

Housing Health Inspection

HYB 1046743

Address:	265 Riccarton Rd, Christchurch 8041 – Antonio Hall
Date and time on site:	11/07/2024 11.30am Tony Dowson accompanied by Richard Gant CCC SPBC Snr Technical Advisor, Haley Manning CCC Compliance Officer, Steve Tunley CCC Principal Advisor Compliance. Murray Gillispie
Nature of complaint:	<input type="checkbox"/> Damp <input type="checkbox"/> Mould <input checked="" type="checkbox"/> Insanitary <input type="checkbox"/> Overcrowding <input checked="" type="checkbox"/> Other: asbestos
Source of notification:	<input type="checkbox"/> Resident (owner) <input type="checkbox"/> Resident (tenant) <input type="checkbox"/> Landlord <input checked="" type="checkbox"/> Other: Christchurch City Council
Complaint details:	Concerns over the dilapidated state of the fire and EQ damaged buildings onsite
Property manager:	Name: Murray Gillispie
Building description:	Large brick 2 storey building with older portions going back to pre-1909 and some newer additions. All areas have been affected by earthquakes, vandalism and fire and are unsuitable for occupation.
Notes:	<ol style="list-style-type: none"> 1. The site is vacant but is frequented by squatters, trespassers and vandals despite security fencing, locks, cameras and signs. 2. Photographic images were taken during inspection and are attached. 3. The entire building structure at the address has been affected by fire, quakes, vandalism and weather penetration to some extent or other. 4. Not all of the site was accessible to undertake assessment – I was advised and guided by Richard Gant regarding safe areas to approach. 5. The yard and outbuildings are overgrown and also appear to be in a dilapidated condition. 6. Complaints have been received regarding rodents on the property and there is harbourage available onsite to shelter rats amongst the debris and demolition material.
Potable water	Town supply and artesian well – reticulation damaged by fire and quakes – not in a functional condition due to the dilapidated nature of the site.
Sanitary Facilities	Non-functional due to the dilapidated, partially demolished nature of the site.
Drainage/Spouting/Roof	Non-functional due to the dilapidated, partially demolished nature of the site.

Hazardous material	The widespread presence of degraded asbestos material in several forms throughout means the site can be considered potentially injurious to health under S123 of the Building Act 2004.
Overall Comments:	<p>That in its current state, the building at 265 Riccarton Road, Christchurch is insanitary under S123 of the Building Act 2004 due to:</p> <ul style="list-style-type: none"> a. Being offensive or injurious to health because it is in a state of disrepair; and b. Having insufficient or defective provisions against moisture penetration so as to cause dampness in the building; and c. Not having a functional supply of potable water that is adequate for its intended use; and d. Not having functional sanitary facilities that are adequate for its intended use.
Report /copy to:	
Follow-up required:	Report supplied to tenants for their follow-up.
Officer:	Tony Dowson Christchurch City Council Environmental Health Officer
Date and Time:	
TRIM:	

Photos: 265 Riccarton Rd, Christchurch 8041 – Antonio Hall

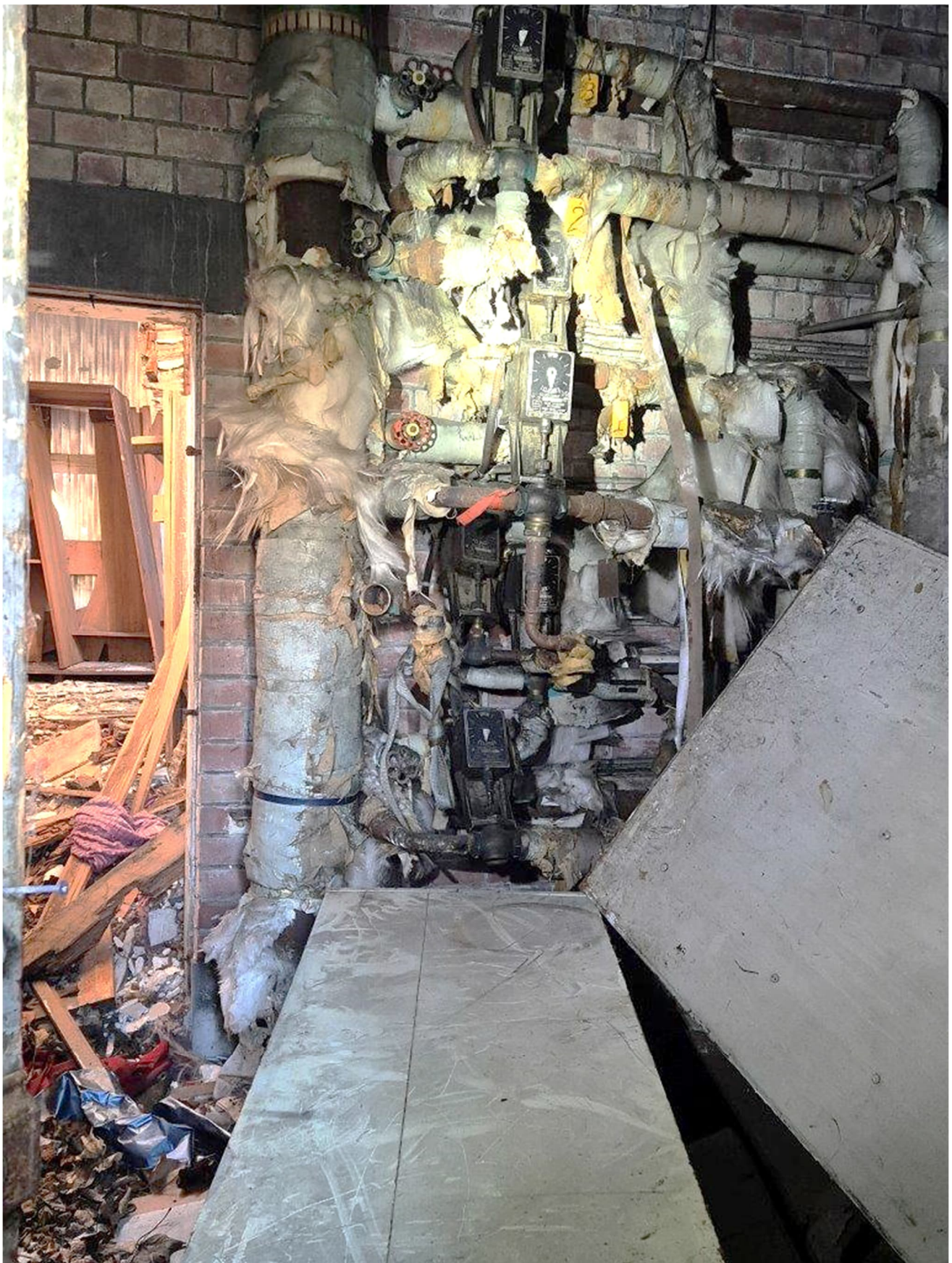
Taken by Tony Dowson on 11/07/2024 from 11.30am:



Northside west end exterior



Northside west end exterior – closer view



View of boiler room north wall



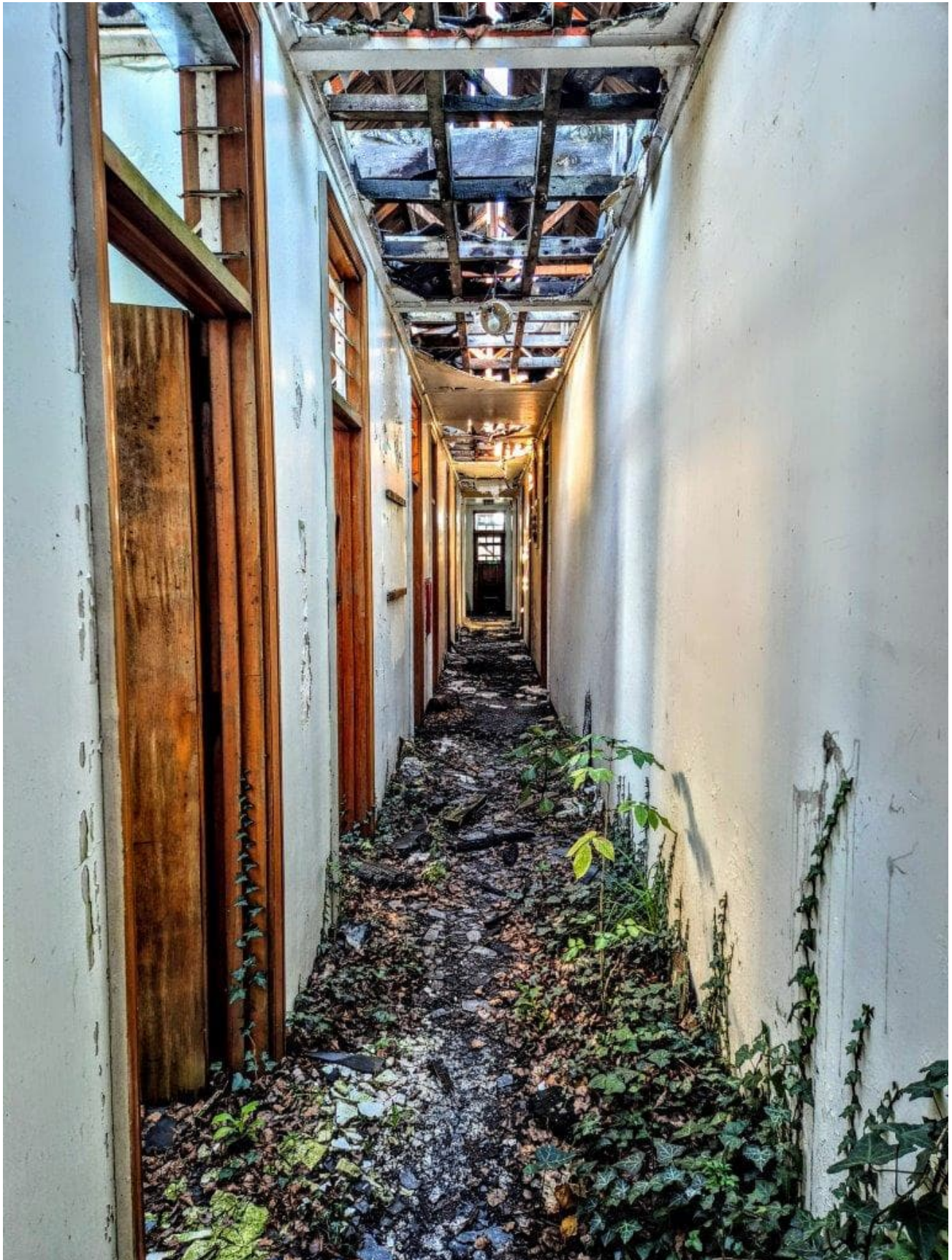
Closer view of boiler room wall



View west of first floor



View - first floor



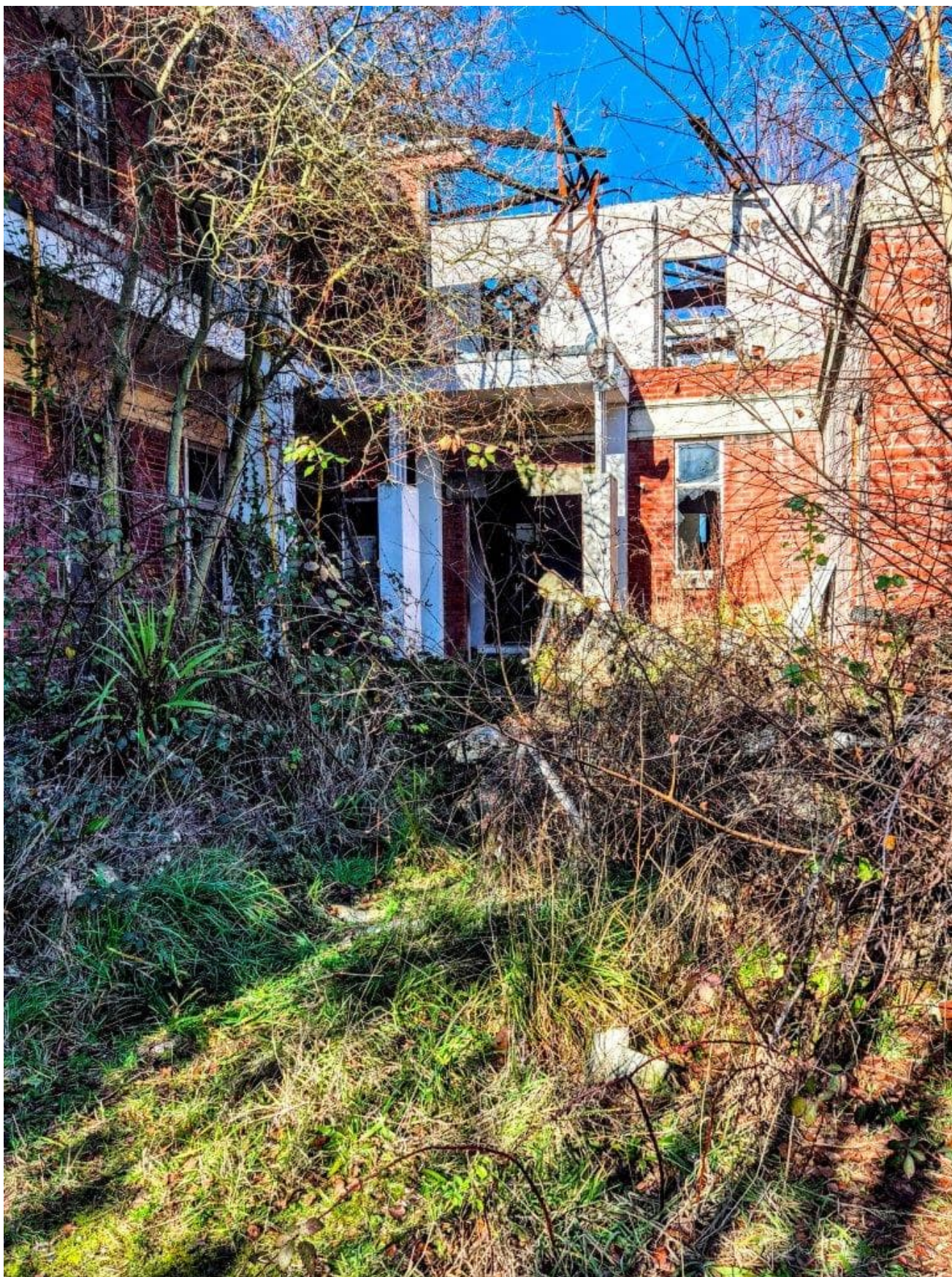
View of east-west corridor (first floor)



View of east-west corridor (first floor) – ceiling detail



View of first floor debris



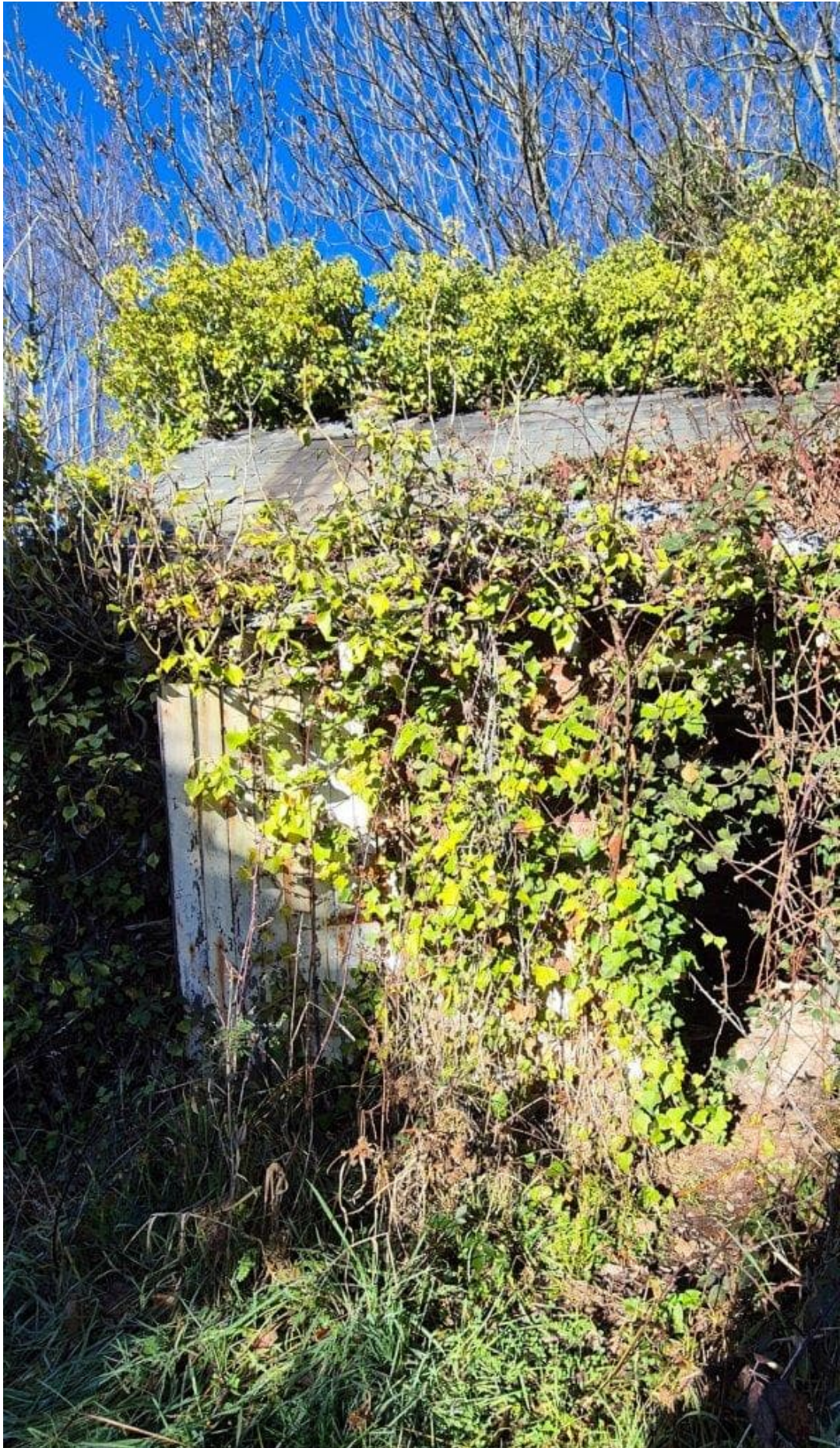
North side entrance



North side – demolition material



View – North side



Outbuilding – south side



Outbuilding (water supply) – wider view



Interior view from south side



Demolition debris - south side



Outbuilding – south side



Outbuilding – south side



Aviary/coop west side