RBS Inspection

Work Order Number	00000639
Status	Completed

References

Case Number	00007720	CX Repair Request Id	1197861
Work Order Number	00000639	CX Work Order Reference	LW836643
Property Address	116 Freeview Road, Bath, BA2 1DZ	Last Modified By	Julian Mallia, 01/07/2025, 14:18

Customer Information

Account Name	Mrs Laura Jane Allen

Overview

Reason for Inspection	The tenant is concerned about the safety of the timber decking and steep back garden.

Issues & Works Required

Issue(s) or Defect(s) Identified	There is a large area of timber decking at the rear of the property which was already in place when they took the tenancy. The decking is in very poor conditin and constitutes a hazard. It will need to be completely removed and the ground beneath left in a safe condition. The tenant understands that the decking will not be replaced and only minimal work will be done to the ground beneath to make sure there are no hazards present. It will then be their responsibility to maintain this area of the garden. The decking is 5m x 4m with a stair 1m x 1.5m. It is about 500mm above ground level at the highest point.
Works to be raised	Take down timber decking together with the stairs and handrailing. Remove from site and make sure ground beneath is left free of any hazard ready for the tenant to improve as garden that will be their responsibility.
RBS Inspection General Notes	

Asbestos

Asbestos Removal Required	No	Asbestos R&D Required	No

Further Information

Scaffolding Required to complete works?	No
ACR Required?	No
Minor Works Required?	No
Post Inspection Required?	No

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Notices

Regulation 8
Risk

Listed
Building or
Conservation
Area

Potential
Statutory or
H&S Breach

Party Wall
Notice
Required

Leasehold
(S20)

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Photographs

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