

RECORD OF DEFECTS ARISING IN MAJOR WORKS

Recorded by Leaseholders in
Brighton and Hove City Council Property

Carried out under the Term Contract with Messrs. Mears
between 2010 and 2020

INTRODUCTION

This document incorporates accumulated evidence of various defects which have arisen in works of repair and refurbishment.

The works were carried out under the term contract t between BHCC and Mears. The 'Major Works' were defined in s20 notices issued by the Council as Landlord. The Councils estates included a substantial number of leasehold properties.

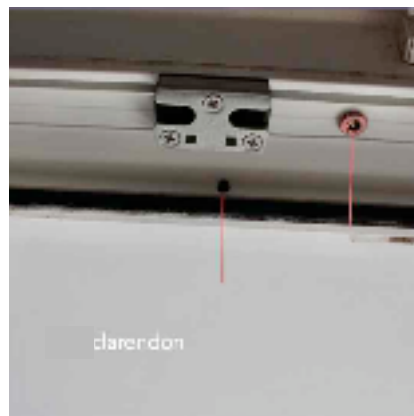
During and subsequent to the works a number of Leaseholders have expressed concerns about the quality and performance, either directly to the Council members or officers, or channelled through representative groups including the 'Leaseholders Action Group' (LAG).

To date, only some of the complaints and concerns have been resolved. Some works are subject to warranties; not all documentation for these has been received. In the case of one major element, concrete repairs to the exterior of the Clarendon Ellen Estate, no warranty on workmanship has been provided.

CLARENDON HOUSE



Top row:
Shows water has seeped out past the glass and started to form black mould



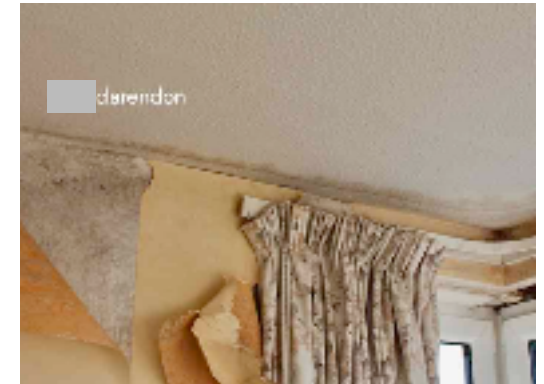
Bottom row:
Drain holes not appropriate for inward opening windows, and which are allowing the water to run round the frame and into the flat. Also none of the screws are sealed.

CLARENDON HOUSE

Top row:
Show the windows have not been installed correctly. Water has been flowing into these joints and across the ceiling .



Centre row:
Show the windows have not been installed correctly. Water has been flowing into these joints and across the ceiling .



Bottom left:: unidentified: crack in concrete repair over window head



CLARENDON HOUSE

Top and centre rows:
Shows water damage from the new roof and lift motor room



Bottom left: new lift motor room roof as installed showing raised r/w outlet causing flooding of roof.

CLARENDON HOUSE

Top two rows are from a tenants flat next to the north lift top floor. More of the same problems.



Photos showing severe damp over head of windows



LIVINGSTONE HOUSE

Top row:
Water pathway showing what happens when it rains.
Rh photo shows leaking through screw holes



Centre left: windows are running out by 12mm and covering the drip channel
Centre right: corrosion of ironmongery in window head due to leaking.

CONWAY HOUSE

Bottom right:
The windows at the back have what appears to be a drip strip above them. The rest of the block does not have this since the original drips were removed or covered over during the major works. These may have been put in to rectify the damage, but not applied on the rest of the block.



GOLDSTONE HOUSE

Top row:
Defective work over window heads including missing and displaced foam filler, and disruption of finishes from water penetration through oversized joint. Reveals lack of external weatherseal at head.



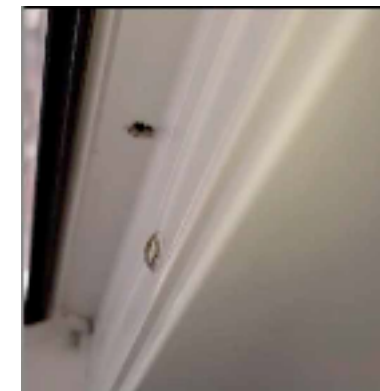
Centre row:
Damage due to defective installation and work over window heads including missing and displaced foam filler, and disruption of finishes from water penetration through oversized joint. Possibly reveals lack or external weatherseal at head.



Bottom left:
Photo of the old windows showing the drip channel at the top



Bottom right:
Shows water running out of screw hole



SYLVAN HALL ESTATE

ELM LODGE

- loft mostly insulated to 270mm and seals on membrane deployed in an unconventional way.
- a few of (one l/h's) down-lighters got pushed in and there are a few more cracks in the ceilings
- leak on the chimney stack still outstanding - water coming through onto lounge ceiling, a faint watermark along a joint line 40cm from the chimney face and evidence of water on the back of the plasterboard
- insufficient flashing on chimney, gaping lead flashings and some old and missing pointing (pictures attached)
- the north chimney flashing is now leaking on three sides.
- new gutters and downpipes are a smaller diameter contrary to the specification.
- glue strips to seal the roof membrane have not been used contrary to the specification.
- annular nails were used to secure roof battens contrary to the specification.
- the old loft insulation was not removed contrary to the specification. This is now covered in dust, dirt, old mortar, tiles and the occasional half brick.
- new insulation was only installed in 20% of the north loft and 60% of the south loft.
- a walkway in the central loft tank area and additional insulation was not installed contrary to the specification
- leaf guard brushes were fitted but many blew out in the first week.
- we were charged for the materials & installation (plus the council and Mears overhead/profit) and then charged £4,992 for scaffolding towers to remove the leaf guard brushes that had stayed in place.
- there is a leaking gutter joint on the straight section by Flat 5's kitchen window.



Top: leaking affecting adjacent ceiling as evident in roof void
Centre: general external view of chimney
Bottom: details of flashing



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ELM LODGE

Defective roofing works: poor workmanship resulting in internal damage :

Left: incomplete or disrupted insulation

Right: misaligned nails puncturing sarking



Left: gaps in poorly laid sarking felt

Right: drooping in poorly laid sarking felt



Bottom: damage to internal floor finish from leak following roofing works.



SAXONBURY

Slide 33 Saxonbury: shows damp or condensation at high level on external wall at high level..



THE WILLOWS

Extract from Report on Roof Works at The Willows, Brighton. BN2 3RQ
 Covers the period from Monday 15th July 2019 to Monday 11th November 2019 – a period of four months.

Initial Issues:

Water ingress from new roof, 9 breaches in 6 months following major works:

- roofer put foot through roof
- guttering badly installed
- lead flashing removed
- downpipes smaller than the ones they replaced
- gutter brush not clipped
- roofing teams not safeguarding de-tiled roof from weather

Outstanding issues:

- No testing of moisture levels has been carried out on stain/damp patches on ceilings
- o This was confirmed as something that would happen on 22nd July 2019
- Repair to communal hallway ceilings is very poor.
- o Repair consists of painting over and not a repair.
- o Staining is leaching through already, and broken ceiling remains broken.
- Overpainting of ceiling where roofer put foot through ceiling has never been completed.
- With regard to Wayne’s e-mail reply on 26th July about water dripping onto the new soffits:
- o Neighbour in No.6 has had a sudden flow of water from the soffit into her kitchen and balcony where it has pooled – how is drainage from soffit allowed for?
- No Programme of works has been received (agreed action 15th August)
- No Window cleaning has occurred. (agreed action 15th August)
- Guttering overflows at the point where flat joins communal hallway on both South and North sides.
- Guttering overflows at join points and is making outside walls damp.
- When it rains, water is leaking from the rear edges of the soffits and dripping onto windowsills.
- Gutterbrush installed with minimal holding clips/cable ties resulting in it being continually removed by seagulls/high wind.



The Willows: Examples of defects
 Top: ceiling damaged by roofer
 Visible gap in chimney flashing
 Vent pipe replaced where penetrating roof but existing hole not repaired
 Centre: poor workmanship:
 sundry leaks, incomplete lining to roof
 Bottom: leaking replacement downpipes, possibly undersized, and displaced leak guard
 Unfixed and poorly installed soffit



ESSEX PLACE

Essex Place windows were replaced in 2012 by Mears sub-contractor, Astraseal, as part of the Major Works contract. Numerous complaints have been submitted since by residents but defects remain and new ones have come to light.

These windows should still be under warranty from Astraseal, including defects arising from materials and workmanship.

Defects can be classed as:

1) 'Serious', affecting weathertightness, dangerous to occupant or seriously affecting internal comfort, and requiring urgent attention.

- defective latches or restrictors
- defective ironmongery including corrosion (1/1,1/2)
- defective seals affecting security (1/3)
- evidence of damp penetration

2) 'Lesser,': inconvenient but not dangerous to safety or health, not urgent.

- inadequate cleaning off after installation
- faulty or jammed vents
- residents own blinds etc. affected by defective operation.

1/1: Malfunctioning restrictors

1/2 Latches not fully closing

2/1 Condensation or damp penetration

2/2 Water ingress due to faulty seal

2/3 Inaccessible fan control, affecting ventilation and encouraging condensation.



ESSEX PLACE

Defective ironmongery including corrosion, mortar spills etc.

4/5: corrosion and mortar spills affecting operation of lock

4/1: corrosion of stays

1/2: corrosion of sliding locking bolt.

4/6: mortar spills affecting operation of lock



ESSEX PLACE

Sundry defects, ventilators, blinds etc.

3/4: Leaking at head of window and jamb

3/7: Dislodged gasket internally

3/6: Defective installation of blind

3/7: Mortar stains on glass, labels not removed

