



RIDGE

**HARINGEY MTC EXTERNALS AND
COMMUNAL**

CONDITION SURVEY REPORT

**13 – 20, JACK BARNETT WAY,
N22 6SZ**

26th March 2025



MTC EXTERNALS AND COMMUNAL – CONDITION SURVEY REPORT:
13 - 20, JACK BARNETT WAY, N22 6SZ

26th March 2025

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VIEW OF FRONT ELEVATION



1. INTRODUCTION

1.1. Instructions

Ridge and Partners LLP were instructed by the London Borough of Haringey to inspect and comment on the condition of the property known as 13- 20 Jack Barnett Way, N22 6SZ, with a particular focus on any defects occurring to the dwellings numbered 14, 15, 17, 18, 20. It is understood these are the leaseholder properties and were missed from a previous major works scheme. This condition survey information is to be used as part of an upcoming Measured Term Contract consisting of external and communal area repairs and decorations. It should be noted that in this instance: 13 - 20, Jack Barnett Way, N22 6SZ do not contain any communal areas. All eight dwellings have their own private entrances leading directly onto the public highway.

We have not reviewed the lease of the property. It is therefore unclear what the repair responsibilities are for each dwelling house. The roofs, walls and windows have therefore been reviewed holistically as if it were all part of the same block with a collective responsibility for repair.

1.2. Scope and Limitations

The condition of the property has been inspected in accordance with the below brief:

- The condition and integrity of structure of the property.
- The condition and the external fabric including roofs, walls, windows and external doors.
- Comment on identified health and safety hazards.
- Comment on statutory consents that may be required to enable the works to proceed.

The inspections were visual only. No areas were opened up. The building services were not tested. There was no access to any loft areas or locked service or riser cupboards.

The roofs were surveyed by a drone to confirm their condition. No physical access was available to more closely inspect the roof areas.

Access was not provided to the external private gardens. Therefore, there were sections of the rear elevation concealed from view at low level.

The gable ends on the right-hand side could not be adequately inspected, due to an adjoining neighbouring property.

Access was not provided into any of the dwelling houses. The dwelling entrance doors could therefore not be inspected in detail to confirm if they are sound and compliant. We have only commented on the condition of the flat entrance doors based on an external and visual inspection only. We advise that an audit of the flat entrance doors is undertaken if there are concerns regarding the condition or compliance of the flat entrance doors.

1.3. Inspection Details

The inspection was carried out by: Matt Harrison (Ridge and Partners) on the 26th of February 2025.

The weather during the inspection was damp and overcast with approximate temperatures of 10°C.

1.4. Orientation

All references to the front, rear, left and right are taken as if the front elevation of the building is facing northeast onto Jack Barnet Way. The rear elevation fronts southwest onto Mayes Road. The left elevation faces southwest.

1.5. Tenure

It is understood that the LB Haringey own the freehold of the property. The property contains 8 no dwellings, of which we understand 3 are tenanted and 5 no. are leaseholders.

1.6. Documents Reviewed

Listed below are the documents reviewed as part of preparing this report:

- Haringey – MTC Externals & Communals – 2024.12.03 Repairs History

1.7. Definitions

The table below defines condition descriptions which have been used through the body of the report:

TERM	DEFINITION
Good Condition	No significant defects. Is fit for purpose and performing as designed.
Fair Condition	Some wear/tear or weathering to the element. Although still functioning will require repair/overhaul in the short/medium term. Possibly, appears tatty/untidy.
Poor Condition	In immediate need of repair/replacement. The element has failed.
Hazardous Condition	The element is in dangerous state and represents a health and safety risk.

2. BUILDING DESCRIPTION

2.1. Construction

Number 13 - 20, Jack Barnett Way, N22 6SZ is a low-rise block arranged over three storeys and containing 8 nr. dwellings. These are 13,14,15,16,17,18,19 & 20 Jack Barnett Way, N22 6SZ.

The main walls to the block are cavity walls with an inner leaf of blockwork and an outer leaf of brickwork arranged in a stretcher bond. The openings above windows are supported via way of metal lintels over a cavity.

The main roof is pitched with plain concrete tiles laid atop. The fascias are comprised of timber and the rainwater goods are of UPVC. There are UPVC downpipes to the front and rear. There are a number of lower roofs to the front and rear elevations. There are mono pitched single storey roofs to the front and rear entrances. There are also small parapet gutters serving the rear bay windows.

The windows serving the dwellinghouses are predominantly double-glazed UPVC and timber single glazed casement and awning windows. Some dwellings still contain their original timber single glazed windows.

The property features private front and rear garden areas with a mixture of hardstanding, crazed paving and areas of grass turf.

2.2. Planning Status

The property is not listed, nor does it reside within a conservation area.

After reviewing the Haringey Public Register, we did not note any prior planning applications. The following building control applications are typical for individual dwelling houses.

Building Control Applications

[View results as a list](#)

Application Reference	Application Type	Site Address	Proposal	Status
BNE/0011/8807/	Building Notice	16, Jack Barnett Way, London, N22 6SZ	Recovering roof	Accepted
CPS/0005/6548/	Competent Person	16, Jack Barnett Way, London, N22 6SZ	Circuit alteration or addition in a special location Install one or more new circuits Install a replacement consumer unit Partial rewire	Record Closed
CPS/0005/6618/	Competent Person	16, Jack Barnett Way, LONDON, N22 6SZ	Install a gas-fired boiler	Record Closed
CPS/0012/1704/	Competent Person	16, Jack Barnett Way, London, Haringey, N22 6SZ	Install a gas-fired boiler	Record Closed

3. BUILDING CONDITION

3.1. Foundations and Substructure

Description

The foundations of the property could not be viewed during the survey. Due to the age of the property, it is reasonable to assume that these are likely to be concrete strip or trench fill foundations.

Observations

There were no significant defects noted to the buildings superstructure that could be attributed to failings or overloading of the building's foundations.

3.2. External Walls and Structure

Description

The building is of cavity wall construction arranged in a stretcher bond. The building contains a cellular structure whereby the external walls and some of the internal walls support the loads of the building and transfer the weight to the foundations. There is a brickwork outer leaf and a presumed blockwork inner leaf. The inner leaf is the loadbearing element. The window openings are supported via way of metal cavity lintels. The damp proof course was observable at low level. This looks to be of polyethylene.

The ground floor was constructed of concrete. The upper floors are presumed to be constructed of suspended timber.

Observations

Front Elevation

- The walls to the front elevation were generally noted to be in fair condition.
- There were some minor receded mortar joints to the parapet walls at first floor level. The majority of protruding party parapet walls at first floor level contain receded mortar joints and stains to brickwork. Receded mortar joints were also noted directly above nr. 13, 14 and nr.15.
- There is evidence of ongoing penetrative damp occurring at the corner of the lower roof to nr.18. This looks to be the result of either undulations or damage to the guttering directly above, or an overflow pipe which is noted directly above near to the guttering. This leak is currently live.
- There is evidence of penetrative damp occurring to the top window on the second floor to Flat number 20, where staining and moss growth was noted to small section of brickwork. This may be caused by an ongoing leak in the guttering above.
- There appears to be some minor surface rust to the lintels serving the front elevation. This was noted above the majority of window openings (where visible) to all dwelling houses.
- To the front elevation, there was staining to the parapet walls noted beneath the coping stones serving the main and lower roofs at both first and second floor level suggesting insufficient coping overhangs. This was noted throughout.
- There are some receded mortar joints to individual bricks in some isolated areas, generally the pointing is in fair condition.

Rear Elevation

- The walls serving the rear elevation were generally noted to be in fair condition.
- There was cracking of around 2-3mm to the bay window serving nr 14. This was situated from the top of the parapet traversing through three brick courses to the corner.

- There appears to be some minor surface rust to the lintels serving the rear elevation. This was noted above and adjacent to window openings. This appeared to be affecting most of the lintels where these were visible.
- The rear bays contain parapet gutters with coping stones laid atop. There was efflorescence staining noted beneath the coping stones to all properties and staining in the brickwork which may suggest the coping stones are insufficient.
- We could not adequately view the brickwork at the ground floor level, due to external timber fences. The condition of brickwork at ground floor level could not be ascertained.

Left Side Elevation

- The walls on the left-hand side were noted to be fair condition.
- To the left-hand side, there was staining noted beneath the coping stones at both first and second floor level suggesting insufficient coping overhangs.

Right Side Elevation

- The right-hand side of the property was not viewable from ground level during the inspection.

3.3. Roofs **Description**

The property contains a pitched gable roof comprised of a plain concrete tile covering with ridge tiles noted to the apex. It is presumed the roof structure is comprised of timber fink trusses at 600mm centres. The properties appear to have recovered their roofs separately. Nr .16 appears to have been the most recently renewed. We understand this was undertaken in 2015 (according to the Building Control Application). In addition, nr.20 appears to have recovered the rear side of their roof but not the front. All remaining properties contain roof coverings of the same age and type.

There are parapet walls serving the main roof with concrete coping stones laid atop and lead flashings at the base.

To the front elevation there is a lower mono pitched roof, with lead flashings and parapet walls with concrete coping stones laid atop. The roof covering is comprised of concrete tiles.

To the rear elevation there are flat roofs/parapet gutters serving the rear bay windows. These appear to contain mastic asphalt and bitumen felt coverings with parapet walls. The parapet walls contain lead flashing at the base and concrete coping stones at the apex.

To the rear elevation there is a lower monopitched roof, with lead apron flashings and parapet walls with concrete coping stones laid atop. The roof covering is comprised of concrete tiles.

The facias and soffits are comprised of timber and the rainwater goods are comprised of UPVC with UPVC downpipes.

Observations

- The main roof was noted to be in fair condition. With some defects noted as follows:
- There have been some temporary repairs carried out near the party wall line in the form of a flash band repair at the junction between Nr 16 and nr 17 Jack Barnet Way. This form of repair generally has a short life expectancy and should be rectified in the short term.

- The roof tiles contain a fair amount of moss growth and lichen growth commensurate with the age of the respective coverings.
- It is understood that there is ongoing water ingress to flat 13, near to the parapet wall, it was noted that the flashing details serving the upper and lower roof were heavily stained. The flashing detailing at number 20 has been recently renewed.
- The coping stones serving the main roof were in fair condition with a high amount of moss growth and lichen growth noted atop. There were some receded mortar joints to the coping stones, there was also staining in the parapet walls directly beneath the copings at both high and low level suggesting the existing coping stones contain an insufficient overhang. This was noted to both the main roof and lower roofs to the front and rear.
- The lower mono pitched roofs were in fair condition, however these contain a fair amount of moss and lichen growth. There were some minor undulations to the lower roof at the party wall line. In addition, there was some receded mortar joints to lead apron flashing details. In addition, there was evidence of past repairs where new tiles have been installed.
- The lead stepped flashing detailing to parapet walls to the lower roof was stained and dated to the front and rear.
- There was scaffolding erected outside of nr 20 and 19 to carry out ongoing maintenance.
- The flat roofs/parapet gutters to the rear serving the rear bay windows could not be adequately assessed from our vantage point and their condition could not be determined. These appear to be a mixture of both asphalt and bitumen felt. It is reasonable to assume that maintenance to these elements has been minimal since their installation and that these are coming to the end of their life expectancy.
- The external guttering contains some stains at the joints and is undulated, especially to the central section of the rear elevation. There is blockage in the hopper serving nr 14. It is understood that there are leaks to the front elevation directly impacting nr 18 and nr 20 respectively. These are in poor condition.

3.4. External Doors and Windows

Description

The building does not contain any communal external doors. It should be noted that there are separate front and rear doors serving individual dwellings at 13-20 Jack Barnett Way. We did not gain access to individual dwelling houses to assess their condition. The doors range in material from composite, timber and UPVC.

The rear garden doors could not be accessed and viewed.

The windows serving the dwelling houses were a mixture of UPVC double glazed units and timber single glazed units. These are a mixture of casement and awning units.

Observations

- The front door serving the individual dwelling houses could not be adequately inspected to determine their condition. Please note the following: Number 20 contains a timber door with single glazing. Number 19 contains a composite Gerda security door with double glazing. Number 18 contains timber frame door with single glazing. Number 17 contains a timber framed door with single glazing. Number 16 contains a Gerda security door with double glazing. Number 15 contains a timber framed door with single glazing. Number 14 contains a timber framed door with single glazing. Number 13 contains a Gerda security door with double glazing.

- Number 13 contains UPVC double glazed awning windows, which were in fair condition with some minor surface damage.
- Number 14 contains timber framed single glazed awning units. These appeared to be showing signs of flaking paintwork and rot in places. These were in poor condition.
- To the front elevation number 15 contains single glazed timber awning units, with flaking paintwork and localised rot and were in poor condition.
- Number 16 contains UPVC double glazed casement and awning units in fair condition.
- Number 17 contains double glazed UPVC casement and awning units in fair condition.
- Number 18 contains timber framed awning units in poor condition with flaking paintwork and elements of localised rot.
- Number 19 contains UPVC double glazed casement and awning windows. These were in fair condition, with no major defects noted.
- To the front elevation number 20 contains a mixture of UPVC at ground and first floor and what appears to be timber at second floor level. The timber elements were in poor condition with flaking paintwork and localised rot.

3.5. External Areas

Description

To the front elevation, the front boundary is defined by external masonry walls with brick on edge coping. Each dwelling house has its own boundary wall.

To the front gardens, there are timber fences which subdivide the front gardens.

The rear boundary wall was masonry constructed with brick on edge coping with timber fencing installed atop.

The boundary walls to the left-hand side which are adjacent to Jack Barnett Way are masonry constructed with brick on edge coping

There are several gates situated to the front gardens of individual dwelling houses. These are all timber gates.

Individual dwellings contain their own front gardens with a mixture of materials ranging from concrete paving, crazed paving and concrete hardstanding.

Observations

Front External Area

- To the front elevation the front boundary wall was in fair condition, with some minor efflorescence staining, receded mortar joints and brick on edge coping details. There were also receded mortar joints at low level. It was noted that Nr 18 has had their wall re-built recently.
- The timber fencing subdividing the individual dwelling houses was in fair condition, with some undulated sections noted and damage to individual panels. These could benefit from timber care repairs.
- The timber gates serving individual dwelling houses were in varying conditions. The gate to number 13 contained flaking paintwork and elements of rot and was in poor condition. The external gate serving number 14 was in fair condition with elements of damage and rot occurring to the top of the frame. The timber gateway to number 15 was operable and in fair condition, but small sections of rot were noted to the top of the frame. Number 16 has had a new gate installed and was in good condition. Number 17 contains timber gate which was in fair condition. Number 18 has had a new

gate installed this is timber framed and in good condition. Number 19 has had a new timber gate installed and this was in good condition. Number 20 contains a timber gate, and this was in fair condition with sectional damage to timber panels.

- Number 20 contains paved approaches which were in fair condition. These were paved tiles. Number 19 contains a concrete hardstanding footpath with cracks on the approach of the property and was in fair condition. Number 18 contains concrete hardstanding and was in fair condition. Number 17 contains concrete hardstanding pathway approaching the front door and paving stones to left-hand side. Paving stones were undulated. Number 16 contains concrete hardstanding approaches which was in fair condition. Number 15 contains concrete hardstanding to the approaches and was in fair condition. There is a grass Terrace area to the left-hand side which was in fair condition. Number 14 contains concrete hardstanding approaches with some cracks to the building approach. There is concrete paving to the right-hand side which is undulated. Number 13 contains concrete hardstanding with some surface cracking noted to the approaches.

Rear External Area

- The rear boundary wall fronting onto Mayes Road, was noted to be in fair condition with some receded mortar joints and moss growth the brick on edge coping. It was noted that the rear boundary walls are not fully plumb, but this is not severe. There was some expansion cracking noted to the external walls outside of nr 18/19 which could utilise an expansion joint.
- The fencing panels situated atop the masonry walls are of varying ages and installation. The older timber fencing is suffering from localised rot and undulation. This was noted to the rear of nr 13 and 14.
- We were unable to determine the condition of the rear paving serving the rear gardens as we did not obtain access to the rear gardens of dwelling houses.

Left External Area

- The boundary walls on the left-hand side were noted to be in fair condition. There was evidence of prior repairs to the masonry brickwork and mortar joints. The walls contained some efflorescence staining.

3.6. Internal Communal Areas

Description

Numbers 13-20 Jack Barnet Way do not contain internal communal areas.

4. CONCLUSIONS AND RECOMMENDATIONS

4.1. Conclusion

The external areas of the block are generally in a fair condition, with deterioration occurring to the rainwater goods, fascias and isolated sections of the roof. It is noted that individual repairs have been carried out to individual dwelling houses rather than as a collective. The coping stones serving the parapet walls at upper and lower roof level look to be undersized and appear to be causing penetrative damp. In addition, there are some minor targeted repairs recommended to the roof to ensure its longevity including replacement of coping stones, renewal of flashing details and removal of temporary repairs such as flash band. The external metal lintels above window openings are suffering from surface rust and would benefit from metal care repairs.

There are minor repairs to the masonry walls to be undertaken including removal of efflorescence and staining and some repointing. It is reasonable to assume that the parapet gutters to the rear are coming towards the end of their life expectancy.

The windows at numbers 14, 15, 18 and 20 will require renewal in line with the other dwelling houses.

Minor damages to the fences and boundary walls are also noted and should be repaired.

4.2. Recommendations

Listed below are the recommended works required to bring the property into repair. It is recommended that these works are undertaken as a complete package within the upcoming measured term contract.

External

- Renew/overhaul the existing guttering and rainwater goods and repair the existing fascia boards.
- Carry out repairs to the roof where there are short term repairs such as flash band or cracked and damaged tiles. Remove all moss and lichen growth.
- Renew the existing coping stones to the front and rear of the roof and to the lower and upper roof level
- Renew all lead stepped flashing details to all parapet walls at first and second floor level.
- Further investigate the parapet gutters and either renew or overlay the existing covering.
- Carry out the necessary masonry and brick repairs, including minor repointing, brick refacing and crack repairs and remove all efflorescence from the building.
- Renew the windows at number 14, 15, 18 and 20 Jack Barnet Way in line with the other properties.
- Carry out the necessary metal care repairs to the existing lintels.
- Prepare and redecorate all previously painted sections including masonry and, metalwork and joinery.
- Overhaul/renew sections of damaged and dated fencing.
- Repoint, reface and repair damage sections of brick boundary walls.
- Scaffold access will be required to the full height and perimeter of the building to complete these recommended works.

4.3. Statutory Consents

The recommended works will require Planning Permission and Building Control Approval. In addition, there may also be a requirement for Party Wall Awards in line with the Party Wall Etc Act 1996.



APPENDIX 1 – PHOTOGRAPHS



Photo 1. Front elevation



Photo 2. Rear Elevation



Photo 3. Main roof.



Photo 4. Staining to brickwork (nr.20)

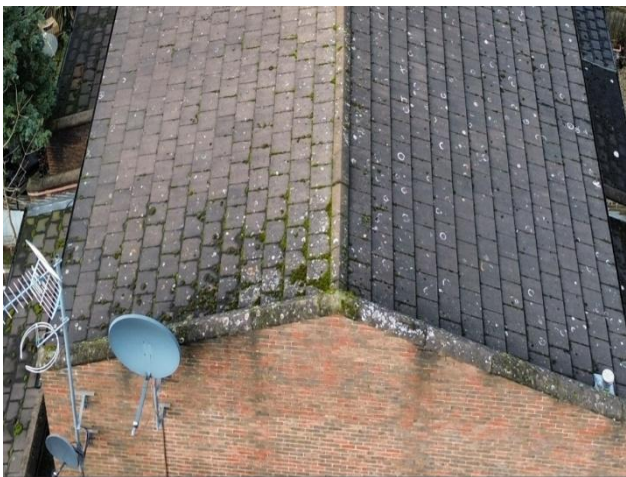


Photo 5. Staining beneath coping stones.



Photo 6. Moss build up and staining to coping stones.



Photo 7. Deteriorating timber windows.



Photo 8. Undulated and loose guttering.



Photo 9. Ongoing leak to front elevation.



Photo 10. Blocked hopper to the rear elevation.



Photo 11. Cracks to the guttering (front elevation)



Photo 12. Undulated guttering to the front elevation.



Photo 13. Surface rust to metal lintels.



Photo 14. Receded mortar joints to the front elevation.



Photo 15. Localised rot to timber gates.



Photo 16. Expansion cracking to boundary wall.



Photo 17. Cracking to rear bay projection.



Photo 18. Efflorescence staining beneath coping stones.



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