

**B.E.V.E.L.
EDGE LANE WEST
LIVERPOOL**

SUPPLEMENTAL EXPERT WITNESS REPORT

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1.00 INTRODUCTION

1.01 I am a Chartered Surveyor, a Fellow of the Building Surveyors Faculty of the Royal Institution of Chartered Surveyors, and have over thirty years experience in all aspects of building maintenance and construction, both traditional and contemporary.

1.02 I have 35 years experience in Building Conservation, refurbishment and maintenance, much of this gained in Social Housing in the Kensington fields and Toxteth areas of Liverpool.

1.03 A brief Professional C V is appended to my report, to which reference may be made, as necessary.

2.00 INSTRUCTIONS

2.01 Further to my report upon properties in this area prepared in September 2005 further instructions were given by Ms Elizabeth Pascoe on behalf of the Better Environmental Vision for Edge Lane Group (BEVEL), to prepare a further Expert Witness Report assessing the general condition of the properties as at mid November 2006.

2.02 Due to funding and time constraints this further inspection is limited to an external kerbside assessment taken externally viewing the front and so much of the properties can be viewed from the roadway, in order to respond to comments made by Liverpool City Council that these properties are now dangerous and are in need of immediate demolition.

2.03 The inspections were carried out on the 2nd , 11th and 12th November.

3.0 SUMMARY

3.01 An initial report following inspection of 8 properties in Edge Lane was submitted to B.E.V.E.L on the 6th November the contents of this forms appendix 2 of this further report.

3.02 In view of the limits set out in the introduction to my Report it was decided that the best way to present an overall picture of the current condition of the property was by way of a Schedule identifying some 180 property addresses and rating their condition on a scale of 1-5, one being good five being in need of demolition.

3.03 A summary of my conclusions therefore are as follows:-

3.04 24 number of properties were found to be in a potentially dangerous condition and in need of urgent attention either by way of the provision of temporary supports or urgent demolition.

3.05 A further 48 number of properties were found to have specific items which were potentially dangerous by way as such things as unsafe chimney stacks, roof coverings and other high level features these would not require demolition and were capable of refurbishment nevertheless urgent attention will be needed for specific items so as to make the properties safe and remove any risk from passers-by.

- 3.06** 9 number of properties, a surprisingly high percentage of the development, have been affected in varying degrees by fire the full extent of any damage caused to the building fabrics can only be assessed by a more detailed internal and external inspection, nevertheless there was no apparent reason to suppose that other than those identified as category 5 they would need immediate demolition as they pose no immediate threat to collapse.
- 3.07** Properties in categories 1,2 and 3 were all capable of refurbishment some still being occupied.
- 3.08** We found that most of the properties with the Edge Lane frontage were capable of restoration, it is beyond the scope of this report to consider any costs involved.
- 3.09** In summary therefore I found nothing to change my view as expressed in my report of September 2005 and return the view that the majority of properties are still capable of economic refurbishment.
- 3.10** It must however be clearly understood this comment is made on the basis of the most brief and superficial inspection and that no assurances can be given that properties which we have inspected will remain safe for any period of time or are in fact safe at this moment and we would strongly advise those responsible for these properties to carry out a thorough and intensive investigation into the safety and security of the properties involved.

3.11 On the basis of this brief inspection we were unable to give any assurances in that regard and whilst comments are given in good faith they must be taken into context with the brevity and superficial nature of the inspection.

4.0 STATEMENT OF TRUTH

4.01 I confirm that insofar as the facts stated in my report are within my own knowledge, I have made clear which they are and believe them to be true, and that the opinions I have expressed represent my true and complete professional opinion.

4.02 If, for any reason, I subsequently believe that my report requires correction or qualification, I will advise those instructing me immediately.

Peter McLachlan FRICS

Chartered Building Surveyor

13th November 2006

APPENDIX 1

SCHEDULES

(to be seen on pdf of excel sheet)

APPENDIX 2

Report of 6th November 2006

(to be seen as a separate document)