

RBS Inspection

Work Order Number 00000210

Status Completed



References

Case Number	00001320	CX Repair Request Id	1169631
Work Order Number	00000210	CX Work Order Reference	LW806567
Property Address	3 Hazelbury Drive, Warmley, Bristol, BS30 8UF	Last Modified By	Julian Mallia, 14/05/2025, 16:29

Customer Information

Account Name Mr Neil Skinner

Overview

Reason for Inspection We have been asked to look at the concrete steps outside the patio door at the rear as they are felt to be unsafe.

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Issues & Works Required

Issue(s) or Defect(s) Identified	The steps are cast concrete and are not secured to the wall. There is a resident with visual impairment and the treads are too shallow. It will be necessary to make up two steps each 600mm deep and 1.4m wide with a concrete landing at the base. The whole will also need to have handrails on each side down to the garden. There was also seen to be a service cable running along the wall and this will need to be enclosed in trunking to prevent damage and to allow maintenance of the service. Due to medical needs the risers and ends of the steps need to be closed off. It will be necessary to install a slab adjacent to the path as a base for the new steps.
Works to be raised	Provide and fit new concrete slab as base for new steps. 1.6m x 800mm x 150mm thick. Provide and fit new steps 1.4m wide and two treads high with handrails on each side.
RBS Inspection General Notes	

Asbestos

Asbestos Removal Required	No	Asbestos R&D Required	No
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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 &
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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