Property address:	1 – 24 25 – 39 Saunders House Tulse Hill London SW2 3PJ. Taylor House Tulse Hill London SW2 3NZ. 11 – 20 Gaywood Close London SW2 3PN. 52 – 75 Gaywood Close 98 – 121 Gaywood Close
Name and company:	Simon Howard Delivery Project Manager Metropolitan Thames Valley Housing (MTVH)
Date of survey:	30th of August 2024 and 3rd September 2024.
Resident name:	N/A
Parties present:	Georgia Matthews Work Stream co-ordinator MTVH. Simon Howard MTVH
Equipment used:	*N/A Visual Walk round and inspection only*
Description of property:	*Purpose built flats across the St Martin Estate various blocks*
Age and character of the property:	*The blocks varying in age circa 1960's in design*
PO Numbers	*MW PO – 7608283/1* *Plan - Deliverable - 2851928*
Photo taken of outside of property:	N/A
Weather at time of inspection:	Overcast sky's warm approx 22 deg.

Attach any associated documents, photos or plans to this document as appendices.

Building	Issues		Description of issue		Comments	Works required	Image no.
1 – 24 Saunders House Tulse Hill Lonodn SW2 3PJ	Was the metal work and masonary to the 5th floor painted		Residents contacted Axis just before Christmas 2021 to ask if / when the metal work and masonary would be decorated.		Yes, the metal work and masonary was painted in Jan 22 by Axis as part of the cyclical works. 5th Floor Handrail by flat 24 rust coming through. Small areas along the entire length of handrail rusting. Blown paint by parapet wall outside flat 23 5th Floor communal area. Tilling to window cills blistering. 4th Floor Communal area tilling to window cills blistering. Handrail rusting in areas along entire length. Flat 18 Paint on boiler flue. Flat 17 – 18 Paint to brick work. Flats 19 – 20 Handrail rust coming through. Wear to floor paint outside lift doors. 3rd Floor Wear to paint on steps. Communal windows tilling blistering. 2nd Floor Same as third floor.	N/A Works completed Consider redecorating All affected areas.	

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25 – 39 Saunders House Tulse Hill London SW2 3PJ			No issues raised within this block by residents		Grd Floor Communal front door chipped paint to door frame. Door is powdered coated and has chipped over time. Handrail to steps chipped paint. Chipped paint to communal door. Door is powdered coated and has chipped over time. Flats 25 – 26 Balcony edge blown. Glass blocks LH as you face the door have been hit. Some are chipped whilst others are misaligned. Grd / 1st floor stair paint wearing and chipping. 1st / 2nd Floor. Some areas of flooring are in a different shade possibly a different paint even. 3rd Floor patched in area of paint to stairs 4th Floor Blown ceiling area by 34 – 35 This could have been caused by a leak from the balcony above and may have occurred after cyclical works completed. Flats 38 – 37 Doors not painted. Residents may not have wanted this done.		

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Taylor House Tulse Hill London SW2 3NZ	Communal entrance door not painted		Photo submitted by TRA shows communal entrance door chipped		Communal door is powered coated and over time it has chipped. There is no evidence that any attempt has been made to touch in the chipped areas. – no part of spec	Touch in damaged areas with suitable metal work paint.	
	Underside of canopy blown render and not painted		Photo submitted by TRA shows the external underside of the canopy badly blown render and not painted.		On the day of inspection, it's clear that the works to the underside of the canopy have been carried out, however there is still a small blown area of render to the RH side as you face the building which looks as if it has occurred after redecorations carried out. Possible leak to canopy. – repaired	Repairs to investigate canopy for leaks. Then repair small area of render before repainting.	
	Steps / flooring paint peel and wear		Photos submitted by TRA show wearing to paint on floor and steps throughout the block		There is clear evidence that the floor paint has not adhered well to either the floors or the steps. There are areas which have worn through and evidence of paint peeling throughout floors grd to 5th floor. – down to wear and tear	Repaint floor and steps throughout the block.	
	Front door to flat 16 chipped paint		Photo submitted by TRA shows the front door to flat 16 exhibiting chipped paintwork		At the time of our inspection the door had been repainted. – Repaired	N/A	
	Handrails to balcony unfinished		Photo submitted by TRA shows unfinished painting to handrails		Photo doesn't disclose the exact area, however we walked all floors and were unable to identify any unfinished handrails – Repaired	N/A	

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	White paint on stackpipe		Photo submitted by TRA shows white paint marks on a stack pipe.		Photo doesn't clearly identify the exact flat we assumed this was to the rear of the property. From what we could see at ground level there was not white paint to any of the stack pipes. – Repaired Chipped paint to external handrail to steps main entrance. Also noted that 4th, 3rd, 2nd and 1st floors paint work is blistering to the walls by the steps various areas but mainly to the LH sides which are the external walls of the flats.	N/A	
11 – 20 Gaywood Close London SW2 3PN	Balcony to 14 not painted		Photo submitted by TRA shows the balcony of number 14 to be unpainted.		This has been rectified	N/A	
	Area of floor outside the front door of N0 14 not painted		Photo submitted by TRA shows small area of floor directly outside N0 14 to have not been painted.		This has now been rectified.	N/A	

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52 – 75 Gaywood close London Sw2	Splice repairs to handrail		Were repairs undertaken		Repairs appear to have been undertaken in this area. – Repaired Handrail by flats 70 – 75 some mould appearing to the top of the handrail would suggest that moisture trapped under the surface of the paint is beginning to bleed through in areas. Plant growth in hopper head /down pipe to communal entrance. Paint to flooring in communal landings and stairs wearing. The paint just doesn't appear to have adhered to the surface. Paint / preparation / application issues? Evidence of paint spillage on steps. Painting peeling above communal door to landing of flats 70 – 75. Handrail outside 58 – 63 OK some mould growth.	N/A	
98 – 121 Gaywood Close London SW2	Guttering blockage		Photo on the St Martins portal seems to indicate blocked guttering with plant life growing.		Exact area not clear, however I was unable to see any areas of blocked guttering from ground level. – Repaired	N/A	

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	Cement splashes to painted wall (Red) outside 116		Photo shows there is a small area of what appears to be cement flicked against the brick work as if someone has been cleaning out a bucket.		Difficult to clearly identify if this was Axis or a later contractor working in the area as there is no date given along with the photo. – non fault of axis – refer to IW	Attempt to clean off as a gesture of goodwill	
	Painting peeling to both side of communal landing door by flat 116		Ceiling paint to internal and external side of communal fire exit entrance is peeling.		The paint has peeled in localised areas on both sides. Reasons unknown no evidence of water penetration internally. – refer to IW	Prepare the surfaces on both sides and repaint the affected areas.	
	Paint chipping and wearing to steps		Photo supplied by TRA shows paint chipping and wearing on the steps.		The paint on the steps is wearing through also sone areas are chipping but this could be down to cleaning equipment and methods used to clean stairs. - NFA Handrail outside 105, 116 & 117. Paint peeling.	Repaint steps throughout <– Take out	

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Abbots Park 113 – 171	Water pooling in communal areas		Photo supplied by TRA indicates water presumably rain pooling in the communal landings.		There was no water present on the day of my visit however the windows were open which would allow rainwater in. Not sure what the cyclical decorations work could have done to prevent this. – ask IW	N/A	
	Over paint from ceiling area onto window frames communal area		Photo supplied by TRA shows paint transfer from ceiling areas onto the grey windows along the top edge of the frames.		Clear evidence that care has not been taken when painting around the top edges of the frames. Should have been cleaned off at the time. – refer to IW	Attempt to remove over paint from edges of frames.	
	Paint marks to areas of flooring communal areas.		Photo supplied by TRA shows paint spillage to areas of the steps		Difficult to attribute this to Axis as their works were carried out in 2022. - refer to IW	Repaint affected areas.	
	Misaligned glass blocks		Photo supplied by TRA shows glass blocks bulging in communal areas		On the day of my visit, I couldn't find any areas of damage or misalignment to any of the glassed areas. Its possible that either Axis or repairs have already addressed this. - Repaired	N/A	
	Leaking down pipe		Video from TRA shows leaking downpipe at balcony level.		On the day of my visit there was no rain, so I was not able to identify if any of the downpipes were leaking. There was some	Check the connections to the downpipes at balcony level.	

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					mould growth around a couple of the down pipes. – Refer MW		
	Scratches to front doors		Photos supplied by TRA showing scratch marks to flat entrance doors.		The photos don't indicate exact door numbers however as the colour of the doors were grey, I would suggest that it was either flat 161 or 165. Both doors exhibited scratch marks however I don't see how this can be attributed to Axis. I think this is just a case of accident or misuse. - NFA Paint to steps and flooring throughout communal areas wearing through also on the handrail. Looking at the wear it would indicate that the handrail side sees the heaviest foot fall in terms of use. Paint blistering to handrail between flats 157 – 171 some signs of open grain to the woodwork.	N/A	
41A – 53B Roupell Road	Repairs required to balcony handrail and flooring paint		Photos supplied by TRA indicate unfinished repairs also some mould appearing on the surface of the handrail		On the day of my visits, I was unable to gain access to individual balconies. A visual inspection at grd level and communal inspection was all I was able to complete. Residents at 47 A & 47B have raised a stage 1 complaint regarding the communal area's handrail these have been priced by a separate contractor. If any individuals come forward regarding their rear balconies as the works to the	Works to proceed as priced?	

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					communal area commence, we inspect at the time. – check with Pritish and raise DEL Guttering to the top of the building front elevation heavily blocked with plant growth. There are a couple of large trees in the immediate vicinity which could be contributing.		
49 – 53 Roupell Road	N/A		No issues raised by TRA				
53C Flats 2 & 3 Roupell Road	N/A		No issues raised by TRA				
63 – 69 Roupell Road	N/A		No issues raised by TRA		As with 41 – 53 Guttering at the top of the block is blocked. – Raise to MW		1

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Any additional items to be addressed:

Item no.	Details of repair	Cause of issue and the checks completed in order to establish this		Comments	Works required	Image no.