

**Certificate of Structural Adequacy  
(Superstructure works)**

Name of Property Owner: Ravenswood Residents Association  
Address of Property: Flats 2 & 4 Ravenswood House, Lower Hale, FARNHAM, Surrey, GU9 9RP  
Terms of Appointment: Instructed by the Buildings Insurers, NIG, of the property to investigate and report on subsidence damage. To recommend mitigation measures. To recommend and arrange repairs under the terms of the buildings insurance policy.

**1 Brief description of damage to the property:**

The main area of damage is to the Bay to left side and takes the form of separation between the left side of the bay and the main house along with distortion and cracking.

This pattern of damage indicates a mechanism of Downward and rotational movement to the bay.

The level of damage is slight, and is classified as category 2 in accordance with BRE Digest 251 - Assessment of damage in low-rise buildings.

**2 Cause of damage to the property**

This is to certify that, as required by our Terms of Appointment, we have appraised the property as regards to the above damage which in our professional opinion has been caused by clay shrinkage subsidence. This has been caused by moisture extraction by roots altering the moisture content of the clay subsoil, resulting in volume changes, which in turn have affected the foundations.

**3 Mitigation measures**

Mitigation action included removal of the vegetation owned by the policyholder.

The property was monitored by us from 25/06/2019 to 29/11/2019 and found to be stable.

**4 Superstructure repairs/redecoration**

Repair work has been undertaken to the property. The works consisted generally of superstructure strengthening with the insertion of Helical stainless steel bars, crack repairs and redecorations all as detailed on the attached schedule.

The work was undertaken by Roywood Contractors..

- 5** This Certificate should be read in conjunction with the accompanying schedule, reference 6900508. This Certificate is a considered professional opinion and is not a warranty or guarantee as regards the works undertaken, and no liability shall attach to us except to the extent that we have failed to exercise reasonable skill, care and diligence in the provision of our services under our Terms of Appointment. This Certificate does not in any way increase our liability beyond that agreed under the Terms of Appointment. This Certificate is not a Certificate of Design of Construction as defined in *The Building Act 1984* and *The Building (Approved Inspectors, etc.) Regulations*.

This Certificate is for the sole benefit of the above-named Property Owner and may not be relied on by any other person whatsoever. In the event that the above named Property Owner wishes to transfer of the benefit of this Certificate to another party then Sedgwick International UK are to be informed.

Date: 24/02/2021

Address: 4 North Court, South Park Business Village, Maidstone, ME15 6JZ

Ref. No.: 6900508