



## RLH DEVELOPMENTS LIMITED

### BUILDING PRESERVATION CONTRACTORS

3 COOMBE AVENUE CROYDON CR0 5SD

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Wates Living Space  
c/o London Borough of Camden  
33-35 Jamestown Road  
London  
NW1 7BB

Our Ref: AIG/RL

7<sup>th</sup> July 2015

For the attention of Richard Marney

Dear Sirs,

**Re: 5 Penryn Street, London NW1 1RL**  
**Order No: FE42D, 14077382**

Further to our survey and subsequent report dated 1<sup>st</sup> May 2015 for rising and penetrating damp issues in the above property, an additional inspection was undertaken by our Surveyor on 1<sup>st</sup> July 2015 to assess the condition of timbers exposed during recent stripping out works.

The terms left, right front and rear are used as if one is standing outside the building facing the front elevation.

The property is a Mid-Terraced House of 225mm solid brick construction of three floors.

The Ground Floor is concrete construction with First and Second Floors of suspended timber.

The roof is a London roof with a central valley gutter and two pitches sloping from the party walls to the valley.

**SUSPENDED FLOOR TIMBERS, STAIRCASES, LANDINGS AND ROOF**

### **OBSERVATIONS**

At the time of the inspection ceiling had been removed exposing the underside of the suspended floors and the roof and valley gutter.

*Front elevation of property*



### **PROPERTY CARE ASSOCIATION - CONTRACTOR OF THE YEAR 2012**

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Some sharing of the valley gutter had been undertaken using acrow props.

No evidence of significant fungal infection or woodboring insect activity was found during the survey although a superficial growth by the Wet Rot Fungus **Fibroporia Vaillantii** was noted on the bearing end of the valley gutter in the rear elevation wall.



It was noted that the main structure of the roof had recently been replaced including rafters and roof covering as well as much of the valley gutter boarding.

There appears to be some deflection in the centre of the roof possibly as a result of the additional load imposed by the new roof structure.

We understand that a Structural Engineer has inspected the roof and that proposals may be forthcoming regarding strengthening and supporting of the roof structure.

## RECOMMENDATIONS

The following timber treatments works are recommended as part of the general roof repairs and strengthening.

|     |  | SCH<br>ITEM | RATE | QTY | SCH<br>COST<br>£ | NON-SCH<br>COST<br>£ |
|-----|--|-------------|------|-----|------------------|----------------------|
| 1.  | SECOND FLOOR & ROOF  |             |      |     |                  |                      |
| 1.1 | Remove wallplaster above window in rear wall to expose lintel. | ITEM        |      |     |                  | 20.00                |
| 1.2 | Test condition of timbers within brickwork by Auger testing.   | ITEM        |      |     |                  | 110.00               |

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|     |   |        |        |      |        |
|-----|---|--------|--------|------|--------|
| 1.3 | If timbers are found to be structurally sound apply 2 Coats of fungicidal Boron gel to exposed surfaces of valley beam and lintel (beam to be treated approx. 1.0m from rear wall). | ITEM   |        |      | 122.00 |
| 1.4 | Drill into timber and insert Boron rods.  | ITEM   |        |      | 180.00 |
| 1.5 | Treat all exposed roof timbers with dual purpose insecticide / fungicide.   | 305822 | 239.94 | ITEM | 239.94 |
| 1.6 | Provide guarantee for works.  | 305824 | 52.50  | 1-No | 52.50  |

**The following associated works are to be carried out by the Main Contractor under separate Contract.**

- i) Ensure roof covering and valley gutter are completely water tight.
- ii) Carry out strengthening works as recommended by the Structural Engineer.

**NOTE:**

***Should any timber replacement be found necessary as a result of fungal infection, a supplementary Schedule and Estimate will be submitted for your consideration.***

**SERVICES**

Access to a clean water supply and a safe electricity supply will be required during the course of the work.

Our Guarantee will be issued when the final account has been settled.

In addition to our Guarantee, as we are Members of the Property Care Association, we are pleased to offer you the option of the Guarantee Protection Trust Back Up Guarantee. This Guarantee ensures that for a once only premium, work carried out and guaranteed by RLH Developments will be independently guaranteed.

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If there is any further information or assistance you may require, please do not hesitate to contact this office.

Yours faithfully,  
for **RLH DEVELOPMENTS LIMITED**

A.I. Godfree

A.I. Godfree, Bsc. (Hons), C.S.R.T.  
Senior Surveyor

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# COLLECTION SHEET

WATES LIVING SPACE  
LONDON BOROUGH OF CAMDEN  
7<sup>TH</sup> JULY 2015

Re: 5 Penryn Street, London NW1 1RL  
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|                               | £      | £      |
|-------------------------------|--------|--------|
| TOTAL OF SCHEDULED ITEMS:     | 292/44 |        |
| LESS: M.C.D. @ 44.14%         | 129.08 |        |
|                               | <hr/>  |        |
|                               | 163.36 |        |
| TOTAL OF NON-SCHEDULED ITEMS: | 432.00 |        |
|                               | <hr/>  |        |
|                               |        | 595.36 |

|  |                 |
|--|-----------------|
| <b>TOTAL:</b><br>All prices subject to VAT at the current rate | <b>£ 595.36</b> |
|--|-----------------|

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