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Rodent Management Plan for 77-79 Charlotte Street London W1T

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An initial visual site inspection was conducted by Andrew Garratt (senior surveyor) on the 21st August 2017 which incorporated the internal basement and ground floor areas of the building and the external front well/vaults.

Rentokil are familiar with this property as we have serviced it for the 3 previous occupants since 1996.

There has always been a problem with mice in the building, as there is in most of the buildings in this area and mouse droppings were noted during the survey. There is also evidence of rats within the building and in the front well/vault areas.

We are not aware of any damaged drainage within the building and believe that the internal rat activity originates from the front well/vault area. Probably foraging from the street.

Relevant proofing recommendations have been made.

A Pest Control service has been established for the site which will ensure that the entire site is regularly inspected and monitored. This will help to control existing pest activity and that future activity is identified and controlled quickly.

Prior to the ongoing service being established Rentokil will carry out a short term course of 3 weekly treatments to help reduce the existing level of rodent activity. 30 heavy duty plastic bait stations will be installed within the internal areas of the site and the front well/vault areas. These will contain a combination of toxic baits and physical snap traps. These have been logged on site plans which are kept in the site offices.

Following the short course of weekly treatments these bait stations will be inspected on a regular basis and will be refreshed/replenished as necessary to maintain their effectiveness. Additional call outs are included within the service if/when required.

We will advise and report any adverse conditions such as hygiene and proofing which may encourage pest activity.

The combination of bait blocks with snap traps which will help to reduce the likelihood of rodents moving from the site to the surrounding streets although this cannot be guaranteed.

Should the level of infestation justify it we will make weekly intensive follow up baiting and trapping treatments until the infestation has been reduced to a manageable level.

We will continue to monitor the site areas and a report will be left on site after each site visit.

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