



# Malone Associates Ltd

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Surveyors & Chartered Property Consultants with an expertise in building defect analysis and damp investigation

Case Study Portfolio

## Bermondsey Wall West, London: Internal wall base damp to ground floor flats & failure of external render.



This was a very expensive gated residential development that had suffered from internal wall base damp and failure to the external render system soon after completion by the developer. Our investigation proved both the cause of dampness and the reasons for failure of the external render system.

## High Rise Block, Stoke Newington Road. Contractual dispute relating to rooftop telecom mast installations

The freeholder was in dispute with a telecoms company with regard to alleged claims that rooftop installations had damaged the roof and as a result water was finding its way into the building. We were able to prove that the telecoms installations had caused damage and needed removing to facilitate roof repairs and that removal costs should be borne by the telecoms installer.



## Walmer Road, London, Joint Expert Witness Report to determine physical condition of building & state of repair.



The building owner had served a section 146 notice on their tenant after it alleged that the tenant had seriously breached its obligation to keep the property in good repair. The tenant disputed this claim and we were called in to provide a joint expert witness report relating to the state of repair. We were able to demonstrate that a large range of defects were present that would allow water ingress into the building, all of which would have been obvious to any reasonably competent surveyor.

## Millennium Drive Block, Isle of Dogs: Longstanding issues with water ingress to a number of flats.

This expensive development overlooks the Millennium Dome but that did not stop constructors building to an extremely poor standard. The building had suffered from water ingress since it was completed and a number of experts had failed to diagnose the problems. By opening up and exposing the construction detail we were able to prove the construction faults lay primarily with the parapet walls and the balcony construction and provide a detailed list of recommended remedial works.



## Southgate Road, London: Investigation of poor balcony drainage

Balconies to this block had flooded on a regular basis since the block was completed. A detailed investigation and examination of the construction plans allowed us to prove that the developer had omitted to install the correct Harmer Uni-Ring system and had also punctured through the balcony waterproof membrane when installing timber furring strips as a cheap replacement for the missing Uni-ring system.



## Londinium Tower, London: Longstanding Issue with rainwater Ingress into a number of flats over a 10 year period



A number of attempts had been made to diagnose the cause of water ingress prior to our involvement. After a detailed site investigation we were able to demonstrate that the metal parapet copings were poorly designed and installed. We highlighted further defects to the external render system caused by a failure to install movement joints.





Londinium Tower, London:  
Longstanding issue with  
rainwater flooding a number  
of flats since the former  
office block was converted  
to residential  
accommodation.

A number of surveyors had attended this block over a ten-year period and failed to find the cause of water ingress. Within two hours of attending we were able to identify that all balcony French doors had not been sealed in their aluminium frames and were allowing substantial rainwater ingress into all flats.

Brierley Hill, West Midlands: Joint Expert Witness Case to determine the cause of condensation damp to a number of flats above a shopping precinct



All residential flats in this block were affected by severe and chronic condensation damp and a dispute had arisen between the freeholder and the leaseholder as to who was responsible for the cost of repairs. Using thermal imaging and a series of diagnostic techniques we were able to determine that the property was affected by cold surface condensation as a result of cold bridging issues and generally poor levels of insulation. We set out a detailed list of recommendations for remedial works and as the cause was now scientifically proven the dispute with regard to cost liability was resolved.

We hope our portfolio of recent work has given you an insight into our diagnostic capability. We generally get called in where others have failed. However, we also carry out a wide range of other property related functions that we have detailed below:



#### Asbestos Management Plan

#### Asbestos Management Plans.

We have an expertise in writing detailed asbestos management plans for large organizations. These can be delivered inside of 6 weeks after carrying out a staff consultation process to ensure that the completed plan is tailor made for your organization.



#### Schedules of Condition & Dilapidations Schedules

Our schedules of condition and dilapidations are extremely detailed, which gives you the best possible chance of recovering damages at lease end. We are thoroughly conversant with the dilapidations protocol and expert negotiators.



#### Works Specifications, Works Planning & Project Management

We provide our clients with a complete solution to planning, tendering and project managing refurbishment works. We have a particular expertise in specifying for and managing high-rise refurbishment projects. This £3.5m West Midlands high-rise refurbishment was specified and managed by Joe Malone



#### Building Pathology

We have the diagnostic capability and expertise to investigate a wide range of building defects, ranging from timber and structural defects, roofing defects, floor defects, through to monitoring indoor air quality where high mould spore counts are believed to be an issue.



#### Training in Damp Investigation & Remediation

Joe Malone has been a visiting guest lecturer at Coventry University for the last 4 years where he teaches building surveying undergraduates. He has been training industry surveyors since 2006 and our course material ensures that surveyors have a clear and concise damp investigation process to follow.

Thank you for taking the time to browse through our portfolio of work. If you would like further information then please contact us using the information below, or if you have a difficult technical problem you have been unable to resolve then why not put our services to the test. We'd love to hear from you!

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