Rochdale Children's Moorland Home,
Nab Farm
Barnfield Lane
Wardle
Rochdale
OL12 9PN

4th April 2019

To Whom it May Concern,

I am currently employed as the Manager at Rochdale Children's Moorland Home, Nab Farm, Barnfield Lane, Wardle, Rochdale, OL12 9PN. I have held this position since March 2018 and have lived in the farmhouse Manager's accommodation since that time.

There are a number of issues/defects with the property which I have listed below :-

1. There is a lot of damp throughout the property, especially upstairs in the bedrooms and the bathroom. This causes the walls to go black and means they constantly require cleaning and painting.
2. There are a number of windows (especially the ones on the front of the property which receive the worst of the very harsh weather), through which water and drafts constantly come through. This means in heavy rain I have to put towels on the windowsills to soak up the water.
3. There are constant drafts through the property (coming through both windows and doors), which means the heating is required to be on more than normal. This, coupled with the fact that we are on oil central heating, means that fuel costs are extremely high.
4. There is a large crack in the bathroom wall. The cause of this may be the main beam that runs underneath the bathroom floor/in the ceiling of the lounge is full of dry rot. This may be causing structural damage to the overall stability of the building and is extremely concerning.
5. The kitchen area is not fit for purpose (when using the cooker) due to the fact that there is no ventilation or extractor fan. There is only one window that opens and this is extremely hard to access because of the very thick walls and the fact that there is a worktop blocking the access. To open this window, I have to climb onto a stool then climb onto the worktop (NOT ideal!)
6. There is currently only one bathroom and toilet in the property. This is not enough for an average size family.
7. Some of the rooms are very dark due to the lack of windows (or the fact that the windows are very small for the size of the room.

Alison Starrs

Manager