

Information regarding building work in 2020

In December 2019, as several tenancies were ending, I decided to undertake a renovation and extension of the property to create a better quality HMO.

The property at that time was in a state of disrepair. There were several damp issues - a) rising damp on the ground floor, b) penetrating damp on the first floor, c) leaks through the roof in several areas, d) leaks from the main bathroom.

There were also partially rotten joists to the ground floor which needed attention. The electrics were in need of updating to the current regulations. The heating system leaked, and required upgrading. The fittings in the kitchen and bathroom were also showing their age. The internal layout was also in need of improvement.

I have provided photos of the property prior to the work, along with some messages from tenants reporting various problems. It had become increasingly difficult to rent the rooms in the property, given these issues.

My intention was to complete the work by September 2020 in order to rent again to a group for the 20-21 academic year. However, the Covid-19 global pandemic caused several delays, mainly due to the lack of availability of common building materials for a prolonged period.

I have provided receipts for materials purchased across the period of work, except for April 2020 and November/December 2020, which coincide with the UK national lockdowns.

I have also provided photos of the completed property showing the outcome of the work.