.

A full renovation was undertaken on the estate over the next few years. It is worth noting, however, that there was an attempt to renege on some of the promises such as the commitment to keep the garages: there was also an initial refusal to include balcony doors in the double-glazing programme. After considerable protest from the residents, the new landlords were pressurised into fulfilling their promises, at least in regard to the items above. The original commitment to keep a permanent estate office, alas, was eventually abandoned.

Overall, the renovation programme effected a considerable improvement in the quality of life, particularly in the fostering of some sense of community with had been almost entirely absent before. The coming together of many residents for the first time in the various associated consultation and training processes ushered in a hitherto unknown level of contact and communication. This development was further enhanced by the establishment of the High Trees Community Development Trust which also brought many local residents together on various training courses and other social functions.

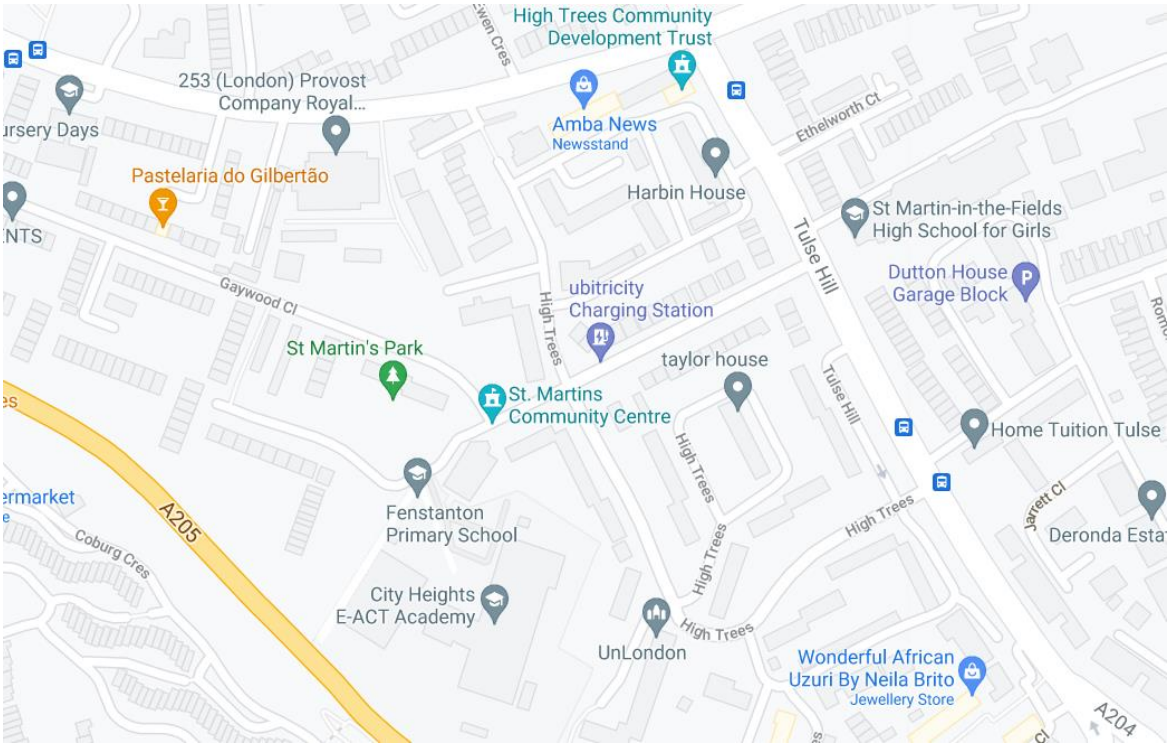
Over the years the St. Martin's Community Partnership logo has gradually disappeared to be replaced by that of Metropolitan Housing Trust who continue to manage the estate on behalf of the other two. Amicus Horizon, however, has replaced South London, and Notting Hill has replaced Presentation.

Present Day:

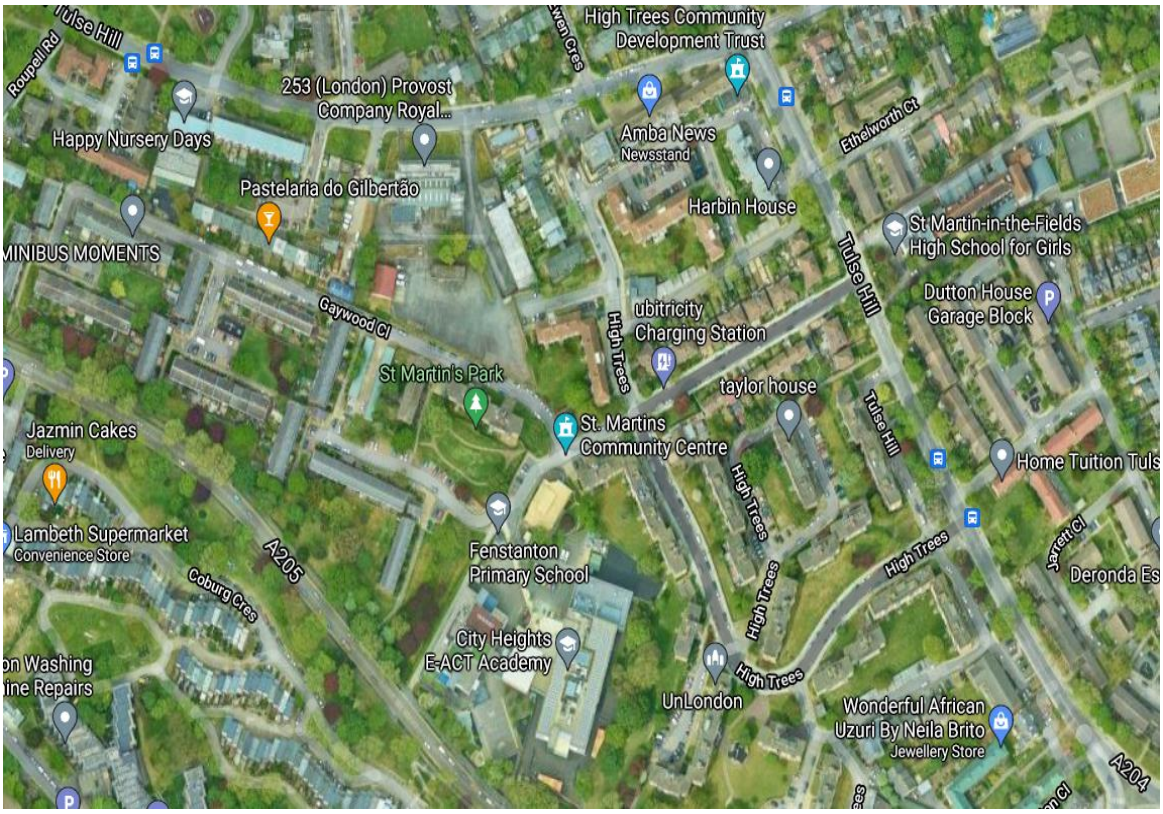
Almost inevitably with the passage of time on such a large estate, further developments and constructions took place. The old Roupell Road estate office was demolished to be replaced by a low rise block. Around 2005, Edwards House, a six-storey block adjacent to the shops on Upper Tulse Hill was constructed, though by a different housing association.

By far the largest development on the estate since its original construction however, was the erection of a large new school on the site of the old Fenstanton primary school which had stood for many years. The new building, completed in 2013, housed a new Fenstanton primary school and the City Heights academy. As part of this development, a long-unused wasteland bordered by Neil Wates Crescent and Maskall Close (the Dip Site) was converted to a multi-pitch, floodlit sports area complete with full changing facilities for use by school pupils and local youth. This entire development was carried out against strong opposition by local residents who feared disruption caused by cramming too many people onto too small a site. The protests prompted a very extensive consultation process by Lambeth Council once it had overcome its initial shock and it is possible that the lessons learnt resulted in a far lesser impact than was once feared. It has to be said, therefore, that at least at the time of writing (November 2014), virtually none of the fears once so strongly held by the residents have been realised.

Extract from: https://stmartinstra.blog/history/another-kind-of-noise/



Area Map; Google maps



Aerial View of Estate: Google Earth

1.0 Executive Summary & General Comments:

1.1 The soil stacks which are routed integrally through the blocks will have various waste connections bossed to the carrying cast iron internal soil vent pipe, and it is understood that originally the waste pipe connections to the cast iron soil vent pipe would have been copper.

As internal improvements have taken place over the years with the advent of decent homes packages, new kitchens and so on that it would need to be looked at more closely, perhaps by a random audit as to how much of the original copper pipe work still remains connected to the cast iron pipes, as the connections between the copper and cast iron could easily be disturbed, if for example the copper waste pipes are cut and plastic waste pipes jointed to them.

Any force exerted on the pipe and joints through workmanship in both removing sections of the copper pipe and reconnecting plastic wastes, could crack the joint between the copper and cast iron and result in leakages taking place within the vertical soil vent duct which can cause water seepage from one flat to another.

This may therefore result in difficult to trace water leaks emanating from one flat to another and it may be necessary to consider a renewal of any remaining copper sections that exists, connecting to the soil vent pipes, that these are completely renewed in a systematically planned preventative maintenance program.

1.2 Generally, the mixture of high silica content face brickwork and non-high silica face brickwork are generally in good condition, although some of the high silica bricks have cracked due to its higher range of expansion and contraction properties. There are a number of areas where crack repairs and some re-pointing will need to be undertaken, to the high rise 1950's construction solid wall blocks typical in the High Trees section of the Estate.

There are some areas of the face brickwork that will require some re-pointing, although this is not critical or necessarily material to internal dampness but may be picked up in an external pre painting repairs programme, when a scaffold is next erected, an allowance of 15% of the external brickwork be repointed to the older solid wall constructed blocks as an indication of the extent of this requirement.

1.3 There is understood to be an integral ventilation shaft which helps to mitigate water vapour laden air generated in kitchen and bathrooms, through a central vertical communal duct which runs through the building, terminating at roof level.

However, it is understood that the motors to many of the communal air extraction system is defective and needs renewal and upgrading.

It is understood from internal surveys that individual mechanical extractor fans have been vented and may be potentially ducted into the central communal ventilation shaft, requiring further investigating.

We further understand that the central mechanical duct ventilation system is the subject of separate and specialist mechanical advice.

1.4 Each of the blocks that has been inspected, there is no evidence of an installed dry riser system for use by the emergency services in the case of a fire to the communal areas. Although there is noted to be a Fire Services cabinet to the front of the blocks, which is likely to contain a fire hose reel for use by the Fire services in an emergency.

1.5 It should be noted that the access doors through to the flat roof areas have mixed locks of different FB keys, which makes access to the roof areas extremely difficult for regular maintenance and for access in case of emergency. Some ladders to the top landing are missing and door locks missing from some metal ladder enclosures.

1.6 The condition of the underground drainage system is not known, and it would be advisable to commission a block-by-block CCTV drainage camera survey.

We have identified in some locations problems with blocked and broken back inlet gullies with potential blockages and issues with branch drains, at ground level across the ages of blocks within the estate.
All the identified concerns with the low-level drainage can be brought in under the umbrella of complete and holistic drainage survey investigation project.

1.7 The incoming potable water mains for this era of buildings, with the oldest blocks being constructed in the 1950s, are likely to be run in steel barrel which would be zinc coated and further protected with putty tape ('Denzo' or equivalent), and it is understood that there have been some incidents of escape(s) of water from perforated buried water main supply pipes, which may be an indication of the need for a future program of systematic checking, by carrying out sounding, siphon and correlation tests in conjunction with a specialist contractor, to determine for any future need for water main replacement.

1.8 The flat roofs of the older 1950's blocks are generally in reasonable condition, despite the fact that they are understood to have been recovered during the late 1990's (repair and improvement records would need to be referenced. See item 1.28).
Some of the flat roofs do not contain roof insulation and some do. Some block flat roofs have been converted to a conventional pitched roof. This avoids some of the many issues associated with flat roofs and tank rooms, as well as illegal access to erect tv aerials and satellite dishes, as well as setting up roof top pirate radio stations etc.

1.9 Flat roof Tank room doors are all timber and are generally in a poor condition, lacking paint protection, gaps between timber sub-frames and masonry walls, poorly repaired and some

doors missing. The tank rooms have all been upgraded with modern cold water storage tanks and pipework well insulation.
However, tank room lack any water proofing integrity and therefore the area of roof within the tank rooms are vulnerable to rainwater penetration. The need to change the doors to a more durable non paint material should be considered as a priority.

1.10 Over most of the communal stairwells are an asphalt or felt covered flat roof, which do not appear to be insulated. There is evidence of mould colonies to the soffit or underside of the flat roofs which renders the ceiling/soffit slab vulnerable to condensation through atmospheric moisture build up within the stairwells. Where the surface temperature of wall and soffits would predictably fall below the DEW point temperature of the internal air within the stairwells leading to condensation occurring and the continuation of mould forming on the cooler surfaces.

1.11 The block survey externally coupled with findings from individual pathological surveys inside many of the dwellings, does not indicate systemic or widespread failure to external walls or flat roof areas to rainwater penetration, requiring major improvement to the blocks e.g., installing external wall insulation or over cladding/rain screens.
Although it has been identified from the internal surveys that some dwellings in the older solid wall flats would benefit from the installation of thermal vapour resistance thermal boards to thermally dry line certain external walls to those rooms within certain flats where the flat is an end of block or where rooms adjoin a communal stairwell or lift shaft.

1.12 The flat roof areas requiring the more immediate attention would be the tower blocks of Tillman, Gwynne and Kynaston. These late 1950's /1960's constructed blocks exhibit issues with the flat roof defects and chimney stacks, where inset cowls have replaced removed chimney pots are not properly secure. The cementitious render to the stacks and tank room enclosures are cracking and the render unkeyed to the masonry substrate. Felt roof upstands are gapping from the wall abutments.

1.13 There is a general issue of a lack of adequate apron flashings to the felt roof upstands across the High Trees and other tower block with flat roofs. There is evidence of various repairs to replace new apron cover flashings using a mixture of inappropriate materials, e.g., flash banding and mineral felt aprons most of which has not adhered properly to the substrate masonry walls and are vulnerable to wind lift.

1.14 There is evidence of some sections of flat roofing which has been patch repaired. It is difficult to understand the reason for such random and isolated repairs, other than due to person or persons unknown gaining entry onto the roof to erect aerials and satellite dishes.
There are tubular steel guard rails around the roof access and tank rooms for safety of authorised personnel gaining access for reasons of maintenance and or repair.
It is noted that the flat roof areas beyond the protection of the guard rails, offer no adequate protection for authorised personnel working on the roof areas. It is therefore recommended

that a ‘’person safe’ wire caballing system is installed as a minimum requirement for operatives to connect a safety harness to.

1.15 The majority of the open chimney pots to the main tower blocks, all appear to be disused (unless some residents have chosen to install a gas appliance to vent through the chimney, although there does not appear to be any evidence of the installation of additional liners inserted into the chimney cavity to vent for example a gas fire.
The chimney pots are mostly open pots and as such are vulnerable to rainwater penetration down through the chimney cavity and vulnerable to birds nesting (there is noted to be a large feral pigeon population, which are attracted to the flat roof areas, where it is easy for them to roost, perch and nest) and the ingestion of airborne leaf litter and detritus. They are better fitted with inserted cowls.

1.16 The purpose-built storage tank enclosures at roof level contain overflow pipes which are rooted through the side walls of the tank rooms. Some of the plastic overflow pipes have been broken or cut flush to the walls and should a tank overflow due to a defective ball valve mechanism, then the water discharge could run back inside the tank room and penetrate internally through the corresponding ceiling areas of the top flats and top communal landing areas over the stairwells.

1.17 Rear private balconies and communal walkways are mostly covered in asphalt. Many of the private rear of block balconies the asphalt is in poor condition and in some extreme cases the asphalt has moved during periods of excessively hot weather. There is a great deal of evidence of failure of the asphalt where metal balustrading is anchored into the balcony/communal walkway slab. There is also evidence of failure of formed asphalt upstands.
The formed upstands at the abutment with mainly front entrance door thresholds are too shallow of the communal walkways and this could result in excess rainwater passing below the front entrance doors into the habitable areas of the flats, most notably to the entrance halls.

1.18 Drainage to the private rear balconies varies from a simple individual narrow pipe to each balcony unconnected to a carrying down pipe (examples are at Kynaston, Gwynne and Tillman Houses) with most other balconies where there is a drainage outlet to the balcony slab which connects to a carrying cast iron or plastic rainwater pipe. Other balconies contain a one pipe system where the rainwater down pipe passes through each balcony whilst other balconies the rainwater pipe is separate with a connecting branch pipe. The private rear balconies would need to be looked at in more detail to determine which require improvement and balcony resurfacing.

1.19 The asphalt covered communal access walkways, some lack in an adequate number of drainage outlets. Some walkways have open slots to the outer balcony parapet walls to serve as a means of overflow for any excess build-up of surface water. Some communal walks ways incorporate shallow inset drainage channels running either parallel to the front of the flats or along the outer edge of the walkway adjacent to the parapet wall, laid to falls towards the drainage outlets.

There is also evidence of linear cracking through sections of the concrete communal walkways and corresponding cracking through the asphalt surfacing and around asphalt kerbing and where metal balustrades are anchored.

1.20 There have been architectural alteration to some communal entrance way areas where a narrow dual pitched roof has been added, some of these installations offer challenges of having been partially damaged where it is possible to gain partial access through lower stair well windows. Gutters are mostly blocked and or damaged and are difficult to maintain and clean out blocked gutters.

1.21 To many of the older 1950's tower blocks in the High Trees area, the bin refuse enclosures to the front of the blocks adjacent to the main communal entrances are in very poor condition, where metal doors are heavily corroded, hinges rusted through etc. The refuse chambers are covered with a flat roof and in some cases the main roof drainage terminates onto these flat roofs and in turn drains from the flat roof via and integral cast iron rainwater pipe. In some cases, the cast iron rainwater pipes are defective leading to an escape of water and localised flooding inside the bin chambers during rainfall.

1.22 Several high-level eaves gutters were found to be blocked with leaf litter, growing vegetation and general detritus and in need of a regular programme of cleaning (at least once every autumn). Less accessible gutters and drainage outlets should be fitted with a range of antifouling inserts, i.e., balloon guards to flat roof and balcony outlets, covers over rainwater hoppers, leaf guards and inserts to high level eaves gutters.
Some extruded aluminium gutters e.g., Gaywood Close have become distorted and damaged. There is also evidence of eroded roof undersarking at the eaves which would result in rainwater passing the rear of the eaves gutter.

1.23 Those blocks of external cavity wall construction e.g., Jemma Knowles Close, Neil Wates Crescent and end flank walls to some blocks like Gaywood close. The cavity wall voids should be investigated with an optical endoscope to determine the existence and condition of installed cavity trays at window heads, ring beams etc to ensure that the cavity trays are able to drain through unobstructed weep tubes to the perpends**.**

1.24 Some houses like those in Jemma Knowles Close and Neal Wates Crescent appear to have suspended solid ground floor construction (Concrete block and Beam system). Depending on the period of construction, these suspended solid floors may or may not contain and incorporated vapour barrier membrane and it would be recommended to undertake a floor hygrometer test to establish the moisture profile consistent with the requirements contained in British Standard BS 8203:2009.

1.25 Certain under croft areas e.g., below Derrick House that have become disused need to be further investigated for the intrusion of ground water. Also, to determine whether better use could be made of the disused spaces. To consider some architectural changes to the front of Derrick house to prevent rainwater and ground water intrusion at low level to the block.

1.26 Infill PVCu and timber shiplap wall panels to Abbotts Close and Gaywood Close blocks are in need of some repair and need to improve mastic applied jointing between the boards and surrounding building structure. The thermal insulation quality of the boards is not known. There are also some soffits to communal walkways and balconies that lack thermal insulation, where cold bridging is likely to result in cold areas of ceilings within some of the dwellings where a balcony or walkway is cantilevered and serves as an extended floor/ceiling slab. Come soffits to overhangs of blocks similar to those in abbots and Gaywood close have been fitted with some type of thermal insulation board.

1.27 Some blocks of houses, maisonettes, and flats e.g., in Gaywood close exhibit roof sag either side of the party walls. There is evidence of poor design with integral shallow box gutters to some blocks where modification of the roofing and new roofing is required.

1.28 The flat roof areas would benefit from a future programme of roof renewal, following which consideration could be given to the installation of solar panels and small efficient wind turbines to produce stored electricity to both assist and encourage residents to lower energy costs whilst increasing internal heating levels during the cooler months of the year coupled with a range of other practical measures and maintenance items identified in this report and the reports generated from individual surveys, which provides a very useful audit of the various causes and sources of dampness and mould, as they relate to design, construction, building defect and use and occupation.

1.29 The communal stairway areas in almost all the blocks surveyed exhibited damaged, flaking and friable paint and in need of stripping and replacement with a new coating or paint system compliant to the current fire regulations to meet class O standards to resist the spread of fire through the layers and condition of the present paint in place.
A great deal of the damaged decorative surfaces has occurred due to water penetration, either from flat roofs and through communal roof top tank rooms, escapes of water from individual flats and from atmospheric moisture. Condensation due to cold ceiling, soffit and wall surfaces.

1.30 The fenestration to most blocks communal areas is in reasonable condition with some broken panes of glass in evidence. To those blocks where there are horizontal timber rails fitted to parapet balcony walls to communal walkways, there is evidence of wet rot decay and damage requiring sections of the rails to be replaced.

1.31 All future remedial work and maintenance to the Estate blocks and communal areas should be carried out in strict accordance with the Health & Safety at Work Act 1974 including all updates and amendments.

M J Parrett MSt (Cantab) CSci C.Build.E FRICS FCIOB FCABE FIMMM
For and on behalf of MPA Engineering & Construction Services Ltd
11th August 2021