

Example survey

Scott Schedule

Flat 14, Westcombe Court, 92 Highview Road, Birmingham

REFERENCE	CLIENT
BHM/HD/2026/00482	Example Client
INSPECTION DATE	SURVEYOR
12 May 2026	A. Surveyor MRICS
COMPANY	
SurveyorSuite Example Reports	

Contents

A Case Details

B Schedule of Items

C Summary

D Expert Declaration

E Photographic Record

A Case Details

TYPE OF CLAIM	Housing Disrepair
SINGLE JOINT EXPERT?	Yes — Single Joint Expert
VAT RECOVERABLE BY CLAIMANT?	No — VAT is not recoverable (figures include VAT)
CASE REFERENCE	BHM/HD/2026/00482
COURT NAME	County Court at Birmingham
CLAIMANT NAME	Ms Sarah Thompson
CLAIMANT'S SOLICITOR (OPTIONAL)	Walker & Cole LLP, Birmingham
DEFENDANT NAME	Birmingham Estates Housing Association
DEFENDANT'S SOLICITOR (OPTIONAL)	Capsticks LLP
PROPERTY ADDRESS	Flat 14, Westcombe Court 92 Highview Road Birmingham, B14 6HJ
EXPERT NAME	A. Surveyor MRICS
EXPERT QUALIFICATIONS	BSc (Hons) MRICS, Diploma in Housing Disrepair Litigation (example only)
DATE OF INSPECTION	12 May 2026
DATE OF REPORT	22 May 2026

B Schedule of Items

Scott Schedule – court-bundle format. The final column is reserved for the Judge's use.

Item	Reference	Complaint	Notice / Effect	Claimant	Expert's Opinion	Expert	Status / Judge
1	**Landlord and Tenant Act 1985, s.11 (repairing obligations)** Bathroom — ceiling	Active leak from flat above (Flat 24) causing recurring ceiling staining and plaster blistering across approximately 1m² of bathroom ceiling. Plaster soft and sagging on probe test; risk of partial collapse if not repaired.	**Notice: 8 November 2024** Phone call to housing office 08/11/2024 (call reference HOU-241108-4421); follow-up email 22/11/2024 to housing officer; second report via tenant portal 14/02/2025 (ticket 2025-002847). Discoloured patches expanded to ~1m². Ceiling now sags slightly. Tenant unable to leave bathroom door closed overnight due to fear of collapse. Two complaints reported smell of damp on landing.	£850	On balance of inspection evidence and the claimant's photographic record over the 18-month period, full ceiling renewal is the reasonable approach — patch repair would likely fail at the join. Source leak in Flat 24 must be resolved before any repair to this property to prevent recurrence. Tile reseal is reasonable and minor.	£780	**Agreed**
2	**Landlord and Tenant Act 1985, s.9A — fitness for human habitation (Homes (Fitness for Human Habitation) Act 2018)**	Persistent black mould growth around window reveal and on north-facing wall, approximately 0.6m². Pattern is condensation-driven with insufficient background ventilation and	**Notice: 8 November 2024** Same telephone report as Item 1 (recorded as combined complaint). Tenant's 7-year-old child sleeps in this room; child diagnosed with asthma in March 2025, GP referenced damp conditions in	£1,200	Condensation-driven mould of significant size in a children's bedroom is a Category 1 hazard under HHSRS (Damp & Mould — Hazard Profile 2). Works as specified are reasonable	£1,150	**Agreed**

Item	Reference	Complaint	Notice / Effect	Claimant	Expert's Opinion	Expert	Status / Judge
	Bedroom 1 — north wall and window reveal	cold-bridging at the original 1962 window reveal detail.	correspondence (Bundle p.84).		and proportionate. Awaab's Law remedy required within statutory timescale.		
3	Kitchen — mechanical extract	Existing kitchen extract fan undersized (visual estimate ≤15 l/s vs required 30 l/s for kitchen volume per Approved Document F).	**Notice: 14 February 2025** Tenant portal ticket 2025-002847 — combined with damp report. Condensation forms on kitchen window during cooking; contributes to Bedroom 1 damp problem (Item 2).	£420	Works reasonable and code-compliant.	£395	**Agreed**
4	Bathroom — mechanical extract	Bathroom extract fan present but barely operational (visible dust accumulation; rotor speed visibly slow on test).	**Notice: 14 February 2025** Tenant portal ticket 2025-002847. Mirrors and tiles remain wet for hours after showering; mould growth at silicone seal (Item 1 / 2 contributor).	£250	Works reasonable and code-compliant.	£245	**Agreed**
5	**Defective Premises Act 1972, s.4 (landlord's duty of care)** Communal stairwell — handrail (lower flight)	Steel handrail to lower flight of communal stairs is loose at three fixings; pull-test shows ~10mm of movement. Safety risk for elderly residents.	**Notice: 22 April 2025** Email to housing officer 22/04/2025; photograph attached. Tenant is the principal carer for her elderly mother who visits weekly. Mother now refuses to visit due to lack of handrail safety.	£180	Loose handrail on a communal stair used by elderly residents is a Category 1 falls hazard under HHSRS. Repair required as priority.	£175	**Agreed**

C Summary

TOTAL ITEMS IN SCHEDULE (OPTIONAL)	5
ITEMS AGREED (OPTIONAL)	5
ITEMS DISPUTED (OPTIONAL)	0
ITEMS PARTIALLY AGREED (OPTIONAL)	0
TOTAL CLAIMANT COST (£)	£2,900
TOTAL EXPERT ASSESSMENT (£) (OPTIONAL)	£2,745
COST OF WORKS (£)	£2,745
PRELIMINARIES & OHP INCLUDED?	Yes — included in works cost
SUMMARY NOTES	All five items are agreed in principle between the parties via the SJE process. Two items (1 and 2) are urgent and engage Awaab's Law timescales for the registered provider. The remaining three are routine and should be completed within 30 days of the order.

D Expert Declaration

EXPERT QUALIFICATIONS STATEMENT (OPTIONAL)

BSc (Hons) Building Surveying, MRICS (membership number 1234567 — example only), Diploma in Housing Disrepair Litigation. 12 years' post-qualification experience specialising in housing disrepair and HHSRS hazard assessment. Member of the RICS Expert Witness Working Group.

LITERATURE & MATERIAL RELIED ON (OPTIONAL)

Pre-Action Protocol for Housing Conditions Claims (England); Landlord and Tenant Act 1985 ss.11 + 9A (Homes (Fitness for Human Habitation) Act 2018); Housing Act 2004 s.2 (HHSRS); Approved Document F (ventilation, 2021 edition); BS 5250:2021 (Management of moisture in buildings); Awaab's Law (Social Housing (Regulation) Act 2023 — registered providers).

SUBSTANCE OF INSTRUCTIONS (OPTIONAL)

Instructed jointly by Walker & Cole LLP (claimant) and Capsticks LLP (defendant) on 28 April 2026 to act as Single Joint Expert in respect of housing disrepair complaints at Flat 14, Westcombe Court. Asked to address: (1) the existence and extent of each item of disrepair pleaded; (2) the reasonable cost of remedial works for each item; (3) the categorisation of any HHSRS hazards arising; (4) the appropriate timescales for completion under Awaab's Law where applicable.

TESTS / EXAMINATIONS AND SUPERVISION (OPTIONAL)

All measurements and observations taken personally by the SJE at the site visit of 12 May 2026. Moisture readings using Protimeter Surveymaster (calibrated 14/03/2026). Photographs taken with smartphone camera.

SUMMARY OF CONCLUSIONS (OPTIONAL)

All five items pleaded are real and engaged. Two items (1 ceiling leak; 2 damp/mould in child's bedroom) constitute Category 1 hazards under HHSRS. The reasonable cost of remedial works across the five items is £2,745. Awaab's Law statutory timescales apply to items 1 and 2 as the defendant is a registered provider — investigation within 14 days, repair within reasonable period.

STATEMENT OF TRUTH & EXPERT DUTY DECLARATION (CPR PD 35 §3.3)

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

I understand that proceedings for contempt of court may be brought against anyone who

makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I understand my duty to the court as an expert witness, and I have complied with that duty. I am aware of the requirements of Part 35 of the Civil Procedure Rules, Practice Direction 35, and the Guidance for the Instruction of Experts in Civil Claims 2014.

WAS AI USED IN THIS REPORT?

No

AI USE

No AI tools were used in the preparation of this report.

Surveyor & signature

EXPERT NAME	DATE OF REPORT
A. Surveyor MRICS	22 May 2026

Photographic Record

Item 1 — Bathroom — ceiling

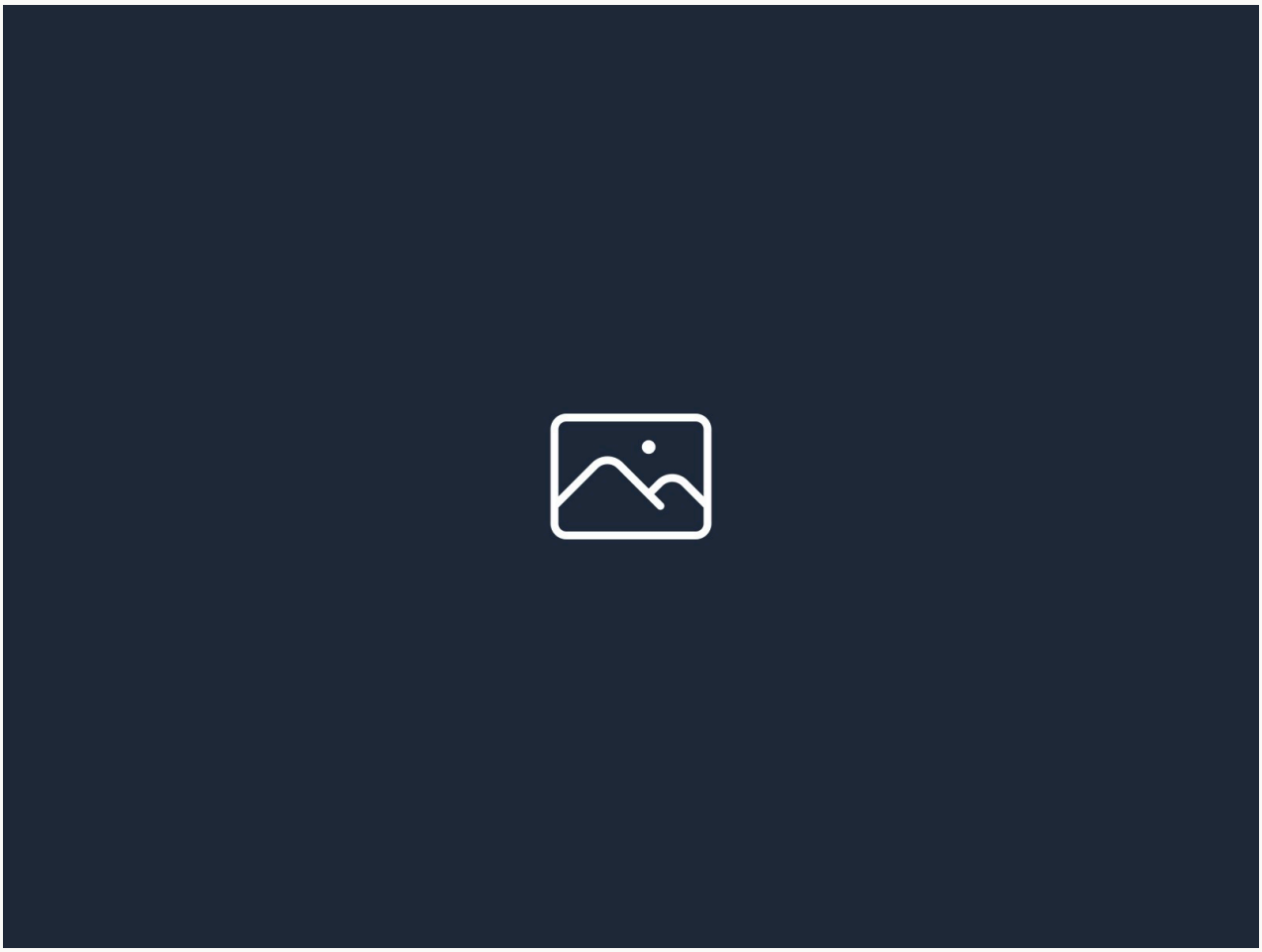


Fig. 1 — Item 1 — bathroom ceiling damp staining

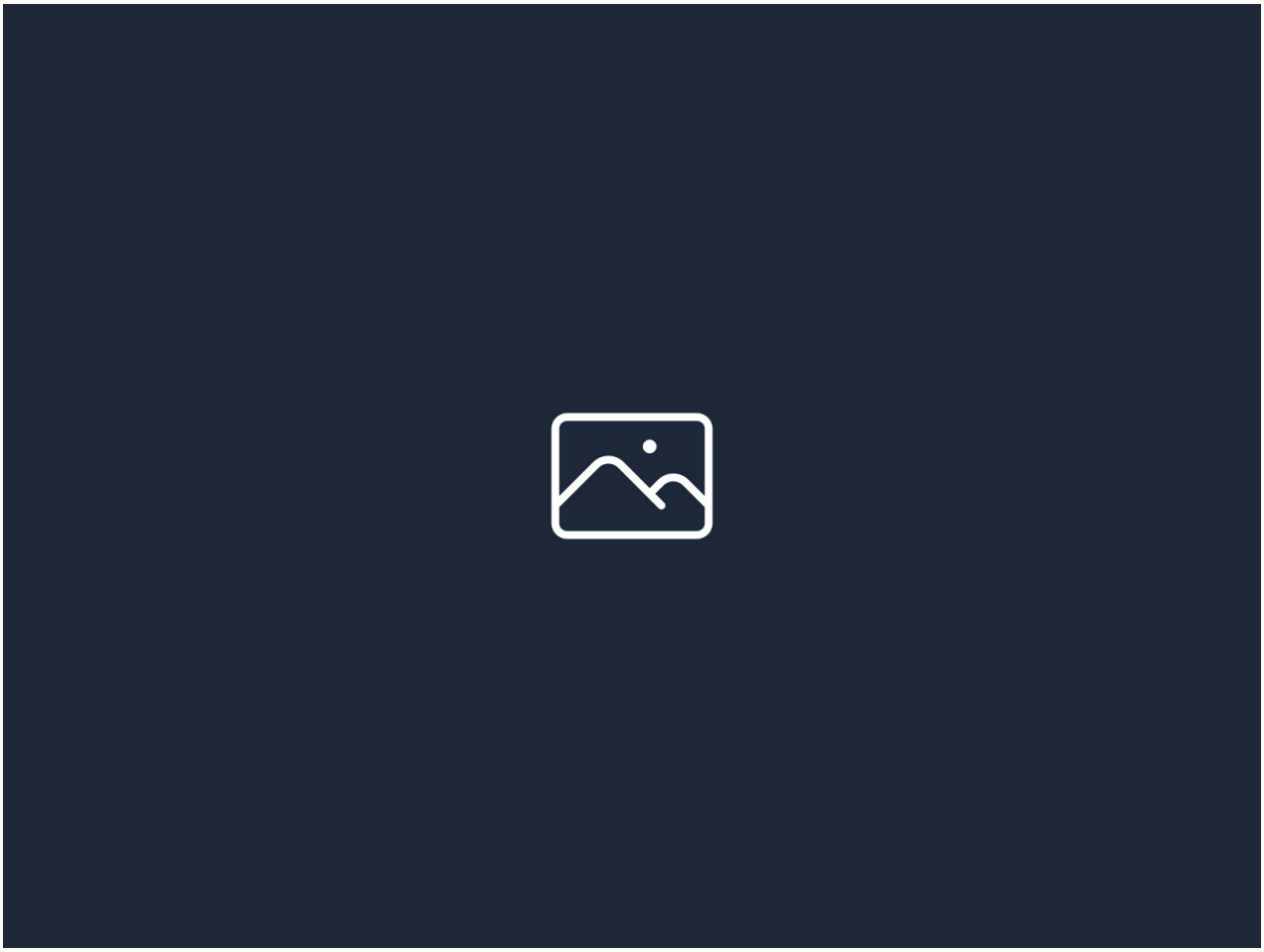


Fig. 2 — Item 1 — sagging plaster (close-up)

Item 2 — Bedroom 1 — north wall and window reveal

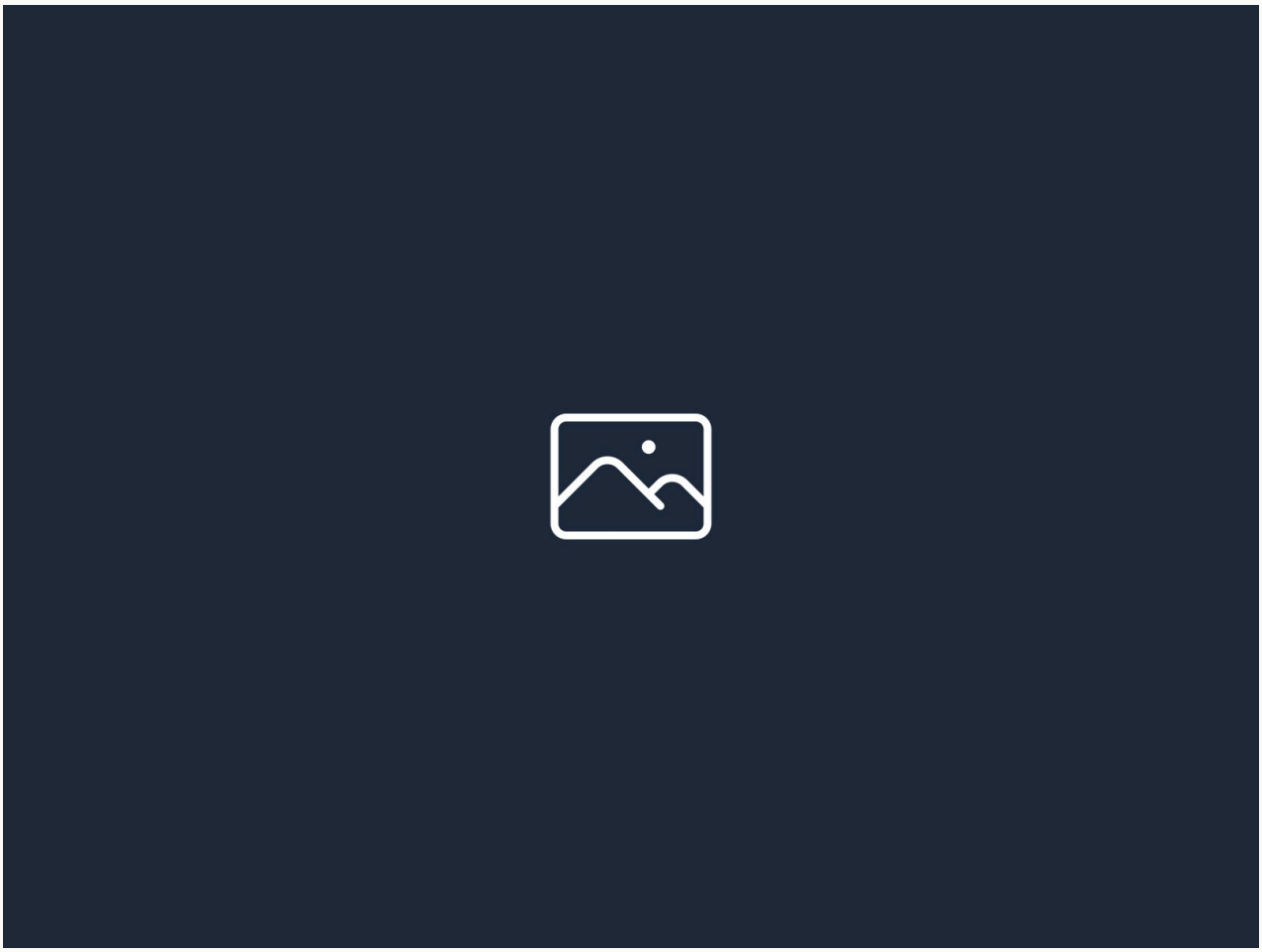


Fig. 3 — Item 2 — bedroom 1 wall mould

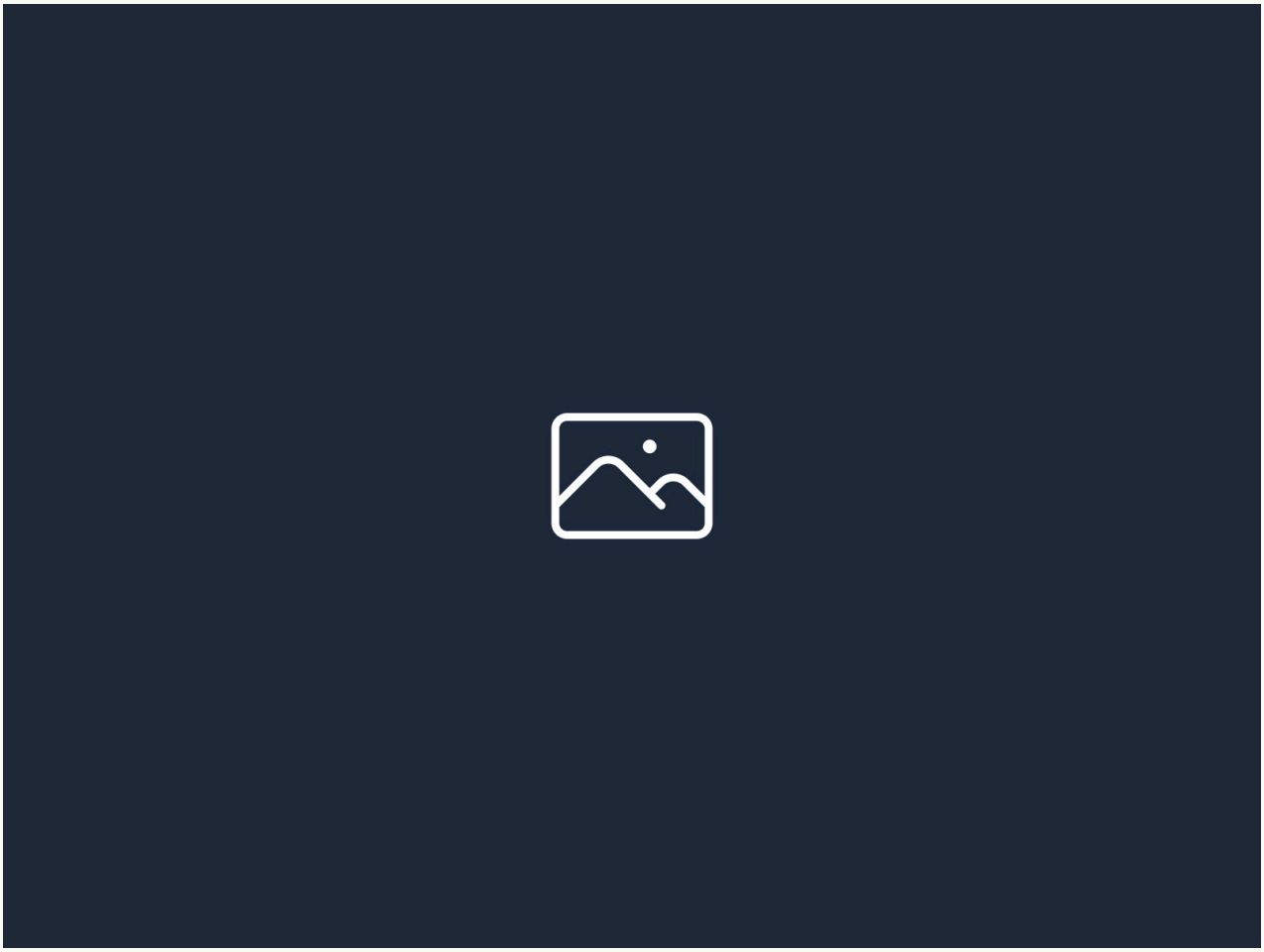


Fig. 4 — Item 2 — window reveal mould detail

Item 3 — Kitchen — mechanical extract

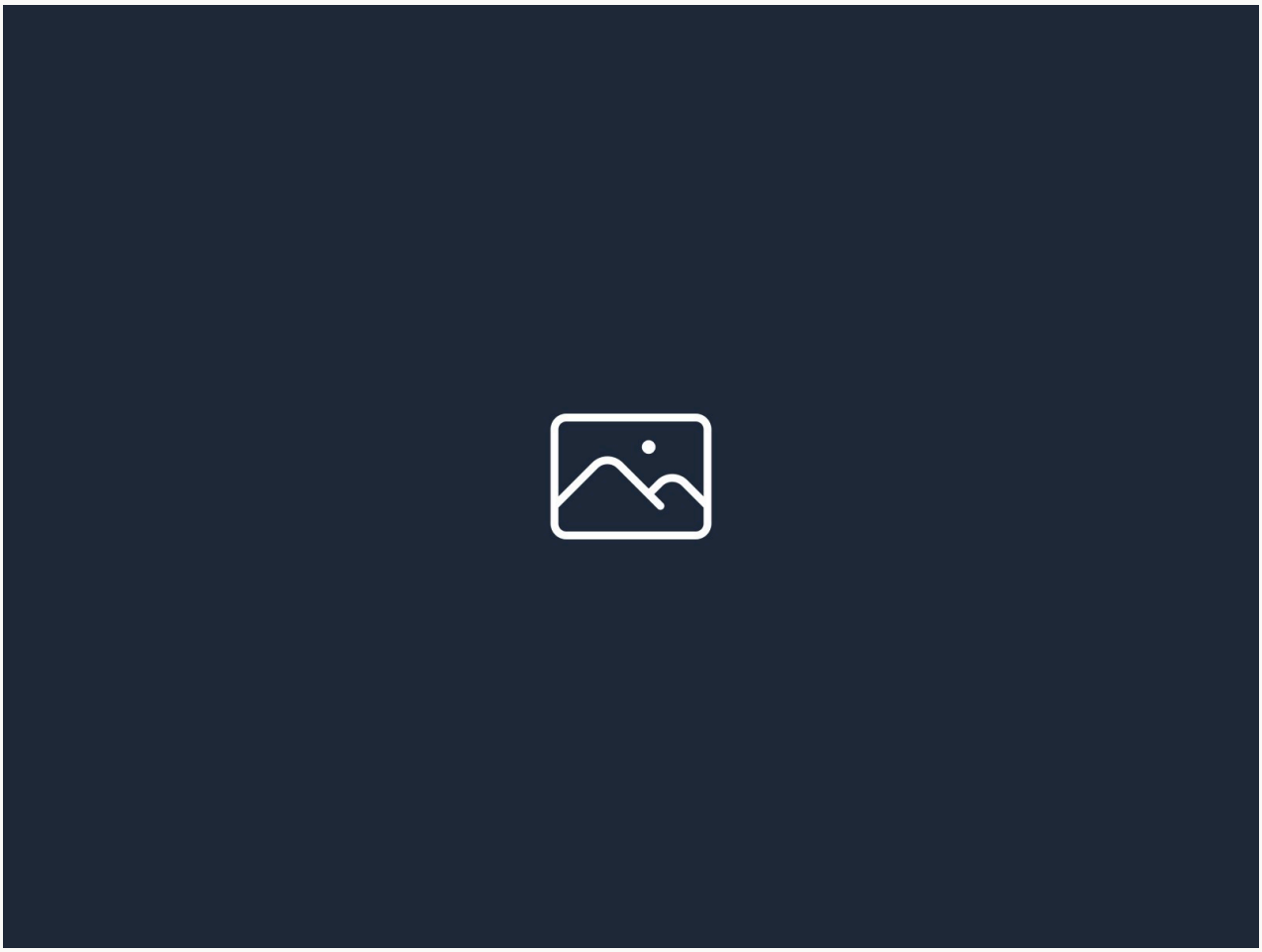


Fig. 5 — Item 3 — kitchen extract fan

Item 4 — Bathroom — mechanical extract

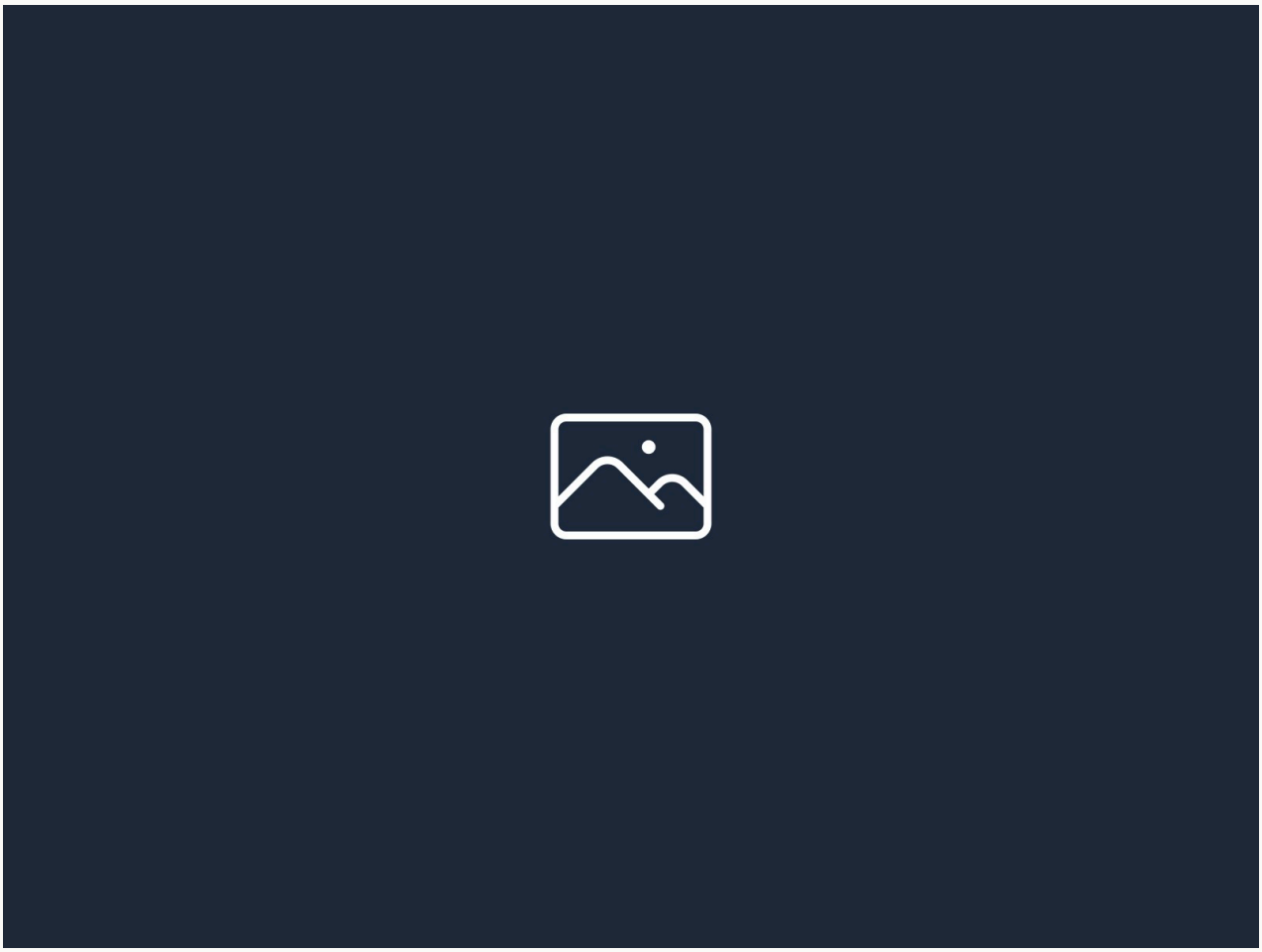


Fig. 6 — Item 4 — bathroom extract fan

Item 5 — Communal stairwell — handrail (lower flight)

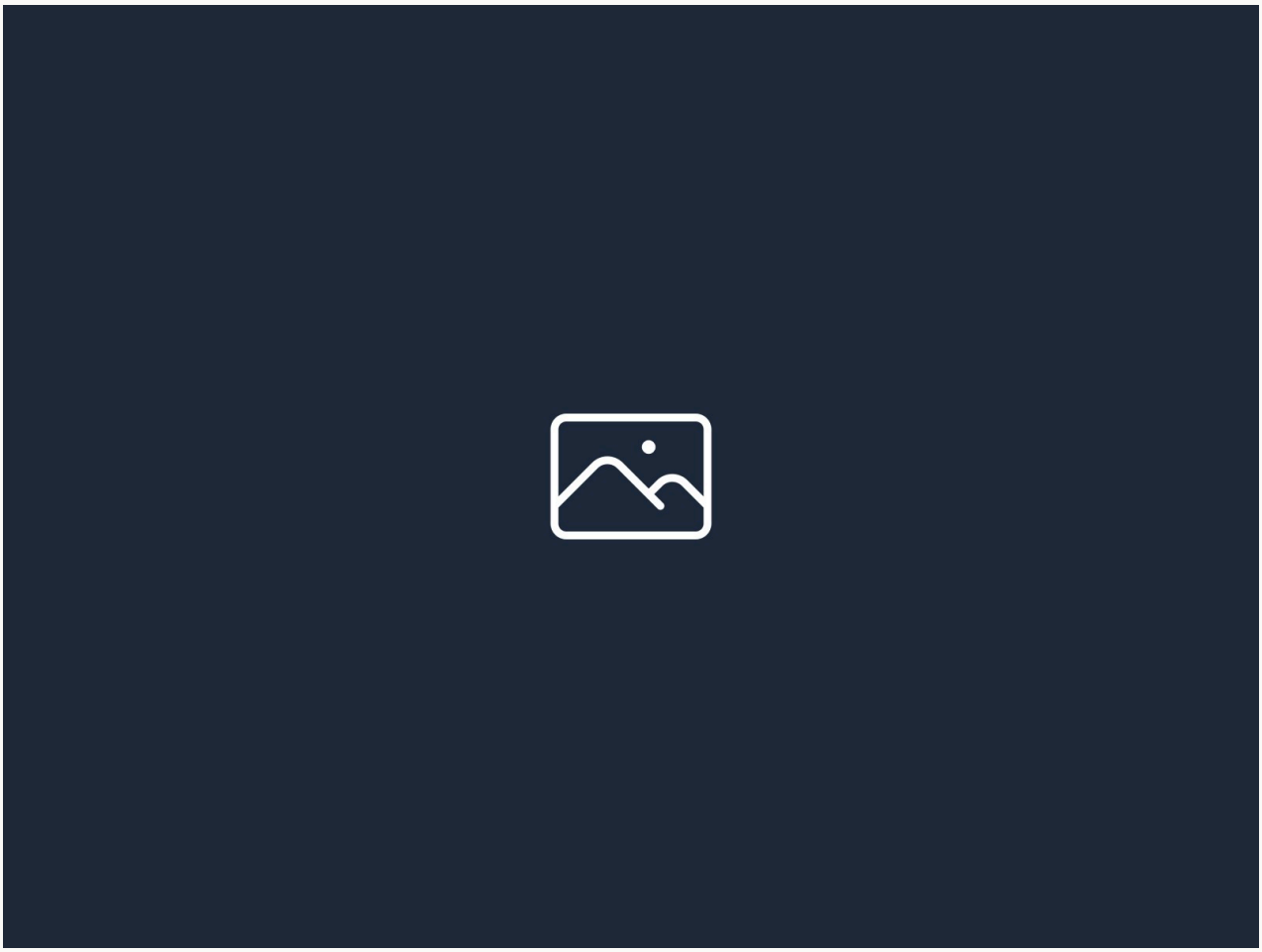


Fig. 7 — Item 5 — loose handrail on communal stairs