

FACTUAL REPORT

Duty Holder Details: Paul Christopher Building Limited

Name of Duty Holder	Paul Christopher Building Limited	Role	Principal Contractor
Address	11, Mayfield Road London W3 9HQ	Registered Office	11, Mayfield Road London W3 9HQ
Duty Holder Status	Company	Companies House No.	04171399

Description of the facts and circumstances leading to the incident including preventative measures taken by the duty holder(s)

The Factual report should be completed for all investigations including, proportionally, curtailed investigations.

Give a factual account of the events leading up to the incident (or ill health condition) and its outcome. Identify and describe any relevant machinery, equipment, substances, workplace and environmental factors.

Describe the risk control measures in place at the time of the incident, including:

- Physical protection
- Systems and methods of work
- Training and instruction
- Knowledge of the hazards and precautions by the relevant parties
- Supervision and monitoring
- Risk assessments
- Actual work practices (where applicable) up to the time of the incident
- Any measure that were missing or not in use

Describe the factual underlying causes – identified by asking 'why' to the immediate causes in the context of the above management factors such as knowledge and monitoring. Professional judgement is needed to determine the appropriate extent of probing.

1. Numbers 2-3, Durham Place, London, SW3 4ET are part of a terrace of 6 houses, originally built in the early 1700's. Over the years, numbers 2 and 3, and, 5 and 6, have been knocked through and converted into single dwellings. The photograph below is taken from Google Streetview, showing the terrace in March 2019. House number 1 is at the left hand side.
2. Starting from the left hand end, the 4th – 7th windows are numbers 2 and 3. As well as the floors seen in the photograph, there is a lower ground floor to the terrace, as the gardens at the rear of the terrace are lower than the ground level at the front.

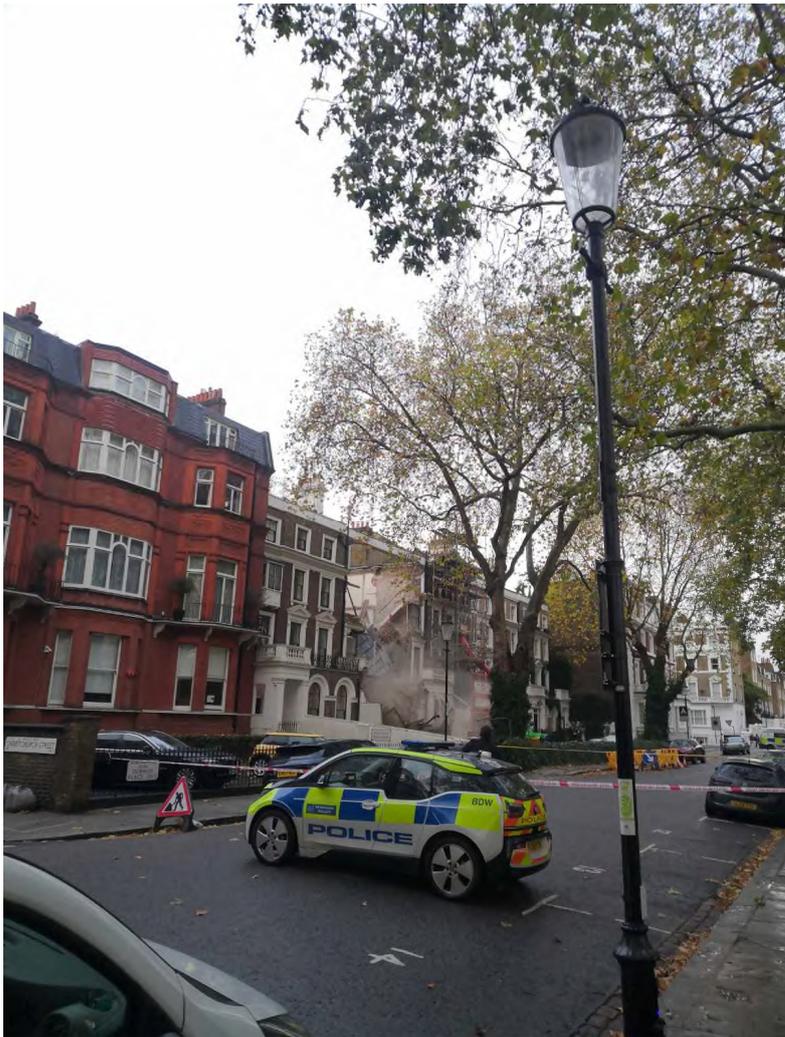


3.

4. Numbers 2 and 3 are owned by Seabrook Properties Limited, who are incorporated in the British Virgin Islands. Their UK representatives are Dartmouth Capital Advisors Limited, one of who's directors is [REDACTED]. The property was [REDACTED] family home from around 1953, and [REDACTED]
5. Exactly when numbers 2 and 3 were knocked through into one residence is unknown, but is believed to have been prior to the change of ownership in 1953, and simply consisted of knocking through doorways on each floor.
6. Prior to the property becoming empty in 2017, damage had been caused to the party wall with number 1 during refurbishment works at number 1, but could only be repaired once [REDACTED] moved out, as the work was to the ground and first floor, and [REDACTED] bedroom being on the first floor, adjacent to number 1. This work to the party wall was completed in 2019.
7. The current refurbishment project to numbers 2 and 3 was a complete refurbishment of both properties, as well as extending the lower ground floor out into the garden at the rear. [REDACTED] stated that no decision had been made as to what would be done with the property once the refurbishment had been completed.
8. Paul Christopher Building Limited were appointed as Principal Contractor for the refurbishment work and started work at the end of September 2020. The Construction Phase Health and Safety Plan for the project also lists [REDACTED] as Structural Engineer.
9. As the buildings had had previous work carried out that would have affected the structure, [REDACTED]. [REDACTED] was involved in agreeing what works could be undertaken, and assessing their affect on the overall structure. This included assessing the front external skin of the property at first floor level, where bowing of the brickwork was visible prior to work starting, and where brickwork had been removed to establish the cause, and early work carried out to tie in the party walls to the rear wall at each floor, which was visible following the collapse. Other works to remove internal stud walls was carried out after approval by [REDACTED]
10. On the 2nd November 2020, [REDACTED], Project Manager for Dartmouth Capital, the Client's UK representative visited site and took a number of photographs across the site. At that time, the only work being undertaken was digging out the rear garden for the planned garden extension. [REDACTED] stated that there was nothing [REDACTED] saw during that visit that gave [REDACTED] any cause for concern about the structural integrity of the building.
11. At approximately 23:30 that evening, the building started to collapse, initially with the front walls, as shown in the photographs below, taken at approximately 7 AM and 20 minutes later.



12.



13.

Preventative measures taken by duty holder(s) AFTER incident

Describe measures taken by the duty holder(s) post incident to manage risks. Use the list above as a guide. State which, if any, measures were identified by HSE as being required.

14. Following the collapse, Kensington and Chelsea Building Control visited site, along with the other parties. The client agreed to appoint Deconstruct to clear and make safe the site and adjoining properties. As Deconstruct are one of RBKC approved contractors anyway, and they did not need to appoint them themselves, they took no further action. [REDACTED] remained structural engineer for the make safe works, as again, [REDACTED] practice was already known to Deconstruct.
15. At the time of HSE's site visit on the 23rd November 2020, the road remained closed, and was being used for site cabins, welfare and storage. Most of the rubble had been cleared, except for the basement, and supports had been installed between numbers 1 and 4. It was expected that within a couple of weeks, the party walls would be protected against weathering, the site cleared, and Deconstructs work completed. Details regarding the rebuilding of the properties were unknown, and insurance assessors were also on site.