

# **SCHEDULE OF CONDITION**

*On:*

Jefferson House  
Basil Street  
London

*For:*

Steel Services Ltd  
c/o Martin Russell Jones  
5 Watford Way  
Hendon  
London  
NW4 3JN

*Inspected: January / February 2002*

Surveyor:  
Patrick Moyle BSc M.R.I.C.S.

*Brian Gale & Associates  
Chartered Surveyors  
Marcus House  
8 West Street  
Reigate  
Surrey RH2 9BS*

*Tel: 01737 245947  
Fax: 01737 223784*

*Offices also at:  
Carfax, Horsham & Regent Street, London*

## GENERAL

### Property Description

The property known as Jefferson House, Basil Street, London, is a residential block of flats which originated as four separate late Victorian terraced properties. The property was most probably constructed around 1880-1890 and has now been converted into 35 flats on six levels including basement and ground floors.

The property is of a traditional construction with the walls being of solid brickwork with a red soft clay facing brick to the front elevation, while there is a harder, common brick to the rear with red bricks around the windows.

Windows to the property are a combination of older style double hung sash units and more modern softwood casements.

The roof is of mansard construction, with the front and rear slopes covered with a combination of natural slate, manmade slate, and plain clay tiles.

Floors, with the exception of the lower ground floor are of suspended timber construction.

The property was constructed approximately 120 years ago and the average life span of a building of this age would be approximately 100 years. The main structure and fabric of the building has exceeded its average life span and more modern components such as the asphalt roof have also exceeded their modern life span - 30 years. Some of the properties in the block are suffering from significant water ingress which needs to be dealt with as a matter of urgency.

So "urgent" that works were started 2.5 years later in Sep 2004!

It is therefore not surprising that many parts of the fabric have come to the end of their average life span especially some of the brickwork, plant and the roof coverings and will need to be replaced and provision made for p.c sums to cover any additional works which may become apparent once opening up begins.

Such as the construction of a penthouse flat??? It sure gets rid of the problem of "replacing the roof"

With regard to the service installations it would appear from the Service Engineers report that renewal was undertaken between 20-35 years ago with special regards to lifts, plumbing and heating. Again the majority of these components are showing their age and will need to be renewed as they have reached or are reaching the end of their useful life. Furthermore the lighting, security and fire prevention systems are woefully inadequate and the interior decorations and general condition of the block are old fashioned and very poor indeed.

lift, boiler & heating = items affected when constructing a penthouse flat + adding 3 other flats

In view of the state of the building it is advisable to fully address the defects and general works as soon as possible to prevent any further deterioration, which would considerably increase the costs of renovation in the future.

### SCOPE OF INSPECTION

Inspection of the property was a general surface examination of those parts of the property which were accessible: in other words visible and readily available for examination from ground floor levels without risk of causing damage to the property or injury to the Surveyor. No opening up has been undertaken. Only the external fabric and common areas were inspected together with the interior of 2 flats

We have not tested service installations and a separate report by a specialist service engineering consultant has been prepared by Michael Jones and Associates.

## LEASE TERMS

Repair and Maintenance Clauses are contained in Section 5 of the Lease and are as follows:

5. The Lessor hereby covenants with the Lessee subject to the payment by the Lessee of the said rents and Service Charge hereby reserved and provided that the Lessee has complied with all the covenants agreements and obligations on his part to be performed and observed as follows:-
- (1) to maintain, repair, redecorate, renew, amend, clean, re-point, repaint, grain, varnish, whiten, colour and French polish or otherwise treat as the case may be
    - (a) the structure of the Building and in particular but without prejudice to the generality thereof the roofs foundations external and internal walls (but not the interior faces of such parts of external or internal walls as bound the Flat or the rooms therein nor the surfaces of the ceiling and floors of the Flat) and timbers (including the timbers joists and beams of the floors and ceiling thereof) chimney stacks gutters and rainwater and soil pipes thereof
    - (b) the sewers drains channels watercourses gas and water pipes electric cables and wires and supply lines in under and upon the Building other than those installed in or affixed to the Flat
    - (c) the boilers and heating and hot water apparatus and the ventilation system (if any) in the Building save and except such (if any) heating apparatus as may be now or hereafter be installed in the Flat serving exclusively the Flat and not comprising part of a general heating system serving the entire Building
    - (d) the passenger lifts, lift shafts and machinery (if any) and the passages, landings and staircases and all other parts of the Building enjoyed or used by the Lessee in common with other and
    - (e) the boundary walls and fences of an in the curtilage of the Building PROVIDE that the Lessor shall not be liable to the Lessee for any defect or want of repair herein before mentioned unless the Lessor has had notice thereof.

But NOT the construction of a penthouse flat + addition of 3 other flats and related works

NOR other works considered as 'improvements'

## PHOTOGRAPHIC RECORD

This report must be read in conjunction with the attached Schedule of Photographs.