

**RBS - Short Inspection Form V1**

|  |  |
| --- | --- |
| 31 Mar 2025 / Station Lodge, 38, Station Road, Weston-super-Mare, Somerset, BS23 1XY / Kevin Underhill - RBS North | **Complete** |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Score** | 0 / 0 (0%) | **Flagged items** | 8 | **Actions** | 0 |

|  |  |
| --- | --- |
| **Surveryor Name** | Kevin Underhill - RBS North, IMS North - Martin Daymond, Surveying & Compliance - Matthew Messenger, North RBS - Laura Miller |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Date of Inspection** | 31 Mar 2025 |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Customer Contact Details** | LiveWest. |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Address** | Station Lodge, 38, Station Road, Weston-super-Mare, Somerset, BS23 1XY |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **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 |

|  |
| --- |
| P |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| 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 |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Page 1** | 6 flagged |

|  |  |
| --- | --- |
| **Asbestos Survey Required:** | No |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Is there a Reg 8 Risk:** | No |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Party Wall Notice required:** | No |

|  |
| --- |
| P |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Listed Building or conservation area:** | No |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Leasehold (S20):** | No |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Potential Statutory or H&S Breach:** | No |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Page 2** | 2 flagged |

|  |
| --- |
| **Reason for Inspection:** |
| Requested to determine the ownership/responsibility of a boundary wall that divides our Property and 39 Station Road WsM. |

|  |
| --- |
|  |

|  |
| --- |
| **Issue / Defect identified** |
| During some recent storms the fencing panels that are fixed to the single block wall have acted as a "sail" and pulled over the short block section to part of this wall. |

|  |
| --- |
|  |

|  |
| --- |
| **Schedules of works to complete repair (Include all measurements & applicable SOR’s)** |
| Firstly the ownership will need to be determined, i am unable to make that legal judgment. Our legal team advise that they too are not able to determine this.   To repair the wall/fence needs taking apart and rebuilt to suit like for like. The resident on the private side rents the property and it is managed on behalf of the landlord by Palmer Snell (Kelly Chaplin 01934-418170 ext 41797) I have discussed with them and they require the documentation showing the shared ownership to be able to go back to their client. |

|  |
| --- |
|  |

|  |
| --- |
| **Repairs to be raised for IMS (By RBS or Co-Ordinator)** |
| Passed to LM. |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **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.** |
| Access available from both sides as resident at 39 was ok for this to take place as and when. |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **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 1 | Photo 2 | Photo 3 | Photo 4 | Photo 5 | Photo 6 |
| Photo 7 |  |  |  |  |  |

|  |
| --- |
|  |

|  |
| --- |
| **2** |

|  |
| --- |
|  |

|  |
| --- |
| **3** |

|  |
| --- |
|  |

|  |
| --- |
| **4** |

|  |
| --- |
|  |

|  |
| --- |
| **5** |

|  |
| --- |
|  |

|  |
| --- |
| **6** |

|  |
| --- |
|  |

|  |
| --- |
| **7** |

|  |
| --- |
|  |

|  |
| --- |
| **8** |

|  |
| --- |
|  |

|  |
| --- |
| **9** |

|  |
| --- |
|  |

|  |
| --- |
| **10** |

|  |
| --- |
|  |

|  |
| --- |
| **11** |

|  |
| --- |
|  |

|  |
| --- |
| **12** |

|  |
| --- |
|  |

|  |
| --- |
| **13** |

|  |
| --- |
|  |

|  |
| --- |
| **14** |

|  |
| --- |
|  |

|  |
| --- |
| **15** |

|  |  |
| --- | --- |
| Signed |  |

|  |  |
| --- | --- |
| **Surveyor Signature** | |
|  | 1 Apr 2025 3:06 PM BST |

|  |
| --- |
|  |

|  |
| --- |
| **Media summary** |

|  |  |
| --- | --- |
|  |  |
| Photo 1 | Photo 2 |

|  |  |
| --- | --- |
|  |  |
| Photo 3 | Photo 4 |

|  |  |
| --- | --- |
|  |  |
| Photo 5 | Photo 6 |

|  |
| --- |
|  |
| Photo 7 |