

REPORT FROM: Housing, Health and Economic Development Services
Manager

TO: Brierfield and Reedley Committee

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FOR INFORMATION

27 RAILWAY STREET, BRIERFIELD

PURPOSE OF REPORT

To give background information about past action taken at 27 Railway Street, Brierfield.

ISSUE

27 Railway Street is a former shop premises that has been vacant for many years. The Council's Environmental Protection Team has had the following involvement with the property:

September 2011 – An Abatement notice was served on the owner of 27 for dampness coming through to adjoining properties.

March 2013 – The front eaves gutter joint between 25 and 27 was leaking. A Notice was served and the defect rectified by the owner/occupier.

June 2013 – The resident of 25 Railway Street complained of damp being caused by the empty property at 27. An Environmental Health Officer inspected the interior of 25 and exterior of 27 from the street level. No defects were identified so the Council's contractor was asked to inspect. He reported the following:

- No rainwater penetration to the bedroom at 25.
- Party wall with 27 on the ground floor appeared dry. Wallpaper in the front ground floor lounge on the party wall with 27 was torn, reason for this not known.
- On inspecting in the loft of 25 there appears to have been some timber movement in the roof spars which has lifted the slates of 27 around the chimney stack area. This is likely to allow rainwater penetration which might affect the party wall with 25.
- Number 27 is in a dilapidated state, there has been a fire in the upper floor, the gable wall shows signs of movement and the roof is in poor condition.

We would expect problems with the roof to show signs within bedrooms which was not the case here. Nor was dampness in the ground floor lounge confirmed.

It was noted that there was missing render and pointing to the front façade of 25. A letter was sent to the occupant of 25 to advise him to carry-out repairs to the render and pointing to see if that resolved the dampness problem that was reported.

March 2014 – Property reported as open to access. One pane of glass to the front was missing. A Notice was served and works were done in default by the Council.

To assist the Committee, an Environmental Health Officer visited on 14th November 2016, and noted that the front facade of 25 at the party wall with 27 is in very poor condition with missing render and pointing, black mould growth and some plants growing in the gaps in the pointing. It is recommended that this is repaired before we investigate further. We will contact the resident of number 25 to advise this.

IMPLICATIONS

Policy: none

Financial: If defects at 27 are found to be affecting adjoining properties, and if the owner of 27 is not found or fails to comply with legal notices to rectify defects, the Council must carry-out the works in default.

Legal: none

Risk Management: none

Health and Safety: none

Sustainability: none

Community Safety: none

Equality and Diversity: none