

Compliance Inspection – 46 Marine Drive

I carried out an inspection of the property on 25 November 2024 to assess the physical compliance of the property. At that inspection I identified features that do not comply to the required standard. These are detailed in the schedule below.

Schedule – 46 Marine Drive

Kitchen Requirements – Ovens, Hobs and Activity Space

The requirements for kitchen facilities should take account of the needs of the occupants and the arrangements for meals and are expected to have:

1 cooker with oven, grill and 4 cooking plates or rings for a maximum of 5 persons. Cookers provided with the required activity space of 1000 mm in front and 300 mm worktop width available on both sides of the hob.

1. Currently the kitchen has 14 cookers with ovens located across 4 separate kitchen areas which is 16 cookers short of the requirements.
2. The kitchen requires additional impervious work surface. A minimum of two linear metres is required for three people with an additional 60 cm for every additional person. The kitchen currently does not have the required worktop space of 90.2m for 150 people.

Bedrooms – Space and Layout/Living Room Requirement

3. All bedrooms have an e-suite. All bedrooms meet the minimum width requirement of 2.25m. All bedrooms meet the Activity Space requirements as per the Statutory Guidance. All the room meet the space requirements as there is a communal space available.

Maintenance Repairs

At the time of inspection several maintenance issues were identified however these were remedied on the day of the inspection, and evidence of completion supplied and are no longer outstanding. These are; cracked/broken sockets have been replaced, broken intumescent strips replaced, and faulty LED light in on-suites replaced.

At the time of the inspection one area kitchen was out of action due to water damage from a water tank on the room. Officers noted ongoing repair work and have been provided with evidence of the electrical repairs that have been made.

Throughout the property there were issues with the wooden framed windows being stiff and difficult to operate and needing minor repairs to the woodwork across many of the units. The applicant intends to replacement the glazing rather repair the existing glazing units and obtained quotes for same.

The outstanding maintenance issues awaiting confirmation are:

- 3 No fixed heaters repaired or replaced (portable heaters have been provided meanwhile)
- Repairs of doors that have suffered deliberate damage
- Mould to be removed from one on-suite
- Soft/spongy floor in an en-suite (room has been removed from use until fixed)
- Corner of room has uneven subfloor (room has been removed from use until fixed)
- Cracked mirror to be replaced.

