

FOI 06289

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1. Please see table and schedules of work below.
2. No civil penalties have been served
3. No rent repayment orders have been served.
4. No Banning Orders have been given out.

Housing Act 2004 Hazard Awareness Notices

Information on who carried out the remedial action is not held at the council. It is assumed that the landlord organised the works to be carried out. All the notices were served regarding residential properties.

Flare Ref	Date Served	date complied with	Nature of Disrepair	Category of Hazard	Nature of Remedial Action
599			Damp and mould; food safety; structural collapse; personal hygiene sanitation and drainage	Cat 1	Below
343	3/6/2019	NA	Falls on Stairs	Cat 1	'Turn' the stairs to expose a new surface which is level and could be used as suitable threads. If this fails, the worn threads should be filled in, or the staircase renewed. The radiator at the bottom of the stairs to be re-sited.

Works for ref: 599

Structural collapse and falling elements

Employ a structural engineer to carry out an inspection of the barn building (including the entrance porch, storeroom and bathroom of the dwelling) and the separate outbuilding and obtain a report on the findings. The report is to include a schedule of works to make the buildings safe from further structural collapse and detail the works necessary for the entrance porch, storeroom and first floor bathroom to be structurally sound as these areas form part of the dwelling itself.

Damp and Mould

In conjunction with the works required by the structural report, strip off the roof covering from the barn and bathroom roof. Renew, strengthen and brace as required all defective roof members with sound well-seasoned new timber. Provide and fix roofing felt and treated battens and re slate the roof complete with all necessary leadwork and detailing. Incorporate any roof ventilation required and leave the whole roof in a sound and weathertight condition.

Cut out and renew the perished stonework to the left hand gable wall to the main house and carry out all additional works necessary to remedy the penetrating dampness to the left hand lounge and left hand bedroom gable walls and ceiling. Make good all internal finishes on completion of the works.

In conjunction with works to the left hand gable wall, examine the left hand chimney stack and flashings and carry out wall works necessary to remedy the penetrating dampness to the first floor left hand bedroom.

Repair or if necessary renew the defective eaves gutters to the front and rear elevations of the main dwelling and the eaves gutter over the first floor bathroom. Ensure all joints are watertight and leave the gutters correctly aligned, at a proper fall, so as to convey rainwater to a suitable outlet. Re-instate any roof covering at the eaves disturbed or found to be defective so as to properly discharge water into the eaves gutter. Test and leave in proper working order.

Provide a properly channelled out gully around the external perimeter of the property so as to ensure that the external ground level is below that of the internal ground level and that surface water can adequately drain away. Install in the rear house wall a horizontal damp proof course constructed in such manner and of such materials as to satisfy the requirements of the Building Regulations. Alternatively use any approved method of damp proofing carried out in accordance with the manufacturer's instructions so as to make the walls free of dampness. Remove skirting boards and ensure that all damp and contaminated plasterwork is removed. Prepare the surface and re-plaster the walls using a sand cement backing with additive, or a renovating plaster or other suitable plaster. Make good all disturbed surfaces.

Note: Due to the storage of goods within the property it was not possible to identify whether there is rising dampness in other parts of the property, other than the rear house wall. If rising dampness is found, remedial action will be required.

Take down the front external door and strip out the defective external door frame. Provide and fix a new external frame constructed of either sound well-seasoned timber or uPVC. Provide and hang a new timber or uPVC external door with weatherboard and all necessary ironmongery. Make good all disturbed surfaces ensuring that the frame is properly sealed to the brickwork. Leave so as to open, close and secure properly and be weathertight.

Take out completely the defective window(s) throughout the dwelling. Provide and fit new window(s) constructed of sound suitable materials to match existing and compliant with current building regulations.

Food Safety

Remove and properly dispose of the existing kitchen units, worktops and other associated equipment. Provide and securely fix a suitable number of new wall units and base units and an adequate length of worktop with an impervious, easily cleansable surface for the preparation of food. Ensure amenities are provided in appropriate locations taking into consideration the need to place appliances. Provide and install a sink top with drainer fixed to a sink base unit and with a satisfactory supply of piped hot and cold water to taps, complete with all necessary fittings, splashbacks (two course tiled surround) and drainage connections. Include for all necessary earth bonding. Ensure a suitable electric cooker point with separate 30/45 amp circuit is provided. Ensure that the cooker location is safe for working and has work surfaces extending from both sides the shorter length of which shall not be less than 300mm. Ensure provision of a suitable light fitting and six 13 amp switched socket outlets suitably positioned to serve appliances. Make good all disturbed surfaces and leave the facility in sound, clean and tidy condition and good working order.

Personal hygiene, sanitation and drainage

Provide a suitable bathroom within the property, with appropriate wall, ceiling and floor finishes. Provide and install a fixed bath or shower and wash hand basin with a satisfactory supply of piped hot and cold water and with all necessary taps, fittings, splashbacks and drainage connections. Provide and install a water closet suite and connect to the mains water supply and the drainage system. Make good all disturbed surfaces and leave the facility in sound, clean and tidy condition and good working order.