Umang,

Firstly, great to meet your team today on site at Warminster Road.

As discussed, please see below our initial high level thoughts on the asset. We understand – for context – that your plan is to let the existing building as HMO rooms rather than the existing AST arrangement as 8 flats, and also to undertake the side extension (for which planning has recently lapsed).

53 Warminster Road comprises a substantial Victorian Villa that has been sub divided to provide 8 no. flats across lower ground, upper ground and two further upper floors. The building is of traditional construction, being of fair faced brickwork elevations incorporating double or triple height projecting bay windows, feature red brick detailing and stone lintels and cills.

Internally, a single staircase provides access to the upper floors and is considered to be original to the building. Access to Flats G&H is via a pathway to the north (left hand) side of the building with direct entry to an internal hallway serving the two flats.

The flats are individually serviced with regards to water, heating and electricity. Additionally a Landlords supply is provided serving the communal spaces.

Below we have provided our high level thoughts at this time.

Condition and Capex Requirements

▲ Significant issue requiring resolution prior to the proposed property transaction or serious defect requiring immediate attention.

● Key issue to be clarified and/or fully considered in relation to the proposed property transaction or repairs having significant material cost implication.

▼ For information/advisory purposes, and not considered to be a material issue.

	Exec Summary Points	Capex Item
	Roofs	
▼	Our inspection was limited to internal visual only, and as such we have not had access to roof voids, or reviewed the roof coverings in detail. The Allsop brochure photos suggest that the roof coverings have been renewed in the recent past, and we would therefore assume that these are in good condition. Additionally, we have seen reference to works of a structural nature at roof level, as well as removal of asbestos materials and installation of insulation as part of the recent works.	
▼	We have not had access to the roof voids to review insulation levels or the condition of the roof structure. We have not had sight of the roof surfaces, but noted no apparent undulation or distortion in the photos on the Allsop brochure.	
●	The lot hatches (both to the communal landing and individual flats) are not considered to be fire rated, nor secured fully. Consideration should be given to these being secured and also replaced with suitably fire rated hatches to ensure suitable fire protection into the loft space.	£1,500
	Elevations	
●	The elevations are in fair order and are noted to have had significant re-pointing undertaken which appears relatively recent.	

	The pointing was not able to be fully reviewed, but at lower level to the rear elevation was considered to be poorly executed and largely 'cosmetic' – such that areas are able to be pulled away. Accordingly, the repointing works are considered of low quality, and are also completed in cement rich mix, resulting on being overly hard and susceptible to early failure.	Future item if required
	Additionally, we have noted the use of pattress plates to the elevations, indicating structural works having been undertaken in the recent past (considered likely to be lateral restraint) being undertaken, however we have noted indications of structural movement that are considered potentially ongoing and which may indicate further works being required.	
	Separately, we have seen information eluding to completion of underpinning works to the rear of the property. It is not clear whether this has successfully addressed the apparent movement to the rear elevation. Comfort should be sought on both the works undertaken and the ability to transfer any guarantees to you. You may also wish to consider engaging with your proposed insurers and consider any limitations or exclusions that they may put in place.	Insurance / Legal query
	Windows to the building are of double glazed sash type and whilst we could not date these, these are in fair condition and should remain serviceable in the medium term.	
	External Areas	
	The driveway to the property is laid to gravel, with minimal low level landscaping. Retaining structures are provided to	

	the front and side being of brickwork to the flank and concrete to the front.	
▼	Retaining structures are considered in fair condition and we would assume that the retaining to the flank area will be superseded by the proposed extension.	
	Internal Areas	
▼	The communal areas have been subject to relatively recent cosmetic refurbishment. This is in fair condition. Typical of buildings in use such as 53 Warminster Road, cosmetic refurbishment of high traffic areas will be required at a higher frequency to maintain appearance.	Note onty
●	Flats are provided with timber entrance doors, provided with surface mounted night-latches and secondary 5-lever locks. These are considered to be fire rated doors, being provided with smoke seals and the like, however we have noted a number of deficiencies throughout that lead us to recommend replacement of the doors and frames to each flat with suitable fire-rated doors and frames.	£1,500 per door (including lobby doors) £20,000 Budget
●	We have not established details of fire rated (or upgraded) construction and as such are unable to comment upon the level or quality of fire separation between accommodation units. It would be fair to assume that the construction will be in line with the relevant Building Regulations at the time of the original sub division, although no details of this are available on the Croydon Planning Portal. (It is however noted that other adjacent properties of similar style were sub divided in the mid-late 1980's.)	Note only

	The individual flats we were able to access (B, C, F, H) have all been refurbished in the recent past, and cosmetically are in good condition with limited apparent cosmetic damage. Refurbishment has included (based on visual inspection) replacement of kitchens (with 'trade' quality units and appliances), replacement bathroom suites, redecoration and recarpeting. Whilst of fair quality, these works have focused on cosmetic appearance.	Note only
	Heating is provided by gas fired boilers within each flat feeding LTHW steel panel radiators. The gas boilers are of varying ages, noted as being from 2014 through to 2018 where reviewed. These are considered suitable for the nature of the property and should remain serviceable in the short to medium term.	Future repair item as required
	Ventilation is provided to the bathrooms as localised extract that discharges locally and is provided with suitable timed overrun. These are of varying ages but those observed were working and should remain serviceable in the short to medium term.	Note only
	Cold water to the sanitary fixtures and kitchen appliances were assumed to be mains fed for the cold water. Hot water to outlets is generally provided by the gas fired (combi) boilers. There was nothing of concern observed during our survey.	Note only

	Gas supplies appeared to enter from the front of the building to gas meters located on the front elevation, each flat having their own metered supply, the gas meter housings require some attention with better enclosures provided to prevent damage, i.e., vandalism. Gas safe certificates should be requested to determine the installation compliance.	£2,500 BAU item
	Drainage is largely concealed within the building fabric, but there were no signs of leaks from our limited inspection and we therefore assume the existing drainage is sufficient. Rainwater pipes on the façade are good condition and are assumed to be adequate. Leaves from drains and guttering should be removed.	
	Electrical distribution consists of a metered electrical intake, which appeared to be provided to each individual flat. The intakes locations and consumer units were located in various positions some inside the property served, others externally. Their age and condition varies and would benefit from tidying, labelling and the cabling providing with appropriate fixings. However they remain in serviceable condition. The electrical supplies that were located outside the flats in the stairwell should be housed within a locked fire rated enclosure.	£4,000 (Budget) £1,500

	The consumer units observed within the properties were metal RCD protected and in good condition. The metered electrical intake at the main entrance is assumed to be a landlord supply but this could not be verified.	
	Electrical test certificates for this property should be requested so there is a better understanding of the configurations and condition of the electrical system.	£TBC
	The lighting within the stairwells and properties was functioning at the time of review. Any fixtures that are fluorescent should be replaced with LED, as fluorescent lamps are no longer manufactured. We could not determine at the time of our on site review whether the escape stairs had emergency lighting, there being no apparent indicator within the fittings and this should be verified. The emergency lighting servicing and testing records should be requested or a new test commissioned.	£1,500 £500
	A Fire Risk assessment and fire strategy should be requested for review. The main fire panel is located at the main entrance and served to complete building and is a conventional style	£10,000

	panel considered to be dated and installation and will require replacement in the short term. A zonal chart should be provided adjacent to the fire panel. Detection is provided within the flats and to the communal staircase, with sounders provided to bedroom and lobby areas. Detection includes heat detection to kitchen areas. Fire alarm and detection servicing and testing records should be requested.	
	The building external had a number of cables hanging from the building elevations, these should be appropriately fixed and contained to prevent damage to those cables, any cables that are redundant should be removed. Any penetrations should be sealed to prevent water ingress.	Note only
	Compliance Matters	
	We have reviewed the online planning portal and have not been able to locate the date or details of the conversion of the building from a single house to flats. Given the apparent age of the conversion, we consider this a low risk item.	Legal item
	We have not had sight of any Building Control information in respect of either the conversion to flats or the recently undertaken underpinning works. Given the recent nature of the underpinning suitable Building Control approval and design should be requested and we assume will form part of the Legal pack.	Legal item

▼	We have not had sight of the EPC's for the property at the time of drafting. These should be available as part of the legal pack.	Legal item

We trust that the above items are clear and will be expanded on to some extent in the fuller reporting. In the meantime, if there are any queries, please do feel free to contact me.

With kind regards,

Rob