SITE survey. APP

SITE SURVEY REPORT

Balcony Condition Inspection

Prepared for	Stour Valley Housing Association
Date	24 Sep 2026
Site	Marlowe Court, Canterbury
Prepared by	O. Fitzgerald

FORM

Balcony Condition Inspection

1. Record details and scope

Project	Marlowe Court, Canterbury: balcony condition inspection (completed example)
Site or premises address	Marlowe Court, Whitstable Road, Canterbury
Client or organisation	Stour Valley Housing Association
Record date	24 Sep 2026
Person completing the record	O. Fitzgerald

This is a visible-condition inspection, not a structural capacity assessment, intrusive survey, EWS1 form or confirmation of fire compliance.

Guarding on balconies is covered by Approved Document K (Protection from falling, collision and impact), section 3, which gives 1100 mm for external balcony guarding in new work, and by BS 6180:2011 (Barriers in and about buildings), which sets barrier heights, loads and openings. Older balconies may have been built to earlier standards. Building Safety Regulator guidance identifies balcony structure as an issue to consider in building safety evidence; its balcony fire research is research rather than government policy. Refer visual observations for competent structural or fire review where needed.

2. Balcony identification

Building, elevation, floor and balcony ID	Marlowe Court, south elevation, floors 1 to 4, balconies S1-01 to S4-04
Position on the building	Below S2-03, south elevation · 51.287340, 1.068710 (TR 14078 58717, ±6 m)
Construction and available drawings	Concrete cantilever slabs with steel wall brackets, composite decking boards and steel bar balustrades. Original drawings MC-AR-210 rev B.
Safe access and areas not inspected	Inspected from inside each flat with residents present and from the ground with binoculars. Flat 3-02 no access, card left. Soffits on floors 3 and 4 seen from the ground only.
Previous defects and repair references	Drainage outlets cleared in 2025, job SVH-25-1180. Composite decking laid over the original concrete slabs in 2019.
Height of the balustrade above the balcony floor (mm)	910

Height of the balustrade above the balcony floor (mm): measuring photo



Guarding height	Below 1100 mm: check against the design

> Below 1100 mm. Approved Document K gives 1100 mm for the guarding of external balconies in new work. An older balcony may have been built to a different standard, so check the design and refer it for review if in doubt. This record does not confirm compliance.

Widest gap in the balustrade (mm)	95

3. Visible condition

Decking and visible surfaces checked for damage	Acceptable
Balustrades and visible fixings checked without unsafe loading	Action needed
Action, limitation or reason not applicable	Balustrades firm and fixings sound where seen, checked by eye without loading them. On S3-01 the guarding measures about 910 mm above the decking: the decking laid over the slab in 2019 raised the floor. Referred for review with the other balconies on this stack.
Visible supports checked for corrosion, cracking or distortion	Action needed
Action, limitation or reason not applicable	Rust staining and flaking paint at the wall bracket under S2-03, and spalled concrete with rust showing at the front edge of S3-01. Extent of corrosion could not be judged from a visual check.
Drainage outlets and water accumulation observed	Action needed
Action, limitation or reason not applicable	Outlet blocked on S1-02, standing water about 10 mm deep across a third of the deck.
Stored materials and apparent fire concerns recorded	Action needed

Action, limitation or reason not applicable	Gas bottle and barbecue stored on S4-01. Resident asked to remove, housing officer told.
Checks acceptable	1
Checks needing action	4
Not checked	0

4. Findings and referral

Finding 1: S2-03, underside, left hand wall bracket

Precise location	S2-03, underside, left hand wall bracket
Observation and extent	Rust staining down the wall and flaking paint around the bracket fixing, about 200 mm across.
How likely is it to get worse before the next inspection?	2: possible
If it did, how serious would it be?	3: serious
Risk score (1 to 9)	6
Priority	High

Finding photos



Restriction and specialist referral	Referred to a structural engineer for a close inspection. No restriction on use in the meantime as no distortion or movement was seen.

Finding 2: S3-01, front slab edge, right hand corner

Precise location	S3-01, front slab edge, right hand corner

Observation and extent	Concrete spalled off the slab edge with a crack running back from the corner and rust from the bar showing.
Length of the defect (m)	0.43

Length of the defect (m): measuring photo



How likely is it to get worse before the next inspection?	2: possible
If it did, how serious would it be?	3: serious
Risk score (1 to 9)	6
Priority	High

Finding photos



Restriction and specialist referral	Loose concrete knocked off by hand on the day. Area below coned off and residents of S3-01 told. Referred to the structural engineer with S2-03.

Finding 3: S1-02, drainage outlet at the front edge

Precise location	S1-02, drainage outlet at the front edge
Observation and extent	Outlet blocked with leaves and soil, standing water on the deck.
How likely is it to get worse before the next inspection?	3: likely
If it did, how serious would it be?	1: minor
Risk score (1 to 9)	3
Priority	Medium

Finding photos



Restriction and specialist referral	Cleared by hand on the day with the resident's agreement. Recheck after heavy rain.

5. Handover

Findings recorded	3
Findings scoring High	2

A finding scores High. Consider restricting use until it has been reviewed, and record the decision and who was told below.

Use decision	Restricted use
Restrictions, isolation and person informed	S3-01: residents asked not to use the front of the balcony and to keep plant pots off it until the engineer has seen it. Ground below coned off. Housing officer and residents told on 24 September.
Repair or follow-up job reference	SVH-26-2044 structural inspection, SVH-26-2045 outlet recheck

Condition and defect evidence





6. Actions and review

Are further actions required?	Yes

Further action 1: Structural engineer to inspect the S2-03 wall bracket and the S3-01 slab edge close up. Job SVH-26-2044.

Action and evidence reference	Structural engineer to inspect the S2-03 wall bracket and the S3-01 slab edge close up. Job SVH-26-2044.
Person responsible	Asset manager
Target date	23 Oct 2026
Action status	Open

Further action 2: Review the guarding height on the stack where decking was laid over the slabs, starting with S3-01.

Action and evidence reference	Review the guarding height on the stack where decking was laid over the slabs, starting with S3-01.
Person responsible	Asset manager
Target date	6 Nov 2026
Action status	Open

Further action 3: Housing officer to follow up the gas bottle and barbecue on S4-01.

Action and evidence reference	Housing officer to follow up the gas bottle and barbecue on S4-01.
Person responsible	Housing officer

Target date	1 Oct 2026
Action status	In progress

Further action 4: Rebook access to flat 3-02.

Action and evidence reference	Rebook access to flat 3-02.
Person responsible	O. Fitzgerald
Target date	8 Oct 2026
Action status	Open
Actions still open	4
Outstanding limitations and information to pass on	Visual inspection only, no loading tests. Flat 3-02 not seen. Upper soffits from the ground only.
Record status	Further work needed
Reviewed by	R. Hennessy, asset manager
Review date	26 Sep 2026
Author signature	

Signing records the information entered. It does not itself certify legal compliance, remove a limitation or authorise unsafe work.