

BUILDING DEFECT REPORT

ON

Kenton Recreation Ground
Former Bowls Pavillion
39A Carlton Avenue
Harrow
HA3 8FL

ON BEHALF OF

London Borough of Harrow
Forward Drive
Harrow
HA3 8FL

PREPARED BY
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Tel: 0207 198 2000
Date: 19th September 2025
Ref: 0192972-LW-0000



Kenton Recreation Ground, Former Bowls Pavillion, 39A Carlton Avenue, Harrow, HA3 8AX

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Inspection Date:	17 th September 2025
Report Issue Date:	19 th September 2025

This document has been prepared and checked in accordance with the Lambert Smith Hampton Quality Assurance procedures and authorised for release.

Surveyor Signature:



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19th September 2025

Authorising Director Signature:



.....
19th September 2025

For and on behalf of Lambert Smith Hampton

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1.0 Introduction

1.1 Instructions

- 1.1.1 Lambert Smith Hampton was instructed by Jennifer Webster from London Borough of Harrow to carry out a Building Defect Inspection and to prepare a Building Defect Report advising on the extent of any defect noted requiring immediate repair or repair within the first year of occupation, and recommendations for the remedial action necessary prior to the reoccupation of Kenton Recreation Ground, Former Bowls Pavillion, HA3 8AX.

1.2 Limitations

- 1.2.1 Our Report concentrates on the specific defect(s) that we have been instructed to investigate and is not intended to be a Building Survey Report looking at the condition of the whole of the premises or a Dilapidation Appraisal Report listing all items of repair, redecoration or reinstatement works.
- 1.2.2 This Report is based on a visual inspection of the readily accessible areas of the building only and in accordance with the limitations contained in our Scope of Service provided to you previously. No steps were taken to expose elements of the structure otherwise concealed or to remove surface finishes for examination of underlying elements.
- 1.2.3 We were not instructed to make arrangements for specialist surveys of the drainage installations, the water distribution systems, the mechanical systems or the electrical systems or for these to be tested by a specialist.
- 1.2.4 We have not been instructed to organise a structural assessment or determine floor loadings, nor instructed to organise a Fire Risk Assessment, a Health and Safety Audit or an Access Audit to ascertain compliance with the Disability Discrimination Act.
- 1.2.5 We have not been instructed to establish the capacity of the electrical incoming supply nor to ascertain whether any other live services are connected to the premises.
- 1.2.6 Our survey considers only those defects noted that require immediate repair or repair within the first year to avoid further deterioration of the building and to allow occupation of the building.
- 1.2.7 We have not made allowance for any change of use of the building as we have not been made aware of the proposed use of the building.
- 1.2.8 We were unable to gain access to the following areas:
- Flat roof to the rear
 - Loft space
- 1.2.9 This Report has been prepared for the sole use of London Borough of Harrow.

1.3 Information Provided

1.3.1 We were provided with the following information prior to our inspection:

- N/A

1.3.2 If any other information is made available this could affect the conclusions we have reached in this Report.

1.4 Date of Inspection

1.4.1 Our inspection took place on 17th September 2025 at which time the weather was mild and raining.

1.4.2 The inspection was carried out by Edward Beauchamp BSc (Hons) MRICS on behalf of Lambert Smith Hampton.

1.5 Orientation

1.5.1 For the purposes of this Report, we have assumed that the front entrance faces northeast, and all directional references follow this orientation.

1.6 Situation

1.6.1 The building is located in Kenton Recreation Ground accessed from Carlton Avenue, approximately 0.3 miles from Kenton underground station.

1.7 General Description

1.7.1 The Kenton Recreation Ground Former Bowls Club is a single storey building with bowls green to the rear.

1.7.2 The building was constructed in the early 20th century, with records showing a new bowling green being installed between 1949 and 1950.

1.7.3 The building comprises of pitched roof and flat roof structures with felt coverings, timber canopy with felt covering to the front and side elevations supported on timber columns, black UPVC gutters and downpipes, solid masonry walls with render and exposed masonry finishes, timber single glazed windows, timber front, side and rear entrance doors, and externally fixed security shutters to windows and doors.

1.7.4 There is a concrete path surrounding the property. A metal gate on the left elevation provides access to the rear of the property where there is a bowls green and two sheds. There was a gazebo erected on the bowls green at the time of inspection.

1.7.5 Internally spaces include an office, entrance lobby, toilets and kitchen. There are public WC's on the left and right elevations.

1.7.6 Internal finishes include timber panelling to the ceilings, walls are plastered and decorated, floors are exposed concrete slabs, linoleum, vinyl and carpet. There are timber internal doors, timber kitchen unit and WC cubicles.

2.0 Principal Survey Findings

2.1 The below findings are restricted to immediate or year one repairs only and is not an exhaustive list of repair works needed to the property. The repairs are required to allow the property to be reoccupied.

2.2 The felt roof covering is heavily stained and there is moss growing at the junctions of the felt rolls. We did not gain access into the loft space, but localised water staining was noted to the timber ceiling panels in the front right WC.

2.3 From ground floor level the timber louvres on the left and right elevation showed signs of rot. The extent of how rotten the timber is could not be determined from ground floor level.

2.4 The flashing at the junction of the timber louvres on the right elevation and the felt roof covering was missing.

2.5 The UPVC gutters did not have appropriate falls with sections of gutters being lower than the downpipe outlets. The downpipe on the front right corner of the property was missing, and water was discharging directly onto the concrete slab.

2.6 There is crack in the render on the left elevation on the top right corner of one of the windows that is approximately 4mm in width. There are other localised instances where the render finish has chipped.

2.7 The exposed brickwork is generally in fair condition. There are areas where the brickwork is stained and spalling, particularly to the rear of the right elevation

2.8 Generally, the windows and external doors are in fair condition. Several of the glazing panels have been replaced with mismatched glass and external decorations are fading. One of the glazing panels to the front elevation was cracked. We were unable to test most of the windows due to the security shutters.

2.9 The internal face of the rear entrance door close to the hinge has ripped. The face of the door has been screwed back into the structure of the door.

2.10 The concrete walkway is cracked in multiple places and is uneven on the front left corner. The concrete surround to the manhole on the right elevation is also cracked.

2.11 Multiple of the timber support columns for the canopy roof structure have cracks in them.

- 2.12 Generally, the timber panelling to the ceiling is in fair condition. In some rooms the panelling has been decorated white and in others with a dark wood stain. As mentioned above, the timber panelling in the front WC has localised water staining.
- 2.13 Decorations to internal walls and partitions are in poor condition, there are areas of missing plaster and cracks throughout the property, and paint is peeling in the rear WC. In the front entrance lobby, there are significant cracks on the partitions, most of the wall is obstructed by signs and it is likely that more cracks are present behind them. There are also significant cracks on the left wall of the office space above the windows.
- 2.14 The exposed concrete floor slab in the rear entrance lobby is in poor condition. The painted finish is peeling and there are cracks of up to 8mm in width. The concrete steps that lead down to the front entrance lobby and office are cracked, uneven and pose a health and safety hazard.
- 2.15 Carpet floor coverings in the property are in poor condition and are heavily soiled and stained.
- 2.16 The vinyl floor covering in the kitchen area is heavily stained. The kitchen units are dated in style but are in serviceable condition.
- 2.17 Generally, the WC fittings are in satisfactory condition. The tap to the rear WC wash basin is corroded and the basin is stained. The edge trims to the front WC cubicle were loose and the window board has been cut to install the WC cistern.
- 2.18 Several of the lights were not working at the time of inspection. The consumer unit is in the office space, and its last test was in 2015, with the next recommended inspection date due in 2020.
- 2.19 The rear bowls green is overgrown and multiple of the concrete edge stones were chipped.

3.0 Summary and Recommendations

- 3.1 Several items have been highlighted as needing attention. We include our recommendations and budget costs for items should be undertaken prior to the repurpose or reoccupation of the property below.
- 3.2 The felt roof covering is in poor condition, we did not gain access into the roof space, but there was evidence of water ingress in the front bathroom. Bitumen felt is not designed to be used on roofs with a pitched roof construction like this property and it. We recommend that the roof covering is replaced, and a more suitable roof covering is installed. If the felt is to be replaced with tiles a structural engineer should be consulted to determine if the roof structure is strong enough to take the new load.
- 3.3 The timber louvres should be closely inspected, and depending on the level of rot, replaced or a resin repair undertaken. We have allowed for the replacement of the timber louvres in our costs.
- 3.4 The missing flashing at the junction of the louvres and the roof covering should be replaced.
- 3.5 The gutters should be realigned to ensure proper drainage and the missing downpipe should be replaced.
- 3.6 The damaged rear entrance door should be replaced.

- 3.7 We recommend that the cracks in the exposed concrete floor slab and concrete steps are repaired. Once the repairs are completed the slab should then be redecorated.
- 3.8 The internal plaster and painted decorations are in poor condition. We recommend that cracks and areas of missing plaster are repaired, and the property is redecorated.
- 3.9 The carpet and kitchen vinyl floor coverings are heavily soiled. We recommend that the carpet and vinyl floor coverings should be replaced.
- 3.10 Multiple light fittings did not work when tested and the recommended testing date of the electrical system is now 5 years overdue. We recommend that a condition survey of the electrical system is undertaken and allowances for repairs are carried out.
- 3.11 We did not test the hot water system as part of our inspection, but we recommend a full service is undertaken and allowances for repairs are made prior to new occupation of the building.
- 3.12 The table below outlines our budget costs for year 1 works. All costs are exclusive of VAT.

YEAR 1 BUDGET COSTS		
No.	Item	Cost
1	Replace felt roof covering, including allowance for structural engineer inspection.	£ 30,000.00
2	Replace rotten timber louvres	£ 500.00
3	Reinstate missing flashing	£ 200.00
4	Realign gutters and reinstate missing downpipe	£ 500.00
5	Repair cracks to exposed floor slab and concrete steps, and redecorate	£ 1,500.00
6	Replace rear entrance door	£ 1,000.00
7	Repair plaster and redecorate all internal walls	£ 5,000.00
8	Replace corroded tap to rear WC.	£ 100.00
9	Replace soiled carpet and vinyl floor coverings	£ 2,500.00
10	Service hot water system and allow for repairs	£ 1,000.00
11	Undertake electrical inspection and allow for repairs.	£ 1,500.00
Total		£ 43,800.00

We trust this Report is satisfactory for your present requirements and if you wish to discuss matters further, please contact:

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LAMBERT SMITH HAMPTON

