

Date 22nd November 2005
Our Reference: EH/TXD/E09/004541
Your Reference: -
Direct Phone Number: 020 7974 2178
Contact: Mr Toby Deans
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Please quote our reference in any correspondence

Mr Solomon Adler
16 Hadley Court
Stamford Hill
LONDON
N16 JU

www.camden.gov.uk
RECEIVED
14 MAR 2007

Dear Mr Adler,

Please forward for the attention of Mr Chaim Meisels.
Address: 83 Kingsgate Road, London NW6
Housing Act 1985 s352,s354&358,s189,s372

I refer to our meeting at the property on the 17 November 2005.

We have recently carried out work in default of a notice relating to a drainage fault at the property that required urgent attendance. The waste water pipe serving the sink, shower and wash hand basin of flat 5 had become blocked beneath the floor of flat 4 and none of the amenities could be used without flooding. We had great difficulty locating anyone managing the property so notices were served on 'the owner' at the address and the works carried out in default on expiry of the notices. The cost of these works will now be re-claimed. This has dealt with the immediate drainage fault.

At our meeting, I highlighted other areas of concern that require attention:

- The ground floor rear room (flat 1) is a self-contained unit with a back addition bathroom with shower/wc and wash hand basin. This room fails to meet the requirements for natural lighting and ventilation by a considerable degree. There is a small louvre window at high level on the rear-elevation junction to the back addition flat roof. A window should general provide 1/10th of the area of the floor area of the room as an open-able area to provide sufficient natural lighting and ventilation. The general guidance states that you should be able to read a newspaper without the use of artificial lighting in normal daylight hours. This room was very dark and failed to meet that standard. From the position of the back addition bathroom it would be difficult to increase this window area without significant alterations. The fire resistant door to the room lacked intumescent strips and cold smoke seals. These are required to each of the fire doors in the property. There are insufficient work surfaces for the preparation of food. The room is undersized for a single person unit with cooking amenities – It is below 13.7m² in area.
- The cellar door to the ground floor internal lobby should be kept locked and provided with a sign 'fire door – keep locked'
- The ground floor back addition room (flat 2) has a rotted timber joist to the ceiling corresponding with the drainage route of flat 3 above. This requires further

- investigation and replacement as necessary. Strips and seals are missing to the fire door. There are insufficient surface areas for the preparation of food.
- To the main roof of the property a cement fillet is missing from the junction of the roof tiles with the apex of the rear elevation wall. This has left a large hole into the main roof.
 - The soil and vent pipe to the rear elevation wall does not vent at eaves height but finishes halfway up the wall. This needs to be extended to ventilate properly and meet current drainage regulations. The sink waste from flat 3 at first floor level connects to a hopper head of rainwater downpipe and needs to be properly connected to the waste water system.
 - Flat 3: This flat is substantially below the room size requirement for a single bedsit letting with cooking facilities. It is below 13.7m² in area. The kitchen provided has insufficient food preparation surfaces and is not located remote from the room exit door as recommended. Strip and seals are missing from the fire door.
 - Flat 4 is below the minimum size for a bedsit room containing cooking facilities as it is below 13.7m². The kitchen facilities lack a cooker. There is no drainer to the kitchen sink and no food preparation work surface.
 - Flat 5 is currently over occupied. The room size is sufficient for a single person only. The two sash windows are in disrepair and require replacement of broken sash cords. The timber sill has rotted to the left hand window and the cement fillets are missing to the window reveals allowing water ingress. The extractor fan to the bathroom has broken and the shower door hinge is broken.
 - The fire alarm system sited in the ground floor lobby is currently showing a fault and is inoperative. This is a management item and needs to be addressed urgently.
 - The letting 83A is a converted shop front that has insufficient natural lighting and ventilation. We would recommend the provision of a window where the original window opening is but this will require internal re-arrangement of the room.

I would like to re-visit the property with you to discuss alternative room layouts that would meet the standards for bedsit letting accommodation. One solution would be to combine the two existing ground floor units to provide one self-contained unit consisting of a rear room kitchen and back addition bedroom, although you may have alternative solutions. I would be grateful for any details that you have regarding the ownership of the second floor flat. The remaining rooms will also need re-configuration to meet the standards. I note that this property was granted planning established use for residential use. This does not mean that it would have met planning or building control requirements if the property were to be submitted as a planning application. The self-contained units would be below the required size for such units under the Unitary Development Plan.

I enclose a copy of the policy statement for bedsit-type accommodation. Please reference this document before our next meeting.

We consider that the property is unfit under the Housing Act 1985 for the following reasons:

S189.

There is insufficient natural lighting and ventilation to two of the lettings.

Director : Peter Bishop

S352.

There are insufficient amenities for the preparation and cooking of food to a number of lettings.

S354&358

The lettings are undersized for the current number of occupants. Rooms will need to be re-configured to meet the required standard.

S372

A number of management items including areas of disrepair to the windows, roof and drainage. The Fire Detection system is operative.

Please contact me to discuss this letter or if you have additional questions from Mr Meisels.

Yours sincerely

Mr Toby Deans
Environmental Health Officer
Environmental Health Team

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Director : Peter Bishop