Thames Valley Surveying

9 December 2025

Spelthorne Borough Council
Council Offices, Knowle Green,
Staines-upon-Thames,
TW18 1XB

By Email Only

Dear Bruce,

34 Kingston Road, Staines Upon Thames, Berkshire TW18 4NL - Dampness Defect Inspection

This report lays out our findings and recommendations following an inspection of reported water damage and infestation at 34 Kingston Road, Staines Upon Thames, Berkshire TW18 4NL. Our inspections took place on 28th & 30th November 2025. Our report is compiled in accordance with our fee proposal letter dated 14th November 2025.

Instructions

We are instructed to:

1. Review any previous reports/background information to understand the history at this property.
2. Undertake a visual inspection of the external elements and internal areas of the property, if possible.
3. Provide a report with recommendations on any repairs that are required.
4. Undertake a condition survey (including the building and immediate external areas). Include both the interior and exterior of the property. Where access is safe and possible.
5. Carry out a drone survey of the roofs and high-level areas
6. Prepare an assessment of the condition with approx. costs to refurbish.
7. Undertake a general review of M&E installations

The areas of concern are the structural stability of the property, the wind and watertightness and the extent of any infestations.

Background

The property occupies a corner plot at the junction of Kingston Road and Coopers Lane. It is a two storey load bearing masonry building most commonly used as a domestic house. The property is not listed or in a conservation area. The property has been unoccupied since before July 2008. We can state this as the property can be seen overgrown by shrubs and boarded up in the google Streetview picture below.

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Our report will look at the extent the condition of the property, the works needed to be undertaken to make it safe from collapse, the works needed to make it safe to occupy and the conditions we find at site today.

The Site

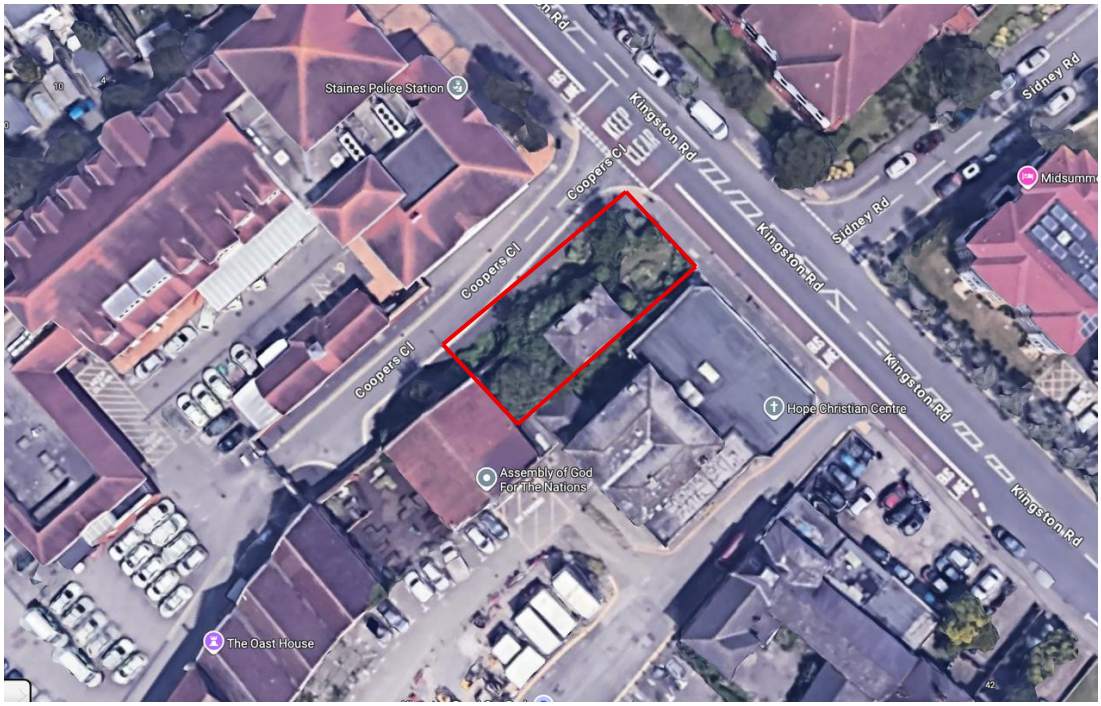

Figure 1 – Aerial view. 34 Kingston Road Staines marked by red square. Copyright Google Maps.

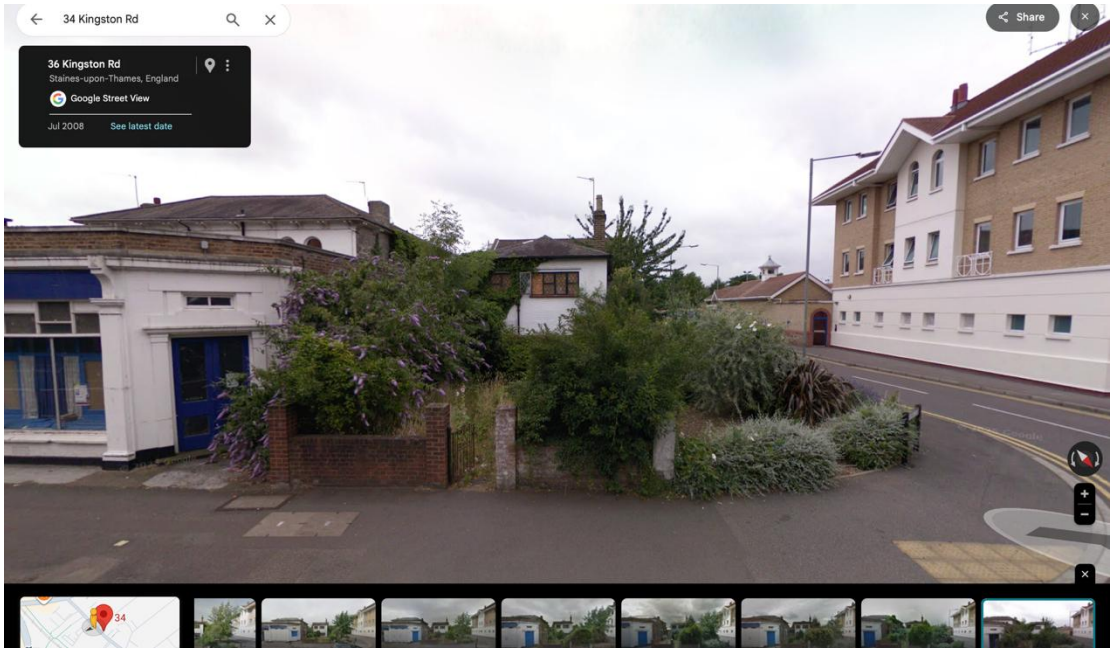

Figure 2 – Site In July 2008 - Copyright Google Maps.

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Executive Summary

The building has reached a point where its demolition or wholesale refurbishment is now required.

The property has an ongoing Pigeon infestation with guano 25mm deep on most surfaces.

There are no fewer than 4 leaks through the main roof. Water ingress, coupled with a pigeon guano infestation has caused a number of the structural timbers to rot through. In our opinion collapse of the roof and part of the first floor is imminent without major structural repair.

Water ingress has also caused part of the first floor to collapse. The building is generally unsafe to enter without some safety propping.

The Pigeon infestation has led to a layer 25mm thick of guano on most surfaces in the loft and the first floor. This caustic substance has caused corrosion of the nail fixings. This has led to sagging and collapse of the plastered ceiling surfaces.

The services at the site are generally in a poor condition. They have remained untouched, unmaintained and unused for at least 15 years. All would now require complete overhaul to bring them back in to use.

In our opinion a budget of £250,000- £350,000 is now required simply to make the building safe, repair it and bring it back in to use as a 3 bedroom house. A breakdown of this sum is enclosed in the report below.

Without immediate works of at least £50,000 to stabilise the structure this sum is likely to increase this winter.

The alternative to the above is to demolish and clear the site. This we estimate would cost £25,000-£50,000. The site could then be re purposed increasing its density and providing usable accommodation.

We would recommend the site be sold to facilitate the latter option with the proceeds being given to Authority funds.

Findings

On the day of our inspections the weather was dry, overcast, and cold. The external temperature was measured at 5°C with a relative humidity of 80%.

The exterior of the property is now substantially overgrown

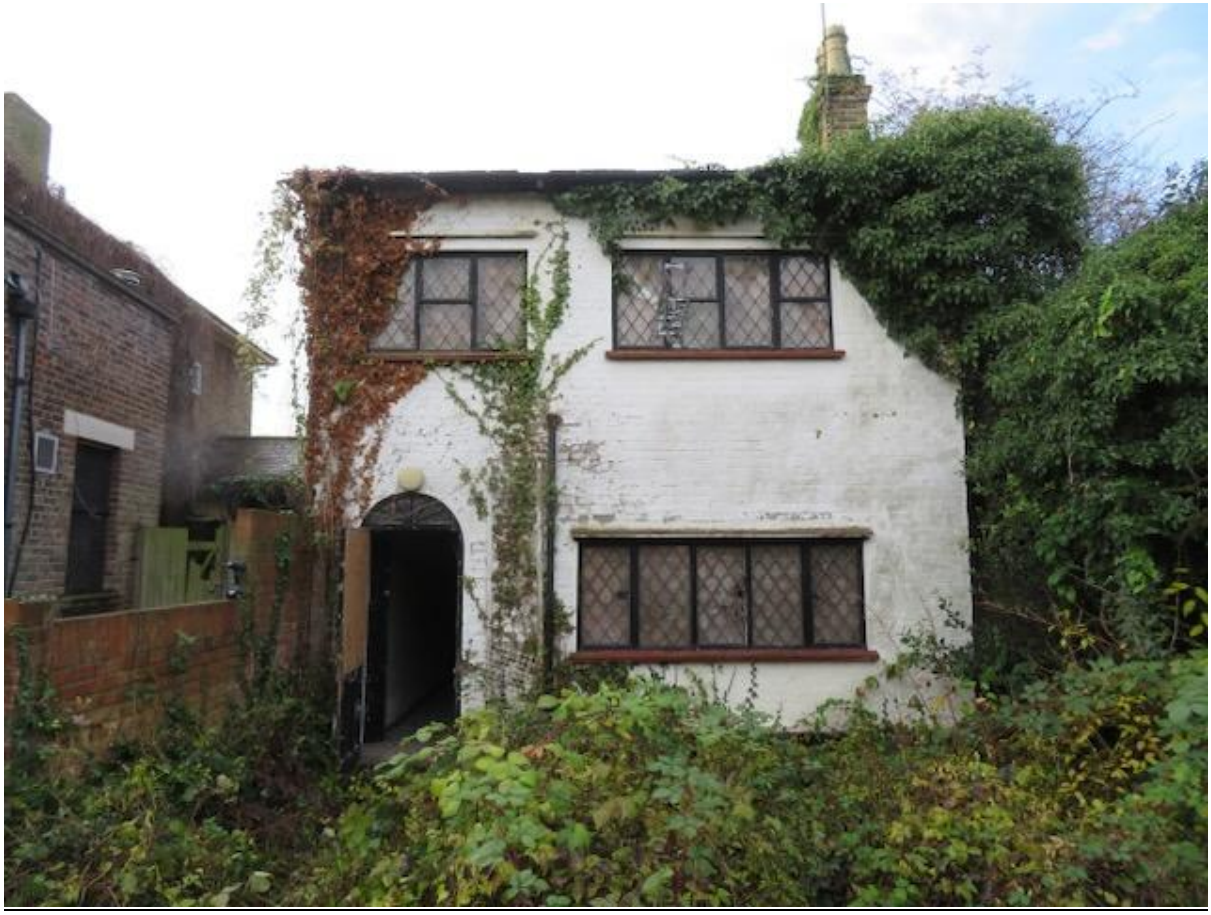

Photo 1- Front Elevation – Overgrown External walls

The Front elevation faces Northeast.

This shows the load bearing masonry brick wall structure together with 3 inset metal frames windows and an inset timber framed main entrance door.

The front garden of the property is heavily overgrown with self-seeded shrubs and garden debris. It may be that there is contaminated material under the plant life, but this could not be determined during our survey. It is generally unsafe underfoot without protective footwear.

The West elevations runs along Coopers Close. This has a boundary wall that separates the site from the landscaped highway boundary. The landscaping is heavily overgrown. There are large self-seeded shrubs in both the building and the boundary wall. The lack of landscape management appears to have been occurring for many years. The picture below is from 2012. The wall is unsafe.

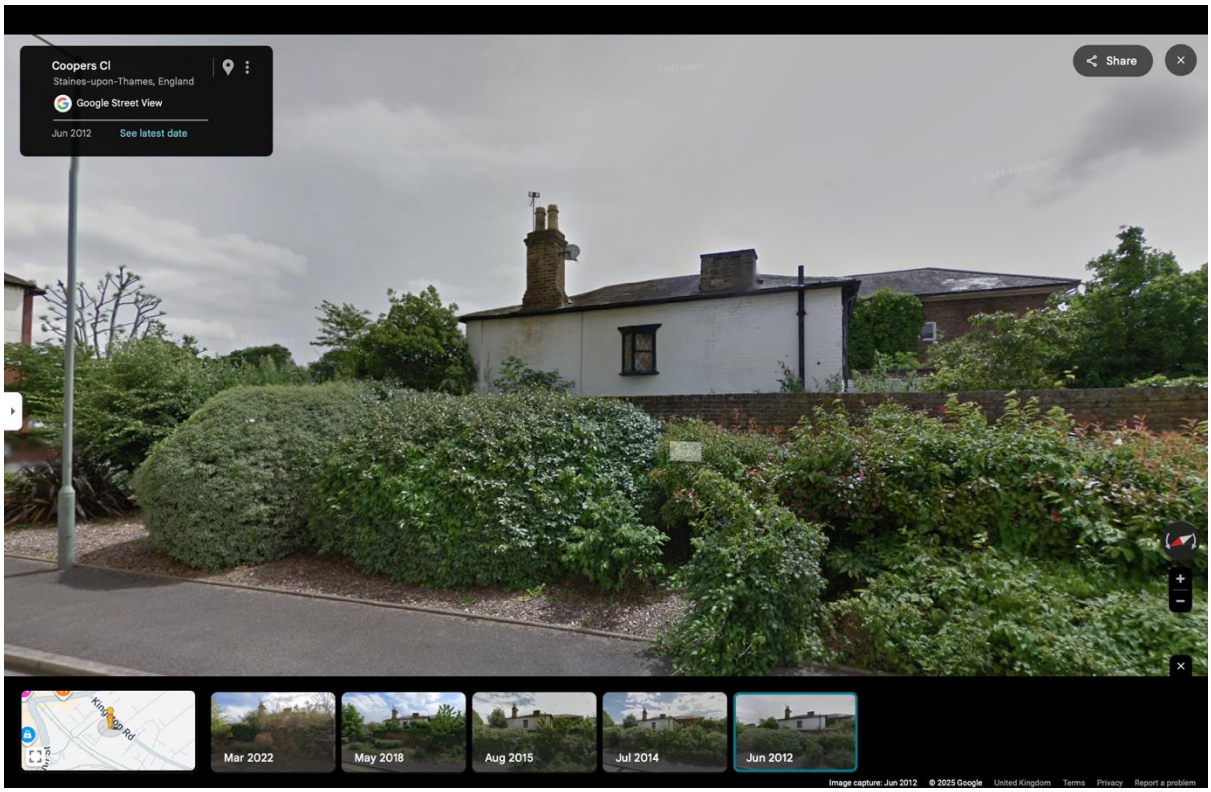

Photo 2- West Elevation – Site in June 2012 - Copyright Google Maps.

The boundary wall now is in poor condition. Several of the upper courses have become displaced by large self seeded plants. The boundary wall will require partial demolition and reconstruction.

One of the main issues are defects arising out of movement in the roof. This will be discussed more in the roof section below.

The rear wall of the house is in a fair condition for its age. Like the other main walls it has had no repair, maintenance or decoration for many years and this has led to its deterioration. If it is to be retained it will require pointing repair and wholesale redecoration at minimum. The inset windows and doors will also require overhaul/ replacement.

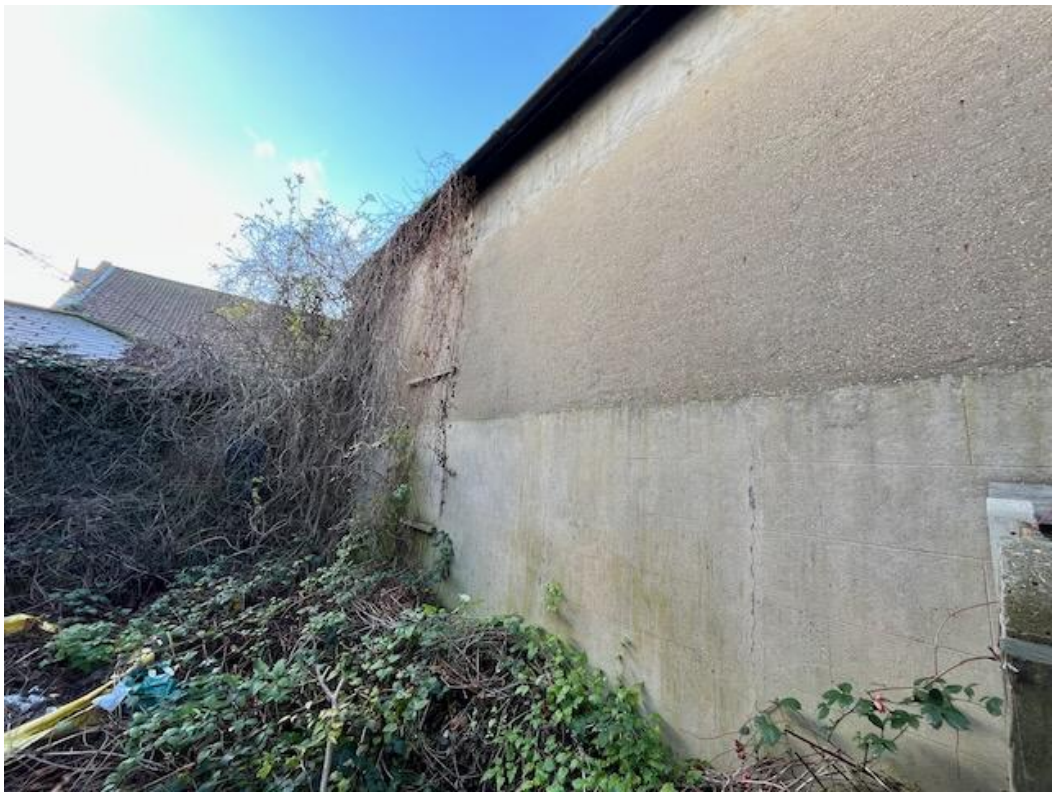

Photo 3 - Cracked render overgrown with shrubs

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Roof

The roof of the property is one of the main areas of concern. The roof has a slate covering. This is supported by an cut timber framework.

This comprises 100mm by 50mm rafters supported at their mid-point by a 100mm by 75 mm purlin. These in turn support 38mm timber battens and the slate roof covering.

The roof slate covering is missing in no fewer than 5 places. One of these holes is in excess of 600mm by 600mm. The holes in the roof have been present for a number of years.

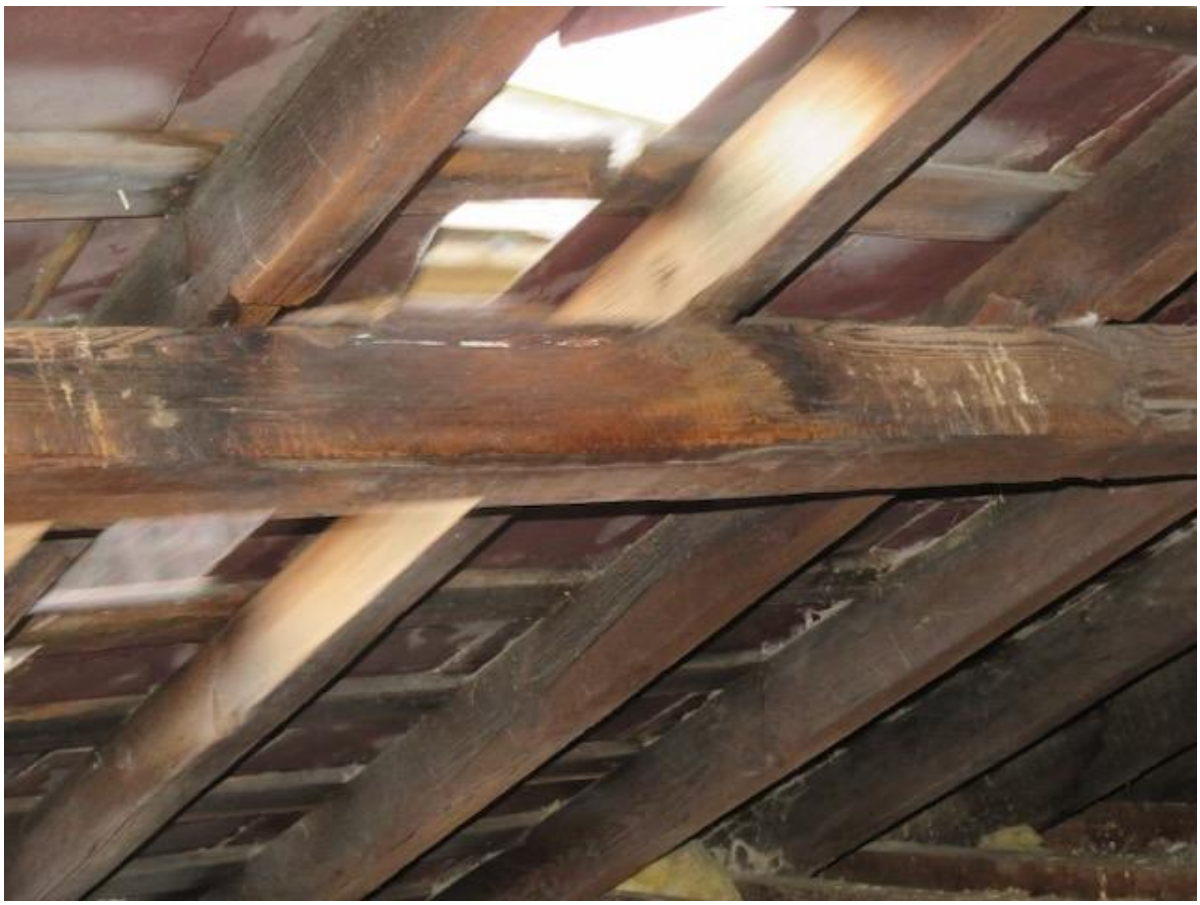

Photo 4- Holed Roof timber structure

The holes in the roof have and continue to let a large volume of water into the structure. The holes in the roof have also allowed a flock of pigeons to roost within the building for many years. The pigeons first roosted within the loft space. When the ceiling of the loft space collapsed into the first floor the birds were able to roost throughout the building.

The birds have contaminated the loft space with guano more than 25mm deep in most areas. This sits on top of the original nail fixed timber lathes that support the plaster first floor ceiling. Pigeon guano is known to be extremely acidic as well as toxic. The guano has over time rotted the nail fixings of the first-floor ceiling. The ceiling has partially collapsed in several areas. In the reminder the guano obscures the lathes condition. The whole of the first-floor ceiling will require removal and

replacement. All the pigeon guano will require removal from the loft space. This would need to be undertaken by a contamination specialist before any attempt to repair the roof could commence.

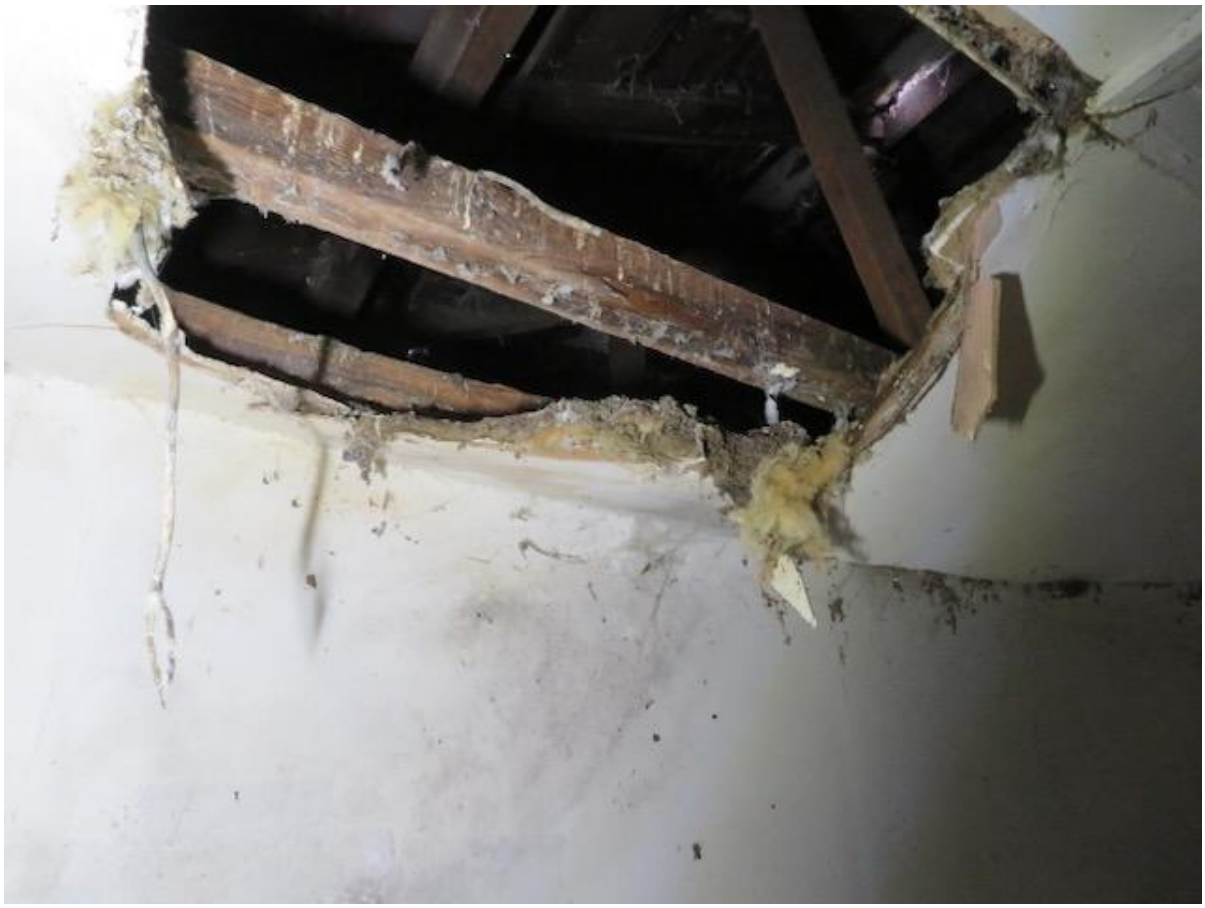

Photo 5- Collapsed first floor ceiling

The carpet of pigeon guano continues on the first floor where again the average depth is 10mm with a maximum depth of 25mm. This has had a similar effect of causing the collapse of part of the ground floor ceiling.

The water ingress through the roof has together with the guano softened the roof timber ties. These ties form the bottom of a triangle that ties together the two sides of the roof slope. With the failure of the ties the roof has started to spread outwards. This can be seen as cracking at the top of the external walls.

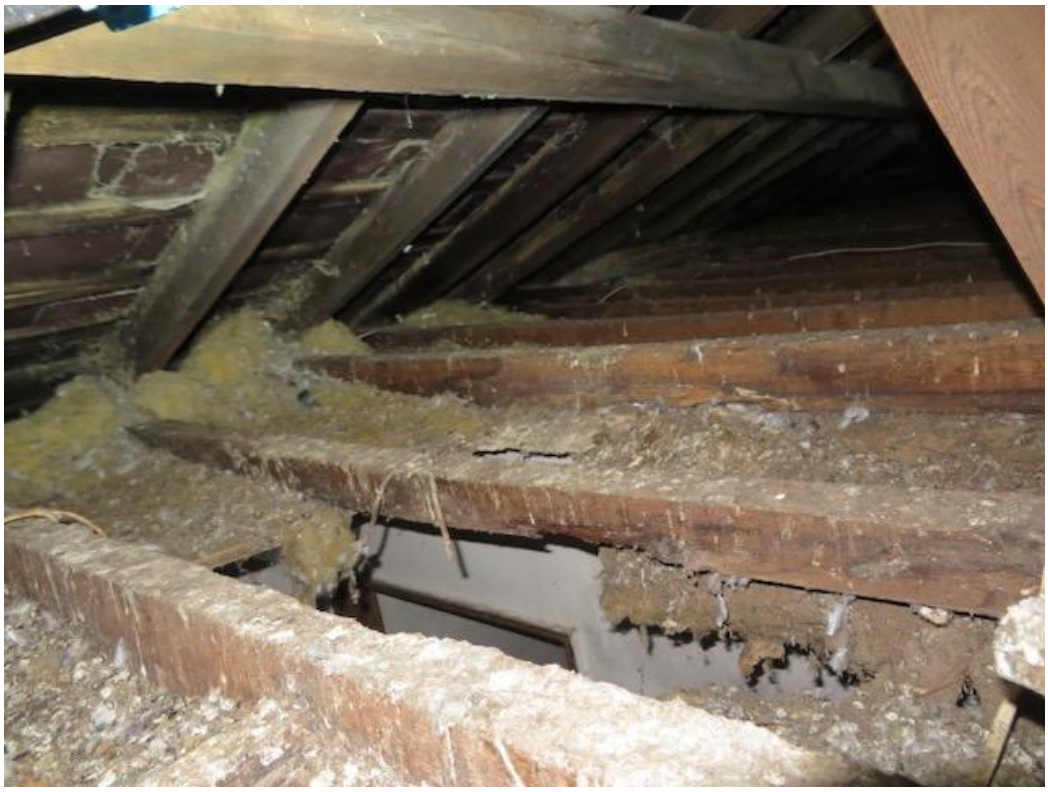

Photo 6- Guano covered timbers above collapsed first floor ceiling

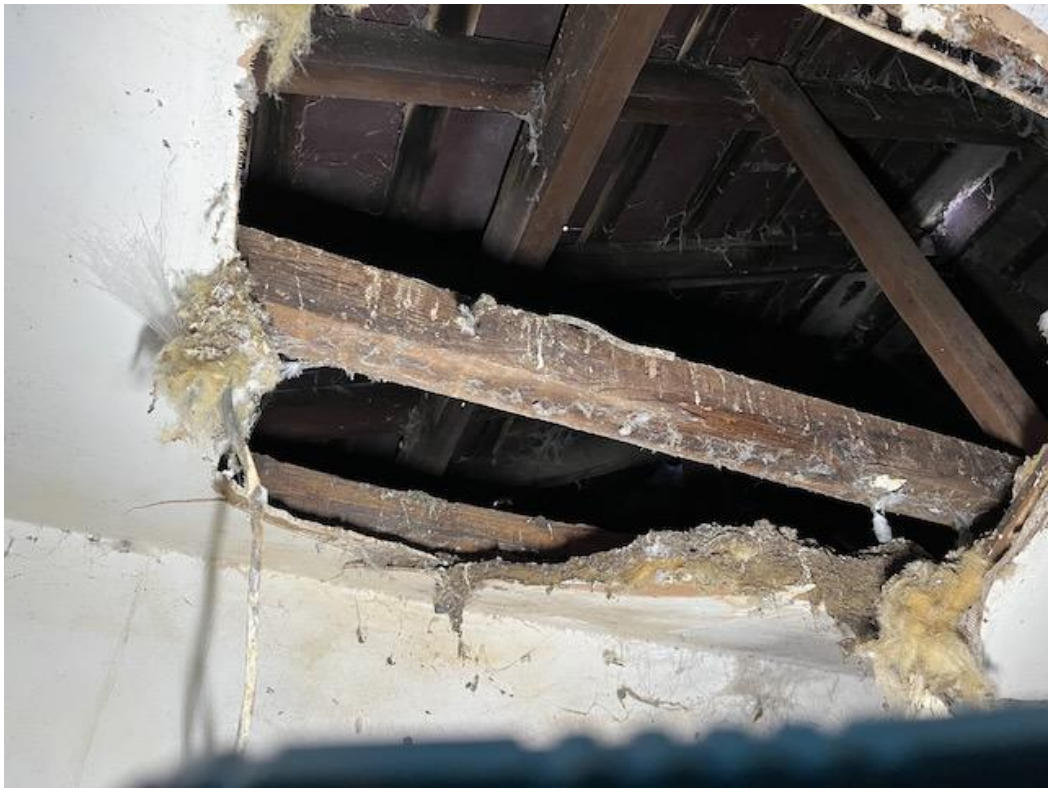

Photo 7- Guano covered timbers above collapsed first floor ceiling

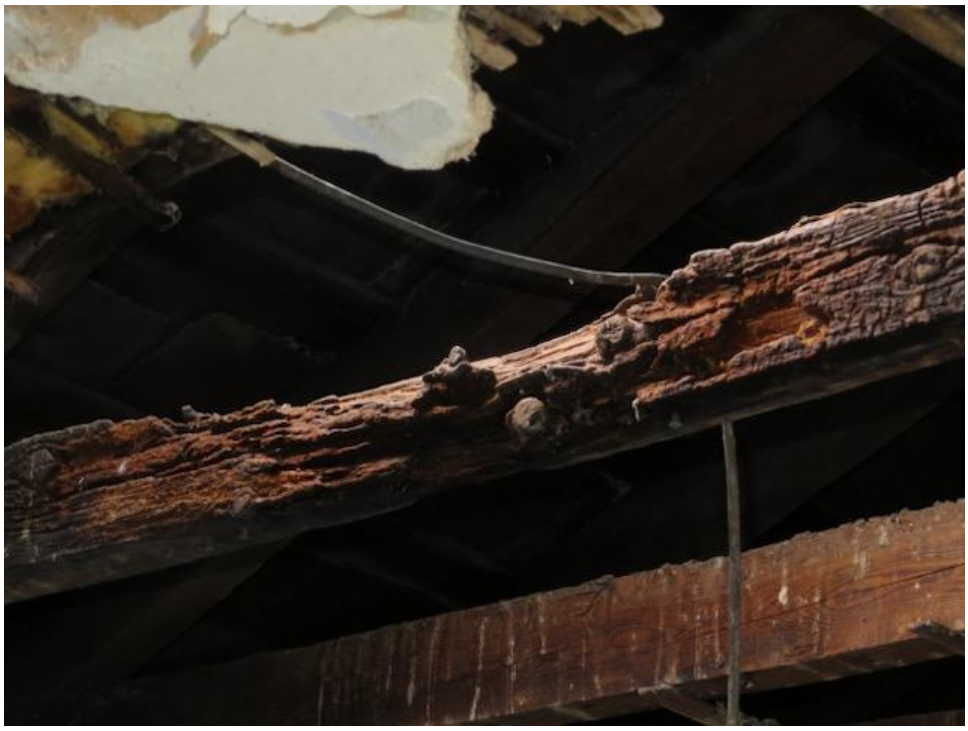

Photo 8- Rotted through roof tie

The water ingress has also rotted parts of the first-floor timber floor structure including decking, structural joists and ceiling. Parts of the first floor have already collapsed and other areas are soft underfoot.

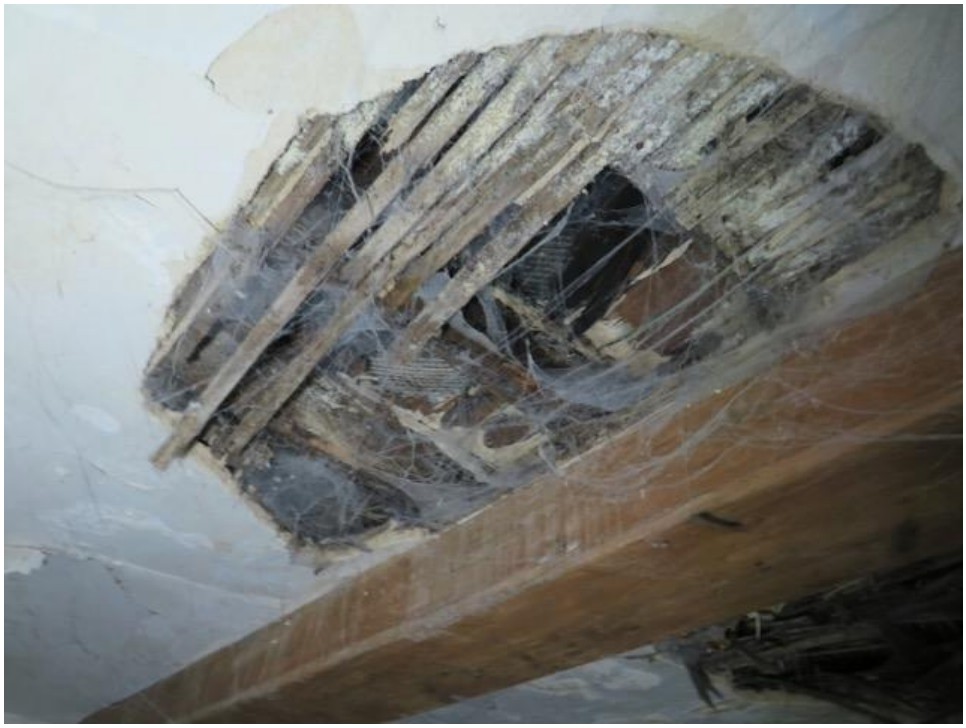

Photo 9- Guano covered timbers above collapsed ground floor ceiling

In order to repair the first floor, structural propping will be required as the integrity of the first-floor joists cannot be assured.

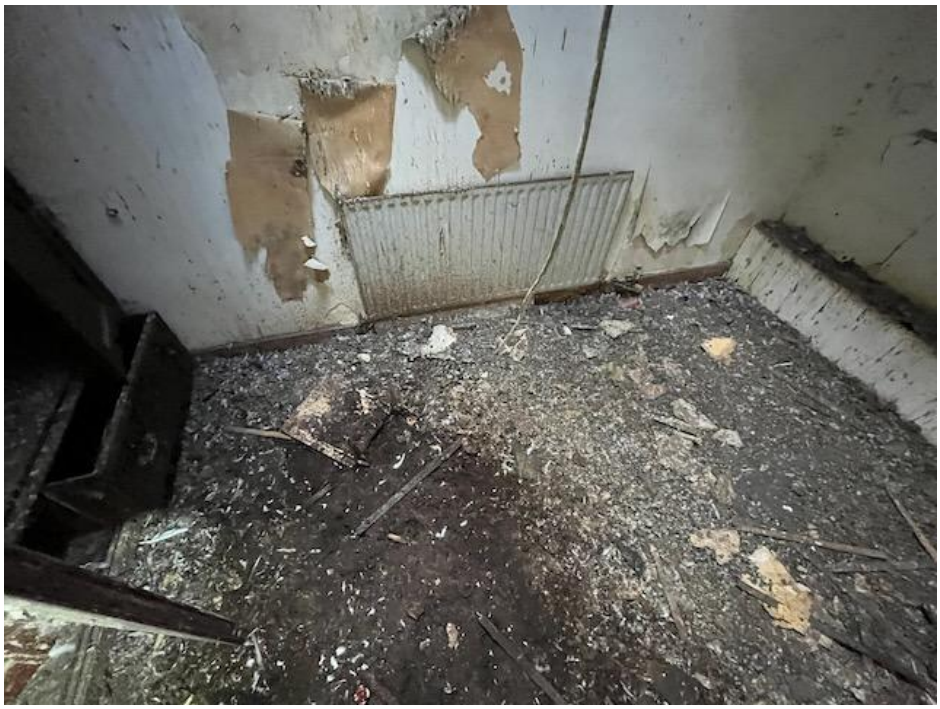

Photo 10- Guano covered first floor finishes

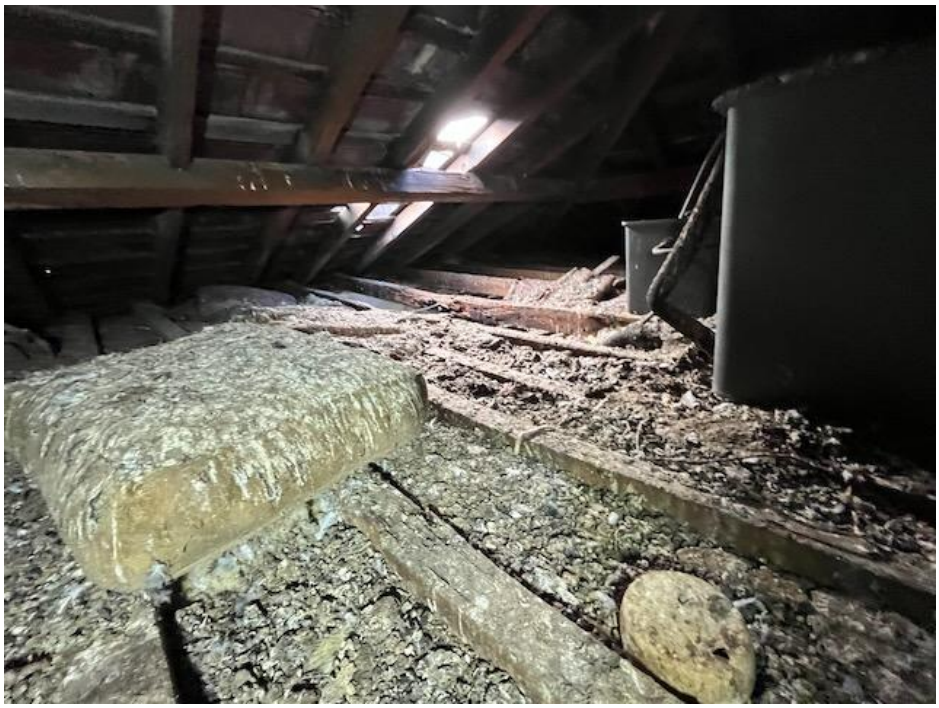

Photo 11- Guano covered timbers above collapsed first floor ceiling

The windows at the property are all in need of replacement. Around 50% are completely missing with just bare brick openings evident. In others older single glazed steel frames are evident but the glazing is boarded over externally.

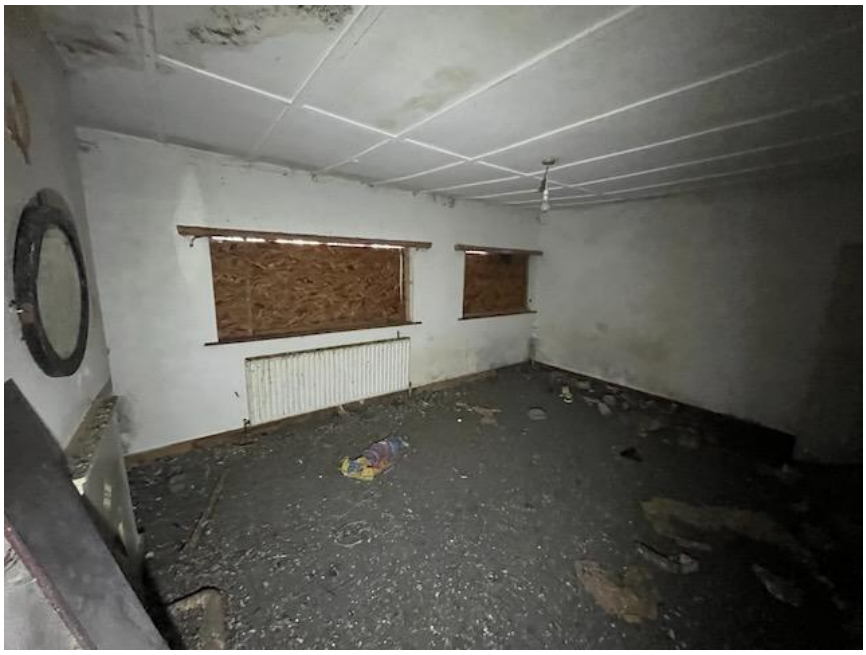

Photo 12- Missing windows

The kitchen at the property is also now derelict, guano covered and would require complete replacement.

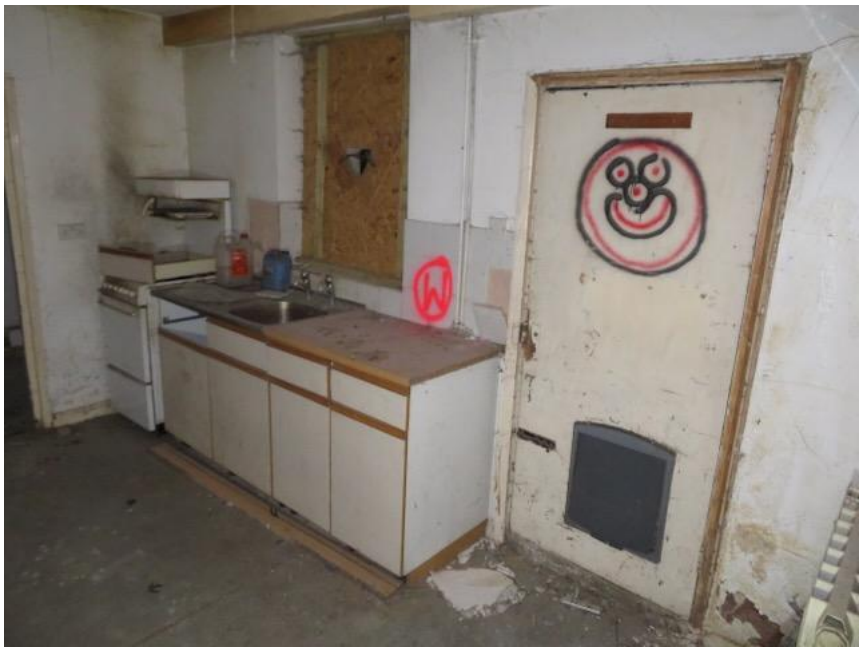

Photo 13- Guano covered derelict kitchen

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Building Services

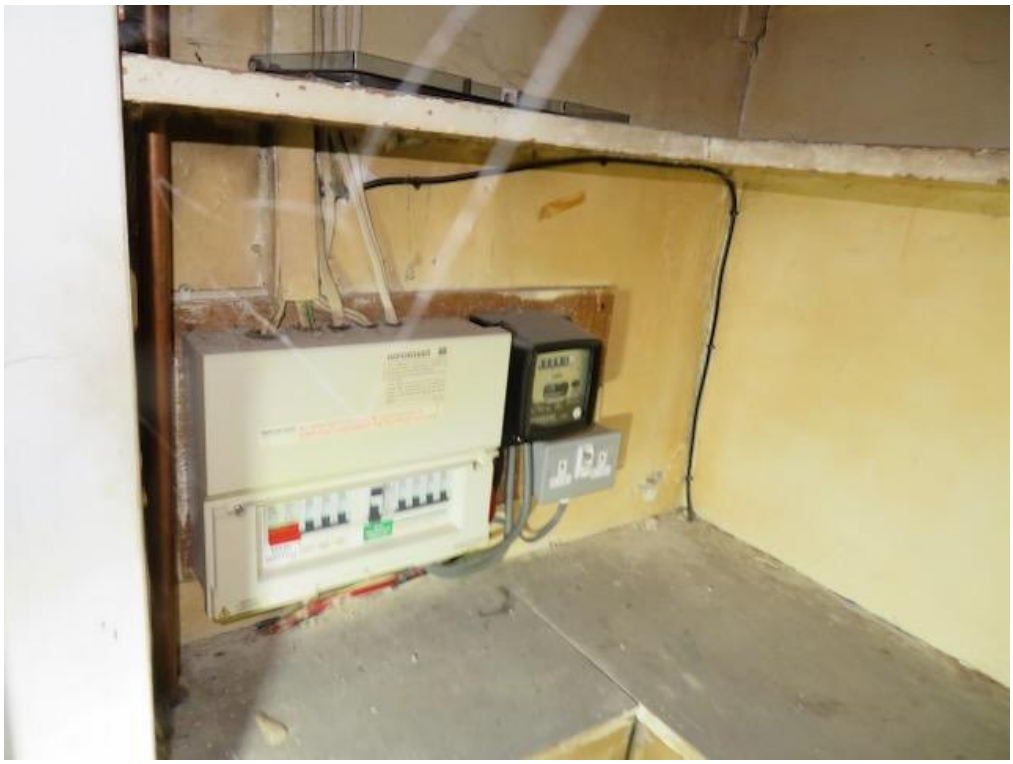

Photo 14 – Electrical meter and consumer unit.

The property has a 100 amp single phase electrical supply. The supply is still live and a meter is fitted. Extreme caution should be taken within the building as there is a real risk of electrocution and death.

The property is unsafe due to the extensive water ingress and the presence of the guano contamination. We recommend that Scottish and Southern Electricity (SSE) be asked to cut the building off from the mains supply or at the vey least remove the mains fuse.

The building has a bath and basin fitted. These are linked to a hot water supply. There is an electric over bath shower unit. All the fitting are contaminated with guano and will require replacement.

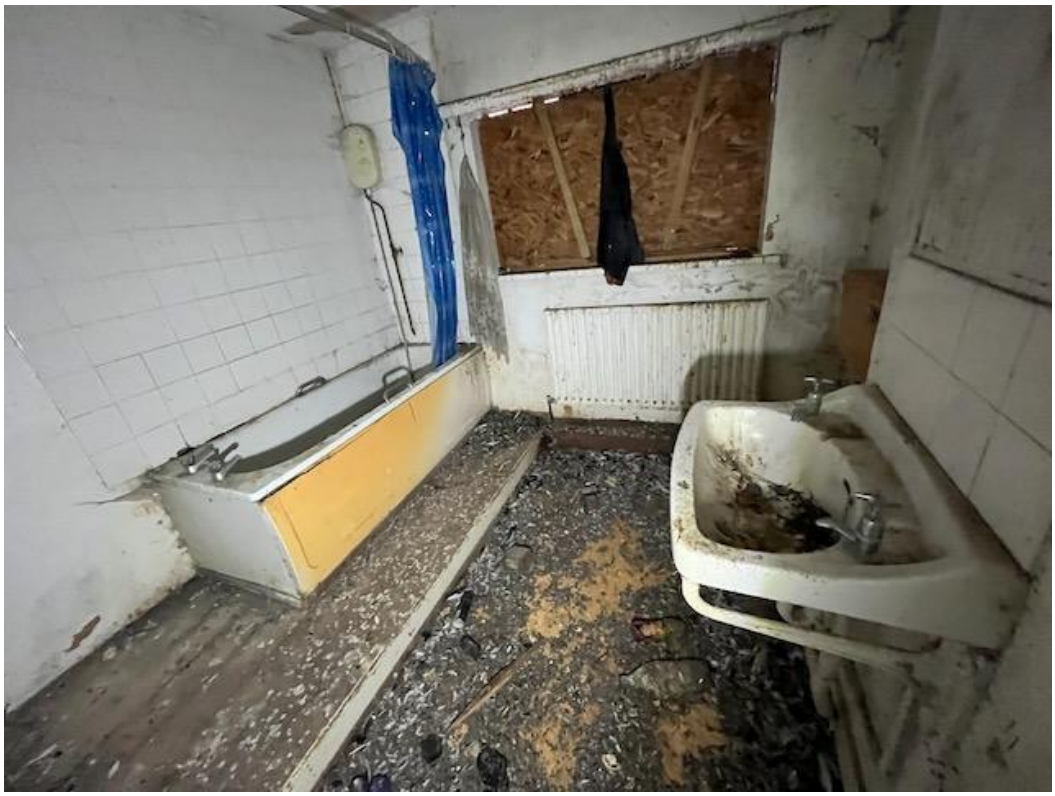

Photo 15- Guano covered bathroom fittings

Due to the presence of the guano and the soft floor areas we were unable to find the radiator hot water source. this is often a boiler or electric heater unit. For the purposes of this report we note all the steel panel radiators are covered in guano. They will require replacement.

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Approx Costs

Our outline of the costs to make safe, repair and make good the building is set out in the table below, please note that these costs are very approximate as the survey was very limited due to the condition of the property.

Boundary landscaping		£5,500
Structural Timber Repairs		£10,000
Guano Decontamination		£20,000
Ceiling repairs		£12,000
Roof covering and repairs/overhaul		£45,000
Floor Timber repairs		£9,500
Windows and door replacement		£25,000
Electric Repairs / Rewiring		£7,500
New plumbing		£15,000
Gas safe inspection and service		£1,500
Drainage cleaning and Repairs		£2,500
Replacement Kitchen		£7,500
Floor coverings throughout		£15,000
Decoration		£12,000
Scaffolding and Propping		£20,000
Sub Total		**£208,000**
Contractor's OH&P @ 25%	15%	£52,000
Contingency 15%	15%	£31,200
Sub Total		**£260,000**
Monitoring surveyor/management of works @ 15%	**15%**	**£39,000**
ESTIMATED GRAND TOTAL OF WORKS		**£299,000**
VAT @20%	**20%**	**£59,800**

Recommend a budget of £250-350,000 given all the unknown potential costs

Conclusion

The property is open to the elements and an ongoing pigeon infestation. The building has partially collapsed.

The collapse will continue unless arrested with significant further structural failure likely within the next few months.

We have suggested a cost to make the building wind, watertight and usable would be in the order of £250,000-£350,000. The cost to demolish the building would be approx. £25-50k in our opinion.

An alternative would be sell the site to a developer in its current condition on an open auction basis. That would have the benefit of removing the risk from the building owners as soon as practicable.

The building has lain disused for nearly 15 years, time and the elements have caught up with the structure.

Recommendations

We would recommend that the building be either demolished or sold for redevelopment.

Please do not hesitate to contact me if you require any further clarification.

Yours sincerely

Nigel McDonough MRICS
Thames Valley Surveying Limited
E: nigel@thamesvalleysurveying.co.uk