

RBS - Short Inspection Form V1

22 Apr 2025 / Flat 15 Blackhorse Court
Blackhorse Road, Kingswood, Bristol,
BS15 8EA / Julian Mallia - RBS North

Complete

Score	0 / 0 (0%)	Flagged items	7	Actions	0
Surveyor Name	Julian Mallia - RBS North, IMS North - Martin Daymond, Surveying & Compliance - Matthew Messenger, North RBS - Laura Miller				
Date of Inspection	22 Apr 2025				
Customer Contact Details	Miss Holly Martin 07480 497 919				
Address	Flat 15 Blackhorse Court Blackhorse Road, Kingswood, Bristol, BS15 8EA				

Flagged items

7 flagged

Page 1

Asbestos Survey Required:

No

Page 1

Is there a Reg 8 Risk:

No

Page 1

Party Wall Notice required:

No

Page 1

Listed Building or conservation area:

No

Page 1

Leasehold (S20):

No

Page 1

Potential Statutory or H&S Breach:

No

Page 2

Scaffolding required to complete works?

No

Asbestos Survey Required:	No
Is there a Reg 8 Risk:	No
Party Wall Notice required:	No
Listed Building or conservation area:	No
Leasehold (S20):	No
Potential Statutory or H&S Breach:	No

Reason for Inspection:

RBS Inspection requested by d2d to check condition of windows, according to suppliers they are unable to source replacement mechanisms in UK

Issue / Defect identified

The block has 15 dwellings with double glazed UPVC sliding sash windows. Records suggest that the windows were installed circa 2000 and are an unusual design fitted with small diameter sash cords.

There are five pairs of sliding sash windows in flat 15 and the cords are broken on 3 of the 5 windows. Our in house team have researched these windows to try to source the correct parts to allow the windows to be repaired and it appears that they would need to be sourced from the USA and approximate costs for obtaining the correct parts for the 3 windows would be around £700 plus any fitting costs etc. The design means that springs could not be used instead and the diameter and make up of the cord is critical to be able to pass through openings and pullies that form the mechanism.

There are a total of 66 sliding sash windows on this block and it is not known how many other windows may be affected.

The tenant advised that on one occasion when a cord broke the window slipped and they thought they were going to end up with a broken finger when it was trapped between the two sashes.

Although we are only aware of 3 broken windows all of them will have had similar wear and there may be others that are damaged that we are unaware of and it is probable that more will start to fail over the next few months and years.

Consideration needs to be given to bringing the block forward in the programme. If this is not feasible then it will be necessary to replace a minimum of 3 windows as an ACR.

Schedules of works to complete repair (Include all measurements & applicable SOR's)

TBC

Repairs to be raised for IMS (By RBS or Co-Ordinator)

TBS

Scaffolding required to complete works?

No

Any other relevant supporting information? e.g. access, hazards, location of services, system type, waste removal, pre-lims/site set up.

Awaiting decision on replacement of windows prior to jobs being raised.


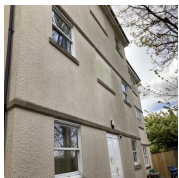
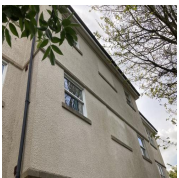

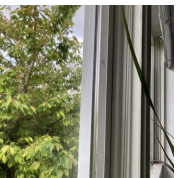













Work to be post inspected once complete? (e.g. due to complexity, value, complaint etc)

N/A

Pictures

Please add pictures of the issue/ defect identified.

1

					
Photo 1	Photo 2	Photo 3	Photo 4	Photo 5	Photo 6
					
Photo 7	Photo 8	Photo 9	Photo 10	Photo 11	Photo 12
					
Photo 13	Photo 14	Photo 15	Photo 16	Photo 17	Photo 18

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15

Signed

Surveyor Signature

A handwritten signature in black ink, appearing to read 'Julian Mallia', written on a light blue background.

Julian Mallia
28 Apr 2025 2:22 PM BST

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18