



RIDGE

**2-56A AND 58-108A REGINA ROAD, CROYDON
CONDITION SURVEY REPORT
MECHANICAL, ELECTRICAL AND PUBLIC HEALTH
SERVICES**

**5015598-RDG-XX-XX-DOC-ME-CSR
REVISION 2**

CROYDON COUNCIL

24th September 2021

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APPENDIX A – SURVEY PHOTOGRAPHS

1. SCOPE AND INTRODUCTION

1.1. Scope

Ridge have been appointed to carry out a visual condition survey of the installed building engineering services systems at two towers in Croydon by Croydon Council. The survey scope is based on our fee proposal dated 28th June 2021 and includes preparation of a condition survey report with a brief description of the existing systems, observations relating to condition, performance and design, however no apartments were available for access.

With the agreement of Croydon in our exchange correspondence of 18th August 2021 our initial scope did not include the apartments and was limited to the common parts only.

The survey was carried out on 19th August and no access was possible to the riser cupboards, plant areas and the roof.

A further survey was arranged through Croydon to visit 5No apartments within the two blocks as a representative sample. On the day of the survey (20th September) we actually only gained entry to 4No apartments – 48A, 28A, 46A and 90A. The visits to these 4No occupied apartments were brief and visual only. It must also be noted that airing cupboards and electrical cupboards inside the apartments were being used and not wholly able to inspect.

1.2. Introduction

The two towers in Regina Road (2 to 56A and 58 to 108A) are both purpose built 11 storey residential development (Ground to 10th). There is also a roof plant space which was not accessible during the visit. The two buildings appear to be identically serviced.

The survey consisted of a visual inspection of the entrance hall, common parts and escape stairs. The survey covers the ventilation, residential sprinklers, power, smoke detection, lighting, telecommunications, access control, and TV services.

Each accessible floor in both buildings were visited.

The descriptions below are general comments which are common to both buildings followed by specific comments.

2. EXECUTIVE SUMMARY AND KEY ISSUES

The common parts were decoratively very tired and appeared to have a number of recent changes such as lighting enhancement, smoke detectors, smoke ventilation and a residential sprinkler system:

- We found two apartments (Flat 34A, 5th Floor of 2 to 56A and 80, 3rd floor of 58 to 108A) that did not appear to be linked to the 2018 residential sprinkler system. We noted capped ends at high level within the corridors. We would assume that the Fire Strategy is based on sprinkler protection throughout, ie all apartments.
- There are a few loose cables from old telecommunications system and some mini-trunking covers missing.
- We noted a cover missing from the end of one of the AOV window actuator (10th floor of 2 to 56A).
- Although no access was afforded to the apartments we noted externally that each apartment had a single external louvre which would be needed for kitchen and bathroom extract. Are the apartments adequately mechanically ventilated?
- This report needs to be read in conjunction with both the fire consultants report and our Building Surveyors report however, we noted a few of the staircase fire doors open to the lobby where the closers do not work or have been removed.

The apartments visited can only lead to a simple conclusion that with the exception of certain components a complete building services refurbishment and modernisation is required throughout, with a clear 'whole building' strategy. We note that the electrical supplies to a number of the apartments have been updated with newer consumer units and meters, however the extent of the update seems to have stopped at the apartment front door. Particular examples:

- The electric storage radiators are all either well in excess of their economic life or approaching it. These systems are complicated to programme for tenants to make sure they take advantage of night time electrical tariffs. Without correct control, the heating will be very expensive to run.
- We were surprised that the kitchens did not have some form of heating as they are where most moisture is created and are on the external wall. This and poor ventilation will lead to mould growth and deterioration of the fabric.
- The towel rails are also at the end of their economic life and are not large enough to heat the bathroom space adequately, again leading to mould and fabric damage. Some are missing.
- The local kitchen and bathroom extract fans are all in poor condition and need replacing, perhaps modernised to a heat recovery ventilation system to reduce running costs?
- Most of the flats have newer prepayment electrical meters and modern consumer units, however the extent to this work is not consistent – we found apartments with original electrical switchgear.
- The extent of the rewiring and conditioning of the electrical equipment should be tested and consideration to a complete rewire as part of a full refurbishment.
- The rewiring should extend to replacement of all light fitting with modern LED equipment.
- Adequate lighting should also be provided to the electrical cupboard and the utility cupboard.
- It is unclear the fire alarm definition for the apartments, they have simple battery operated surface mounted detectors, some not installed, in the entrance lobby. The strategy should be defined by a Fire Consultant and hard wired detectors provided. Comments should also be sought as to whether further detectors should be provided for the kitchen and electrical cupboard.
- New audio door entry handsets have been installed to each apartment, we are surprised that a video system was not considered and the advice of the Crime Prevention Officer and Security by Design.

- The building looks to have had 2 television systems in the past, one TV/FM and the other TV/FM/DAB. The central system should be tested and replaced with a new vertical core if necessary.
- It is assumed that individual tenants arrange their own telecommunications supply with some newer Openreach sockets in some apartments. Consideration of updating the incoming network to fibre should be given.
- The central cold water system and risers are not clearly labelled and the central plant was outside of the scope of the survey. Consideration should be given to replacing the system entirely rather than connecting new sections of pipework to old risers.
- The soil stacks are likely to be the age of the building and will have an increased risk of failure – we found some evidence of this. Consideration should be given to replacing the entire systems and having the underground drainage CCTV surveyed and checked.
- It was unclear from the survey inside just the apartments how the residential sprinkler system operates, alarms, is isolated and whether the single head per room is sufficient coverage.

3. COMMON PARTS MECHANICAL SERVICES

3.1. Heating and Hot Water

3.1.1. Description

The common areas and staircase are unheated and do not have any domestic hot or cold water services. As naturally vented space these could be considered as outside of the thermal line

3.2. Ventilation

3.2.1. Description

The common lift lobby and entrance hall are naturally ventilated through openable windows. The lift lobby is provided with an electronically actuated automatic air vent (AOV), we assume for smoke venting purposes.

3.2.2. Condition

The AOV looks to be in reasonable condition

3.2.3. Observations and Recommendations

We did notice the cover missing from the actuator on the 10th floor of 2 to 56A.

4. COMMON PARTS ELECTRICAL SERVICES

General

The common parts house the risers and cupboards serving [power to the apartments. None of these were accessible during the visit. The main fire alarm system is installed here along with interfaces to the residential sprinkler system. Access control, IRS and telecommunications also riser within the common parts.

4.1. Power

4.1.1. Description

We assume that each of the apartments has an electrical meter and consumer unit cupboard immediately adjacent to the front door accessed from the lift lobby. However, these doors have been replaced with screwed shut panels making access almost impossible.

The landlords power supply will be supplying the lighting an small power requirements in the common parts, however the panel was not accessible during the visit

4.1.2. Condition

Essentially, none of the power systems or distribution was accessible to view.

4.1.3. Observations and Recommendations

If the apartment meters and consumer units are located in the cupboards outside each apartment (as in the previous Regina Hose building visited), the panels should be replaced with full height lockable doors.

4.2. Lighting

4.2.1. Description

The lighting in the common parts appears to have been partially updated with new emergency lights operating alongside the existing older lighting. The new emergency lights appeared to be battery pack self-contained LED fittings and would need to be checked regularly. The switching of the lighting or daylight sensing was not observed.

The external areas were lit from wall mounted bulkhead fittings.

4.2.2. Condition

The newer emergency fittings were in good condition. The older ceiling mounted fluorescent fittings were quite dated and could do with replacing as part of a general decorative uplift.

The external lighting appeared to be in reasonable condition although were not operating at the time of the visit as they are likely to be timeclock or day light switched.

4.2.3. Observations and Recommendations

The staircase emergency fitting on 10th floor of 2 to 56A was blinking on, semi-on and stand-by during the visit and needs to be inspected and tested.

The older ceiling mounted fluorescent fittings in the staircase and lift lobby/entrance hall were quite dated and could do with replacing as part of a general decorative uplift.

4.3. Smoke Detection

4.3.1. Description

Recently installed smoke detectors are located in the entrance hall and lift lobby within protective cages served from plastic surface mounted mini-trunking.

4.3.2. Condition

The sensors appeared quite new and in good condition although the retrofit nature of the installation has meant that sections of the mini trunking are prone to damage, both accidental and malicious.

4.3.3. Observations and Recommendations

Some of the mini-trunkings need attention where covers are missing:

- 2 to 56A – 8th floor
- 58 to 108A – 2nd floor.

4.4. Access Control

4.4.1. Description

All we could see of the access control system was the external door entry panel.

4.4.2. Condition

The panel appeared to be in good condition and operational during the visit.

4.4.3. Observations and Recommendations

None.

4.5. Television and Telecommunications

4.5.1. Description

The IRS/TV system was not viewed during the visit.

5. COMMON PARTS PUBLIC HEALTH SERVICES

General

There were no soil waste or rainwater pipes in the common areas. A residential sprinkler system was installed (we understand) in 2018 served from a roof mounted tank and pump system. The plant area was not accessed during the visit.

5.1. Residential Sprinklers

5.1.1. Description

Although none of the apartments or plant areas were accessed during the visit we understand that a residential sprinkler system was installed in 2018. A schematic is located in the entrance hall detailing roof mounted tanks and pumps and floor by floor flow monitoring fed back to a ground floor panel.

The risers, bulkheads and monitoring valves were not accessed during the visit.

5.1.2. Condition

What little could be seen the system appeared to be operable, however this would need to be confirmed by the fire consultant.

5.1.3. Observations and Recommendations

The following apartments do not appear to have been connected up to the residential sprinkler system, the branches to supply them appear to be capped off at high level. The fire strategy for the building needs to be reevaluated given that sprinklers have not been provided throughout the apartment. We strongly recommend these apartments be fitted to the system.

Apartments without sprinklers:

- 2 to 56A – 5th floor – Flat 34A
- 58 to 108A – 3rd floor – Flat 80

6. SAMPLE APARTMENTS MECHANICAL SERVICES

General

The 4No apartments visited were in a barely acceptable state of repair, both from an engineering point of view and decoratively. There were extensive signs of aging, leaks, poor ventilation and heating with most equipment well beyond its economic life.

6.1. Heating and Hot Water

6.1.1. Description

Each of the apartments visited are electrically heated via self-contained (ie, not centrally controlled) wall mounted storage heaters located in the lounge and bedroom, the heaters are by Creda. The bathroom was originally provided with a small wall mounted electric towel rail operated by a switched spur outside of the bathroom, but this had been removed in some of the flats. The kitchen and the entrance hall are unheated.

Domestic hot water is derived from a 115 litre vented hot water storage cylinder and a 40 litre cold water tank system. The cylinders are pre-insulated and each have 2No 3kW immersion heaters and have controllers manufactured by Horstmann, probably to take advantage of Economy 7 night time electrical tariffs.

The vented cylinders have an expansion drain that runs over the adjacent basin.

6.1.2. Condition

Flat 28A

Component	Description	Condition
Lounge heater	Creda unknown model	Poor - At least 20 years old, at end of economic life
Bedroom heaters (2No)	Creda unknown model	Poor - At least 20 years old, at end of economic life
Bathroom towel rail	None installed	Needs to be reinstated
HWS cylinder	Fortic F1 115 litre vented with 40 litre CWS tank	Poor - At least 20 years old, at end of economic life
HWS controller	Horstmann 7 day timer	Fair – Approx 5 years old

Flat 48A

Component	Description	Condition
Lounge heater	Creda unknown model	Poor - At least 20 years old, at end of economic life
Bedroom heaters (2No)	Creda unknown model	Poor - At least 20 years old, at end of economic life
Bathroom towel rail	Tubular Chrome	Poor - At least 20 years old, at end of economic life
HWS cylinder	Fortic F1 115 litre vented with 40 litre CWS tank	Poor - At least 20 years old, at end of economic life
HWS controller	Horstmann 7 day timer	Fair – Approx 5 years old

Flat 90A

Component	Description	Condition
Lounge heater	Creda unknown model	Poor - At least 20 years old, at end of economic life
Bedroom heaters (2No)	Creda unknown model	Poor - At least 20 years old, at end of economic life
Bathroom towel rail	Tubular White	Poor - At least 20 years old, at end of economic life
HWS cylinder	Fortic F1 115 litre vented with 40 litre CWS tank	Poor - At least 20 years old, at end of economic life
HWS controller	Horstmann 7 day timer	Fair – Approx 5 years old

Flat 46A

Component	Description	Condition
Lounge heater	Creda unknown model	Poor - At least 20 years old, at end of economic life
Bedroom heaters (2No)	Creda unknown model	Poor - At least 20 years old, at end of economic life
Bathroom towel rail	None installed	Needs to be reinstated
HWS cylinder	Fortic F1 115 litre vented with 40 litre CWS tank	Poor - At least 20 years old, at end of economic life
HWS controller	Horstmann 7 day timer	Fair – Approx 5 years old

6.1.3. Observations and Recommendations

- All of the storage heaters are at the end of their economic life and should be replaced.
- The towel rails are also at the end of their economic life and should be replaced, some were missing meaning the bathrooms are unheated adding to damp problems and mould.
- Consideration should be given to providing heating to the kitchen areas - these have two external walls, windows and are where most moisture within the dwelling is generated from washing and cooking.
- All of the domestic hot water cylinders are at the end of their economic life and should be replaced.

6.2. Ventilation

6.2.1. Description

The apartments are naturally ventilated through manually openable windows with trickle vents and small individual wall mounted intermittent toilet extract fans located in the bathrooms. The kitchens a wall mounted extract fan also. The extract fans appear to be manually operated.

6.2.2. Condition

Flat 28A

Component	Description	Condition
Kitchen extract fan	Vent Axia wall mounted wall switched	Poor - At least 20 years old, end of economic life
Bathroom extract fan	Vent Axia wall mounted unsure how controlled	Poor - At least 20 years old, end of economic life

Flat 48A

Component	Description	Condition
Kitchen extract fan	Vent Axia wall mounted wall switched	Poor - At least 20 years old, end of economic life
Bathroom extract fan	Vent Axia wall mounted unsure how controlled	Poor - At least 20 years old, end of economic life

Flat 90A

Component	Description	Condition
Kitchen extract fan	Vent Axia wall mounted wall switched	Poor - At least 20 years old, end of economic life
Bathroom extract fan	Vent Axia wall mounted unsure how controlled	Poor - At least 20 years old, end of economic life

Flat 46A

Component	Description	Condition
Kitchen extract fan	Vent Axia wall mounted wall switched	Poor - At least 20 years old, end of economic life
Bathroom extract fan	Vent Axia wall mounted unsure how controlled	Poor - At least 20 years old, end of economic life

6.2.3. Observations and Recommendations

All of the ventilation equipment is in poor condition with some grilles blocked – this will contribute to the general mould issues in the apartments. Consideration should be given to modernising the ventilation system, perhaps to a heat recovery system, as part of an extensive refurbishment to reduce running costs. Windows and trickle vents all need to be cleaned and maintained

7. SAMPLE APARTMENTS ELECTRICAL SERVICES

General

The apartments visited were in a poor state of repair, both from an engineering point of view and decoratively. There were extensive signs of aging and poor condition equipment, although electricity consumer units and meters appear to have been updated around 2017.

7.1. Power

7.1.1. Description

Each of the apartments has an internal electrical meter and consumer unit cupboard immediately adjacent to the front door. Some electrical meters have been replaced (c2007-2017) with modern pre-payment meters. Some apartments have also had newer metal consumer units fitted, although it is unclear whether any internal wiring was replaced.

Circuits are run within wall chasing or to surface and recessed small power outlets, lights, cooker, hob, hot water cylinder, and heaters. Some surface cabling is run through most apartments at skirting level where an earlier assumed rewire was carried out without wall chases. Here cabling is run in small plastic trunkings at skirting and light switch heights.

7.1.2. Condition

Flat 28A

Component	Description	Condition
Meter	Landis and Gyr	Good
Consumer unit	9-way (8 circuits used) 5-way	2015 - Good
General wiring	Surface mounted in plastic trunkings and some original wall chased wiring, also.	Poor - At least 20 years old, end of economic life
Switches	Surface mounted plastic	Poor - At least 20 years old, end of economic life, although some replaced

Flat 48A

Component	Description	Condition
Meter	Aclara	Good
Consumer unit	9-way (8 circuits used) 5-way	2017 - Good
General wiring	Surface mounted in plastic trunkings and some original wall chased wiring, also.	Poor - At least 20 years old, end of economic life
Switches	Surface mounted plastic	Poor - At least 20 years old, end of economic life, although some replaced

Flat 90A

Component	Description	Condition
Meter	TaleXus	Poor – should be updated
Consumer unit	9-way (8 circuits used) 3-way	2015 - Good
General wiring	Surface mounted in plastic trunkings and some original wall chased wiring, also.	Poor - At least 20 years old, end of economic life
Switches	Surface mounted plastic	Poor - At least 20 years old, end of economic life, although some replaced

Flat 46A

Component	Description	Condition
Meter	TaleXus	Good
Consumer unit	9-way (8 circuits used) Separate breakers for heaters	2015 – Good Poor – should be updated
General wiring	Surface mounted in plastic trunkings and some original wall chased wiring, also.	Poor - At least 20 years old, end of economic life
Switches	Surface mounted plastic	Poor - At least 20 years old, end of economic life, although some replaced

7.1.3. Observations and Recommendations

- All apartments should be rewired to new sockets and equipment.
- Most apartments have updated modern consumer units and meters but this is not consistent as some appear to have missed the refurbishment work undertaken in the past.

7.2. Lighting

7.2.1. Description

Each of the apartments has surface mounted light fittings of various ages and conditions. Generally, pendants in the bedroom, lobby and lounge and surface mounted fluorescents fittings in the bathroom and kitchen. Generally switching is single gang and local to the room. There is no lighting provided to the electrical cupboard or the HWS cylinder cupboard.

7.2.2. Condition

Flat 28A

Component	Description	Condition
Kitchen light fitting	1200 surface mounted fluorescent	Poor - At least 20 years old, end of economic life
Lounge light fitting	Pendant	Poor - At least 20 years old, end of economic life
Bathroom light fitting	Circular surface mounted fluorescent	Poor - At least 20 years old, end of economic life
2 x Bedroom light fitting	Pendant	Poor - At least 20 years old, end of economic life
Apartment lobby light fitting	Ceiling mounted rose	Poor - At least 20 years old, end of economic life
Wiring and switches	Surface mounted plastic switches and trunkings and some original wall chased wiring, also.	Poor - At least 20 years old, end of economic life
Note: No lighting to utility cupboard or electrical cupboard.		

Flat 48A

Component	Description	Condition
Kitchen light fitting	1200 surface mounted fluorescent	Poor - At least 20 years old, end of economic life
Lounge light fitting	Pendant	Poor - At least 20 years old, end of economic life
Bathroom light fitting	Circular surface mounted fluorescent	Poor - At least 20 years old, end of economic life
2 x Bedroom light fitting	Pendant	Poor - At least 20 years old, end of economic life
Apartment lobby light fitting	Ceiling mounted rose	Poor - At least 20 years old, end of economic life
Wiring and switches	Surface mounted plastic switches and trunkings and some original wall chased wiring, also.	Poor - At least 20 years old, end of economic life
Note: No lighting to utility cupboard or electrical cupboard.		

Flat 90A

Component	Description	Condition
Kitchen light fitting	1200 surface mounted fluorescent	Poor - At least 20 years old, end of economic life
Lounge light fitting	Pendant	Poor - At least 20 years old, end of economic life
Bathroom light fitting	Circular surface mounted fluorescent	Poor - At least 20 years old, end of economic life
2 x Bedroom light fitting	Pendant	Poor - At least 20 years old, end of economic life
Apartment lobby light fitting	Ceiling mounted rose	Poor - At least 20 years old, end of economic life
Wiring and switches	Surface mounted plastic switches and trunkings and some original wall chased wiring, also.	Poor - At least 20 years old, end of economic life
Note: No lighting to utility cupboard or electrical cupboard.		

Flat 46A

Component	Description	Condition
Kitchen light fitting	1200 surface mounted fluorescent	Poor - At least 20 years old, end of economic life
Lounge light fitting	Pendant	Poor - At least 20 years old, end of economic life
Bathroom light fitting	Circular surface mounted fluorescent	Poor - At least 20 years old, end of economic life
2 x Bedroom light fitting	Pendant	Poor - At least 20 years old, end of economic life
Apartment lobby light fitting	Ceiling mounted rose	Poor - At least 20 years old, end of economic life
Wiring and switches	Surface mounted plastic switches and trunkings and some original wall chased wiring, also.	Poor - At least 20 years old, end of economic life
Note: No lighting to utility cupboard or electrical cupboard.		

7.2.3. Observations and Recommendations

- All apartments should be rewired and provided with modern LED lighting.

7.3. Smoke Detection

7.3.1. Description

The fire strategy for the apartments is unclear. It would appear that an initial idea was to provide battery operated ceiling mounted smoke detection in the apartment entrance lobby, however this is not consistently applied. There is no further smoke detection (or heat detection) provided in the apartments.

7.3.2. Condition

Flat 28A

Component	Description	Condition
Smoke detector	Fire Angel battery operated unit	Installed on ceiling in lobby
Note, no further smoke or heat detection in apartment (ie, none in kitchen or electrical cupboard)		

Flat 48A

Component	Description	Condition
Smoke detector	Unknown	Installed on ceiling in lobby Poor – should be updated
Note, no further smoke or heat detection in apartment (ie, none in kitchen or electrical cupboard)		

Flat 90A

Component	Description	Condition
Smoke detector	None installed	Must be replaced
Note, no further smoke or heat detection in apartment (ie, none in kitchen or electrical cupboard)		

Flat 46A

Component	Description	Condition
Smoke detector	Fire Angel battery operated unit	Installed on ceiling in lobby
Note, no further smoke or heat detection in apartment (ie, none in kitchen or electrical cupboard)		

7.3.3. Observations and Recommendations

- Smoke detector for Flat 90A missing.
- Fire strategy should be determined defining if heat detection should be included in the kitchen and any further smoke detectors required in the apartment.
- Smoke heat detectors should be replaced with hard wired type and consideration of CO2 sensing.

7.4. Access Control

7.4.1. Description

The apartments have been refitted with a new audio door entry system with a handset in each apartment entrance lobby.

7.4.2. Condition

These all appear to be new and in good condition.

7.4.3. Observations and Recommendations

None.

7.5. Television and Telecommunications

7.5.1. Description

Due to the brief nature of the visit and the apartments being occupied we were unable to determine how TV and Telecommunications were provided.

8. SAMPLE APARTMENTS PUBLIC HEALTH SERVICES

General

The apartments visited were in an extremely poor state of repair, both from an engineering point of view and decoratively. There were extensive signs of aging and poor condition equipment.

Most of the vertical soil stacks are not visible and are boxed in behind the bath/shower although we did see one that showed signs of surface corrosion probably from a leak.

Water supplies are unmetered and a recent residential sprinkler system has been installed.

8.1. Apartments Water and Drainage

8.1.1. Description

An unmetered cold water service enters the apartment and distributes to supply the cold water tank and hot water cylinder from a cupboard riser in the kitchen of each apartment. It is unclear whether this is a boosted supply from ground level or a down service from roof tanks. Different apartments have different connections and these need to be traced.

A valved cold water supply is provided for a washing machine.

From the visual survey there would appear to be a network of copper pipework and associated jointing methods utilized on the installation. There are also redundant older pipe routes. None of the services are labelled

Foul and waste water drainage is provided locally to the sanitary ware behind the bath/shower as required. The stacks may be cast iron but are not wholly visible for survey however we did note a stack leaking in Flat 90A

The items of sanitary ware are provided with traps as required, the sink trap has the addition of spigots to accommodate the drainage from the washing machine.

The soil and waste pipework within the apartments is installed in MUPVC.

8.1.2. Condition

The rising (or down service) cold water mains riser in the kitchen cupboard is unlabelled and uninsulated. Connections from these mains appear to be taken in a hap-hazard way to provide water for apartments. The use of old original pipework and omitting to remove redundant systems leads to a very confusing arrangement. The main apartment stop cock should be labelled for emergency purposes. The pipework is earth-tagged.

As with the cold water, much of the waste pipework and the stacks appears original to the buildings age.

8.1.3. Observations and Recommendations

- The cold water system risers should be traced and drawn schematically – they should also be replaced.
- Each flat should be provided with a clearly labelled point of emergency isolation of the water supply.
- The hot and cold water pipework network in the apartment should be replaced and redundant systems removed.
- Consideration of replacing the soil stacks and above ground plumbing should be given due to age of the installation.

8.2. Residential Sprinklers

8.2.1. Description

The apartments visited have a ceiling bulkhead routed residential sprinkler system consisting of plastic pipework and recessed sprinkler heads. Each room has a single head giving coverage to the space. The installation looks to be relatively new but, has had the casings damaged in a few of the flats where fabric water damage has occurred.

We have not surveyed where the system is derived from or how the alarm system operates to inform the fire brigade which flat has sprinklers running.

8.2.2. Condition

Parts of the pipework system within apartment 23, which was being refurbished, were exposed where the boxing or casing had been water damaged. The pipework system looked to be adequately fixed, but we have not reviewed the coverage or number of heads.

8.2.3. Observations and Recommendations

- The survey of the common parts noted that 2 apartments were not connected to the sprinkler system.
- Carry out a review of the head coverage for the apartment layout.
- How are the fire brigade informed of which apartment has sprinklers running and how are they isolated to minimise damage?

Apartments without sprinklers:

- 2 to 56A – 5th floor – Flat 34A
- 58 to 108A – 3rd floor – Flat 80



Photo 1 Door entry and access control panel



Photo 2 Dry riser



Photo 3 Typical lift lobby entrance hall



Photo 4 Sprinkler control panel



Photo 5 Apartment electrical cupboards have been sealed shut



Photo 6 Newer style lobby emergency light



Photo 7 Damaged smoke cable trunking



Photo 8 AOV actuator cover missing



Photo 9 Smoke detector



Photo 10 Newer staircase emergency light



Photo 11 Older style staircase light



Photo 12 Flat 34A not connected to sprinkler system?



Photo 13 Flat 80 not connected to sprinkler system?



Photo 14 New incoming telecommunications



Photo 15 External lighting and earthing tape



Photo 16 Some loose cabling



Photo 17 Some loose cabling



Photo 18 Some loose cabling



Photo 19 Typical kitchen extract fan



Photo 20 Evidence of leak under sink (28A)



Photo 21 Typical cold water tank and hot water cylinder



Photo 22 Typical storage heater



Photo 23 Surface mounted trunking to sockets added



Photo 24 Residential sprinkler system concealed head



Photo 25 Typical pendant light fitting



Photo 26 Smoke detector in entrance lobby



Photo 27 New audio door entry phone handset



Photo 28 Typical hot water cylinder heater controls



Photo 29 Heated towel rail



Photo 30 Overflow from hot water cylinder/tank



Photo 31 Older smoke detector



Photo 32 'Modernised' electrical equipment

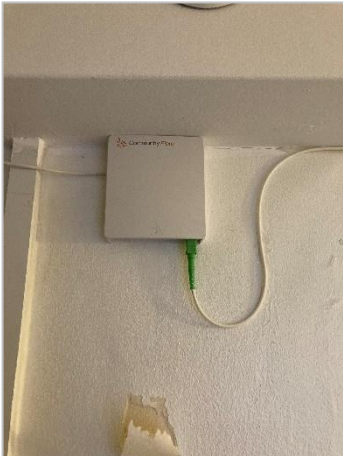


Photo 33 Each apartment has its own telecommunications



Photo 34 Apartment 90A leaking soil stack



Photo 35 Poor bathroom extract ventilation



Photo 36 Original cast iron drainage leaking



Photo 37 Unmodernised meter



Photo 38 Unmodernised electrical equipment



Photo 39 Newer storage radiator



Photo 40 Surface mounted fitting in bathroom



Photo 41 Retrofit sprinkler installation



Photo 42 Original toilet cistern



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