

Use of Property for commercial Filming guidelines



This document sets out the requirements to be satisfied for use of the named property for commercial filming, along with details of any restrictions on usage. This guidance document is to be used in conjunction with any commercial agreements for the use of the property and does not by itself confirm authority or permission to access the properties.

██████████ reserve the right to refuse access to site if the directions included within this document are not followed.

1 Brief description of the property

The property is a mid-Victorian brick built detached house currently split into flats which were historically let commercially.

In early 2012, the property had essential holding repairs only carried out with the intention to prevent the building from further deterioration over the next few years. It is in need of extensive internal and external refurbishment.

There are three floors and a basement. The top floor is accessible only via an external staircase.

2 Outline structural condition

The building has had minimal maintenance work carried out for the last 5 years.

Timber flooring is sound but has not been load tested.

The basement areas have low ceiling heights in places with uneven flooring.

3 Floor Plan

Attached

The basement should not be used without prior agreement.

4 Health and Safety

The property has been subject to a structural survey to confirm its suitability for occupation. This survey confirms that the property is structurally sound and safe for occupation under normal circumstances, however any occupants should note that no part of the structure has been reinforced to enable excessive weight to be used within the property and production companies should make their own assessments to the suitability of equipment to be used on site.

Asbestos Containing Materials (ACM's) are present in both properties. A copy of the Management Survey is provided with, and is summarised within, this document.

5 Services

5.1 Electricity

- Main Fuse board marked on floor plan. The Power is untested
- The fixed electrical installation has not been inspected since 2012
- Main Isolation is in the basement
- There are 13amp outlets in all rooms however these have not been tested.
- We advise you to bring your own generator

5.2 Gas

- The supply to the building is turned off
- Main isolation point is in the basement and marked on the floor plan.

5.3 Water

- The water is turned on.
- The main isolation point is marked on the floor plan.
- The water in the building should be treated as non-potable.

5.4 Fire Alarm / Fire Detection

- The alarm is tested yearly.
- There is L3 cover (Fire detection on escape routes). There a mixture of devices, heat, smoke and call points.
- You must determine if fire alarm and detection is adequate for your needs and make additional temporary provision if required.

6 Other fire safety issues

- Exits in other parts of the building should not be relied on in an emergency. There is some old fire exit signage in some parts of the building – these should not be relied on as they may lead to exits which are now locked or obstructed.
- You should carry out your own fire risk assessment and a fire safety induction.
- Ensure that doors are unlocked during use

7 Asbestos- See Appendix A

- A management survey has been conducted in 2020 however we cannot guarantee that all locations have been identified. The Survey was not invasive.
- There are Asbestos Containing materials in the property. Known asbestos locations are inspected, logged and visibly labelled. They are maintained so as not to present a risk to buildings users provided they are not disturbed.
- You must not cut or drill any part of the structure, fittings or fixings.
- You must report to us any damage to asbestos containing materials and you must report to us any material which is not marked which you suspect to be Asbestos.
- The Asbestos Log is kept in the Estates Office.
- The Asbestos register can be consulted by contacting Highgate representative.
- A summary of the locations is appended to this document

8 Heating

- There is no heating in the building

9 Lighting

- There is basic room lighting throughout the premises
- Lighting works, but lightbulbs etc. unchecked.

10 Sanitary Facilities

- One bathroom including a toilet, sink and bathtub.
- The bathroom is maintained in a basic condition.
- We do not service the bathroom and toilet with consumables such as soap, towels or toilet paper.

11 Kitchen Areas

- There is a kitchen area with water and electricity supply.
- This is not maintained or cleaned.

12 Sleeping

- Sleeping is not permitted in the house.

13 External Areas

- Gardens around the house are not routinely maintained. They may be overgrown. Paving and paths may be uneven.

Appendix A – Location of Asbestos

Basement

Asbestos thermal insulation debris is located to wall/ceiling surfaces following existing and redundant pipework routes. Periodic, short duration access for the purposes of electrical connections/disconnections is under direct supervision of [REDACTED] only. Under no circumstances should walls or ceilings in this area be brushed, disturbed or drilled.

Other Areas

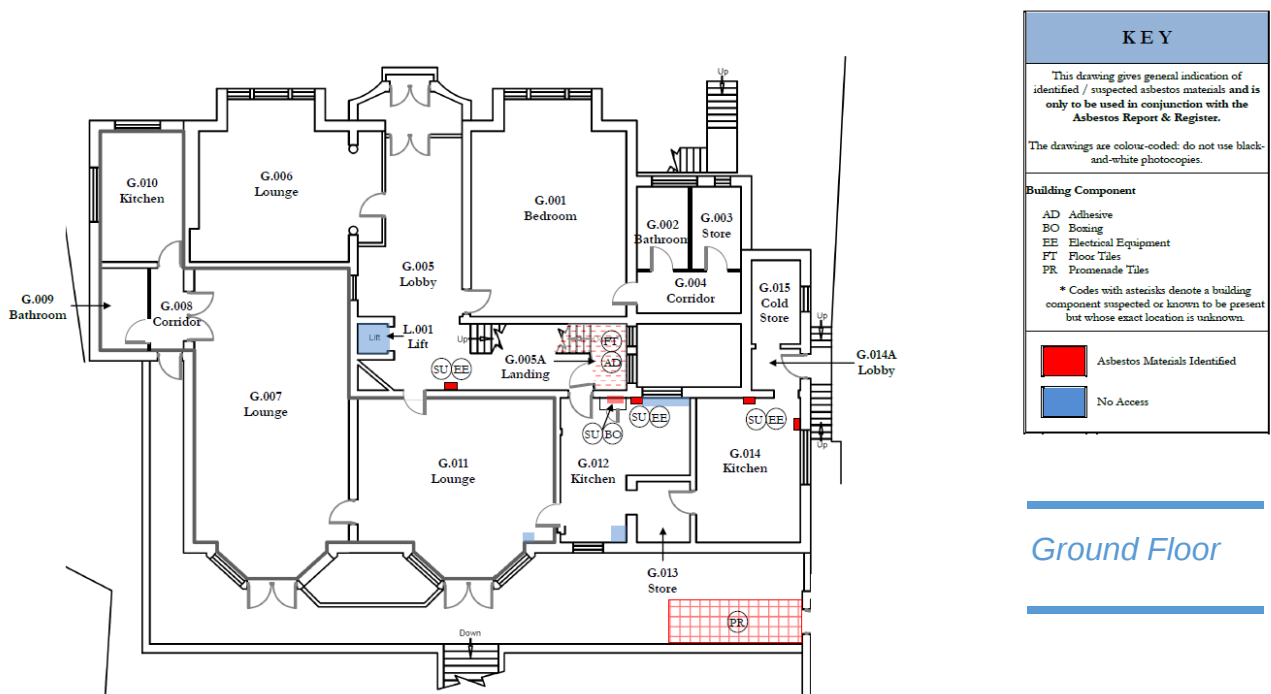
All other general areas/rooms can be freely accessed with the following exceptions/considerations

G.005 – Lobby: Asbestos suspected within wall mounted electrical equipment. Not to be accessed or disturbed

G.005A – Landing: Asbestos present within vinyl floor tiles and bitumen floor tile adhesive. Not to be drilled or disturbed

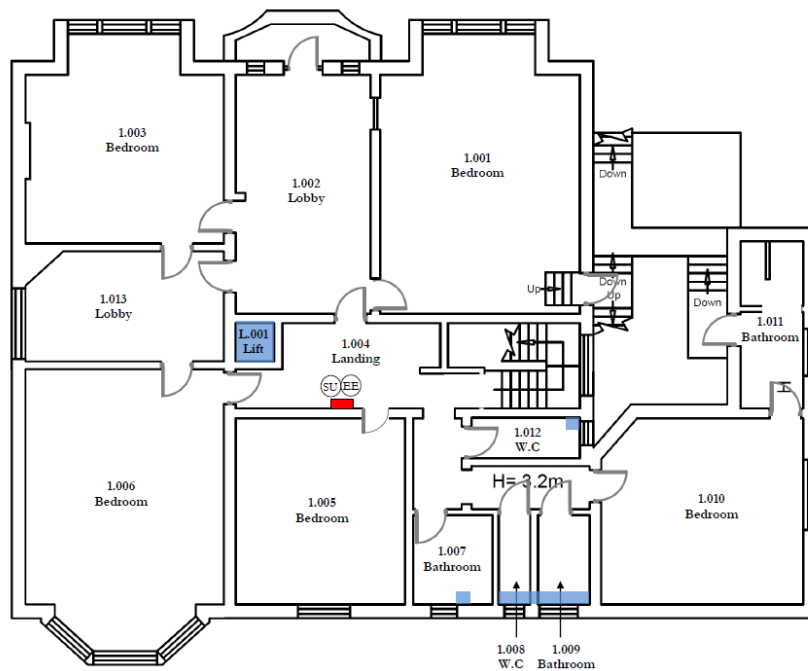
G.012 – Kitchen: Asbestos suspected within timber pipework conduits and within wall mounted electrical equipment. Not to be accessed or disturbed.

G.014 – Kitchen: Asbestos suspected within wall mounted electrical equipment. Not to be accessed or disturbed



L.001 – Lift & Lift Shaft: Asbestos suspected in redundant lift and lift shaft. Not to be accessed or disturbed

1.004 – Landing: Asbestos suspected within wall mounted electrical equipment. Not to be accessed or disturbed



KEY	
This drawing gives general indication of identified / suspected asbestos materials and is only to be used in conjunction with the Asbestos Report & Register.	
The drawings are colour-coded: do not use black-and-white photocopies.	
Building Component	
EE	Electrical Equipment
SU	Suspect
* Codes with asterisks denote a building component suspected or known to be present but whose exact location is unknown.	
	Asbestos Materials Identified
	No Access

First Floor

2.002 – Bedroom: Asbestos present within black radiator knob. Not to be disturbed

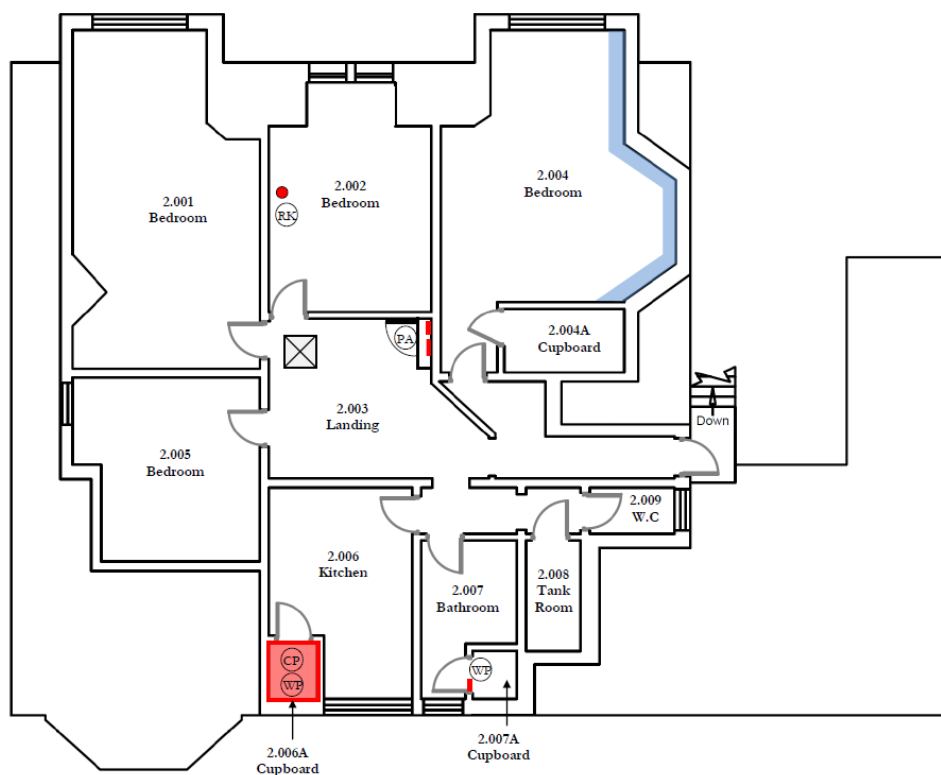
2.003 – Landing: Asbestos cement backing panel within electrical cupboard alongside asbestos millboard backing panel. Not to be disturbed

2.006A – Cupboard: Asbestos cement ceiling and wall panels identified to cupboard. Not to be accessed or disturbed

2.007 – Bathroom: Asbestos cement wall panel adjacent to door of cupboard. Not to be disturbed

2.007A – Cupboard: Asbestos cement wall panel adjacent to door of bathroom. Not to be disturbed

External Areas: Asbestos cement promenade tiles identified to rear of property of Ground Floor walkway. Not to be damaged or disturbed



KEY	
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The drawings are colour-coded: do not use black-and-white photocopies.	
Building Component	
CP	Ceiling Panel
PA	Panel
RK	Radiator Knob
WP	Wall Panel
* Codes with asterisks denote a building component suspected or known to be present but whose exact location is unknown.	
	Asbestos Materials Identified
	No Access

*Second Floor
Attic Flat*