

Peter Cox Ltd
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Mr Mark Moro
MPA (Construction Consultants) Limited
United House
North Road
London
N7 9DP

11th September 2024

Dear Mr Moro

Property – Mansfields Chambers, 17 St. Anns Square, Manchester, Lancashire, M2 7PW

Thank you for inviting us to carry out an inspection at the above property. Our survey report is enclosed detailing our findings and recommendations.

We have also included a quotation for items of specialist work that Peter Cox will be pleased to undertake for you. Where applicable, a long-term guarantee will be issued on completion of the contract.

To arrange for a convenient start date for the works to proceed, please complete and return the acceptance form to this office. A provisional start date can be agreed by contacting Kayleigh Holden, our Contracts Manager, on 0161 219 7770.

Our technicians carry CSCS cards, and we can make available on request method statements and risk assessments.

Should you wish to discuss this report or the proposed recommendations I have made, I can be contacted through this office or on 07771 931927 any time up to 5.00pm.

Yours sincerely



Andrew Singleton CSRT, CSSW
Senior Surveyor



Survey Report and Proposal



Accreditations



raising standards in property preservation

➤ A long tradition

As the experts in our field, Peter Cox aim to offer the right service and price for your needs. Over 500,000 long term guarantees, up to 20 years for some of our services, have been issued since the company was founded in 1951.

➤ National Coverage, Local Surveyors

Peter Cox branches cover England, Scotland and Wales, meaning a branch on your doorstep and surveyors with local knowledge and expertise. With over 75 CSRT/CSTDB or CSSW qualified surveyors and 100 specially trained technicians who are directly employed, you can rely on our professionals to complete projects on time at an exceedingly high standard.

➤ Industry-leading Associations

Peter Cox are CHAS, Trustmark, Constructionline and Safecontractor approved.

➤ ISO 9001

We have been committed to quality for many years and currently hold ISO 9001 accreditation.

➤ BS 6576:2005

The Peter Cox DryWall DPC system carries a British Board of Agrément Certificate and complies with BS 6576:2005.

➤ A Safe Contractor

All Peter Cox surveyors and technicians are fully trained in safe working practices while our treatment fluids are HSE approved and generally odourless and non-flammable.

➤ Trustpilot

We pride ourselves on being the market leaders in property preservation, and this comes from our passion for quality customer service. With over **1750** reviews our customers have rated us **'Excellent'** - meaning from start to finish we are the company to trust.



➤ Peter Cox Products and Services



Damp Proofing



Wet & Dry Rot Control



Basement & Structural Waterproofing



Woodworm & Timber Treatments



Cavity Wall Tie Repair



Condensation Control

➤ A Nationwide Team of Experts

Manchester
Birmingham
Bristol
Edinburgh
Glasgow
Leeds
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Liverpool
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Uxbridge



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Report Date: 11/09/2024

Ref: ENQ781566

SURVEY REPORT

CLIENT	MPA (Construction Consultants) Limited United House North Road London N7 9DP	PROPERTY ADDRESS	Mansfields Chambers 17 St. Anns Square Manchester Lancashire M2 7PW
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SURVEYED BY Andrew Singleton

DATE OF SURVEY 10/04/2024

Directions are as if facing front elevation unless otherwise stated

PLEASE READ CAREFULLY THE CONTENTS OF THIS REPORT, THE FOLDER AND ALL ENCLOSURES WHICH ALL FORM PART OF THE CONTRACT OFFER.

In accordance with your verbal instructions received on 10/09/2024, we have reported on the following:

Below ground waterproofing

We draw your attention to the matters set out in the 'Scope of Survey' section of the Quotation part of this Report and would ask you to read those notes carefully. If you have any concerns or queries as to the effect these matters may have upon the treatments recommended in this Report or if you believe that we have misinterpreted your survey instructions, please let us know at once.

Property Description	Grade II Listed commercial building.
Occupied Status	The property was un-occupied at the time of our inspection.
Weather Conditions	At the time of our inspection it was dry and bright.



raising standards in property preservation

► Why choose Peter Cox for basement & structural waterproofing?

You'll not only get the work completed to an extremely high standard, but you will also benefit from our long term guarantee for works carried out, all as specified in the report. We have issued over 500,000 guarantees since the company was founded in 1951.

What our customers say about us speaks volumes - we are proud to be rated 'Excellent' on Trustpilot with over 1750 reviews:



Peter Cox were the first national preservation company to receive Which? Trusted Trader accreditation.

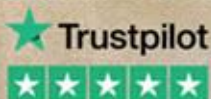
★ Trustpilot

" We had the side of the house coated in a waterproof coating. The lads came out on the day as agreed and were here by 8am. They worked hard all day. We would certainly recommend this company."

Basement & Structural Waterproofing (to BS 8102)



Rated 'Excellent' with over 1750 reviews



BELOW GROUND WATERPROOFING

To the areas scheduled below

Please read carefully, in conjunction with this report, the **Important Notes**, enclosures, standard work specifications and the **For Action by Client** document, as these all form part of our Contract offer.

Our recommendations are based upon information supplied to us at our meeting / during our telephone conversation and observations made at the time of our inspection. If we have misinterpreted any aspect please notify us immediately, as it may be necessary to amend the proposed specification.

EXTERNAL OBSERVATIONS FROM GROUND LEVEL



TOPOGRAPHY

The property is situated on flat and level ground, with paving to the front elevation.

WALLS

The external ground retaining walls are of brick construction; internal walls are a mix of brick and block dividing walls with some timber stud partitions.

FLOOR

The basement floor is a concrete slab of unknown depth assumed to be cast directly onto the earth.



The existing solid floor appears to be structurally sound however to comply with BS 8102 it will be necessary for your structural engineer to determine its ability to withstand any upward forces exerted by hydrostatic pressure. No allowance has been made in our quotation for this report or any such works recommended within it.

RECOMMENDATIONS

WATERPROOFING DESIGN CRITERIA

BS 8102:2022 - Protection of below ground structures against water ingress - Code of practice.

Damp proofing to basements is covered by British Standards document BS 8102:2022. This document specifies the performance level for the design of the waterproofing based upon the end use of the basement, grading from 1-3.

BS 8102:2022 Environment Grades

Grade	Example of structure	Performance level
1a	Enclosing structure of underground car parking ¹ , underground refuse stores, cycle stores, external light well enclosures.	Seepage and damp areas from internal and external sources are tolerable, where this does not impact on the proposed use of below ground structure. Internal drainage might be necessary to deal with seepage.
1b	Non habitable use: e.g. Enclosing structure of underground car parking ² , plant rooms ³ , lift pits ⁴ .	No seepage. Damp areas from internal and external sources are tolerable (dependent on intended use).
2	Non habitable use: e.g. Enclosing structure of underground car parking ⁵ , plant rooms ⁶ , lift pits ⁷ , access stairs and lobbies serving non-habitable storeys.	No seepage is acceptable. Damp areas as a result of internal air moisture/condensation are tolerable; measures might be required to manage water vapour/condensation e.g. ventilation might be required.
3	Habitable accommodation: e.g. Enclosing structure to ventilated residential and commercial areas including offices, restaurants, leisure facilities, associated access stairs and lobbies serving habitable storeys or habitable spaces within non-habitable storeys.	No water ingress or damp areas is acceptable. Ventilation, dehumidification or air conditioning necessary, appropriate to the intended use.
Notes: 1. Standard car parking environment where seepage and damp areas from internal and external sources are tolerable 2. Parking structures where no seepage is acceptable. 3. A room containing equipment which supplies building services, and remain unaffected in their operation within a damp environment e.g. water tanks and pipework, sprinkler system pumps and pipework, etc. 4. A lift pit containing structure or working components of the lift remaining unaffected in their operation by the presence of dampness 5. Private car parking where no seepage or dampness through the structure is acceptable. 6. A room containing equipment which supplies building services, and may be affected in their operation by the cumulative effects of dampness e.g. electrical components and services, generators, communication systems, etc. 7. A lift pit containing electrical equipment and/or working components and may be affected in their operation by the cumulative effects of dampness.		

Where your expectations dictate that no water ingress or dampness is permitted as in the case with habitable accommodation or dry storage, grade 3 will be required.

In this instance as the basement is to be used for habitable use then the required grade is 3. The performance at this grade as specified by BS 8102 is detailed above.

BS 8102 advises it must be assumed that even when current conditions and recent history suggest that hydrostatic pressure is not the source of ingress this can occur due to changing water tables, drains becoming blocked and heavy rain causing localised saturation.

To achieve the desired grade along with compliance with BS 8102, a robust dual waterproofing System should be installed.

GROUND GASES

BS 8102: 2022 advises that ground gases be considered as part of the equation when dealing with structures below ground.

At the time of writing, there is a great deal of a focus on ground gas protection in new construction, but conversely not a great deal when it comes to existing structures.

It should be noted that we have not included any measures to protect against ground gases at this stage but given advice from the aforementioned guidance document we would recommend you seek further clarification irrespective of end use (whether commercial or residential).

Should you require assistance in arranging this, please advise so that we can supply details of specialist companies who can undertake this for you.

FLOOD RISK

As advised, BS 8102 also asks us to consider the scope for flooding above ground. It is the duty of the client to advise us at the earliest opportunity as to whether the property or site has suffered surface water flooding at any point in the past or if the property or site lies within a surface water flood risk area. Such information can be obtained from your insurance company and/or from gov.uk/check-for-flooding web site.

The knowledge that the site or property may lie within a flood risk area or has a history of surface water flooding may influence our design proposals and/or may initiate a caveat in our guarantee which will negate any claim for damages in the event that the basement was adversely affected by temporary surface water flooding.

The results of temporary uncharacteristically severe inundation of the surrounding soils/landscapes by extreme and unpredictable rainfall and resulting abnormal pressure on the building cannot be covered under our guarantee.

Surface water flooding by nature is unpredictable regarding the depth, duration and velocity of flood water and cannot be accurately predicted or designed against, and the effects of such cannot therefore be reasonably covered under guarantee. The guarantee offered therefore pertains to hydrostatic ground water pressure under normal site conditions only and is discretionary.

WATER TABLE LEVEL

We are unaware of the water table for this particular site. However as stated in *BS 8102 "waterproofing measures should be designed on the basis of water to the full height of the retained ground at some time during the structure's life where:*

- *no detailed geological or hydrogeological assessment has been undertaken.*
- *the results of the soil investigations are inconclusive with respect to ground water.*

We would take this into consideration when designing an ideal waterproofing system.

POSSIBLE LIMITATIONS

Waterproofing to DPC level: -

BS 8102 advises that the waterproofing where possible should be continuous to DPC level, 150mm above external ground level.

Where this is not practical due to the presence of suspended floors above the basement which are located at or near to the finished external ground level, the waterproofing will terminate below the recommended level as requested.

Wall mounted services: -

There may be some areas of wall which we may not be able to line, such as where boilers, electrical boards are present and cannot be removed from walls. In such areas, we cannot guarantee grade 3 unless removed and reinstated by others, however the vast majority would achieve the above grade.

Where limitations exist, the system may be unable to prevent potential flooding or moisture ingress from potential issues as highlighted above. Any guarantee issued will therefore be limited accordingly.

If we have misinterpreted your instructions, please let us know at once.

IDEAL SYSTEM – Full Guarantee

Given the end use of the space and the level of risk, in this instance a Dual waterproofing System should be installed.

This should consist of a: -

- **Type A Waterproofing:** Barrier Protection - Fully bonded System – to lock down the structure.
- **Type C Waterproofing:** Drained Protection - Cavity Drain Membrane System.

Where grade 2/3 space is required, or your expectations dictate that no water ingress or dampness is permitted, our policy is to use two or more waterproofing systems in combination to lower the risk in accordance with best practice advice given in the aforementioned standard and in accordance with 3rd party warranty provider technical manuals. Where the end use is habitable space, you must also ensure an appropriate heating and ventilation system is installed.

In this instance we will have to deviate from this policy given the Listed status of the property.

THE PROPOSED SYSTEM

The client will need to inform the local Conservation Officer of the proposed remedial waterproofing works.

As such they will undoubtedly have concerns which centre around any impact that the proposed structural waterproofing proposals would have on the existing fabric of the basement in this Grade II listed heritage asset building.

There is some specific guidance within BS 8102 in relation to listed buildings. It reinforces that waterproofing systems should be reversible, that leaving historic features exposed can affect the environmental grade achieved, and also that a holistic approach should be taken including assessment of existing external drainage systems to check that these are not introducing water into the ground.

I also draw attention to paragraph 2 of the NPPF (National Planning Policy Framework 2012/2021).

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

The cellar in its current form and condition is unfit for any kind of habitable or semi-habitable use given the damp environment. It could even be argued that in its current condition, it could pose a potential hazard to health because it may contribute to a microclimate which could favour propagation of algae, bacteria, that the smell is unpleasant and as a source of water ingress and dampness it has the potential to increase atmospheric moisture content and therefore increase risk of condensation elsewhere in the building. The current conditions therefore need to be addressed.

Any harm caused by the waterproofing interventions would need to be weighed against the benefit that would result from the interventions.

Any less than substantial harm resulting from the interventions would also need to be weighed against the benefit of allowing you to use the basement as habitable space, or for any purpose, as the space is currently unfit for occupation and may prove detrimental to the building overall and to the proposed end use if left in its current state for any protracted period.

Accepting that the existing basement will need to be waterproofed to produce the private benefit of a useable space, the question then becomes “what form, or system of waterproofing would produce the safest and most reliable solution combined with the least invasive/least harmful implications for the existing fabric of the cellar?”.

For this reason, it is unlikely that any form of Type A fully bonded waterproof membrane to lock down the structure will be allowed.

Therefore, in this instance we have priced for a single: -

- **Limited Type C Waterproofing:** Drained Protection - reversible Cavity Drain Membrane system thereby conserving the original structure.

This provides protection and also ensures the system is serviceable and maintainable which will ensure its integrity even after the guarantee period.

You should be aware however that this is not a combined approach and as such no allowance has been made to lock down the structure prior to installing the Limited Type C system to the walls.

The system will deal with a maximum flow rate as defined under the sump and pump heading below.

If persistent water ingress is a factor at this property, then further measures should be adopted if deemed acceptable by the conservation officer.

Where the end use is regarded as habitable space, you must also ensure an appropriate heating and ventilation system is installed under separate contract.

If we have misinterpreted your instructions, please let us know at once.

FEATURES AND BENEFITS

The British Standard identifies that a cavity drainage membrane is the safest single waterproofing system method available for those not wishing to implement a full dual waterproofing strategy.

This is because future groundwater ingress is depressurised and then controlled, diverted and harmlessly removed rather than being "blocked" at the point of entry. Consequently, the risk of increased hydrostatic pressure is reduced.

Our Limited Type C System is designed to control both water vapour and the penetration of groundwater to the areas treated via hidden drainage channels to a sump and pump system.

Once the system is in place, three main functions are achieved: -

- It controls vapours.
- Damp pressure is equalised.
- The system will act as a drained cavity system, controlling water ingress.

DRAINAGE

The effectiveness of the Limited Type C system is totally dependent upon discharging free water before pressure can build up behind the system.

It is therefore essential that an effective drainage system is installed and maintained.

We always recommend the installation of an independent sump and pump system incorporating a battery backup and high-water level alarm to evacuate water from behind the system.

In addition, the client should ensure that all existing redundant internal drains and/or soakaways in the below ground area are capped or blocked off with concrete to prevent back water pressure entering the new cavity membrane system, we also always advocate that the client undertakes an independent camera survey of the existing drainage system and implements any recommendations made.

Furthermore, all retained existing or new drains within the below ground areas should be protected with anti-flood valves by the client's own plumber/builder under separate contract. This is to prevent flooding via a charged sewer system during storm events.

We will assume the above has been understood and backflow protection has been implemented should you decide to proceed.

NB. Where existing floors are allowed to remain and are found to be uneven or unlevel, should this necessitate further levelling works a supplementary estimate will be supplied, prior to the application of a membrane.

SPECIFICATION OF WORKS

This specification should be read in conjunction with our sketch plan enclosed.

WORK TO BE COMPLETED BY THE CLIENT UNDER SEPARATE CONTRACT

PREPARATORY WORKS

Remove all furnishings and floor coverings and any other obstructions from the rooms specified for the installation.

Provide protective sheeting to the floors in and around the working area, including from the nearest convenient external door.

Isolate electrical circuits and remove switches and sockets from the area of work.

Arrange for the Utility Company to remove Gas, Water, Electric supply equipment etc to allow access behind the waterproofing system and subsequently reinstate.

Reinstate heating/plumbing pipework, electrical services etc on completion.

Prior to the application of the membrane remove the lightweight or defective plasters from the work areas as detailed on the enclosed sketch plan. These plasters must be removed to prevent their deterioration which will ultimately lead to the blockage of the drained cavity and prevent the free passage of water.

Where renders are dense and well adhered, they can remain in place.

Any potential pathways (holes, perished mortar pointing etc.) for water ingress through the walls must be filled prior to the application of membrane over.

Cap existing redundant internal drains by filling with concrete.

Excavate the sub site to accommodate the installation of the sump chamber(s) in location(s) detailed. (1m x 1m x 850mm) Lay a 150mm thick concrete base. (Finished depth to be 700mm).

Excavate the existing floor slab to accommodate the installation of the recommended perimeter drainage to the areas shown on the enclosed plan. NB. When cutting a channel in an existing concrete floor it is likely that the full thickness of the slab will be broken through. Where this happens, the floor should be over-excavated, and concrete re-laid to form a 100mm thick solid channel base. Finished dimensions of the recess to be a minimum of 100mm wide x 100mm deep.

WORKS BY PETER COX

TYPE C WATERPROOFING – Drained protection.

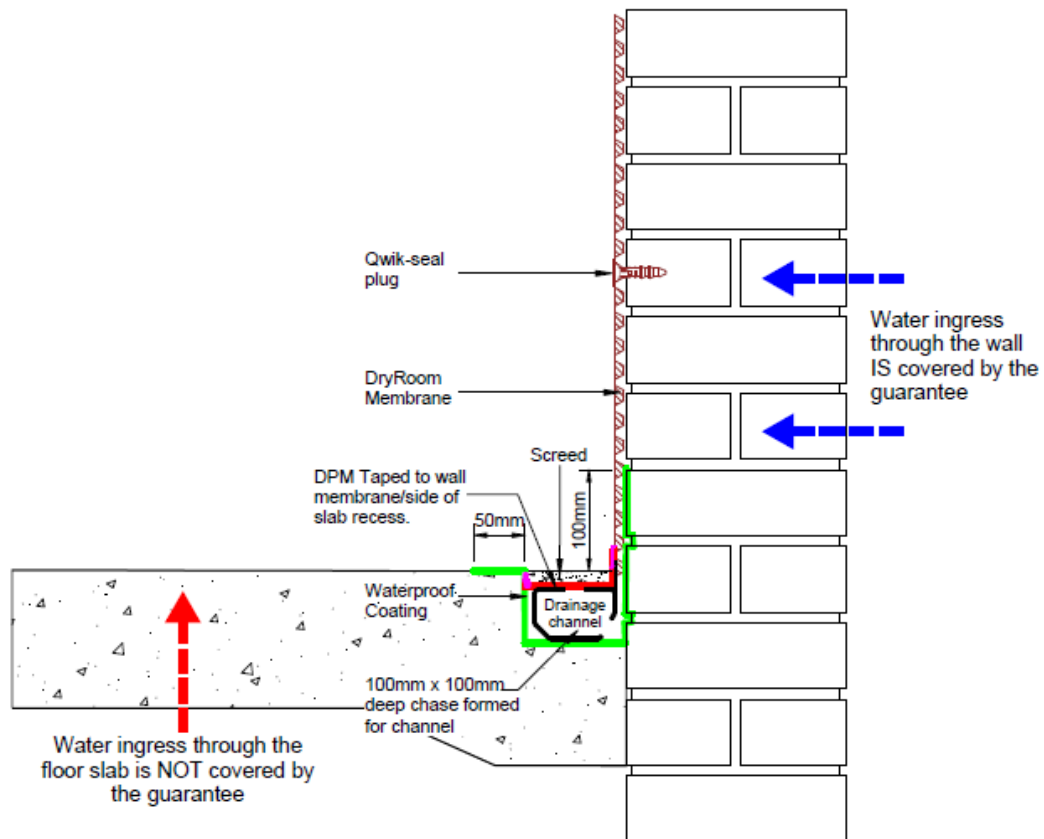
DRAINAGE

Where required install temporary pump to remove existing water from the working area.

CHANNEL RECESSES

Carry out a water flow test to establish falls and low spots and also establish that water will reach the discharge point, without build up or overtopping of the drainage channel recesses.

Peter Cox shall apply an epoxy resin/crystalline slurry to the channel extending 50mm horizontally along the floor and 100mm vertically up the wall above the floor level.



SUMP AND PUMPS

Peter Cox to provide and fit a sump chamber incorporating a submersible double pump unit, high water level alarm and battery backup.



Run waste discharge in 32/50mm Class 'E' pipework and terminate above an external rainwater gully at ground floor level. (The client is to ensure the gully is free flowing and capable of accepting the discharge from the sump chamber).

Terminating just above an external gulley at ground floor level ensures the free flow of the discharge in the event of a blocked gulley.

Fit an inspection cover to allow access to the chamber.

The client is to backfill around sump with concrete flush with floor slab.

CLIENT TO NOTE

Following installation of the pumping system by us, the client must soft-wire the pumps into

power at their earliest convenience to ensure their unhindered operation until such time as final hard-wired connections can be made.

The client is to arrange for a competent electrician to provide within 5m of the sump chamber 2no. 13-amp neon non-switched fused spurs on their own 16-amp RCBO circuits from the main fuse board, MCB to be 'Type C'.

When notified that the above has been installed we will arrange for the installation of the alarm and battery backup along with the hard-wired connections to be completed, along with the commissioning of the system.

Note - Based on industry guidelines, the/each pumping system has been designed to deal with a flow rate of 120 litres per minute entering the sump chamber with a 3.5m discharge head.

As indicated above, we have allowed for an alarm and battery backup system as part of the design.



required thereafter)

The Alarm provides the highest level of protection for basement sump chambers. It not only provides an alarm to give an early warning that there may be a problem if water in the sump chamber rises above a pre-set point but can additionally be an active pump monitoring system when connected to WIFI. Actively measuring 10 different variables which can be monitored remotely by Packaged Pump Systems providing ongoing peace of mind.

(Monitoring is free for 12 months following client registration, subscription



The Powermaxx Battery Backup System allows for continuous power supply in the event of a power supply failure. The duty pump will draw power from the PowerMaxx2 which will have been fully charged during normal operation. The unit will automatically recharge when mains power returns and incorporates a compact quick charger to top up the battery.

Carry out a water flow test to establish falls and low spots and also establish that water will reach the sump chamber without build up.

NB. Where existing floors are allowed to remain and are found to be uneven or unlevel, should this necessitate further works a supplementary estimate will be supplied, prior to the application of a membrane.

NOTE – The specified sump and pumps are for groundwater ingress only and must not receive other services.

COMMISSIONING OF SYSTEM

On completion of the installation, we will carry out a commissioning check of the system to ensure that the pump and drainage system are operating in accordance with the manufacturers' guidelines.

This will not be possible until the hard-wired spurs have been installed. Where we are not responsible for these, the Client should notify us when they have been completed. We will then attend site to install the alarm and battery backup systems and hard wire the pumps to power and undertake the system commissioning.

If for any reason the commissioning is unsuccessful due to access issues, incorrect or defective wiring not being completed as per the supplied instructions, return visits will be chargeable. We provide full wiring diagrams and instructions to ensure you have all the necessary information. If you are not in

receipt of these to pass on to your electrician, please inform us.

Any remaining payments for our contracted works are due on or before the last working day that we are on site and not after the commissioning date.

The commissioning date will not be arranged until any outstanding payments have been received.

Guarantees where offered are then released on return of the completed commissioning certificate. If you have any queries relating to this point or require further clarification, please do not hesitate to contact us prior to the acceptance of the contract.

Please note that any guarantee offered will not come into force until such commissioning has been carried out.

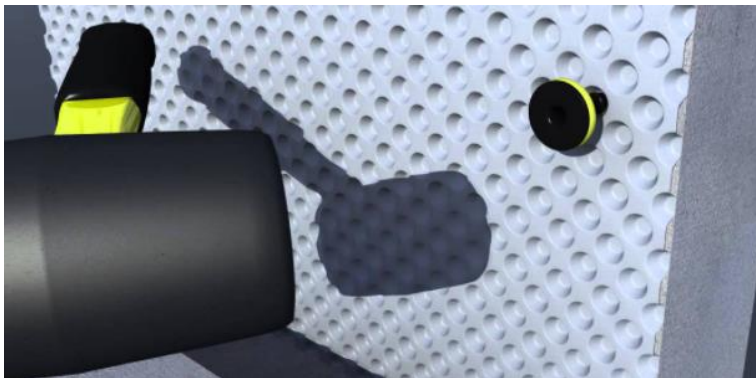
Peter Cox are to: -

WALLS

Apply a Lime inhibitor to the walls to prevent leaching of free lime and mineral salts which could potentially block the drainage system.

Where active leaks are present at the time of installation, we are to apply a Water Stop System to these isolated areas only. This system stops active water ingress and safely seals off pressurized water from the negative side within seconds.

Provide and fix a Cavity Drain Membrane to all walls as indicated on the attached plan as follows: -



An 8mm Cavity Drain Membrane system is to be fixed to the wall surfaces with standard fixing plugs which will be sealed. The plug has a dual purpose; fixing the membrane system to the wall surface and allowing studding/battens to be secured when specified, without piercing the installed system.

All joints where flanged sections are located will be sealed with tape. Where studded sections meet, sealing rope will be used.

Where services (pipework etc.) protrude through the system at the time of installation a joint will be created using either sealing rope or mastic.

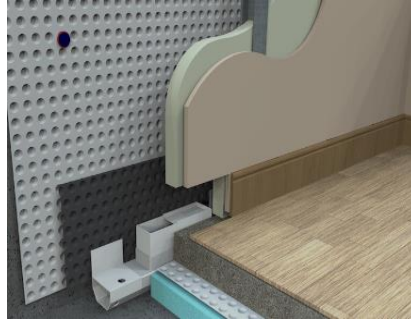
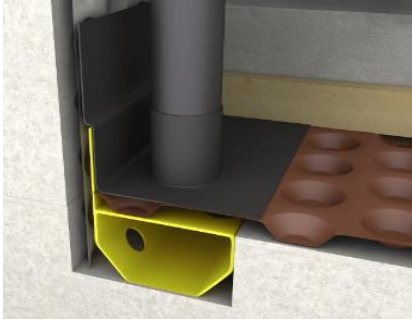
NOTE - where battens are to be secured into the plugs of the system by follow on trades, they should be as follows: -

- Plug with orange/black or blue rubber grommet - Size 10, 5mm dia. with a maximum penetration into the plug of 30mm.

- Plug with black rope seal - Size 12, 8mm dia. with a maximum penetration into the plug of 30mm.

In some instances when our works commence it may be found that the substrate is too weak to accept standard fixings in which case special fixings will be required and may incur an additional cost.

DRAINAGE CHANNELS



Install drainage channels and inspection ports into the previously created channel recesses to allow future maintenance. Where required surround channels in 20mm washed aggregate.

It is important that the inspection ports remain accessible after the work is completed to ensure maintainability. It is the responsibility of the client to ensure that follow-on trades do not conceal the inspection ports and where required provide access points for future maintenance.

FLOORS

CLIENT TO :- Backfill channel recesses flush with existing floors.

PETER COX ARE TO: -

LIQUID FLOOR DPM

Apply two even coats of Water Based Epoxy floor membrane to the floor areas indicated on the attached sketch. This will protect against rising dampness through the floors only.

QUALITY ASSURANCE

Included within our quotations is the assurance that at every step of the installation, checks will be undertaken by us to ensure the system is installed correctly and a photographic log kept of each visit, snagging noted will be remedied without delay for further inspection.

There are to be site visits undertaken by either the local Surveyor, Branch Manager, Area Operations Manager, National Waterproofing Manager or National Commercial Manager.

In addition to the above, additional unannounced inspections may be undertaken by the membrane manufacturers to ensure compliance with their installation guidelines.

LIMITED WATERPROOFING GUARANTEE

Upon completion of the contract and where applicable our **10 Year Guarantee** will be issued, protecting you against the re-occurrence of water penetration through our waterproofing fitted to the walls ONLY, offering you peace of mind for your property in the future. A specimen guarantee is available on request.

Water Penetration through the floor areas is not covered by the guarantee.

The installation can be upgraded to a full Waterproofing specification, and full Waterproofing guarantee upon request.

Whilst any general building and ancillary works undertaken by us are excluded from any treatment guarantees issued, you will of course be protected by your statutory rights under The Consumer Rights Act 2015.

The membrane products used in our Waterproofing System carry a long-term product warranty against degradation (specimen on request). Your attention is drawn to the terms of the warranty.

With the best guarantees on the market, we are also an established member of the BSWA (British Structural waterproofing Association), and all our services are administered under a third-party accredited ISO 9001 Quality Management System.

FINISHING SPECIFICATIONS

WORK TO BE COMPLETED BY THE CLIENT UNDER SEPARATE CONTRACT

INDEPENDENT FRAME

Provide and fix a pre-treated timber or metal studwork (forming a free-standing framework) to support plasterboard linings. Make provision for radiator fixings, electrical sockets and for other fixing points.

NOTE - where fixings are to be secured into the specialist plugs of the system by follow on trades, they should be as follows: -

- Plug with orange/black or blue rubber grommet - Size 10, 5mm dia. with a maximum penetration

into the plug of 30mm.

- Plug with black rope seal - Size 12, 8mm dia. with a maximum penetration into the plug of 30mm.

WALL FINISHES

Fix 1200 gauge 'Visqueen' dpm vapour barrier to the battens/studwork. Vapour-check Plasterboards to BS 1230 are to be secured to the battens/studding using either plasterboard screws or galvanised nails, apply scrim tape to the joints and skim using multi-coat finishing plaster.

Or

WALL FINISHES

Install 30mm rigid board insulation between the studwork ensuring a 20mm air gap from the wall membrane. Fix 1200 gauge 'Visqueen' dpm vapour barrier to the studwork. Vapour-check Plasterboards to BS 1230 are to be secured to the studwork using plasterboard screws, apply scrim tape to the joints and skim using multi-coat finishing plaster.

IMPORTANT INFORMATION – Client to Note

Our report and quotation do not make any allowances for the application of planning, building regulations approval or any licenses/permits should they be required for water discharge, which is the responsibility of the client.

Flood resistance/resilience and ground gas protection has not been allowed for in our quotation unless explicitly stated otherwise.

Where wall mounted plant is fixed in place i.e., electrical consumer units meter boards, gas meters, boilers, The application of membrane linings may be limited. If wall or floor mounted items can be removed to allow the application of membrane behind/underneath and then reinstated, then this is the ideal; however, where removal is not possible, and we have to waterproof up to these areas; there will inevitably be some client risk, the level of which will be influenced by the position of plant, for example whether at low or high level on retained walls.

Party walls - Where party walls are present, we work on the basis that the clients will notify neighbours and obtain consent for the proposed works.

PUMP MAINTENANCE

Our pumps carry a one-year manufacturer's warranty; therefore, in all circumstances where a pumping system has been installed, we recommend the equipment be serviced at 12-month intervals from the date of commissioning as a minimum. This servicing will be a condition of our 10-year guarantee were offered.

It is particularly important that the correct maintenance is undertaken and that records are kept. The servicing should include regular visits at the specified intervals in order to check, clean and service your pump and perimeter drainage assembly. It must also include testing of the alarm and battery backup where fitted.

Sight of servicing reports/invoices will be required before any claim under the guarantee can be considered.

Our preferred pump engineers are PPS - Tel: 0330 9000 999.

You are of course, under no obligation to use PPS and you can arrange for the maintenance to be carried out independently by a recognised and competent pump engineer.

As well as the above maintenance the inspection points installed to the drainage system should also be checked and flushed where required to discharge any build-up of limescale within the installed drainage channels.

Where the drainage outlet is exposed externally the client is advised that freezing could occur in cold weather which could result in blockage of the system. The client should provide adequate protection to the outlet.

VENTILATION

Depending on the required performance level of the waterproofing design, heating and mechanical ventilation may be needed as referred to in the table within our guidance notes.

Where Grade 2/3 has been recommended ventilation can be provided by fitting positive pressure units, humidity-controlled extraction fans etc. Unless otherwise stated we have not included for any such provision in our quotation. We can advise on this requirement at your request which should be discussed prior to the work commencing.

FIXING TO OR THROUGH TYPE C MEMBRANE SYSTEMS

All fixings or fixtures which need to be fixed through the membranes, for example plumbing or electrical fittings, should be sealed as follows.

Below Ground Walls

To maintain the integrity of the system membrane fixing plugs must be used (plugs available from your local branch>>).

NOTE - where items are to be secured into the plugs of the system, they should be as follows: -

- Plug with orange/black or blue rubber grommet - Size 10, 5mm dia. with a maximum penetration into the plug of 30mm.
- Plug with bitumen rope seal - Size 12, 8mm dia. with a maximum penetration into the plug of 30mm.

Under no circumstances should the floor membrane be drilled through or punctured.

Further advice on fixings after installation can be sought from your local Branch.

Non-Earth Retaining Walls - Screw fixings.

Drill through the membrane at the required point and apply waterproof mastic sealant prior to inserting a proprietary plastic fixing plug. Apply waterproof mastic sealant around aperture on membrane to form an effective seal, insert fixing screw.

Suitable mastic can be purchased from your local branch on request.

GENERAL

All electrical first fixing (cable runs etc.) should be run on the face of the membrane and not on the wall or wet side.

As you will appreciate, the very nature of our work will involve disturbance from noise and dust. This dust pervades the atmosphere and covers a very large area. Whilst care will be taken we cannot accept responsibility for furniture, fittings, floor coverings, etc. left within the area affected by dust. The client should consider the welfare of any occupiers within close proximity to the work areas.

The quotation has been prepared on the assumption that the building programme will enable us to carry

our work within one visit.

Our charge for additional visits (due to measures beyond our control) per technician will be £450.00 + vat per ½ day visit or part thereof.

Standing time beyond our control will be charged at £90.00 /hr + VAT or part thereof per technician, this to be agreed with the client/site manager and entered into the standing time log and signed on site at each occurrence by the technician and client/site manager.

Our quotation is offered based on acceptance of Peter Cox terms and conditions as attached. Should you not be prepared to agree to work to these terms, then any alternative terms will be subject to review and requested amendments, these will include without limitation, additional provisions to deal with: -

- (i) The respective responsibilities of both parties to ensure health and safety obligations relating to the works are satisfied and the amendment of.
- (ii) The prescribed insurance requirements.
- (iii) Uncapped liability.
- (iv) Widespread liability on an indemnity basis.
- (v) Liability for indirect losses and loss of profit, liquidated damages / LADS.
- (vi) Implied warranties of fitness for purpose in relation to works, services and equipment.
- (vii) Expansive termination rights.
- (viii) Time being of the essence.
- (ix) Compliance with any of your internal policies.

WELFARE FACILITIES

The law states that clients and contractors have responsibilities regarding welfare facilities on construction projects. The nature and scale of facilities required are influenced by the size and type of project, however there are minimum requirements on any project, which include the following:

- Access to adequate toilet and washing facilities (sufficient to wash face/hands/forearms).
- Clean hot/cold running water.
- Drinking water (mains supply is the ideal).

We have priced on the basis that suitable welfare facilities will be provided to us.

POWER SUPPLY

We have assumed the free use of mains power supply will be available for the duration of our works.

WATER SUPPLY

We have assumed the free use of mains water will be available during works.

SITE LIGHTING

We have assumed that site lighting will be provided. We will provide task lighting.

High Ground/Floor levels



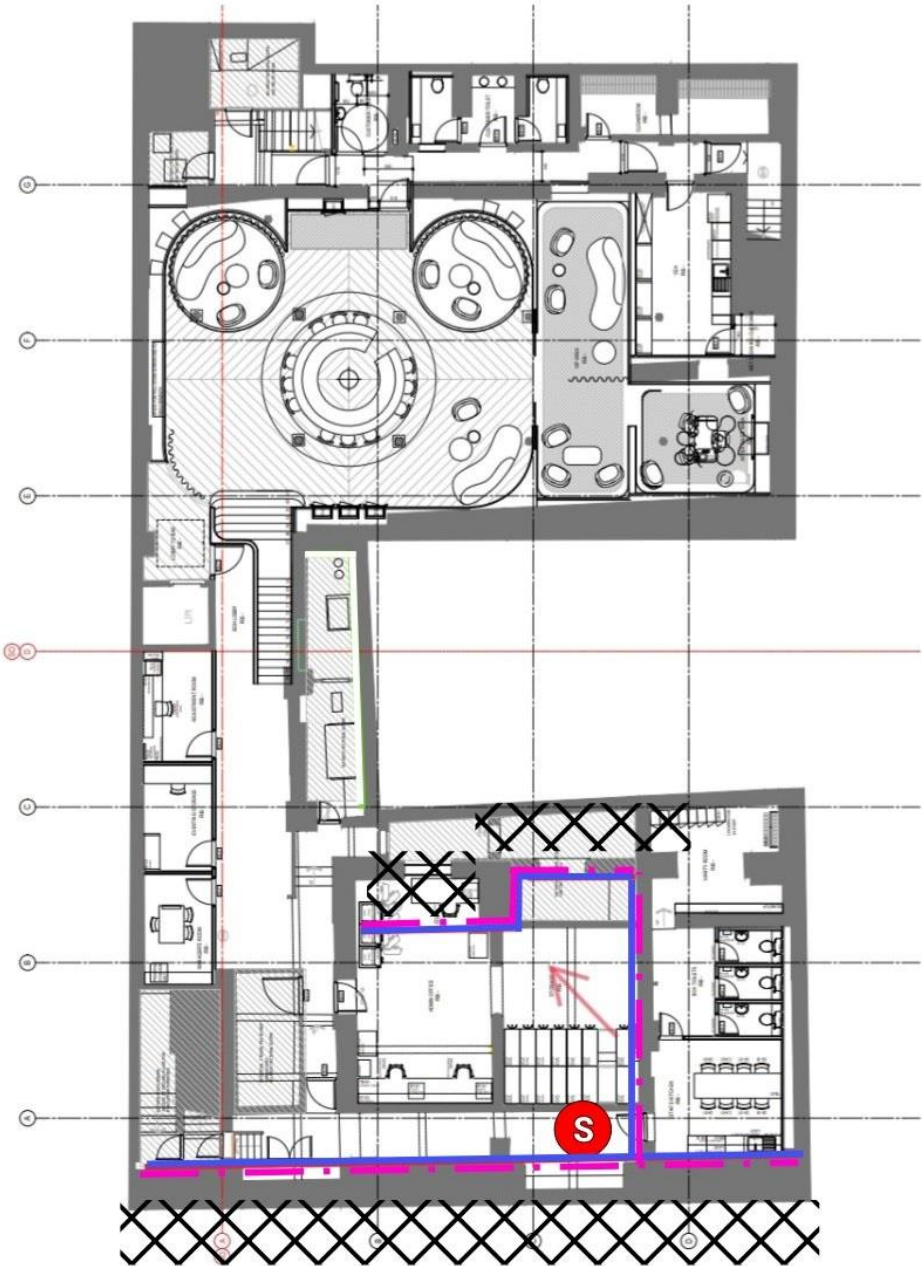
Sump location to be discussed



Drainage channel



Wall membrane full height



► Guarantees

By Peter Cox

✓ 1 - Long Term Guarantee

When applicable as stated in the report, a guarantee will be issued by Peter Cox on completion of the works and settlement of the account within the payment terms.

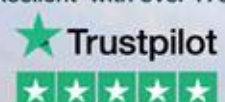
Specimen guarantees are available for inspection on our website - www.petercox.com

Quotation

- Acceptance Form
- Terms & Conditions
- For Action by Client
- Important Notes



Rated 'Excellent' with over 1750 reviews



QUOTATION ACCEPTANCE

We would like to undertake the works specified for you, as detailed on the enclosed Quotation Sheet. Where we have provided more than one quotation we feel that you would benefit from using one specialist contractor for all the works. However, we will, of course, be more than willing to undertake individual works as chosen by you.

To arrange for a convenient start date for the works to proceed please complete and return the enclosed acceptance to our local office.

A provisional start date may be arranged by contacting Kayleigh Holden our Contracts Manager on 0161 219 7770.

Should you wish to discuss this report or our treatments in any greater detail or you would like clarification of the works allowed for in our quotation, please contact me through this office or on 07771 931927 any time up to 5.00pm.

Yours sincerely
For and on behalf of Peter Cox

A handwritten signature in black ink, appearing to read 'ASL', with a long horizontal stroke extending to the right.

Andrew Singleton CSRT, CSSW
Senior Surveyor

QUOTATION

Client Address	MPA (Construction Consultants) Limited United House North Road London N7 9DP	Property Address	Mansfields Chambers 17 St. Anns Square Manchester Lancashire M2 7PW
Date of Survey	10/04/2024	Branch Office	The Bungalow, Gorse St, Chadderton, Oldham, OL9 9QH
Reference:	ENQ781566		

The works, including the price, is subject to our standard terms and conditions and in accordance with the Survey Report, together with Specifications, Explanatory Notes and all other enclosures is:

Description of Works	Net Price	VAT	Total Price (including VAT)	✓
a) Limited Waterproofing	£ 28,377.00	£ 5,675.40	£ 34,052.40	

The Total Price set out in this quotation is **inclusive** of **VAT** and is subject to the Conditions overleaf.

The price set out in the survey report will remain valid for a period of twenty-eight (28) days from the date of the survey report after which Peter Cox reserves its right to revise the price.

Where applicable and as specified in the Report, the repair works quoted will carry our normal long-term guarantee which will cover the specific areas treated.

Payment terms are outlined on Acceptance of Quotation Form – please see attached.

Please read the conditions of contract carefully in order that you are satisfied that they accurately reflect what has been agreed. I understand that arrangements for payment will be made before the commencement of the work. Where a deposit is paid the balance is due immediately upon completion of works.

Signed on behalf of Peter Cox Limited

M Jones

QUOTATION ACCEPTANCE

Client Address	MPA (Construction Consultants) Limited United House North Road London N7 9DP	Property Address	Mansfields Chambers 17 St. Anns Square Manchester Lancashire M2 7PW
Date of Survey	10/04/2024	Branch Office	The Bungalow, Gorse St, Chadderton, Oldham, OL9 9QH
Reference:	ENQ781566		

The works, including the price, is subject to our standard terms and conditions and in accordance with the Survey Report, together with Specifications, Explanatory Notes and all other enclosures is:

Description of Works	Net Price	VAT	Total Price (including VAT)	✓
a) Limited Waterproofing	£ 28,377.00	£ 5,675.40	£ 34,052.40	

Customer Acceptance

I accept the items ticked in accordance with the conditions of the contract enclosed. Please read the conditions of contract carefully in order that you are satisfied that they accurately reflect what has been agreed. I understand that arrangements for payment will be made before the commencement of the work. Where a deposit is paid the balance is due immediately upon completion of works.

Are you going to be the end user of the services on this agreement? [YES/NO]

Are you CIS registered? [YES/NO]

Are you VAT registered? [YES/NO] VAT No.

I wish to pay by the following method. Please note your chosen payment method:

- ☐ **Debit/Credit Card:** Please return your Quotation Acceptance preferably using the email address below, we will then call you to make arrangements to undertake the work and take your card details to process your deposit. Please note, we do not accept American Express or Diners Club Cards.
- ☐ **Cheque with acceptance:**...Please post to the above branch Office address together with this signed quotation acceptance. Please write **ENQ781566** on the rear of the cheque.
- ☐ **Bank Transfer:** Bank Name: **Barclays** Sort Code: **20-00-00** A/C No: **23931773** A/C Name: **Peter Cox Ltd.**
Please quote Reference: **ENQ781566** Date of Transfer:

As the Owner/Agent/Tenant/Lessee/Prospective Buyer* (delete as applicable) of the property, I accept this quotation and acknowledge that I am responsible for payment to PETER COX Ltd. in accordance with their standard terms and conditions overleaf.

Signature: Name: Position:

Invoice Address: Date:
(if different from Client Address above) Preferred Contact No:

Please return this completed form to the above Branch Office address. Your work can be scheduled to start as soon as we receive this acceptance and payment of any deposit. To reduce the waiting time, please email this completed form to: ma-contracts@petercox.com quoting the words "Quotation Acceptance ENQ781566" and we will then call you back on the above preferred Contact No.



PETER COX LIMITED STANDARD TERMS AND CONDITIONS

1. DEFINITIONS

- 1.1 "Conditions" refers to these terms and conditions.
- 1.2 "Contract" refers to the contract between Peter Cox and the Customer for the provision of the Works in accordance with these Conditions.
- 1.3 "Customer" refers to the person or firm who instructs Peter Cox to proceed with the Works.
- 1.4 "Fixtures and Fittings" includes (but is not limited to) pipes, cables, furniture, furnishings, internal plaster and decorations.
- 1.5 "Order" refers to the Customer's written acceptance of the Quotation.
- 1.6 "Peter Cox" refers to Peter Cox Limited, a company registered in England & Wales with registration number 2438126 and whose registered office is at Compass House, Manor Royal, Crawley, RH10 9PY.
- 1.7 "Price" refers to the price outlined in the Quotation for carrying out the Works.
- 1.8 "Property" refers to the place at which Peter Cox is instructed to carry out the Works.
- 1.9 "Quotation" refers to the document produced following the visit to the Property and attached to the Survey Report which outlines the likely cost of the Works.
- 1.10 "Survey Report" refers to the report prepared and produced by Peter Cox following a visit to the Property which contains a description or specification of the Works.
- 1.11 "Works" includes any works or treatments provided to the Customer as set out in the Survey Report including any materials and or goods needed to complete those Works.
- 1.12 "Writing" includes emails.

2. CONTACT DETAILS

- 2.1 The Peter Cox Customer Services Team may be reached on the number set out in the Quotation or by writing to the address on the same form.

3. BASIS OF CONTRACT

- 3.1 The Order constitutes acceptance by the Customer to proceed with the Works in accordance with these Conditions.
- 3.2 At the point at which Peter Cox issues a written acceptance of the Order the Contract shall come into existence.
- 3.3 These Conditions apply to the Contract to the exclusion of any other terms that the Customer seeks to impose or incorporate, or which are implied by trade, custom, practice or course of dealing.

4. SURVEY REPORT AND QUOTATION

- 4.1 It may be necessary to send a surveyor to the Property to evaluate and assess the Customer's requirements and to complete a Survey Report. If it is critical that the Works are completed by a particular date this must be made clear at the time of the survey.
- 4.2 The Customer may be required to pay a fee for the Survey Report. If this is required, the Customer will be told at the time of the initial enquiry. This fee will be refunded in full should the Customer instruct Peter Cox to proceed with all the Works recommended in the Survey Report.
- 4.3 The Survey Report will set out the Works, the Price and any recommendations, including any information Peter Cox may need from the Customer and the actions the Customer may need to take in preparation for the Works.
- 4.4 The Price will remain valid for a period of twenty-eight (28) days from the date of the Survey Report after which time Peter Cox reserve the right to increase the Price.
- 4.5 The Quotation is based on the assumption that the structure and foundation of the Property are sound. If when the Works start, it is discovered that one or both are not in good condition or a problem identified in the Survey Report is more extensive than originally thought then Peter Cox reserve the right either to terminate the Contract and charge the Customer for the costs incurred up to the date of termination or, at its sole discretion, to charge the Customer for any additional work necessary to complete the Works.

5. PETER COX'S OBLIGATIONS

- 5.1 Peter Cox shall carry out the Works in accordance with the Survey Report or Quotation.
- 5.2 Peter Cox shall use reasonable endeavours to meet any dates specified in the Quotation, but any such dates shall be estimates only and time shall not be of the essence for the carrying out of the Works.
- 5.3 Peter Cox reserves the right to amend the Quotation if necessary to comply with any applicable law or regulatory requirements, or if the amendments will not materially affect the nature or quality of the Works. Peter Cox shall notify the Customer in such event. The Customer will not be notified if Peter Cox are only substituting materials or equipment of similar quality and performance to those specified in the Survey Report or Quotation.
- 5.4 Peter Cox warrants to the Customer that the Works will be carried out using reasonable skill and care.

6. THE CUSTOMER'S OBLIGATIONS

- 6.1 The Customer shall
 - (a) ensure that the terms of the Order are complete and accurate;
 - (b) co-operate with Peter Cox in all matters relating to the Works;

- (c) provide Peter Cox, its employees, agents, consultants and subcontractors with adequate access to the Property (including parking for one vehicle and a convenient area for loading and unloading materials and for carrying out ancillary works), office accommodation and other facilities (including electricity and water) as reasonably required by Peter Cox;
 - (d) provide Peter Cox with such information and materials as Peter Cox may reasonably require in order to carry out the Works and ensure that such information is complete and accurate in all material respects.;
 - (e) prepare the Customer's premises for the Works (including removal of fixtures and fittings and/or clearing rooms);
 - (f) obtain and maintain all necessary licenses, permissions and consents which may be required for the Works before the date on which the Works are to start;
 - (g) comply with all applicable laws, including health and safety laws;
 - (h) comply with any additional obligations as set out in the Survey Report.
- 6.2 If Peter Cox's performance of any of its obligations under the Contract is prevented or delayed by any act or omission by the customer or failure by the Customer to perform the obligations outlined at a) to h) above (the Customer Default):
 - a) Peter Cox shall have the right to suspend performance of the Works until the Customer Default is remedied;
 - b) Peter Cox shall not be liable for any costs or losses sustained or incurred by the Customer arising directly or indirectly from Peter Cox's failure or delay in carrying out the Works; and
 - c) the Customer shall reimburse Peter Cox on written demand for any costs or losses sustained or incurred by Peter Cox arising directly or indirectly from the Customer Default.

7. PRICE AND PAYMENT

- 7.1 The Price is based on providing the Works during normal working hours (8.00am to 5.00pm, Monday to Friday). If extra time or overtime is worked for any reason (other than due to Peter Cox's fault), the costs of such extra time or overtime shall be paid by the Customer as an addition to the Price.
- 7.2 Peter Cox reserves the right to increase the Price on an annual basis.
- 7.3 If additional materials or Works are required the Customer will be provided with a new Quotation. Peter Cox will not proceed with any such additional work without the Customer's written acceptance.
- 7.4 Any additional costs arising from the Works including parking charges and / or compliance with statutory or local requirements such as, but not limited to, compliance with building control, shall be paid by the Customer as an addition to the Price.
- 7.5 All amounts payable by the Customer under the Contract are exclusive of amounts in respect of value added tax chargeable from time to time. If the rate of VAT changes between the date of the Contract and the date of supply of the Works, the VAT rate will be adjusted to reflect the new rate.
- 7.6 Peter Cox shall invoice the Customer monthly in arrears.
- 7.7 The Customer shall pay each invoice submitted by Peter Cox:
 - a) Within 30 days of the date of the invoice; and
 - b) In full and in cleared funds to a bank account nominated in writing by Peter Cox.
- 7.8 If the Customer fails to make payment by the due date, then, without limiting Peter Cox's remedies under clause 9 (Termination), the Customer shall pay interest on the overdue amount at the rate of 4% a year above the base lending rate of HSBC PLC from time to time. This interest shall accrue on a daily basis from the due date until the date of actual payment of the overdue amount.
- 7.9 All amounts due under the Contract shall be paid in full without any set-off, counterclaim, deduction or withholding (other than any deduction or withholding of tax as required by law).

8. GUARANTEES

- 8.1 Where the Survey Report states that the Works come with a guarantee, this shall be issued by Peter Cox to the Customer upon receipt of payment in full. The terms of the guarantee are shown on the relevant Certificate of Guarantee.
- 8.2 The Customer may assign the Guarantee to a third-party taking ownership of the Property. Peter Cox reserves the right request evidence of such transfer of ownership.

9. TERMINATION RIGHTS

- 9.1 Without affecting any other right or remedy available to it, either party may terminate the Contract by giving the other party one month's notice.
- 9.2 Without affecting any other right or remedy available to it, either party may terminate the Contract with immediate effect by giving written notice to the other party if:
 - a) the other party commits a material breach of any term of the Contract and (if such breach is remediable) fails to remedy that breach with 28 days of that party being notified in writing to do so;
 - b) the other party takes any step or action in connection with entering into administration, provisional liquidation or any composition or arrangement with its creditors (other than in relation to a solvent restructuring), being wound up (whether voluntarily or by order of the

- court, unless for the purpose of a solvent restructuring, having a receiver appointed to any of its assets or ceasing to carry on business;
- c) the other party suspends, or threatens to cease to carry on all or a substantial part of its business; or
 - d) the other parties financial position deteriorates to such an extent that in the terminating party's opinion the other party's capability to adequately fulfil its obligations under the contract has been placed in jeopardy.

9.3 Without affecting any other right or remedy available to it, Peter Cox may terminate the Contract with immediate effect by giving written notice to the Customer if the Customer fails to pay any amount due under the Contract on the due date for payment.

9.4 Without affecting any other right or remedy available to it, Peter Cox may suspend the Works under the Contract or any other contract between the Customer and Peter Cox if the Customer fails to pay any amount due under the Contract on the due date for payment or the Customer becomes subject to any of the events listed in clause 9.2(b) to 9.2(d) or Peter Cox reasonably believes that the Customer is about to become subject to them.

10. CONSEQUENCES OF TERMINATION

10.1 On termination of the Contract:

- a) the Customer shall immediately pay to Peter Cox all Peter Cox's outstanding unpaid invoices and interest and, in respect of the Services supplied but for which no invoice has been submitted, Peter Cox shall submit an invoice, which shall be payable by the Customer immediately on receipt;
- b) the Customer shall return all of Peter Cox's materials which have not been fully paid for.

10.2 Termination of the Contract shall not affect any rights, remedies, obligations or liabilities of the parties that have accrued up to the date of termination, including the right to claim damages in respect of any breach of the Contract which existed at or before the date of termination.

10.3 Any provision of the Contract that expressly or by implication is intended to come into or continue in force on or before termination of the Contract shall remain in full force and effect.

11. COMPLAINTS PROCEDURE

11.1 If the Customer has any complaints regarding the standard of the Works, Peter Cox's Complaints Procedure can be downloaded using the following link: [Complaints Procedure](#). Alternatively, a copy of the Complaints Procedure can be obtained by contacting the telephone number on the Quotation. Both parties agree to comply with the Complaints Procedure in the first instance.

11.2 The Customer must notify Peter Cox within 7 days of discovery of any alleged defect in the Works and must give Peter Cox the opportunity to access the Property in order to view the alleged defect. If the Customer fails to allow Peter Cox the opportunity to access the Property and/or the Customer instructs a third party to view or carry out works in relation to the alleged defect then any additional charges or losses suffered by the Customer will not be recoverable from Peter Cox.

11.3 If the Customer requires Peter Cox to re-inspect the Works after completion an inspection fee may be payable by the Customer but such fee will be re-funded in the event that Peter Cox have been at fault in carrying out the Works.

11.4 If the Customer has not raised a complaint within 6 months of completion of the Works, then Peter Cox will be entitled to assume that the Works were performed satisfactorily.

12. LIMITATION OF LIABILITY: THE CUSTOMER'S ATTENTION IS PARTICULARLY DRAWN TO THIS CLAUSE

12.1 Nothing in this Contract shall limit or exclude Peter Cox's liability for:

- a) death or personal injury caused by its negligence, or the negligence of its employees, agents or subcontractors;
- b) fraud or fraudulent misrepresentation; or
- c) breach of the terms implied by section 2 of the Supply of Goods and Services Act 1982 (title and quiet possession) or any other liability which cannot be limited or excluded by applicable law.

12.2 Subject to clause 12.1, Peter Cox shall not be liable to the Customer, whether in contract, tort (including negligence), for breach of statutory duty, or otherwise, arising under or in connection with the Contract for:

- a) loss of profits;
- b) loss of sales or business;
- c) loss of agreements or contracts;
- d) loss of anticipated savings;
- e) loss of use of use or corruption of software, data or information;
- f) loss of damage to goodwill; and
- g) any indirect or consequential loss.

12.3 Subject to clause 12.1, Peter Cox's total liability to the Customer, whether in contract, tort (including negligence), breach of statutory duty or otherwise, arising under or in connection with the Contract shall be limited to £20,000 (twenty thousand pounds).

12.4 The terms implied by sections 3 to 5 of the Supply of Goods and Services Act 1982 are, to the fullest extent permitted by law, excluded from the Contract.

12.5 This clause 12 shall survive termination of the Contract.

13. HOW MAY USE YOUR PERSONAL INFORMATION

13.1 Peter Cox shall process your personal data, including sending you marketing information, in accordance with applicable data protection legislation and our privacy notice which is located at: [Privacy Policy](#).

13.2 If you do not wish to receive marketing information from us you can opt out here: [Opt-out](#). We will continue to send you communications as necessary for the performance of the Contract and/or the services we are providing to you.

14. INTELLECTUAL PROPERTY RIGHTS

14.1 Copyright in all documents prepared or produced by Peter Cox in the course of carrying out the Works (the Documents) shall remain vested in Peter Cox.

14.2 Peter Cox grants to the Customer a non-exclusive, royalty free licence during the term of the Contract to copy the Documents for the purpose of receiving and using the Works in relation to the Property.

14.3 The Documents shall not be reproduced for any extension or modification of the Property.

14.4 Peter Cox will not be liable for any use of the Documents for any purpose other than that for which they were originally prepared or produced.

15. OTHER IMPORTANT TERMS

15.1 Title in any equipment or materials used in the Works shall not pass until payment has been made in full.

15.2 Neither party shall be in breach of the Contract nor liable for delay in performing, or failure to perform, any of its obligations under the Contract if such delay or failure result from events, circumstances or causes beyond its reasonable control.

15.3 Peter Cox may transfer its rights and obligations under these terms to another organisation. The Customer may only transfer its rights or obligations under these terms to another person if Peter Cox agrees to this in writing.

15.4 The Contract constitutes the entire agreement between the parties and supersedes and extinguishes all previous agreements, promises, assurances, warranties, representations and understandings between them, whether written or oral, relating to its subject matter. Each party acknowledges that in entering into the Contract it does not rely on, and shall have no remedies in respect of any statement, representation, assurance or warranty (whether made innocently or negligently) that is not set out in the Contract. Each party agrees that it shall have no claim for innocent or negligent misrepresentation or negligent misstatement based on any statement in the Contract. Nothing in this clause shall limit or exclude any liability for fraud.

15.5 Unless it expressly states otherwise, the Contract does not give rise to any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of the Contract.

15.6 If any provision of part-provision of the Contract is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part provision under this clause shall not affect the validity and enforceability of the rest of the Contract.

15.7 Except as set out in these Conditions, no variation of the Contract shall be effective unless it is in writing and signed by the parties (or their authorised representatives).

15.8 A waiver of any right or remedy under the Contract or by law is only effective if given in writing and shall not be deemed a waiver of any subsequent breach or default. A failure or delay by a party to exercise any right or remedy provided under the Contract or by law shall not constitute a waiver of that or any other right or remedy, nor shall it prevent or restrict any further exercise of that (or any other) right or remedy. No single or partial exercise of any right or remedy provided under the Contract or by law shall prevent or restrict the further exercise of that or any other right or remedy.

15.9 These terms are governed by English law and legal proceedings will be in the English courts.

16. CORRUPTION AND BRIBERY

16.1 Peter Cox and the Customer both undertake that in Peter Cox's case, neither Peter Cox nor any party acting on Peter Cox's behalf, and in the Customer's case, neither the Customer nor any party acting on the Customer's behalf, has offered, given, requested or accepted any undue financial or other advantage of any kind in any way connected with the entering of this Contract and both parties shall each comply with all applicable legislation relating to bribery and corruption in connection with this Contract including ensuring in Peter Cox's case that Peter Cox's employees and representatives shall not, and in the Customer's case that the Customer's employees and representatives shall not, directly or indirectly offer, give, request or accept any undue financial or other advantage of any kind.

16.2 Any failure by either party to comply with this paragraph shall entitle the other to terminate this Contract on written notice.

SCOPE OF SURVEY

General

We have reported upon problems evident to us at the time of our visit. We are not commenting in any general sense on the risk of rising dampness, water penetration, timber decay or wall tie failure, or any other defect not evident at this time or that may develop in the future.

With the exception of wall tie inspections, all surveys carried out by Peter Cox Limited are of a non-destructive nature unless specifically stated otherwise. This means that we will base our report on a visual inspection of the property only, together with any readings which can be taken from the existing surfaces of the property. Our recommendations in such a report are therefore limited by the inspection we are able to carry out.

If you require a 'Comprehensive Report', which includes investigations of a destructive nature, then please confirm this in writing. A fee will be required for this report and scales of fees are available upon request. We will not, however, be responsible for any damage or disturbance caused by any investigations of a destructive nature. In any event, if you proceed on the present basis, we shall inform you if, during execution of the works, we discover any further areas which require treating and submit additional quotation(s) accordingly.

Where treatment has been recommended, unless otherwise stated, this is on the understanding that the specified area has not previously been treated or guaranteed. It is not always possible to determine if previous works have been carried out if we are not informed of that prior to our inspection. Therefore, if a guarantee is produced after our inspection has been carried out, we will not be responsible for any statements made within this report. In those circumstances, it is likely that a further, destructive survey will be necessary and the findings of this subsequent survey will supersede our initial visual report.

Unless otherwise stated, no inspection of any solid floor areas was undertaken so we can provide no warranty as to their condition.

This survey must not be regarded as a substitute for a structural survey.

Dampness

To assist with the identification of rising dampness and the need for basement waterproofing, it is often necessary to consider the effects of other moisture sources which may be present in the property. Where other potential moisture sources are apparent to us, we will identify those for you so that you may arrange for these to be attended to by others however our observations are intended as helpful suggestions only.

Timber

In the case of timber surveys, our inspection is based upon a close but not intimate examination of the areas specified. Inevitably there will be timbers which could not be inspected fully or at all without opening up. Our recommendations are therefore subject to the qualification that further works may be required once the fabric of the building or a particular element is exposed. This applies particularly to Dry Rot.

Since our inspection has been limited to the accessible exposed surfaces, we are unable to comment as to the condition of all timbers that may be present. As a general rule, all timbers adjacent to damp walls or subject to any other moisture ingress must be considered to be at risk from fungal decay.

Wall-ties

In the case of wall ties, our inspection is confined to determining the presence and condition of existing wall ties and associated defects, and does not extend to a structural survey. The inspection is based upon random sampling using the method(s) of inspection described in the report.

Pre-Purchase

Where a survey is being carried out prior to purchasing a property, we advise that the report should not be relied upon for negotiating the value of the property. We strongly recommend that a 'Comprehensive Report', which includes investigations of a destructive nature, is undertaken for such purposes, although this will require you to obtain indemnities from the vendor in writing for any damage thereby caused.

Other Defects

Where we have drawn your attention to other defects or to items that are outside the scope of the survey as defined earlier, these should be regarded as helpful suggestions and not a full and complete assessment of any problems that might exist.

Please read carefully the following notes which all form part of the contract offer

FOR ACTION BY CLIENT

GENERAL

Electricity & Water

We require a safe 110/240v 13-amp electricity supply and clean water to be provided free of charge. If suitable electricity is not available, we reserve the right to provide a portable generator for which the hire costs will be £50 per technician per day, chargeable to the client.

Please inform us in advance if a suitable power supply is not available.

Access

We require safe, unimpeded access to the work areas. The client must arrange for the removal of any fixtures, fittings, services, stored goods, as well as carpets and furnishings, prior to our technicians' arrival on site and for their subsequent replacement. If, for any reason, items remain in-situ, we will not accept any responsibility for any damage.

On no account can our technicians undertake the moving of furniture, floor coverings, etc. unless by prior agreement and confirmed in writing, in which case we will not accept any responsibility for any breakages or damage sustained. In the event that services, fixtures and fittings (including sanitary ware and fitted units), which are specified in the report for removal by the client, are found to be damaged during the works, this company will not accept any liability for any such damage.

Please therefore inform us in advance of any concealed or buried services, i.e. pipes & cables.

Asbestos

Please inform us if you are aware of any asbestos containing materials (ACMs) in the vicinity of our work areas. If, during the course of our works, any ACMs are discovered or suspected, we will advise you accordingly. To prevent our staff, yourselves or other occupants being exposed to hazardous fibres, it may be necessary for any such items to be sampled and analysed for asbestos content. If asbestos is found to be present, specialist removal by an HSE licensed contractor may be required to enable our works to proceed. We will be pleased to provide advice on obtaining a quotation for an asbestos survey, sampling or removal, on request.

Party Walls

Where the works described in this report involve a party wall, we must draw your attention to the fact that the Party Wall Act 1996 applies. Whilst you should obtain legal advice if you have any concerns over the application of this Act, in general terms, the Act requires an owner to notify his or her neighbour of any proposed works and obtain consent for the work to commence, although that consent cannot be unreasonably withheld. In any event, we will not be responsible for any unforeseeable damage caused to adjoining properties.

Disturbance

The works may be unavoidably noisy and dusty and our quotation assumes that the work will be carried out in normal working hours with no undue restrictions. Where our works involve the use of drilling machines which can cause vibration, we strongly suggest you remove any objects from the walls which may be loosened or damaged by such vibrations. It is also possible that existing plasterwork or render may be loosened if it is not well keyed to the substrate. We will accept no responsibility for any claim for such damage due to these vibrations and we suggest that you notify the owners of any adjacent properties of our impending works.

Dust

Where our specification includes for hacking off existing plaster, the client is advised that it is not unusual for dust to find its way to the remotest parts of the property during this type of work. We will take precautions 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 (if required, with prior notice, our technician will be pleased to provide you with polythene sheeting, with our compliments). No responsibility will be accepted by Peter Cox for cleaning or any damage caused by dust.

General Maintenance

Our specialist works are not an alternative to good/sound building construction or regular building maintenance. It is essential that the external fabric of the building (including gutters, down pipes, drain pipes, render, pointing, etc.) is repaired where necessary and maintained in good condition, to ensure that penetration of water is prevented.

Safety

Except in some special circumstances, the treatment fluids used by Peter Cox are aqueous based. They are non-flammable, have low odour and low toxicity. All products used are approved and licensed by the Health & Safety Executive (HSE). It is, however, important to take normal precautions by refraining from entering treated areas during the course of treatments and for a period thereafter, as stated on the product safety data sheets which are available on request. Particular care must be taken to prevent access by children and animals. For the majority of our treatments re-entry is possible after a minimum period of 1 hour or when the timber surfaces are dry.

DAMP PROOF COURSE

Access

Where drilling is to be carried out internally (see sketch plan/drawings), timber skirting boards must be removed to allow the work to proceed. Unless otherwise noted, the responsibility for their removal and re-fixing rests with the client.

External Renders

The external render should be removed from the area where we propose to insert the DPC to prevent bridging and to expose the mortar joint chosen for the treatment. It may subsequently be replaced either by a bell casting above the DPC line or a sand and cement render incorporating a waterproofing agent. It is the client's responsibility to undertake this work, unless otherwise stated.

Drying out

The drying out period after a damp proof course installation can vary considerably, however, as a guide, one month should be allowed for each 25mm of wall thickness. Drying out can be influenced greatly by heating, ventilation and the condition of both internal plaster and external walling. The presence of paints and renders can substantially extend the period.

Re-plastering

Re-plastering should be done with a sand and cement render, incorporating our DryWall Salt Retardant Additive applied in accordance with our standard specification, except on walls below ground or adjacent to higher floor levels, and chimney breast areas where high salt presence is suspected. In these circumstances, a waterproofing system should be used.

Note: Patent lightweight plasters such as Carlite should never be used on damp or treated walls.

On plaster allowed to remain in position, the client should ensure that it does not form a 'bridge' over the damp proof course. Wall plaster should stop above the line of the damp proof course unless it is of a waterproof nature (see common faults sketch in Plastering Advice and Guidance Sheet). It is preferable to remove wallpaper to 1.0m high to aid drying out and emerging salts should be brushed away as they appear on the surface. Plaster/decorations which are persistently affected by mineral salts should be removed to a minimum level of 1.0m or 300mm above any apparent salt line/dampness, whichever is the higher. For more detailed information, please refer to the Plastering Product Data and Guidance Sheets.

High Ground Level

Walls adjacent to higher ground levels may be affected by lateral damp penetration. Clients are advised to either have the higher ground lowered to 150mm below the proposed new DPC level prior to works commencing or apply a waterproofing system to these areas.

Decorations

Wall plaster should be allowed to dry out before any redecoration is undertaken. Water based, non-vinyl, vapour permeable emulsions may be used as a temporary decoration.

Clients are strongly advised not to apply a permanent decoration for a minimum period of 12 months or until all residual moisture has dried out (see note on drying out above). Walls below ground treated with cementitious coatings or renders still need to 'breathe' and should not have impervious decorations applied which would otherwise act as a vapour barrier.

Party Walls

Where it is not possible to gain access to both sides of a party wall or flank wall, our Guarantee would be issued on the assumption that the floor or ground on both sides of the wall would be at the same level. We therefore recommend that the client arranges for these levels to be checked prior to the damp proof course being installed.

Our method of installing a damp proof course in a party wall from within your property, whilst being to your neighbours' benefit, does not involve access to their property. We therefore strongly recommend that before we carry out works to this wall you inform them of our starting date, as the use of rotary percussion drills could cause disturbance. We cannot be held responsible for any problems that should occur from such disturbance, particularly if the owners/tenants are not informed.

ELEKTRO+ DAMP PROOFING

All metal pipe work (e.g. central heating/water/gas pipes etc) directly in contact with walls, floors or passing through walls in the vicinity of the Elektro+ system must be protected with non-conductive sleeving e.g. plastic sleeving. The client should arrange for this work to be carried out by a competent plumber under a separate contract.

Clients are advised NOT TO cut the wire anywhere, thus causing a break in the circuit. We cannot be held responsible for any problems that should occur from this action. If the wire/circuit has to be cut for any reason please contact us for further advice.

The Elektro+ System needs to be switched on at all times.

TIMBER

Dry rot in buildings will only be sustained where the moisture content in timbers exceeds approx 20%. The primary control measure therefore for the eradication of dry rot is to reduce the moisture content within the building fabric and to subsequently maintain this at a level of below 20%. It is therefore essential that all building defects allowing moisture ingress are rectified and measures are taken to promote rapid drying of the structure.

WALL STABILISATION

We strongly suggest no washing is hung out to dry and all windows and doors be kept shut whilst the work is in progress due to dust caused by external drilling.

STRUCTURAL & BASEMENT WATERPROOFING

The client must ensure that all aspects of drainage, including land drains and mechanically pumped systems, meet required standards and are maintained and free flowing. We would recommend the client obtains a CCTV camera survey of the existing drains prior to commencement of waterproofing works. Generally, as a guide, drainage must comply with good building practice and current Building Regulations.

Important Notes

► General

We reserve the right to make amendments to our specifications as we deem necessary without prior notice. All measurements are approximate.

No allowance has been made in our quotation for any works other than those specifically specified for Peter Cox personnel. All other repairs and/or ancillary works are to be the responsibility of others under separate contract. In the case of structural repairs included in our specification, additional work or variations to our work required by supervising officers will be charged extra, together with any fee charged to us.

At the time of our inspection, we were unable to determine the condition of the plasterwork or render or its key to any brickwork designated for repair. We are unable to accept any responsibility for this item, although every care will be taken by our technicians during the course of our works.

In some areas it is a requirement of the Local Authority that the District Building Inspector be informed of our proposed works. It is the client's responsibility to gain any necessary approvals from the local authority; any costs incurred will also be the client's responsibility.

At the time of our assessment, we could only calculate our quotation based upon those items of the structure/construction that were visually accessible as no exploratory works were undertaken. When works commence structural/constructional variations may be uncovered (i.e. a reinforced concrete slab when drilling commences, porous/damaged brick/stonework behind plaster or concealed timbers etc).

The client must be aware that these variations could not have been ascertained from our initial assessment. We therefore reserve the right to amend the specification accordingly and charge for additional works required at our standard rate.

Specified repairs and replacement timbers will be replaced to similar (standard size) dimensions as existing unless otherwise requested and/or stated. Replacement timbers will be to standard stock item sections and mouldings, unless otherwise specified.

Where re-plastering is carried out, 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.

► Damp Proof Course

Where fixed skirting boards are present, it is not possible to ascertain at the time of our inspection, unless otherwise stated, whether internal existing plaster is continued to floor level and will therefore form a bridge over any damp proof course.

Any plaster which 'bridges' our damp proof course **MUST** be removed by the client. Additional information is included on our Plastering Sheet.

Initial decoration must be regarded as temporary for the first year after treatment and replastering. Paints and wall papers containing vinyl must **NOT** be used in this period otherwise our guarantee may be invalidated.

We are unable to guarantee chimney breasts due to their construction and the possible presence of salts associated with fossil fuels.

► Timber Treatment

If a dry rot attack involves the party wall then any guarantee would become void should any re-infection emanate from an adjoining property.

► Wall Stabilisation

If any walls are bowed or cracked, our treatments are intended to prevent further movement and will **NOT** correct the wall movement that has already occurred.

Our works involve drilling and chiselling the external brickwork. This does cause dust which in windy conditions can cause a nuisance to other properties. Whilst we will endeavour to keep this to a minimum, we regret we cannot take any responsibility for cleaning, or for any damage caused by the dust to this property or any other properties.

► Structural & Basement Waterproofing

Cavity Drainage Membrane installations with no provision for water drainage, i.e. vented or lining systems, incorporate the membrane to protect decorative finishes against dampness/contamination only and do not constitute a full waterproofing system. Installations with no drainage will not be guaranteed against water ingress.

Where mechanical pumping is being incorporated in the system, the installation is totally reliant on the effectiveness of the pump discharge. You should therefore consider the implications of pump/electrical supply failure.

A range of back-up systems are available at your written request.

Any waterproofing system is only designed to prevent water penetration where it has been applied. No assurances can therefore be given that the retained water will not be diverted elsewhere within the structure, unless the complete structure below ground is waterproofed.

The system specified is not designed to cope with flash floods when water tables rise dramatically in adverse weather conditions. Flood zone information is available at: www.environment-agency.gov.uk/floodline

The waterproofing system must not be punctured in any way. If wall/floor fixings are required, we must be consulted in writing.

Basement & Structural Waterproofing to BS 8102:2022

Problem

Walls and floors in rooms below ground are subject to damp penetration - it's essential to manage this water ingress correctly, so it doesn't enter your property.

High ground levels resulting in lateral damp penetration is the movement of water or moisture into basements, cellars, vaults and other below ground spaces through the surrounding ground and structure itself.

This can result in an unhealthy damp living space that may also lead to other structural issues.

Solution

Using specialist waterproofing and tanking techniques it is possible to waterproof new and existing basements or underground spaces to create habitable accommodation which can add considerable value to your property.

Whether it's an existing basement conversion or a new build project, below ground penetrating damp can be managed by either cementitious renders or cavity drain membranes, or a combination of these methods dependent on the level of ingress.

Both of these waterproofing methods ensure that no further damp can penetrate into the affected room, allowing the area to be utilised without the risk of moisture penetration.

Peter Cox CSSW certificated surveyors can tailor the waterproof design and installation process to suit your needs, offering robust systems designed to BS 8102.



British Standard 8102:2022

Recently the British Standard was updated to reflect new materials and practices in the industry, as well as extending to cover a wider range of structures.

One of the main changes that affects the design and specification of a waterproofing system is the grading of waterproofing. The 2009 version of the standard had three gradings of waterproofing, from some allowance of seepage, to a full and comprehensive waterproofing system, and consideration for the ventilation of habitable spaces.

Grade one in BS 8102:2022 has now been subdivided into two new categories, **Grade 1A and 1B**.

Further changes can be seen in the additional details within the design considerations, for the expected highest level of the water table, soil characteristics and the intended use of the building once finished. The standard also recommends that a waterproofing design specialist should be consulted at the earliest stage of a project, so that they can make any necessary approvals or amendments that will affect the overall waterproof design.

There are a variety of other changes that have been made to the standard. Another key change from BS 8102: 2009 is the emphasis placed on ensuring that all waterproofing designs should be continuous with the damp proof course level or taken to 150mm above the external ground level, which on existing projects can prove difficult if not impossible to achieve without removal of the ground floor above.

A section on buried decks below ground level has also been added, which notes the importance of providing waterproofing protection to these, and how they should differ from roofs above the ground level.

In regards to servicing and maintenance of Type C Cavity Drainage Membranes, BS 8102:2022 states that these should now have a maintenance schedule, with the first service inspection at handover stage and these details ideally recorded to prove the system is working correctly.

“At the early stages of a project it is important to define what environmental grade is necessary for any given area to ensure that expectations of how dry the internal areas will be is managed and agreed.”

British Standard **8102:2022**

Types of Waterproofing Systems

BS 8102:2022 defines degrees of watertightness in relation to achieving the required internal environmental conditions.

At the early stages of a project it is important to define what environmental grade is necessary for any given area to ensure that expectations of how dry the internal areas will be is managed and agreed.

Grades of waterproofing protection:

Grade 1



Car parking, plant rooms (excluding electrical equipment), workshops.

Performance level

Grade 1A: Seepage (slow transmission of water) and damp areas (slightly wet but no transmission) from both internal and external sources are tolerable, if this does not impact the proposed use of the space.

Grade 1B: No seepage, but damp areas (slightly wet but no transmission) from internal and external sources are tolerable. This means that free water is not allowed to enter but damp patches may occur.

Grade 2



Plant rooms and workshops requiring a drier environment (than Grade 1), storage areas.

Performance level

No water penetration acceptable. Damp areas tolerable, ventilation might be required.

Grade 3



Ventilated residential and commercial areas, including offices restaurants and leisure centres.

Performance level

No water penetration acceptable. Ventilation, dehumidification or air conditioning necessary, appropriate to the intended use.

British Standard 8102:2022 - Types of Waterproofing Systems

Type A

Barrier Protection

Protection against water ingress by a 'barrier membrane' applied to the structure.

Type B

Structurally Integral Protection

Where the structure in itself provides a waterproof barrier, i.e. watertight concrete, that include 'structurally integral' joint seals and possible maintainable interjoint protection against water transmission.

Type C

Drained Protection

An internally maintainable 'drained system' with dedicated ground water discharge management.

The waterproofing design should be appropriate to the risk and generally assume exposure to a full height of water during the design and life of the building.

Where Grade 3 protection is required, and the site conditions dictate or the risk of failure is high, the waterproofing design should include a combination of two of the types of waterproofing systems - these combined systems include:

- Type A and Type B • Type A and Type C • Type B and Type C

Type A

Waterproofing

Where a structure in itself is not considered to be integrally waterproof in its own right, a barrier should be introduced to gain a degree of watertightness. This can either be internally or externally, and usually involves a tanking membrane applied to the walls and floors of the basement.

Waterproofing and Tanking

Waterproofing and tanking are two terms that are often used to describe treatments and solutions for water ingress and damp problems in structures below the ground.

Tanking involves the application of a barrier waterproof material directly onto the walls, floor and sometimes the ceiling of an underground space. This material will create a barrier to prevent moisture from getting into the basement, cellar or any room that requires waterproofing solutions to solve damp problems and other issues related to water getting into your property.

The level of protection that tanking can provide depends on a few factors such as the levels of hydrostatic pressure coming to bear and the end use-grade of the space in question; consideration should also be given for reparability of such systems following completion of the works as defined in BS 8102.

This system is typically known as a Type A waterproofing system.

“The structure itself is not considered to be integrally waterproof in its own right, so a barrier is introduced to gain a degree of watertightness.”

Type A Waterproofing



Type A polymer modified bitumen/rubber external tanking membrane being applied to the walls of the basement and lapping with a fully bonded sheet membrane below the slab. A similar cementitious system can be applied internally if the external walls and underside of the slab are inaccessible.



Geodrain protection membrane is placed against the Type A waterproofing to basement walls.



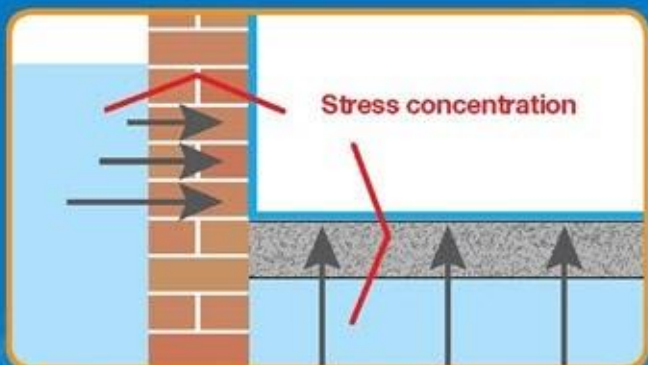
Fully bonded Type A sheet membranes can be used for waterproofing below new floor slabs but must be continuous with waterproofing to walls.

Warning: When installing Type A systems onto existing structures you need to take into account the increased stresses on the structure.



Cementitious waterproofing can also be installed internally to existing buildings.

Effect of rising water table on a structure:



Both floor and walls are pushed inwards by ground water pressure. New builds will be designed by structural engineers to withstand these forces but existing structures may not.



Example of when it goes wrong: stresses caused to screed can result in cracking and failure of the waterproofing system.

Type B

Integral Protection

Type B waterproofing involves the structure itself being constructed as an integral water resistant shell and is the primary resistor against water ingress. These are usually well designed and well placed concrete structures.

With Type B, concrete structures fail not through the bodies of well-designed and placed concrete but through construction joints and cracks. It's possible to limit the occurrence of cracking with good design, and construction joints within the reinforced concrete structure should be designed out where possible and where unavoidable, they should be detailed/waterproofed with appropriate waterstops.

Construction joint accessory products such as water bars can be used to prevent failure.

“Type B waterproofing involves the structure itself being constructed as an integral water resistant shell and is the primary resistor against water ingress.”

Type C

Cavity Drain Membrane (CDM) System

Type C is known as a failsafe system.

Where it is accepted that water could enter the internal space of a building, Type C systems work differently from Types A and B in that instead of holding back water pressure they use strategically placed air voids to depressurise and then manage the water away from the structure typically from a sump pump.

This quite often leads to them being referred to as '*water management systems*'.

For habitable spaces this is the go to waterproofing system which we would recommend for basement and cellar conversions.

Type C systems are the most highly recommended and considered to be the most reliable and risk-free type of waterproofing, as a single system and the ultimate contingency plan for internal environments that must be kept 100% dry.





“Type C systems work differently from Types A and B in that instead of holding back water pressure they use strategically placed air voids to depressurise and then manage the water away from the structure.”

How it Works

Type C waterproofing can be used in addition to Type A and Type B systems when waterproofing structures, and is considered the failsafe approach if designed correctly.

By using an impermeable high-density Polypropylene membrane with an 8mm stud height to walls and a 20mm stud height to floors, it forms a cavity when fixed to the walls and floors – hence it being known as a Cavity Drain Membrane (CDM) which acts as a drained waterproofing system.

As opposed to traditional tanking that holds back water and pressure, a Type C CDM is designed to allow managed moisture in behind the membrane, allowing it to depressurise, so it can be diverted and sent via hidden drainage channels to a drainage point. This can be removed from the structure via a sump pump or through gravity led outlets.

CDMs do not impose any load onto walls. The air gap behind the membrane can allow the walls to breathe and helps a structure to dry out.

They are versatile and flexible, and can be easy to install to stonework, brickwork, blockwork or concrete walls.

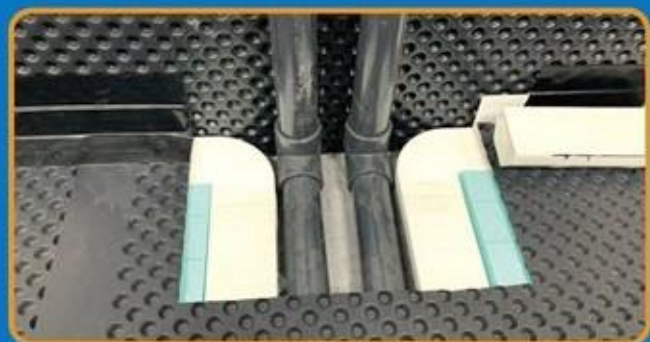
Once the membrane has been fitted, walls can also be plastered or dry lined directly.

It takes great care and skill to ensure the system is designed, installed and sealed properly so that moisture, dampness and smells don't penetrate into the room. You should always use a trained and qualified professional to design a waterproofing system. Inexperienced installers can make mistakes that lead to extremely expensive remedial works being required.

Although this option comes with more upkeep, as you should arrange for the drainage system to be maintained and checked by a professional at least every six to twelve months, the benefits far outweigh the additional upkeep.



8mm wall membrane and 20mm floor membranes, joints taped and overtaped.



The perimeter drainage channels capture and divert water to the discharge point.



Combined Systems

Where Grade 3 protection (as defined within BS 8102:2022) is required, and passed history or the risk of failure is deemed to be high the waterproofing design should ideally include a combination of two of the above types of waterproofing systems.

Usually a combination of two forms of waterproofing is adequate when designing a habitable space requiring a completely dry internal environment. Whichever combination of waterproofing is chosen to achieve the Grade 3 environment, in most cases the safest combination will include a Type C internal cavity drain membrane system as one of the forms of waterproofing. The choice of the other system is largely dictated by the type of structure.

Sump Pumps

Sump pumps are used to pump any water that has been channelled to the sump chamber via the structural waterproof membrane and basement floor drainage channels, and drain it away from the property to a place where it is no longer a problem.

Pumps are robust and extremely durable and are installed into a specially constructed sump chamber in the basement or cellar floor. Choosing the right sump pump is essential to deal with water ingress, and these systems should be protected with high water level alarms to alert you to any issues with the pumps and battery backup to ensure unhindered operation during power outages.



The pumping system is installed in a sump chamber, connected to the drainage channels.



Podium Deck and Roof Waterproofing

Many projects also have a basement area which extends outside of the ground floor footprint, so there is a buried deck or roof area which requires waterproofing.



Why Peter Cox

When designing a waterproof basement system it's essential you choose a company with experienced and specialist surveyors.



Peter Cox have a nationwide coverage of surveyors with the Certified Surveyor in Structural Waterproofing (CSSW) accreditation - this means they have the right training and knowledge to assist you with a waterproofing system right for your needs.



Peter Cox are approved installers of Delta, Koster, Newton and Safeguard waterproofing products. All surveyors and technicians undergo rigorous in house and onsite training in order to be able to qualify as a trusted partner.



All products used undergo an extensive testing process by the manufacturers to attain BBA/BDA certification.



We can work with homeowners, architects, contractors and builders to design a tailored basement to suit your needs, helping you step-by-step from design to completion.



Our cost effective techniques mean the installed systems will control the moisture entering the building structure, and with the correct ventilation system in place provide dry habitable spaces.



All Installations that comply with the BS 8102 standard carry a 10-year guarantee. More information on BS 8102 and the design and build service can be found on our website.



We are rated 'Excellent' with over 1,800 independent reviews on Trustpilot.



- ▶ Leeds
- ▶ Newcastle
- ▶ Bristol
- ▶ Lincoln
- ▶ Uxbridge
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