

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.

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. Visual observations should be referred 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
Construction and available drawings	Steel cantilever balconies bolted to the frame, aluminium decking boards and glass balustrades. Original drawings MC-ARCH-112
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

3. Visible condition

Decking and visible surfaces checked for damage	Acceptable
Balustrades and visible fixings checked without unsafe loading	Acceptable
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 balcony S2-03. 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.

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.

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.
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Finding 2: 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.

Finding photos



Restriction and specialist referral

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

5. Handover

Use decision

Available within recorded limits

Repair or follow-up job reference

SVH-26-2044 structural inspection, SVH-26-2045 outlet recheck

6. Actions and review

Are further actions required?

Yes

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

Action and evidence reference

Structural engineer to inspect the S2-03 wall bracket close up. Job SVH-26-2044.

Person responsible

Asset manager

Target date

23 Oct 2026

Action status

Open

Further action 2: 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 3: 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
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	

O. Fitzgerald

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