

Agenda item 52.1 Damp Proof Quote

RE: SOUTHWELL TOWN COUNCIL BUILDING, THE BURBAGE, SOUTHWELL, NG25 0EP INSPECTION TYPE - DAMP AS REQUESTED DATE OF INSPECTION - 5 th December 2023 PROPERTY DESCRIPTION - COUNCIL OFFICES DETACHED PROPERTY OCCUPIED STATUS

The property was occupied with fully fitted floor coverings and furniture at the time of our inspection. INTRODUCTION In accordance with your verbal instructions, we have reported on the following. If there are any omissions or you believe we have misinterpreted your survey instructions, please let us know at once. This Report is in accordance with the Terms & Conditions attached. You will appreciate that due to the nature of this investigation, we have had to restrict the examination to those parts of the building that were accessible, exposed or uncovered at the time of our Inspection. The external inspection was from ground level and internally we have not opened up any concealed surfaces by removing plaster, moving furniture or raising fitted carpets or floor coverings; but have done our best to draw conclusions about the construction and condition of the property, with regards to Damp and Timbers as instructed and from the evidence visible at the time of our inspection. This Report should be construed as a comment upon any damp and Timber defects within the property and is not an inventory of every single related defect.

DAMPNESS INTERNAL OBSERVATIONS Unless otherwise stated our inspection of internal areas was restricted to the ground floor only and is limited accordingly. As this is a building that is occupied, our inspection was severely restricted by furniture and general office furniture. The bridal shop was also severely restricted by gowns on rails covering the walls and in accessible areas in the bridal shop we found no evidence of dampness/salting of the plaster. No items were removed throughout the building to carry out this inspection. The old holding cells are of painted brickwork. Salting was noted to various areas to the lower sections of the wall which is not indicative of damp proof course failure. Walls that are left as exposed brickwork are prone to salting issues and the only way to alleviate this issue would be to have the walls plastered on a suitable membrane, however as this is a grade 2 listed building this would not be allowed and therefore the salting in these walls would have to be lived with. The salts can be brushed off as they appear. Our inspection internally revealed areas of spoiling of plaster and decoration. Readings taken using an electronic moisture meter confirmed evidence of dampness to the walls as detailed on the attached plan, this included a small section of wall to the top of the stairs left side front external wall. From our inspection it was evident that salt contamination of the plaster is the major contributory factor to the dampness identified and due to this we have allowed for fixing a dry base flex membrane to all areas where plaster is scheduled to be removed. Inspection was also not possible behind kitchen units and utility's therefore no comments can be made on these areas. Inspection was also restricted where large items of furniture were against the walls or where walls were panelled or dry lined in any way restricting access to the surface of the walls. It should be noted that in properties where there are a considerable amount of pipework covering the wall it will not be possible to remove and replace the plaster behind. Where possible we will remove and replace the plaster up to the pipework feathering in new plaster to the old. If required the client can then carry out any boxing in of the pipework as required. INTERNAL CHIMNEY BREASTS On the chimney-breast and hearth areas sulphate and ammonium salts resulting from the combustion of solid fuels can be particularly problematic; there is often soot and rubble build up within the fireback. If possible, you should make provision to open this area up and clear out this soot and debris. The other less disruptive option is to line the wall around the fireplace with a 2mm fleece membrane sheet. Whilst this will prevent the plaster from coming into contact with the contaminated chimney it will not cure the dampness held within the fireback. Salt staining indicative

of this problem was noted to the chimney-breasts and a quotation for the membranes around the chimney areas has been allowed for in our quotation. RECOMMENDATIONS Continued.....

1. Hack-off and remove existing plaster from the areas indicated on the attached sketch to 1m high and floor to ceiling height where detailed on the plan and to the small area to the left side at the top of the stairs, and clear resultant debris from site. 2. Install a chemical damp proof course incorporating our Diffusion Process to those walls indicated on the sketch to enable us to issue a guarantee. Our damp-proof course can be installed (subject to access) in solid walls from one side only of the wall to be treated, causing the minimum of disturbance. Our methods of damp-proof course installation do not use harmful solvents and therefore there is no fire risk. Non-flammable and non-toxic cream is used in the installation and therefore the property can remain occupied with a minimum of inconvenience to the occupants and will have no ill effects on you or occupants of the adjacent property. 3. Apply a protective plaster membrane to the exposed walls, in the form of a Dry Base Flex membrane. This Membrane is a watertight low-profile membrane for protection against moisture ingress. The membrane is based on a 2mm thick polypropylene sheet and has a black PP non-woven fleece one side and a grey fleece on the other. The two fleeces ensure a good adhesion to the wall by means of a special adhesive as well as allow for plaster to the surface. 4. Re-plaster these areas in accordance with our specification for a Limelite / whitewall/plasterboard replastering system whichever is appropriate to the given situation. After re-plastering, hairline cracking of the setting coat may occur. This will not present a problem regarding the efficiency of the new plaster and should be made good when decorating. It will be seen from our specification that we have included for hacking off existing plaster. In hacking off plaster, it is not unusual for dust to find its way to the remotest parts of the property. We will take the precaution to minimise this nuisance where practical within the immediate area of our work but we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property. No responsibility will be accepted by PRESERVA-CSS for cleaning or any damage caused by dust. 5. Remove existing skirting boards as required to undertake the treatment works, and re-new upon completion. The internal surfaces and bottom edge will receive a liberal coating of timber water repellent prior to fixing, to extend the life span of the timber. N.B. It should be noted that when matching new skirting boards/dado rails up to old original skirting boards/dado rails there may not be an exact match due to imperial to metric measurements and a slight variation in the mouldings due to the machining differences of suppliers. PREPARATION BY CLIENT Continued.....

You should arrange for the following preparatory work to be undertaken in the treatment areas, as stated below and/or as identified on the attached sketch. This should be completed prior to our arrival on site. 1. REMOVE THE RADIATORS ON THE AFFECTED WALLS 2. REMOVE THE FURNITURE AND CARPETS 3. REMOVE ITEMS IN THE RECESS CUPBOARDS If you have any doubts concerning preparation, please don't hesitate to contact our office for clarification. NB Please do not arrange for these items to be re-instated until the completion of the contracted works We ask you to note that whilst we will be able to inject our damp-proof course to the wall in the meter cupboard, we will for safety reasons NOT remove and renew plaster around the electricity meters and fuse boxes, etc. Whilst our proposed damp-proof course will remedy rising dampness, it is equally important that the property is regularly maintained with attention, when necessary, to items such as gutters, fall pipes, flashings, pointing, internal and external plumbing, ventilation, etc. We must also draw your attention to the fact that the Party Wall, etc., Act 1996, applies. This requires the owner of a property to notify his/her neighbour(s) of proposed works and obtain the neighbour's consent to the works. A neighbour cannot unreasonably withhold consent, but should you require further advice or information, please initially contact our office or a suitably qualified Building Surveyor. It is a condition of our contract that the client accepts all responsibility for any complaints of noise, odour,

or other nuisance from the occupiers of adjoining properties, this may occur as a result of our proposed treatment. Considerable condensation was noted to the external walls of the toilets at 1st floor level. The toilets have no form of heating or ventilation to reduce the internal moisture levels to these areas. The installation of heating would be beneficial to the toilets. See below about condensation. FACTORS REQUIRED FOR CONDENSATION: Condensation can commonly be attributed to a lack of balance between heating and ventilation resulting in a rise in relative humidity. Air can hold more water vapour when warm than when cold. When warm air is cooled, such as when the heating system is switched off at night, it will deposit the water that it can no longer retain as condensation on a cold surface. It may cause mildew on fabrics and leather and, in extreme cases, can cause walls to be visibly wet. It is frequently accompanied by mould growth, of which the most common is "black spot" – a mould which appears first as small soot-like spots, and which can join up and cause large black areas. Condensation may occur at any height on almost any cool surface. Condensation dampness permits fungal growth. Materials such as wood, paper, wallboard, ceiling tiles, furnishing fabrics and even masonry and plaster can provide nutrients sufficient for mould growth providing the controlling factor is present i.e. the availability of sufficient moisture. Condensation occurs when warm, moisture-laden air comes into contact with cold surfaces. In the home, this is often seen on windows that readily mist up, and this, eventually, turns to water, which runs down the window pane, forming puddles of water on the window cill. Continued.....

Condensation also occurs on walls, especially the external walls of kitchens and bathrooms, and other rooms where moisture is generated; but, instead of water forming on the wall surface; it is often absorbed by the plaster, which becomes very damp and thus gives the appearance of Rising Damp in some occurrences. Excessive moisture derived from the use of the bath/shower facilities, drying clothes on radiators within the property, cooking, the use of paraffin and flue less bottled gas heaters, combined with poor ventilation in the property can aggravate or tip the conditions to cause condensation. You are also advised on the importance of a balance of ventilation and heating achieving a balanced and a more ambient temperature throughout, perhaps leaving the heating on low to ensure the property does not go too cold especially during the colder winter months. As discussed on site, we do advise that you contact Sarah Bell of Envirovent to undertake a free inspection and to supply a quotation for any fans that they feel necessary to eradicate the condensation issue. Sarah Bell can be contacted on mobile number 07900 538724 Upon completion of the above works and receipt of full payment within the specified period, a 20 year guarantee will be forwarded for the ****damp proof course injection**** as per report and for future protection of those areas treated. As members of the Property Care Association we may also, where applicable, be able to offer you in addition to our guarantee, the option of independent back-up guarantee cover by Guarantee Protection Insurance. This one-off premium will provide additional back-up cover for you, or subsequent owners of the property, for up to 10 years should PRESERVA CSS cease trading. This back up guarantee where applicable, will be shown on the quotation. This warranty relates to our chemical damp proof course injection only. Plastering carried out by PRESERVA CSS LTD does not form part of this long-term guarantee but is protected by your normal 7-year statutory rights. No cover is provided for plastering or any other ancillary works carried out by others. Should you have any queries or feel that we have misinterpreted/misunderstood your instructions please inform us immediately. We look forward to receiving your response accordingly.

To carry out works as specified in items 1 to 5 £12187.50 20% £2437.50 £14625.00

Insurance Backed Guarantee Cover (optional) 10 Year insurance backed guarantee cover by Guarantee Protection Insurance, for the injected damp proof course we are inserting into ground floor walls. 75.00 0% 0.00 75.00