

## RBS - Short Inspection Form V1

26 Mar 2025 / Block 17-21A (Odds)  
Richmond Road, Montpelier, Bristol,  
Bristol, BS6 5EN / Richard Phillips - RBS  
North

Complete

|              |            |                      |   |                |   |
|--------------|------------|----------------------|---|----------------|---|
| <b>Score</b> | 0 / 0 (0%) | <b>Flagged items</b> | 8 | <b>Actions</b> | 0 |
|--------------|------------|----------------------|---|----------------|---|

### Surveyor Name

Richard Phillips - RBS North, IMS  
North - Martin Daymond,  
Surveying & Compliance -  
Matthew Messenger, North RBS -  
Laura Miller

### Date of Inspection

26 Mar 2025

### Customer Contact Details

Communal - Rear Garden

### Address

Block 17-21A (Odds) Richmond  
Road, Montpelier, Bristol, Bristol,  
BS6 5EN



Photo 1

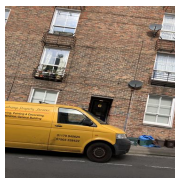


Photo 2



Photo 3

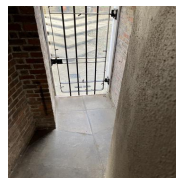


Photo 4

**Flagged items**

8 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

Page 2

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

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 - ground maintenance contractor has highlighted that the rear communal garden has raised areas that cannot be maintained due to working at height restrictions. RBS to survey and recommend.

**Issue / Defect identified**

An inspection of the rear communal garden found the retaining walls to be raised and safety rail required for grounds maintenance work.

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

Install a 2 rail keyclamp system bolted to the top of the retaining structure which is brickwork 28 lm  
Clear light vegetation to allow for installation



Photo 5



Photo 6

[RICHMOND ROAD, BS6 5EN \(1\).pdf](#)

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

RBS

**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.**

Landlord Key Required for Access to Rear Communal Garden

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

No

**Pictures**

Please add pictures of the issue/ defect identified.

1



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

[RICHMOND ROAD, BS6 5EN \(1\).pdf](#)

2

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Signed

**Surveyor Signature**

A stylized, handwritten signature in black ink, appearing to be the initials 'RP' or a similar monogram.

Richard Phillips  
28 Mar 2025 3:45 PM GMT



## 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

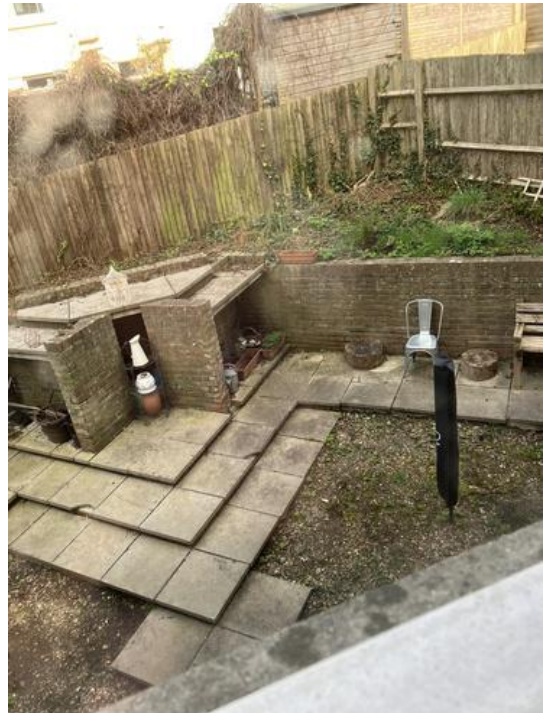


Photo 14



Photo 15

#### File summary

[RICHMOND ROAD, BS6 5EN \(1\).pdf](#)

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