

Demolition of Califat Cottages

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Prompted by the preservation work currently being undertaken in Califat spinney, I have discovered that a number of houses in the village were subject to review in accordance with the terms of the 1957 Housing Act, Section 16.

Inspectors were required to consider the habitable state of houses and report to owners in detail their findings, with recommendations for demolition or repair "to render the house in all respects reasonably fit for human habitation".

The two cottages, owned by the Governors of Wyggeston Hospital, were inspected by officers of Ashby Rural District Council with the following results-

Califat Cottage occupied by Mr. J.W. Curtis.

Schedule of defects of repair and as to the suitability for occupation.

EXTERIOR -

Perished brickwork and jointing material to the brickwork of the chimney stack.
Perished brickwork and jointing material to the brickwork of all external walls.
Large areas of perished brickwork in the front wall.

The eaves gutters are corroded and defective and part of the front gutters has collapsed.
Rain water pipes badly corroded.

Wash house

Corrugated iron roof defective and leaking.
Walls part brick, part timber not weather proof.
Door woodwork decayed.

INTERIOR -

Living room

Decayed window woodwork and broken sash cords.
Loose plaster between ceiling joints.
Timber wainscoting affected by dry rot.
Uneven and broken brick floor.
Door to front entrance decayed.

Sitting room

Decayed window woodwork.

Califat Cottage unoccupied

Schedule of defects of repair and as to the suitability for occupation.

EXTERIOR -

Badly perished brickwork and jointing material to the brickwork of all walls
Rain water pipes and eaves gutters at the rear collapsed

INTERIOR -

Front hall

Plaster perished and fallen off walls and ceiling.
Broken and defective floor.
Badly decayed door woodwork.

Living room on left of Hall

Badly decayed and defective window woodwork.
Large areas of perished and fallen off plaster.
Firegrate missing.

Living room on right of Hall

Badly decayed and defective woodwork of both windows.
Fractured and fallen off ceiling plaster.
Large areas of wall plaster fallen off.
Badly broken brick and tile floor.
Door and frame removed
Fire grate missing.

Califat Cottage occupied by Mr. J.W. Curtis continued

Perished wall plaster.
Uneven brick floor.
Door infested with woodworm and has no fastener.

Bedroom on right of stairs

Some decayed window woodwork.
Broken sash cords.
Loose and perished wall and ceiling plaster.
Plaster floor very rough.

Bedroom on left of stairs

Some decayed window woodwork.
Loose and perished wall and ceiling plaster.
Aging and fractured plaster floor.

Staircase

Loose wall plaster.
Defective floor at top of stairs.

Dampness

Dampness in the walls and floor of the living room and sitting room. This is particularly severe in the sitting room.
There is some dampness in the exterior walls of the bedrooms.

Natural lighting

Badly restricted in the sitting room.

Water supply

Mains supply tap fitted in the wash house outside.

Drainage

Discharges into ditch at rear.

Sanitary accommodation

Privy midden in poor condition the rear wall of which has collapsed.

Facilities for storage of food

Underside of the roofing tiles and timbers of food store exposed.
Damp walls and floor.
Leaking roof.

Facilities for preparation of food

Sink fitted in wash house outside of house.
A letter from Dr. A.Segerdal was provided for Mr. Curtis commenting that the earth lavatory leaked into the wash house and that the house was over-run by rats, which made a six year-old frightened to go to the lavatory.

Califat Cottage unoccupied continued

Bedroom on right of stairs

Unable to gain access to this room

Bedroom on left of stairs

Badly decayed and defective window woodwork.
Loose, perished and fallen off wall and ceiling plaster.
Decayed and defective floor boards.
Fire grate removed.

Staircase

Perished wall and ceiling plaster.
Worn and defective stair treads.
No hand rail fitted.
Defects as to suitability for occupation.

Water supply

Nil.

Facilities for storage of food

Leaking roof.
Perished and defective walls.
Decayed and defective window woodwork.
Floor in poor condition.

Facilities for preparation of food

Nil.

Disposal of waste water

Nil.

Cooking of food

Nil.

On November 5, 1958 an order was given for demolition of the houses within six weeks.

