

FOI 06288

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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 Improvement 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
326	17/01/2013	Revoked and Hazard Awareness Notice served	Falls associated with stairs and steps	cat 1	It was discussed that it may be possible to '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.
361	04/10/2013		excess cold and falls on a level	cat 1	Design and install a system for heating and insulating the dwelling. And It would be appropriate to cut into the dished step and repair it with a proprietary cement / silicone compound which can be 'feathered' into the surrounding stone work without an obvious joint.
436	05/11/2014		structural collapse and falling elements	cat1	The remedial action which will result in the Order being revoked. All the deficiencies referred to in Schedule 1 must be made good by the carrying out of the requisite remedial works as advised by a competent structural engineer.
533	29/06/2017	4/10/2018	damp mould and excess cold	cat1	below
541	18/07/2017		falling between levels	cat 2	Provide and fix restrictors to the casements of the bathroom and rear bedroom windows. The window restrictors must be capable of limiting the distance that the windows can be opened to a maximum of 100mm and have the facility to be overridden by an adult in the event of a fire. If the

					windows are not suitable for the fitting of standard restrictors, it may be necessary to replace or modify the windows to meet this requirement.
491	17/03/2016		Electrical Hazards	Cat 1	An electrical engineer who is affiliated with NICEIC, NAPIT or equivalent must carry out a test and produce an Electrical Installation Condition (EIC) report for the premises.
497	30/08/2016	Revoked: Prohibition Order served	excess cold, damp and mould growth, falling on stairs, and electrical hazards	Cat 1 and 2 (Electric)	
498	02/09/2016	Revoked: Prohibition Order served	excess cold, electrical hazards	Cat 1 cold, Cat 2 electric	
594	25/04/2018		damp and mould growth	Cat 1	below
595	25/04/2018		damp and mould, excess cold, food safety and electrical safety	Cat 1	below
596	25/04/2018		damp and mould, excess cold, food safety and electrical safety	Cat 1	below

Works for 533

The nature of the remedial action to be taken.

Items 1 – 4

- a. Investigate the drainage to the right hand side of the rear elevation and remedy any defects which may be the source of water penetration/penetrating dampness to the wall/gable/floor of the RHS elevation lounge.
- b. Take up the flags in the RHS elevation lounge which are affected by dampness and investigate the ground conditions. Carry out all necessary remedial work.
- c. Carry out all works necessary to remedy the penetrating dampness to the rear walls of the RHS lounge and RHS bedroom. This work to include: Repointing the rear house wall between the barn and the two storey rear extension.
Resetting the rear eavesgutters to ensure correct discharge of rainwater from the house roof. Refixing the hopper head and rainwater pipe.
- d. Remove damp and/or mouldy cement render/plasterwork to the RHS elevation lounge and RHS bedroom and replaster using suitable materials following completion of external works.

Item 5- 6

- e. Examine the main house roof. Refix displaced slates and replace broken slates.
- f. Examine the right hand chimney stack, flashings, soakers and adjacent roof area. Rebuild or repair the chimney stack leaving the area watertight.

Items 7- 10

- g. Examine the whole of the south annexe roof and the leadwork at the abutment with the main house and carry out all works necessary to remedy the penetrating dampness to the annexe bedroom ceiling. It is anticipated that, in view of the poor condition of this roof, a full re-roof may be necessary and renewal of associated leadwork.
- h. Ensure that the rear gutter and rainwater pipes to the south annexe discharge correctly to the drainage system
- i. Renew all rotted woodwork to the front and rear annexe bedroom windows leaving them capable of being opened and closed properly.
- j. Make good internal wall finishes following completion of remedial work.

Item 11 (see also Excess Cold Hazard remedial action)

- k. Extend the existing central heating installation to include the annexe bedroom.

Items 12-16

- l. Examine the rear extension roof (above the bathroom, shower room and
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- landing), its junction with the main house roof, and the area around the bathroom rooflight. Reposition and secure slipped flag/slates and replace broken flags/slates. Renew the rooflight. Ensure that rainwater from the roof discharges correctly to the eavesgutter and into the drainage system.
- m. Repoint the open joints to the north wall of the rear extension.
 - n. Make good internal wall finishes following completion of remedial work.

You may achieve the standard by other suitable measures which can be discussed before installation.

Schedule 2

The premises in relation to which remedial action is to be taken

Wiend House, Church Brough, Kirkby Stephen

Nature of the Hazard Excess Cold

The nature of the remedial action to be taken.

The property must have a system of fixed heating which is capable of maintaining an indoor temperature of 21°C when the outside temperature is -1°C.

It is recommended that this is achieved through: -

- a. Extending the existing central heating installation to include the annexe bedroom
- b. Repair or renew the window frames to the front and rear of the annexe bedroom, leaving them capable of being opened and closed properly.
- c. Repairing the building fabric to eliminate sources of dampness. See remedial action section for Cat 1 Hazard – Damp and Mould.
- d. Installing a layer of insulation in the roofspaces ; 270mm thick
- e. Installing insulation to the underside of the annexe bedroom floor – accessible from the workshop beneath.

You may achieve the standard by other suitable measures which can be discussed before installation.

Works for 594

Schedule 2

Specification of works to be carried out

1. Throughout the rooms in the main part of the house (ground floor front room, ground floor middle room and hallway) install 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 manufacturers instructions in accordance with BS 8215:1991 so as to make the walls free of dampness. Remove skirting boards and ground where necessary and ensure that all damp and contaminated plasterwork is removed. Prepare the surface and re-plaster the walls. Re-fix skirtings, renewing where necessary to match existing. Make good all disturbed surfaces.
2. Thoroughly overhaul the windows to the ground floor middle room, bathroom and first floor rear room. Cut out any damaged or rot affected portions of window frame and make good by splicing in new treated timber of same section. Renew any defective glazing and putty. For the sash windows, ease and adjust the sashes renewing as necessary any defective weights, pulleys, cords or fittings. Leave the sashes so as to open and close smoothly and be weathertight. If beyond repair, take out the bathroom window complete and remove from site. Provide and fix a new window constructed of sound and suitable materials.
3. Examine the rear house wall, rear house roof and rear main house eavesgutter and carry out all works necessary to remedy the penetrating dampness to the bathroom.
4. Hack off the perished and damp plasterwork to the bathroom (rear wall) and suitably replaster.
5. Take down the bulging portion of the bathroom ceiling. Repair using plasterboard not less than 12.5 mm thick and securely fixed to the joists, scrim joints and skim boarding with gypsum plaster not less than 5mm thick to a smooth finish flush with existing plaster.
6. Repair, or if necessary renew, the leaking eavesgutter to the rear main house roof. Ensure all joints are watertight and leave the gutter 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 rainwater into the eaves gutter. Test and leave in proper working order.
7. Remove the stud partition wall between the ground floor front room and hallway. On completion of work to the floor specified in item 8 below, rebuild the stud wall (plasterboard and skim).
8. Take up the existing timber ground floor, lay new 200mm thick concrete floor including insulation and damp proof membrane.
9. Fit a new Composite Flood-resistant front door and frame.
10. Fit a new PVCu Flood-resistant rear door and frame.
11. Install 40mm kitchen waste pipe non-return valves.

Works for 595

Schedule 2

Specification of works to be carried out

Damp and Mould

1. Examine the front house wall, front house roof and eavesgutter and carry out all works necessary to remedy the penetrating dampness to the front wall of the ground floor front room and first floor front room. Hack off all perished and loose plasterwork and replaster to a smooth, hard finish.
2. Examine the rear house roof and chimney stack and carry out all works necessary to remedy the penetrating dampness to the ceiling and wall of the first floor rear room. Hack off all perished and damp plasterwork and replaster to a smooth hard finish.
3. Repair, or if necessary renew, the leaking eavesgutters to the front and rear main house roof. Ensure all joints are watertight and leave the gutter 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 rainwater into the eaves gutter. Test and leave in proper working order.
4. Examine the leaking shower tray and adjacent tiling. Identify the source of the leak and make watertight any defective joint or edge seal using a silicone sanitary sealant or proprietary flexible mastic. Alternatively fit a new proprietary sealing strip to make the joint watertight. Make good any disturbed surfaces; test and leave the shower in sound condition and good working order.
5. Fit a new Composite Flood-resistant front door and frame.
6. Fit a new PVCu Flood-resistant rear door and frame.
7. Install 40mm kitchen waste pipe non-return valve.

Excess Cold

1. It is understood that a gas supply is available to the property. Engage a suitably qualified central heating engineer to design, supply and fix an appropriate gas fired central heating system (for both space heating and hot water) to the property ensuring that the property can be economically maintained at a minimum temperature of 18°C when the outside temperature is -1°C. All gas works are to be carried out by a Gas Safe registered engineer in accordance with the Gas Safety (Installation and Use) Regulations 1998. Gas Safety Certification is required to be presented to this Department upon completion.
 2. Thoroughly overhaul the windows to the ground floor front room, kitchen (2 windows), bathroom and first floor front and rear rooms. Cut out any damaged or rot affected portions of window frame and make good by splicing in new treated timber of same section. Renew any defective glazing and putty. For the sash windows, ease and adjust the sashes renewing as necessary any defective weights, pulleys, cords or fittings. Leave the sashes so as to open and close smoothly and be weathertight. If any of the window(s) are beyond repair, take out the window(s) complete and remove from site. Provide and fix new window(s) constructed of sound and suitable materials.
 3. Fit a new Composite Flood-resistant front door and frame.
 4. Hack off the wall plaster to the damp affected areas in the ground and first floor front rooms and the loose and cracked plasterwork to the window reveals in the bathroom. Replaster these areas and the kitchen to a smooth hard finish.
 5. Insulate the loft or as needed top up the existing level of insulation to a minimum thickness of 270mm mineral wool (or equivalent depending on material to be used) as specified under the current Building Regulations.
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Food safety

Provide facilities in the kitchen for the storage, preparation and cooking of food:

1. 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 and drainage connections. Include for all necessary bonding due to electrical installation.
2. Provide and fix a suitable worktop with an impervious surface for the preparation of food.
3. Provide suitable food storage facilities for dry goods (kitchen cupboards) and space for a fridge and freezer
4. Provide a suitable gas point or electric cooker point with separate 30/45 amp circuit.
5. Install an extractor fan in the kitchen or a cooker hood of a suitable capacity.
6. Install six 13 amp switched socket outlets for use with kitchen appliances.
7. Make good all disturbed surfaces ensuring that finishes are smooth, impervious and capable of being readily cleaned.

Electrical hazards

1. Arrange for an electrical engineer who is affiliated with NICEIC, NAPIT or equivalent to carry out a test and produce an Electrical Installation Condition Report (EICR) for the premises. Provide a copy of the EICR to Environmental Services.
 2. Carry out all works identified in the EIC Report that are identified as C1 and C2.
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Works for 596

Schedule 2

Specification of works to be carried out

Damp and Mould

1. Examine the front house wall and eavesgutter and carry out all works necessary to remedy the penetrating dampness to the front wall first floor front room. Hack off all associated perished plasterwork and replaster to a smooth, hard finish.
2. Examine the chimney stack, flashings and adjoining roof covering and carry out all works necessary to remedy the penetrating dampness to the ceiling and wall of the first floor rear room. Hack off all perished and damp plasterwork and replaster to a smooth hard finish.
3. Thoroughly overhaul the windows to the ground floor front room, kitchen (2 windows), bathroom and first floor front and rear rooms. Cut out any damaged or rot affected portions of window frame and make good by splicing in new treated timber of same section. Renew any defective glazing and putty. For the sash windows, ease and adjust the sashes renewing as necessary any defective weights, pulleys, cords or fittings. Leave the sashes so as to open and close smoothly and be weathertight. If any of the window(s) are beyond repair, take out the window(s) complete and remove from site. Provide and fix new window(s) constructed of sound and suitable materials.
4. Fit a new Composite Flood-resistant front door and frame.
5. Fit a new PVCu Flood-resistant rear door and frame.
6. Install 40mm kitchen waste pipe non-return valve.
7. Seal the airbrick located in the front house wall below the ground floor front room window, to prevent the ingress of flood water. Provide suitably located alternative ventilation for the gas appliance in the ground floor front room.

Food safety

Provide facilities in the kitchen for the storage, preparation and cooking of food:

1. 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 and drainage connections. Include for all necessary bonding due to electrical installation.
2. Provide and fix a suitable worktop with an impervious surface for the preparation of food.
3. Provide suitable food storage facilities for dry goods (kitchen cupboards) and space for a fridge and freezer.
4. Provide a suitable gas point or electric cooker point with separate 30/45 amp circuit.
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