

Our Ref: 223043/PC/sb

F.A.O: Merle Ainsley

Mitchells & Butlers Plc
27 Fleet Street
Birmingham
B3 1JP

2nd August 2023

Dear Merle

RE: The Britannia Inn, London Road, Headington, Oxford, OX3 7AA

Further to our original report dated April 2023 we revisited on Monday 31st July 2023 to meet with Pinetree and check the areas they have currently rectified and review other areas identified.

Regarding the areas of work completed we comment as follows.

The external retaining wall has been repaired but it has been requested where there are still some localized deep pockets within the wall that these be repaired.

The corner stone has been repaired to the kitchen block and have no comment.

The pocket in the wall to the side of the escape stairs has been fully infilled and have no comments.

The timber raking shore has been repacked more effectively and have no further comment.

The vertical crack near the corner of the restraint window closest to the car park has been repaired with Helibar. It is felt with some of the other cracking in close proximity that a corner Helifix repair is also allowed for.

The raking pier that had separated slightly from the main wall at its head has been repaired and has had additional through bolts provided. We have no further comments.

The lintels to the windows to the right of the raking pier and below the high level door have only been mortar repaired to their heads. These are rotten and require replacing.

The lintel in the wall facing the car park has been repaired and we have no further comment.

The flat roof handrail has been refixed and we have no further comment.

Regarding other elements that have been identified we clarify as follows.

- Inspection of the roof structure over the dining area where there were damp issues identified radiator pipes that could have been leaking. This should be addressed.
- The main roof tiling over this area was generally sound but there were a number of gaps and missing tiles that would allow water in. these should be addresses.
- The gable wall in the lower restaurant seating area above the suspended ceiling is currently restraint by some timber posts. This we do not feel is adequate and requires strengthening.

It is highly probable that continued movement of the upper section of gable had resulted in the separation with the external brick pier. It is also felt that the existing floor that would have been over the suspended ceiling that has been removed will have been a major factor in the bowing of the walls.

- The raking pier facing towards the London Road should have its few coarses of brickwork checked for soundness.
- The side of this pier the timber window lintel has some excessive gaps that require infilling. Also the drip detail above this was poor and would recommend a new lead dip detail is installed.
- Masonry bees have been noted to be damaging the stone and b rick. It should be ensured these are removed.
- Areas at low level to the bottom of RWP's are getting saturated and not drying out. This will result in potential long term issues and should be addressed as soon as is practical.

Yours sincerely

