



Enrolment Number:- 7296



148900

Smith & Byford

ENGINEERS VISIT RECORD & REPORT

Record of a Site Visit, Status of Works and Engineers Report

Site Address X089 GOULDEN HOUSE EXTRACT FANS ONLY BULLDEN STREET SW11 3HF		Client Name : WANDSWORTH BOROUGH COUNCIL Client Contact : ESTATE OFFICE Engineers Name : DANIEL DEARDS Engineers Signature : 							
Client Property Reference :		Job Reference : 708483036C/KB Visit Date : 2020-12-11							
Description of Works Remedial works Please attend to flat 80 and collect keys from Annie at the estate office in Goulden house. Check in flat to see the vent and ducting and take readings to see what pull we are getting the main checks are for what material the louvre is mounted on, what is behind the material. Additional Engineer Text entered on this Report:-		Schedule of Rates <table border="1"><thead><tr><th>SOR Code</th><th>SOR Description</th><th>Qty</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr></tbody></table>		SOR Code	SOR Description	Qty			
SOR Code	SOR Description	Qty							
Category of Works on this Visit Date:- WBC - Communal Extract Fan									
Full Description of Works Carried out 11/12/2020 18:01 <M28> - SYS PARTS RQD: Arrived on site, checked in with estate manager who explained to us what was happening and what she was after. Gave us the keys to a void flat (80) so went into that with instruction to find out and do some investigation on the ventilation in there. Upon inspection, found both bathroom and toilet vents were working however extremely blocked and clogged with dust. Removed grilles and hoovered out and cleared all blockages. Left both working at 5m/s. Upstairs bathroom was a metal duct, camera survey from grille to main riser and couldn't find any signs of any fire dampers. Grille is drilled into brick topped with a layer of plaster. Downstairs toilet was also a metal duct, again camera survey returned similar results to upstairs bathroom but is instead mounted on a plasterboard wall. Due to age, would recommend that grilles are replaced and new intumescent ones are fitted instead in flat. Went up to plant on roof and did another survey to find what was and wasn't working as ongoing disputes with residents and new installs. Found that unit 6 wasn't working due to an electrical issue so isolated, changed wiring around in panel downstairs and rectified issues within unit and managed to get that running on one fan. During survey, noticed that fans 8,9, 11 & 16 all have bearing issues, impeller issues and motor issues. 11 runs currently but is in need of replacement. Will return on Monday to remove the other 3 units for overhaul and refurb for hopeful reinstallation and a temporary fix until site fans are upgraded on planned upgrade via WBC. Left site, signed out with estate manager and notified her that we would be returning Monday morning to carry out rest of works. 11/12/2020 20:25 <M17> - SYS PARTS RQD: assisted Adam 14/12/2020 13:38 <M27> - COMPLETE NO PARTS: assisted Dan and Adam to remove ventilation units off of roof 14/12/2020 18:07 <M17> - SYS PARTS RQD: assisted Adam 14/12/2020 18:07 <M28> - SYS PARTS RQD: Arrived on site, isolated and removed 3no units for refurb and took to specialist workshop 18/12/2020 10:14 <M28> - COMPLETE PARTS FTD: arrived on site, re move d old grilles and fitted new intumescent grilles in place instead. tid ied up mess and left all working okay. 18/12/2020 10:27 <M17> - COMPLETE PARTS FTD: assisted Adam									
PHOTOS and ASSOCIATED COMMENT - IF RECORDED DURING VISIT									



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ducting



toilet ducting



airflow after



bathroom grill



bathroom ducting



bathroom grill and ducting



ducting after



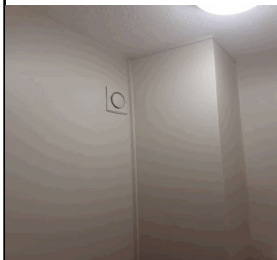
toilet ducting



toilet ducting after



toilet airflow after



toilet grill