

There has been three structural reports carried out by Snow over the last four years, August 2018, July 2021 and July 2022. The outcome, observations and recommendations of all three reports are the same. The reports identify remedial works to be address following CCTV survey, trial pit and soil investigation.

The reports do identify the foundations to the rear addition elevation are not deep enough and there are trees which have contributed to the structural distress. The report also makes it clear, even if the remedial works were actioned, further structural movement cannot be discounted. Having visited the property and reviewed all three reports, it is clear there are significant structural issues affecting this property to the point where I consider it to be a **dangerous structure**.

There are significant large cracks and movement throughout the property, most of the plaster internally has been removed to expose the brickwork and cracks are visible in all rooms exposed and in addition the brickwork is of poor quality. After reviewing all three reports, I do not consider it value for money to progress with the recommended works as it does not guarantee stability of the structure.

The extent of the works required to this property is such that consideration should be given to disposal, rebuild or redevelopment of the site taking account there is likely a conservation status to the front elevation of the structure.

Due to the health and safety concern, I would recommend all low level access point into the property are Sitex to prevent unauthorised entry and risk to persons. Due to the extent of the structural distress, it has been assumed that properties on both side are likely to have suffered from similar issues, especially at the party wall, thus any repairs would require a Party wall/ structure Notice.

If disposal is not an option, the works required to this property falls outside the remit of day to day contractor, thus **the report should be forwarded to Capital Delivery for consideration in their future planned programme. The estimate value of remedial works and complete refurbishment will be in excess of £85K, thus serious consideration should be given to the option outline above.**

I would not recommend any further actions in terms of soil investigation and CCTV until a decision has been reach on what option Lambeth intend to take as soil investigation and trial pits are only valid for a period of time, usually not more than 12 months. If disposal is not an option, Lambeth should consider monitoring the movement as the other options available will require an understanding of whether the movement is progressive or stable. Not too sure what is the threshold for referral of works through the insurers, but I would imagine the estimated value warrants this property to be referred to the insurers.

Status – **dangerous structure – high priority**