

From: [REDACTED]
Sent: 12 April 2022 12:06
To: Kelly Whitehead
Subject: 8 & 9 Brooklyn Mews

Hi Kelly, email below explaining situation in regards complaint to MENV relating to 8 & 9 Brooklyn Mews

To give you some background on this, we received an application on 6/8/2020 to replace an existing rudimentary corrugated lean to roof with a more formal sealed roof with velux windows to the rear of Brooklyn mews. The application was approved on 8/9/20. The works were commenced in September 2020 and were completed in April 2021.

[REDACTED] first complained to the department in June 2021 and [REDACTED] met [REDACTED] on site to inspect on 24th June. It was noted that the new roof adjacent was in good condition but the abutment detail could have been better. We also liaised with Compliance over some of [REDACTED] other concerns.

1/7/21 Additional email exchange with [REDACTED] in respect of [REDACTED] concerns and [REDACTED] in regards to water overspilling the parapet gutter. There were various exchanges following this which resulted in Kalmac coming back to undertake remedial works to extend the new flashing upstand to the rear of the party wall and also amending the gutters from the roof above.

30/11/21 further email exchange with [REDACTED] confirming [REDACTED] was still not satisfied which resulted in a site visit with [REDACTED] and [REDACTED] from ECP (Whom also received a complaint from [REDACTED]), [REDACTED] and Myself in December 2021. We inspected 2 of [REDACTED] properties and the hallway of a 3rd property which was the main subject of the complaint, water ingress.

We first discussed the water spilling over the parapet gutter into [REDACTED]. This was an issue that requires resolving and as of the 6th April works are in progress to extend the height of the parapet and provide debris cages to the down pipes. I understand that works have been agreed with [REDACTED] surveyor. This work will be completed by the end of April, weather depending.

Upon inspection of the hallway we noted some water droplets at evenly spaced locations along the edge of the flat roof. This is remote from the abutment detail in question and we were unable to gain access to the rest of this flat. We inspected a couple of other properties to see if there was any evidence of ingress along the location of the wall abutment detail. The wall has been dry lined and there was no evidence of such. We did however note that the properties were very warm and humid, such that glasses steamed up upon entry and there were also dehumidifiers around the properties.

Going back to the hallway in question, we noted that this area was unheated, there is a window into the hall from a bedroom which was open, there was no other controllable ventilation to this space and there was evidence of black spot mould. All 4 officers were in agreement that the water droplets were the result of condensation and we suggested that heating and ventilation be introduced into the space to alleviate the issues. [REDACTED] Surveyor was arriving on site as we were leaving and we assume that [REDACTED] is in agreement with us on the condensation issue as we have not had any reports or evidence to the contrary.

Following the completion of the works to the parapet at the end of the month, we are satisfied that there are no further outstanding Building Bye-Law concerns. It is our firm belief that water is not entering the property as a result of the works, the issues are related to condensation. We have gone above and beyond our duty to engage with [REDACTED] to investigate and resolve the issues [REDACTED] believes are the result of the works. [REDACTED] is a very difficult [REDACTED] to deal with however we have always remained patient and professional with [REDACTED].

We hope that this will be the end of this matter, however if I can be of any further assistance, please contact me.

[REDACTED]
Regulation Standards Manager Building

Direct +44 (0)1534 [REDACTED]

Mobile +44 (0) [REDACTED]

Government of Jersey
Infrastructure, Housing and Environment | Regulation
PO Box 228 | Jersey | JE4 9SS

