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08/09/2022

GNW Developments Limited
C/o Trilogy Property Advisers Ltd
19 South Molton Lane
London
W1K 5LE

Dear Sir/Madam,

Re: Great Northern, Deansgate – 22 Unit Basement Survey.

Further to our inspection of the above on 27.7.22 and 3.8.22, please find below the detail of our findings and recommendations in respect of structural waterproofing measures at the above.

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28. Limitations
29. Proposed waterproofing design and installation considerations.

1. Property Description and Present Conditions:

Property type:
Large commercial brick-built structure of historic construction (1889).

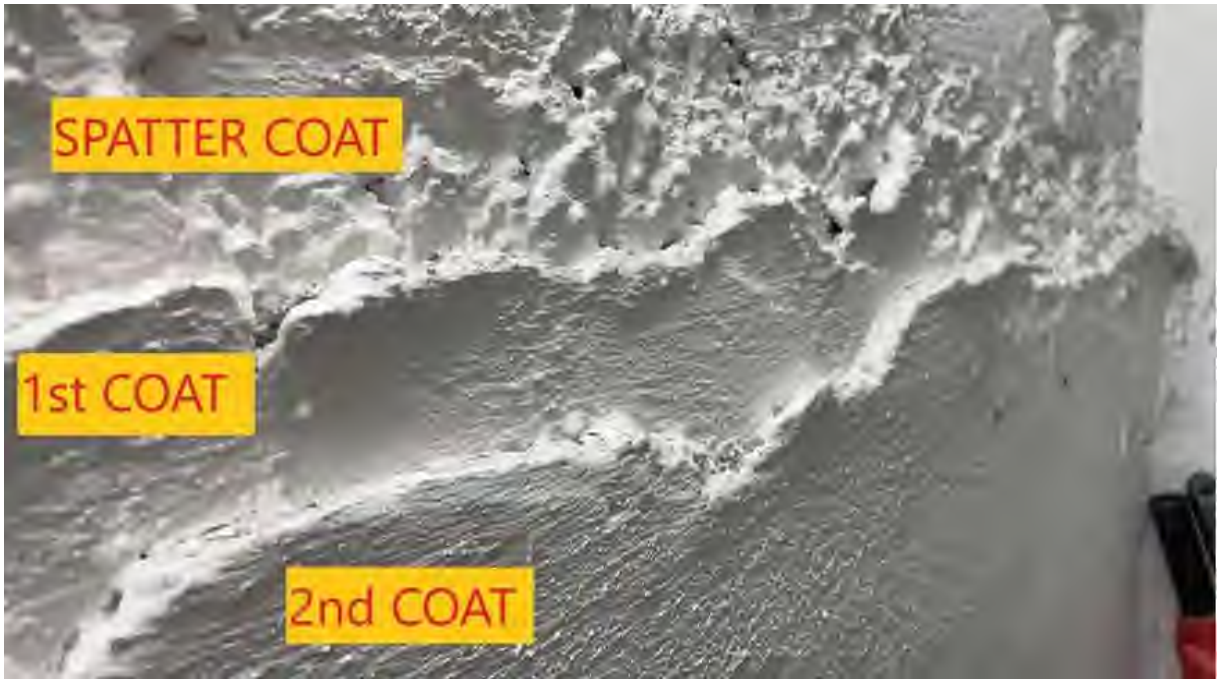
Listing: Grade 2*

Below ground wall construction: Much of the structure below ground is concealed however brick is visible in areas and all retaining walls below ground are anticipated to be brick construction.

Below ground floor construction: Again, much of this is covered by finishes but is a concrete slab of unknown depth.

Existing waterproofing: Generally, all walls have received a cementitious render system. It is difficult to categorically know what this is, but I would expect that it is some form of proprietary multi-coat render waterproofing system, such as Sika 1.

This is an internal Type A Tanked Protection system, intended to provide a physical barrier to block water out.



The photo above was taken within a stairwell at Great Northern and illustrates the layers of render. A spatter coat is applied first, meaning that render is essentially thrown/flicked at the wall to provide a rough initial base coat, followed by two continuous coats applied over.

This is a typical build up for a multi-coat render based cementitious tanking system. We understand that the building generally was refurbished in the late 90's and at this time, the use of such systems would have been more common. Today it would not be acceptable in a listed building.

2. Unit 291 – The Philip James Partnership

The space is a mixture of finished areas including a kitchen and break room, with the rest of the footprint being employed as storage. Except for the kitchen, most of the perimeter space is storage and the rendered walls are exposed.

What we could see is relatively typical of the conditions noted within the various basements of the units inspected.

High level blistering of paint finishes:



Each of the units includes bays which extend out beyond the line of the front façade. Externally at pavement level there are a range of finishes, but the appearance of what is present may indicate that there were glass block pavement lights in place originally, which is a common feature of many Manchester buildings of this age.

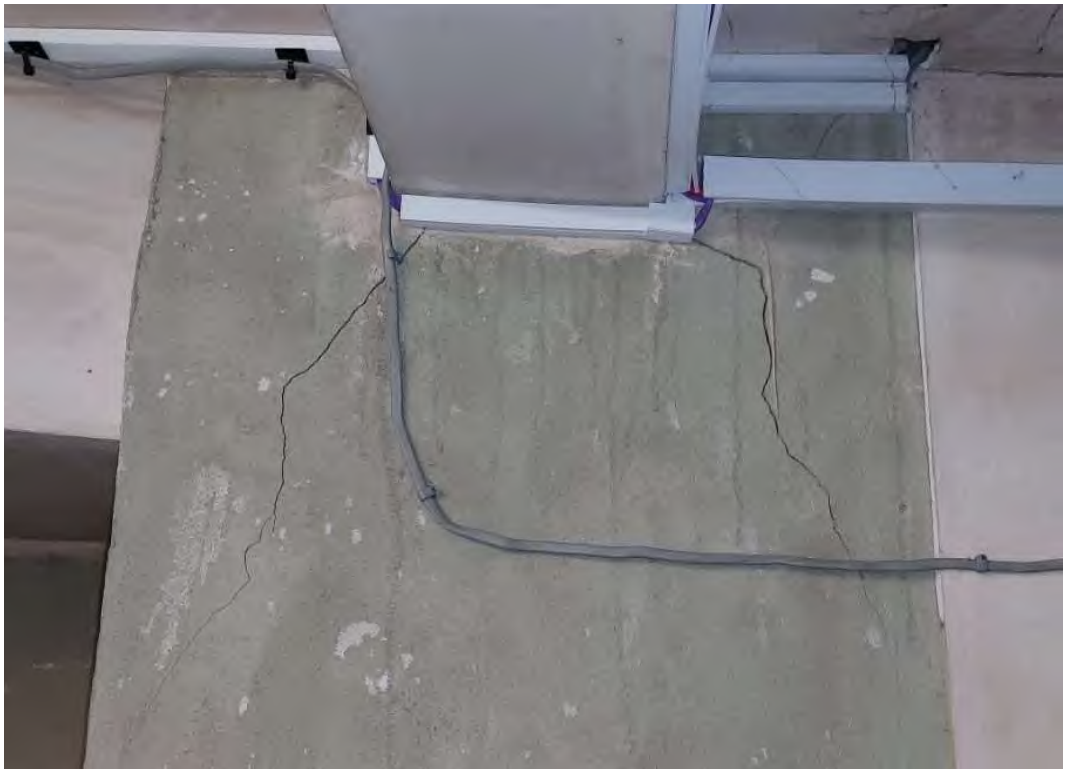
We cannot see any pavement lights from beneath, and where structure is exposed, we can see the underside of a metal deck permanent shuttering system, i.e. corrugated metal trays which are laid, steel reinforcement placed over, and concrete poured on top to form a suspended slab detail.

The blistering paint is typical of what can occur in structures below ground where effloresecent salts form:

Efflorescent salt deposits form when water moving through a structure dissolves salts present within the building materials. These salts are held in solution and move within that water. Where this moisture then reaches the surface, the water evaporates; however, the salts cannot and instead revert to a solid state – typically forming a white crystalline deposit. Where paint/whitewash is present it is not uncommon for the salts to form at the surface of the plaster/masonry (beneath the paint/whitewash) which causes the paint to delaminate and spall. Efflorescent salts indicate that there is moisture moving through the structure.

The source of this moisture, which is potentially capillary in nature as opposed to liquid/running water ingress, may be from above and via previously covered over or removed pavement lights.

We also noted, and again this is something which can be typical of render systems, high level cracking around the base of beams which bear onto masonry. Whether this is due to any creep in the structure (probably not in a structure of this age), or that it is shrinkage causing cracks to propagate from internal corners:



Whether finer cracking, which effectively forms a hole in the 'tank', is encouraging efflorescence in these localities, it is difficult to say.

We could also see cracking, with associated salt staining to areas of render in other unpainted locations:







The efflorescence is local to the wall floor junction, which is a typical weak point and suggests that some degree of water (probably quite minimal), has been able to bypass the render.

Apart from the above, we noted some localised areas of efflorescence and spalling paint to walls:



Also that fixings have been formed into the render:



Perforating a barrier based waterproofing system is obviously not advisable.

In the same photo we can see evidence of water staining / rivulets running down the face of the render, but it does not look like an ongoing issue.

3. Unit 289 to 291 Leaders

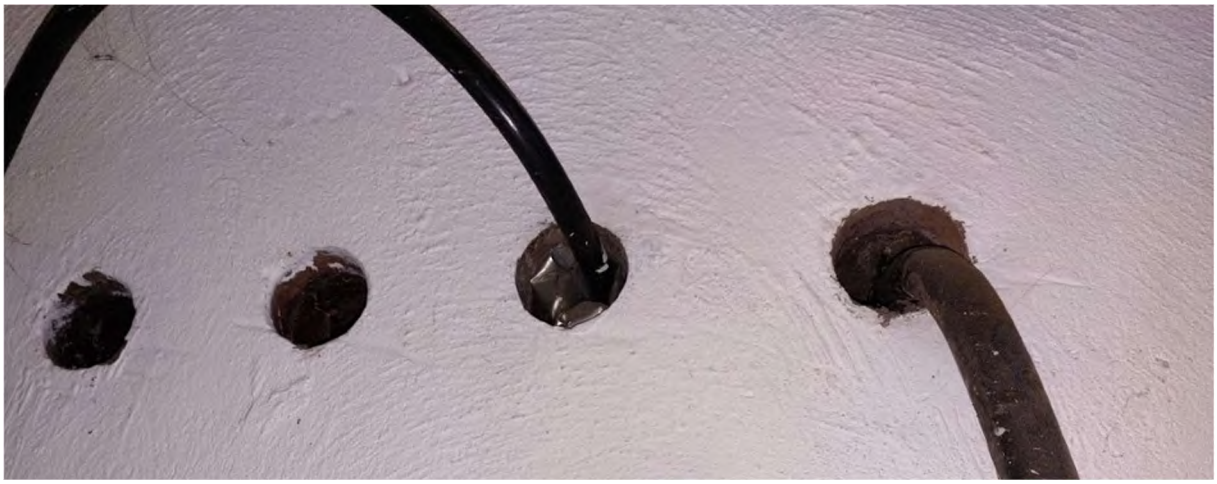
Trace installed localised waterproofing measures to the rear wall (directions taken as facing from Deansgate) at basement level and also at ground floor level in 2014. In brief this work comprised that application of cavity drainage membranes to the rear walls, with a drainage channel incorporated in the floor construction, linked to a sump pump system. The rear wall is dry lined and without issue.

There is evidence of issue along the front elevation at high level, which is likely associated with the basement extending out under the pavement. Damage here is localised staining to plasterboard.





The majority of the space has been boarded, but there are some areas of retaining wall, which have received the render system.



There are a number of service penetrations, from what we could see these have a sealant detail within them. Service penetrations can be a route by which substantial ingress can access a basement. The only way any barrier-based measure can be tested is by subjecting top pressure.

Within this unit we can also see a black membrane which appears to wrap around the side of the metal deck shuttering forming the floor structure at ground floor level. This is probably a waterproofing membrane.



4. Unit 287 - Mounteney Solicitors

No access.

5. Unit 285 - Bearded Brutes

No access.

6. Unit 283 - Limited

Dry lining has been installed to the back wall including vents within this, and we anticipate that this is a measure to conceal damp masonry behind.

At the front / below pavement end of the unit there is evidence of ingress at high level as per the following photos:





Note – minimal staining of this nature could conceivably be in part caused by or related to condensation forming on beams or the underside of the metal deck shuttering, for which we have seen no insulation / vapour check detailing.







As per the other units, the same cementitious render system is evident to walls.

7. Unit 277 - 279 - Evuna
This is a double unit basement which serves as a restaurant kitchen, storage and W.C.'s for the restaurant over.

The occupants here reported issues of liquid water dripping down from soffit level after sufficiently heavy rainfall, with this falling on to a free-standing walk-in fridge within the kitchen area.

The floor is tiled throughout and what we can see is deterioration of render – bubbling / spalling in quite a number of areas as illustrated by the following photos:































In this unit the rear wall has been left exposed at ground floor level, and the brickwork is visibly damp with formation of efflorescent salts:



8. Unit 275 - Mail Boxes Etc.
The basement space is employed as storage (presumably mainly paper/card materials) and includes the white painted rendered walls and a painted concrete slab.

There is staining to plasterboard - evidence of ingress from above to the beam that supports the front external wall of the unit above ground:

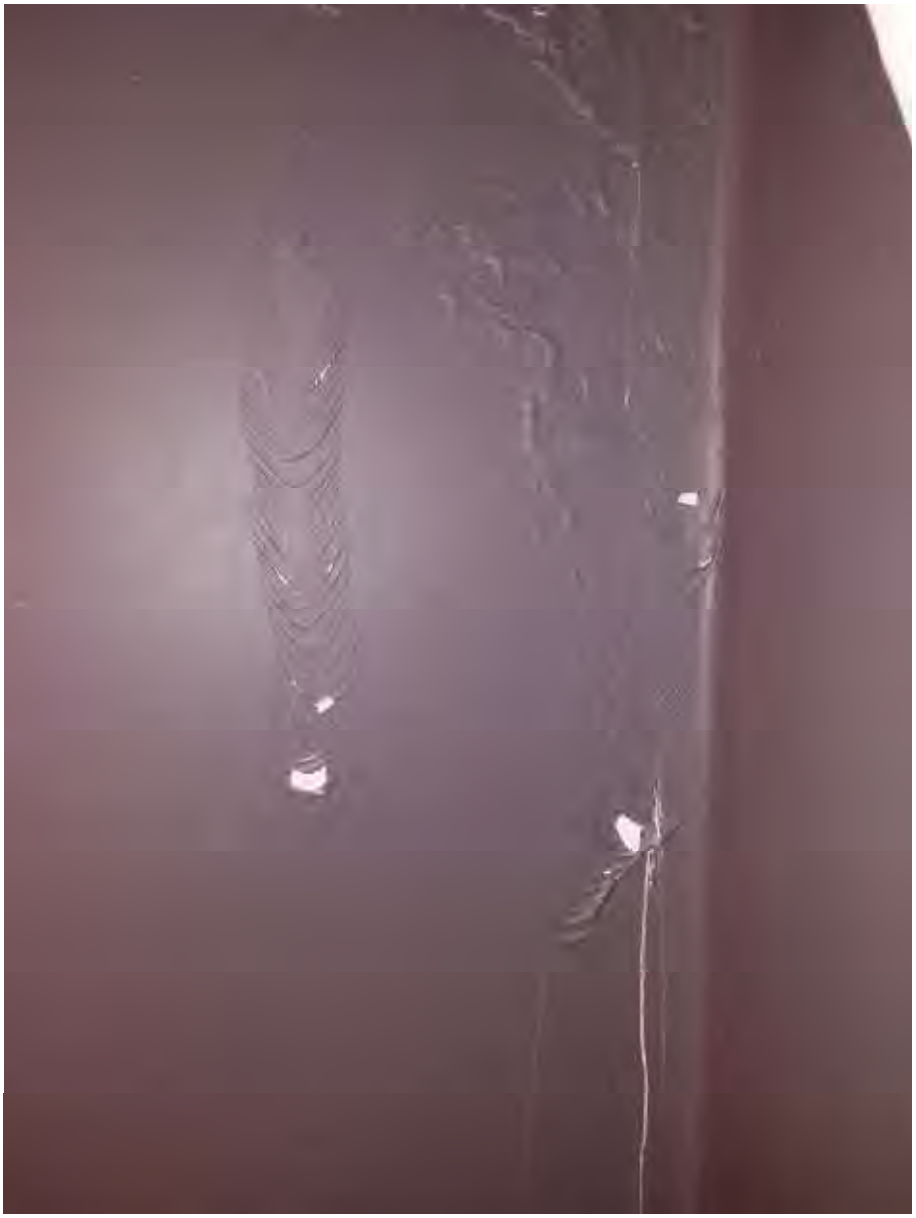




Unit 273 - The Tanning Lounge

There is extensive fit out within the basement (sunbeds) concealing much of the structure, however there is evidence of high level ingress to the front elevation / below pavement areas:





Cont.

Unit 269 - 271 - Futon Ltd

A double unit which is both retail shopfloor and storage space at basement level. There were several areas of interest at basement level. There is an under stairs storage space, located against the rear wall (stairs in question lead down to the basement). Within the cupboard the render is perished and at some point has de-bonded from the wall, exposing the brickwork. This is damp and heavily salted:



Cont.



Again on the rear wall, but within the larger storage space, the render has similarly de-bonded but has deflected outwards and it appears that someone has at some point made a hole in the render to look at the wall behind.





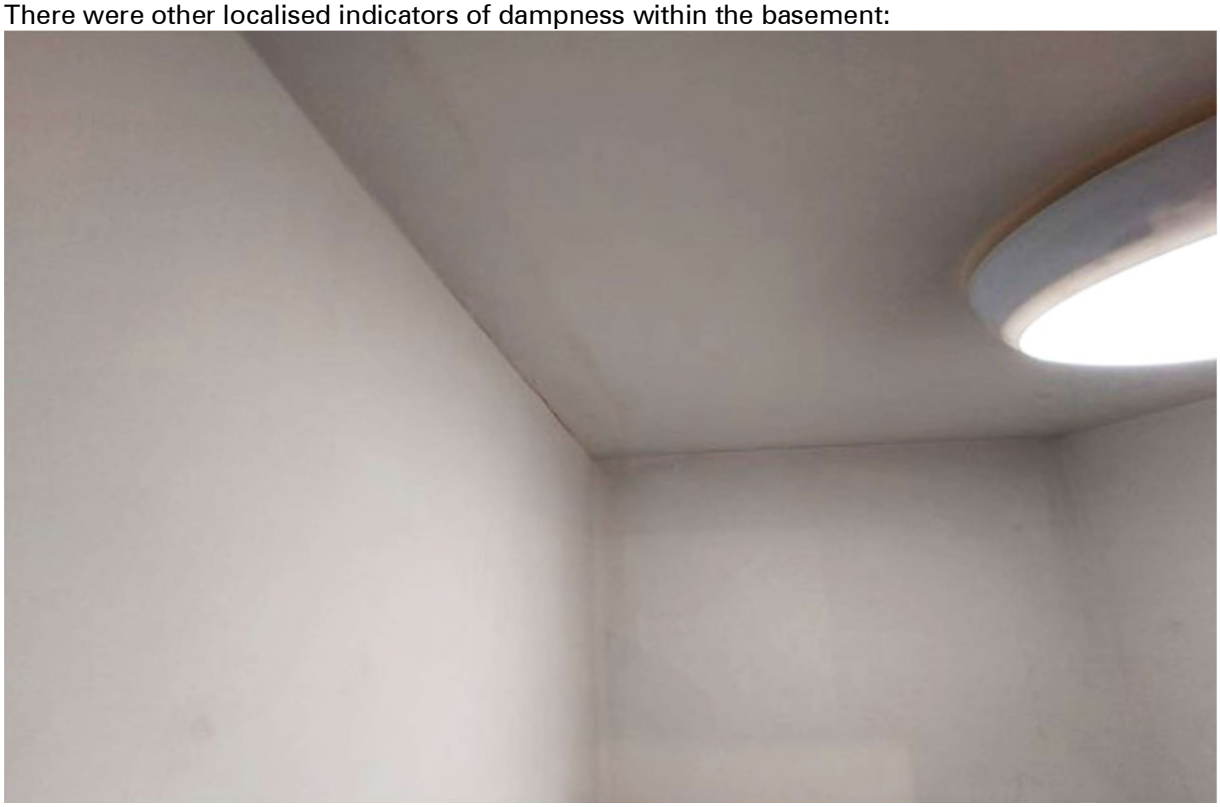
It is a phenomena we've seen before and I think caused by a combination of initial de-bond, potentially caused/encouraged by efflorescent salts forming at the interface of the render and masonry - note that salts are crystalline and that for example – freeze thaw action, can cause deterioration in materials where crystals (ice) form, and deterioration of porous masonry/stone via salt crystals forming has been similarly demonstrated via partially placing such materials in a salt bath and over time allowing this to wick up and evaporate off to revert the salts from solution to a solid.

As to why the render can deflect outwards to such a degree is more difficult to say.

In any case I would consider it evidence of a wet wall behind which is unsurprising at this level.

Cont.

There were other localised indicators of dampness within the basement:







Unit 265 - 267 - Municipal Bar:

This is another unit with exposed brickwork at ground-floor level, and similar to unit 277 (Evuna), this is damp and salting:



At basement level the space has undergone a recent fitout. On our initial visit there was flooring being laid and we could not get access to the basement. When we re-attended, we were advised that the space had suffered water ingress a few days prior.

Water ingress had occurred through a service penetration and flooded the floor locally (plant room) to a reported depth of 10mm. There was still some limited dampness on the floor when we attended but the water had been mopped up when found.

Service penetration infilled with expanding foam:



Remaining film of water to floor:



Unit 261 - 263 – Unoccupied:

This unit was empty and included a tiled floor and white painted walls. There are some small localised areas of blistering paint to walls in association with formation of efflorescent salts, example below:



The render system has been screwed through but with no evident issue caused by this:



Unit 257 – JLL

Within this unit there were localised areas of salting to exposed masonry at ground floor level – comparatively lesser than the previous units commented upon above.

On the other side of the back wall of the numerous units, the external level varies – higher towards the Great Bridgewater St end, then reducing, and it may be that JLL backs on to a lower area externally, and hence the improvement in exposed masonry at ground floor level.

At basement level there are rendered walls and a suspended ceiling concealing much of the soffit, however it is still clear that there are issues of water ingress via staining to ceiling tiles, and also local to the beam ends carrying the front external walls:









Unit 255 - Goodwin Fish

Walls are again rendered, with areas of cracking and what looks like very minimal ingress through these indicated by limited salt staining. Some staining to walls at high level along the front indicate ingress from above. There are service penetrations running out through the front retaining wall albeit that it is not obvious whether these have suffered any ingress.



Salt staining indicates ingress from above:



There is an area enclosed by plasterboard which houses a hot water cylinder and the plasterboard is degraded in that it appears affected by moisture, but it was completely dry at the time of inspection and the deterioration may be associated with previous plumbing issue.

Unit 249 - Reside

A proportion of the basement space has been fitted out as a meeting room and kitchen, including timber/laminate floor finishes. There were localised areas where we could see the structure and the cementitious render system applied to it. We noted a number of areas of spalling paint and efflorescent salts, with one small area of blown render:



Unit 247 - Hatty's

The basement includes a kitchen / food prep. area and W.C., and much of the structure is concealed. There is some very minimal indication of moisture to soffits to the front, and then some questionable service penetrations.





Unit 245 - Jordan Fishwick

The space is in use as offices but other than timber floor finishes the structure is mostly exposed and the rendered walls have been painted white. There are visible issues to ceilings and walls, both ingress and blistering paint / efflorescent salts:







Efflorescent salts:




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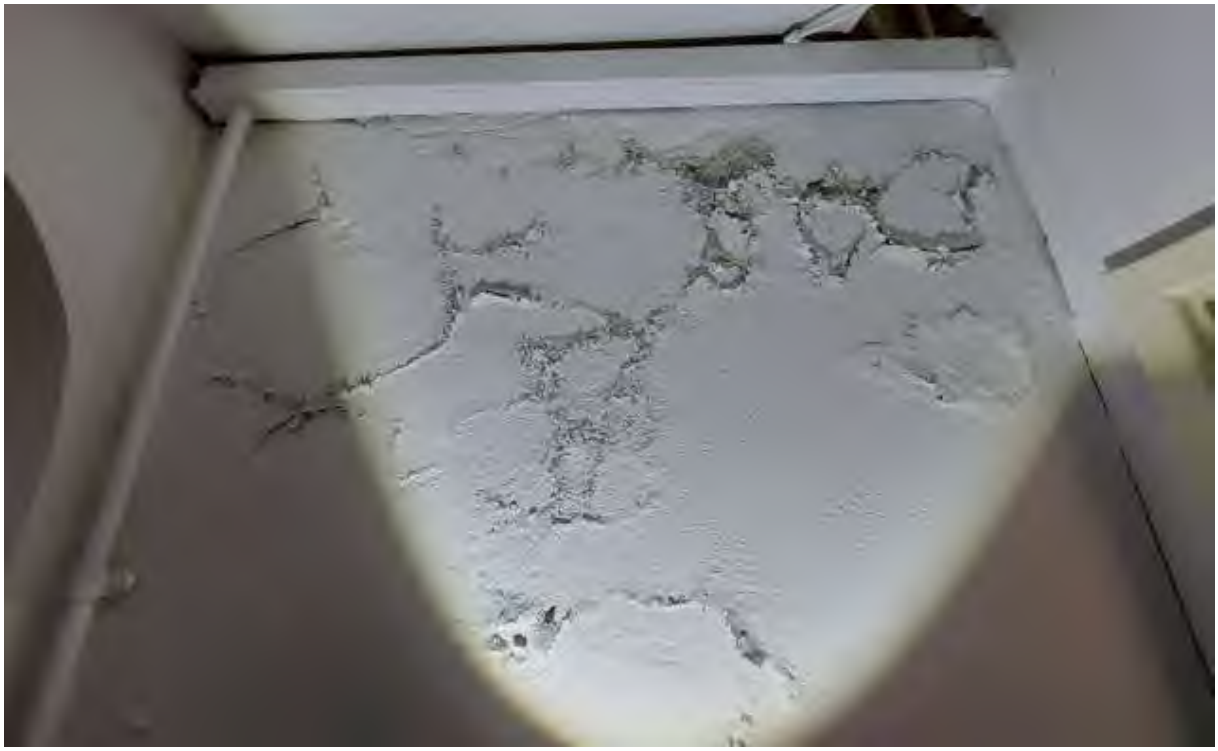
This is an interesting photo in so far as it illustrates the accumulation of efflorescent salts (deposited as water evaporates from the substrate) behind the paint, pushing it away from the render substratate.

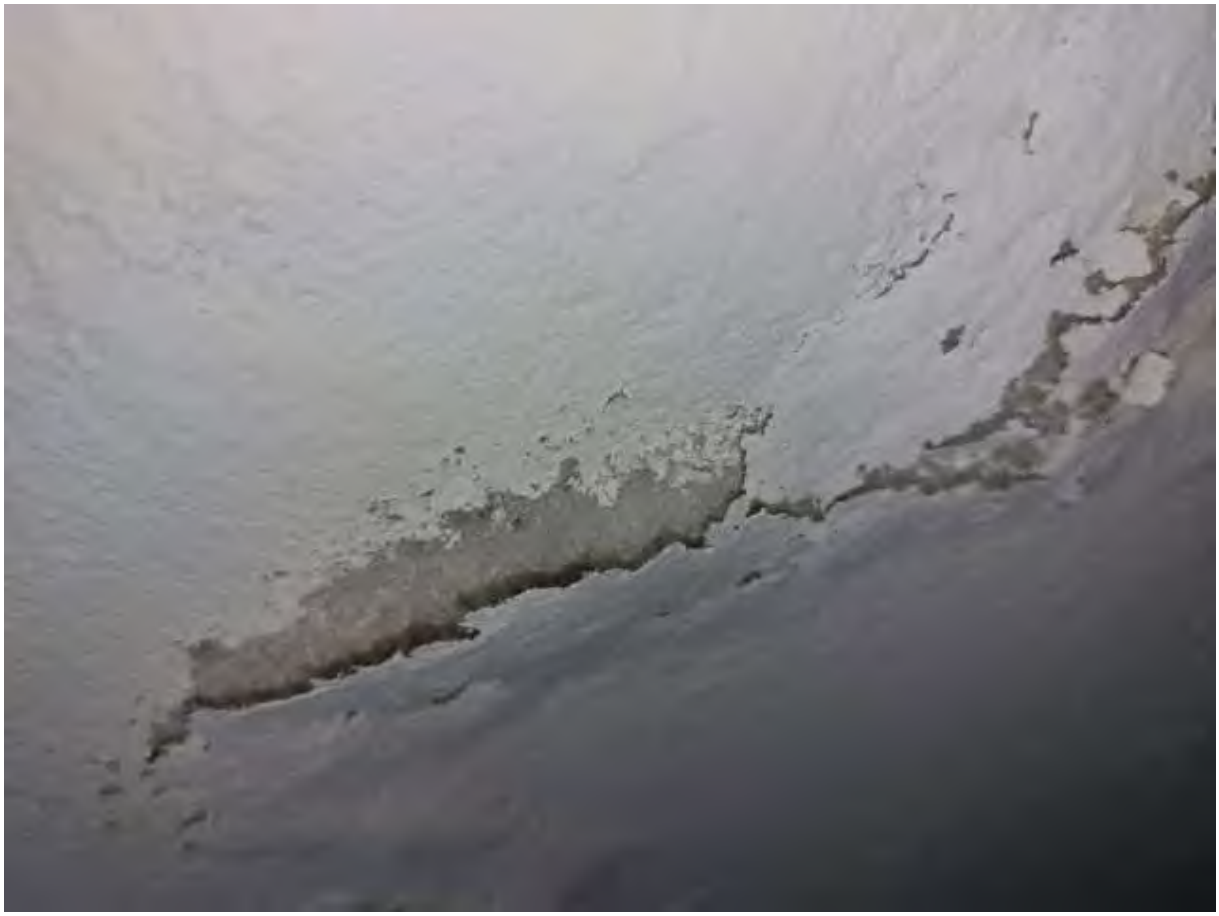
Unit 243 – Prestige

Some areas at basement level are safe storage rooms (occupiers are pawn brokers) and could not be accessed. We noted an area at high level with obvious water damage, then areas of spalling paint and salts to walls, and also some salt staining to an area of tiles floor:











Unit 241 - Ascend

This unit suffers high level ingress at the front of the property and areas of suspended ceiling tile have ben removed following water damage to expose the structure above:





Corrosion to edge of steel and salts visible along joint line within metaldeck shutter:



Timber placed above to protect fitting beneath the ceiling tile.





Render cracking local to corner bead:



Unit 237 - 239 - Julie Twist Properties

Occupants here advised that works had been undertaken externally with a view to blocking water out and finishes do vary externally:





Internally there are issues associated with a service penetration detail:



There are further service penetrations above this, which are pipes forming sleeves through the structure, and the services run through the middle of the pipes:



There is some minimal dampness and salting around the exterior of the sleeves. We could not see whether the interior of the sleeves is effectively sealed but there is no visible evidence of significant ingress through them.

Unit 235 - Management suite

This unit differs in that it is the only one which has not received the internal multi-coat render system, the retaining walls are in red brick and there is a historic paint coating upon these, which is suffering widespread spalling and this is unsurprising.

While in the other units there are measures in place to hold back the vast majority of capillary dampness, present within the masonry structure (other than in some areas as documented within this report), in the absence of that render, moisture can readily evaporate from the surface of the substrate. The extent of efflorescence/spalling paint, then tells the tale of where there is dampness within the structure, as per the photos below (also note visible dampness tom perimeter of floor slab):



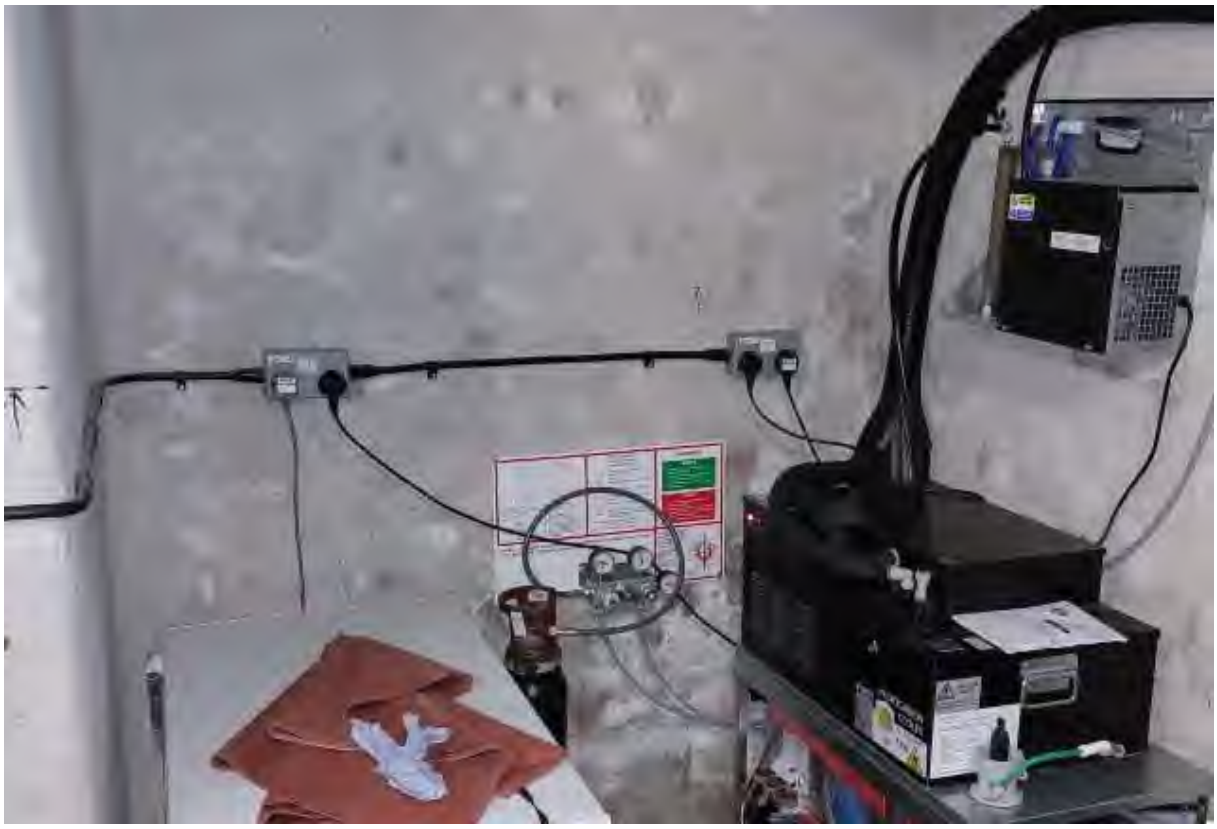






Unit 231 - 233 - Pong & Puck

Double unit basement which is storage (inc. beer cellar) and W.C.'s. The render system to walls is largely unpainted and has quite widespread areas of salts with some crazing / fine cracking of the render:









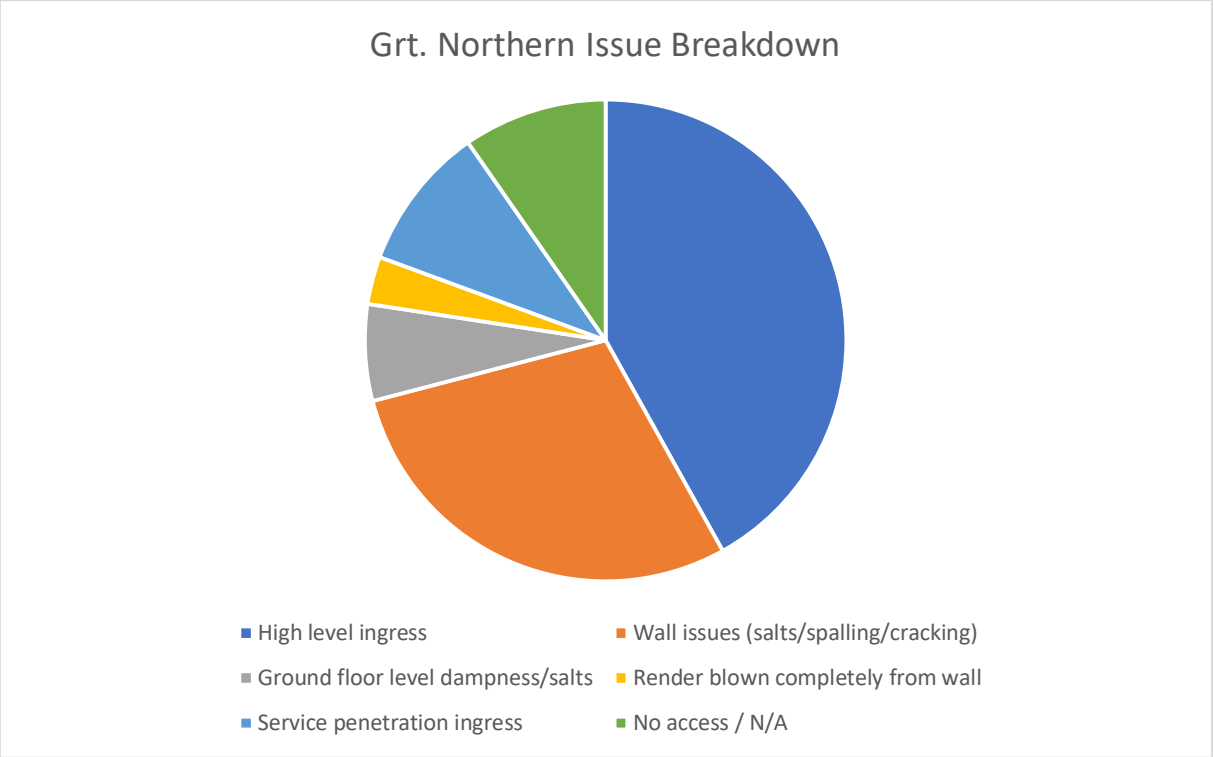
Unit 229 - Platzki
No access

Unit 227 – Unknown
No access

Unit 225 - Alex's Bakery
The basement is employed as a kitchen/food prep. area, there is not a great deal of evidence of issue, other than some slight spalling of paint at high level to the front but it is very minimal.

Site evaluation, risk assessment and recommendations
Further to the above there is obviously a considerable number of units with differing issues, affecting units to varying degrees, and with differing combinations of issue depending upon the unit.

To simplify, this is a breakdown of the issues across all of the units:



High level ingress	13
Wall issues (salts/spalling/cracking)	9
Ground floor level dampness/salts	2
Render blown completely from wall	1
Service penetration ingress	3
No access / N/A	3

Most prevalent is ingress at high level along the front of the units, followed by issues with the walls and then the others are fewer and further between. Note that the 'N/A' relates to the management suite which has no form of protection.

In respect of implications:

How usable a unit is, is influenced by the extent of any issue affecting that unit, and that is best assessed via review of the information above.

From a wider standards perspective, grades of environment (how dry a space is or needs to be for a given usage), is defined to an extent within British Standard 8102 (2022) Code of practice for below ground structures against water ingress.

This document has just been revised with the new version released end of March. It includes table 2:

Table 2 — *Waterproofing protection – Grades of performance for below ground spaces*

Grade[A]	Performance definition
1a	Seepage[B] and damp areas[C] 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	No seepage[B]. Damp areas[C] from internal and external sources are tolerable.
2	No seepage[B] is acceptable. Damp areas[C] as a result of internal air moisture/condensation are tolerable; measures might be required to manage water vapour/condensation[D].
3	No water ingress or damp areas[C] is acceptable. Ventilation, dehumidification or air conditioning necessary; appropriate to the intended use[D],[E].

[A] The agreed grade should meet with the client's expectations for the intended use of the below ground space. Reducing the grade could increase the risk of not meeting the expectations of the client for the intended use of the below ground space.

[B] Seepage (sometimes referred to as weeping) is defined in 3.15. If there is seepage, there is a possibility of mineral deposits forming.

[C] Damp area is defined in 3.4.

[D] The scope of this document is limited to detailing the process and best practices that can be followed when creating a waterproof or water-resistant structure below ground. The additional considerations that are required to achieve the required environment are beyond the scope of this document.

The previous revision of 8102 includes example usages within the table, and 'storage' fell under grade 2, whilst occupied residential/commercial space fell under grade 3.

Note that with both grade 2, and grade 3, neither allow for any water ingress.

There had been some issues with the inclusion of usage examples in the previous standard because car parking was given as an example of grade 1, which can allow some seepage, and this was employed as a tactic to avoid liability by some parties, where car parks received systems that did not perform.

So now there is somewhat lesser guidance in relation to what is required, however I would think and advise that working on the basis that ingress into occupied habitable space is acceptable, is likely to be considered unreasonable and the same may be true of storage, although actual requirements for storage space (what is being stored) would influence this.

If we consider conditions within the units against a strict grade 2 or grade 3, there are many that would not comply with this.

That being said, and outside of the standards / codes of practice, many of the units seems usable and I would assume that Great Northern themselves will have better understanding of the extent of

issues and the impact upon tenants, on the basis (assumption) that tenants will report the issues that affect their occupation.

Part of the risk assessment must also consider site conditions. What we mean by this is the groundwater regime external of the structure and factors which can influence this, namely (as per the below) burst water mains, climate change, and construction nearby can also be a particular factor in city centres.

5.1.2 Risk assessment

NOTE 1 The principal risks with respect to water ingress into structures are the external environmental conditions.

A risk assessment should be carried out which determines the long-term water pressures, the effects of surface water infiltration and the use of external drainage and cut-off walls.

The risk assessment should also take into account:

a) the potential effects of climate change, burst water mains, flooding, defects in underground sustainable urban drainage (SUD) systems and defective soakaways and sewers, adjacent trees, sulfates, radon, methane and other ground gases and contaminants; and

The consideration is whether the existing protection would successfully exclude water in the event that conditions change and a greater volume of pressure comes to bear.

With the age and condition of what is present, there are no guarantees as to the performance of what is present should it be tested by greater pressure.

From a pure commercial perspective, and not knowing what degree of issue is reported by tenants, then I could foresee that the units could continue to be employed as they are at present, on the basis that the client understands the imperfections and associated risks outlined above.

Otherwise if lesser risk, guaranteed environments and resolutions to issues affecting tenants are required, then we can make proposals for these.

Our position in this would be that where a given unit requires protection, the ideal would be to install comprehensive cavity drainage waterproofing systems, which would include localised soffit details along the front elevation below pavement areas (where practical) to address ingress at this position.

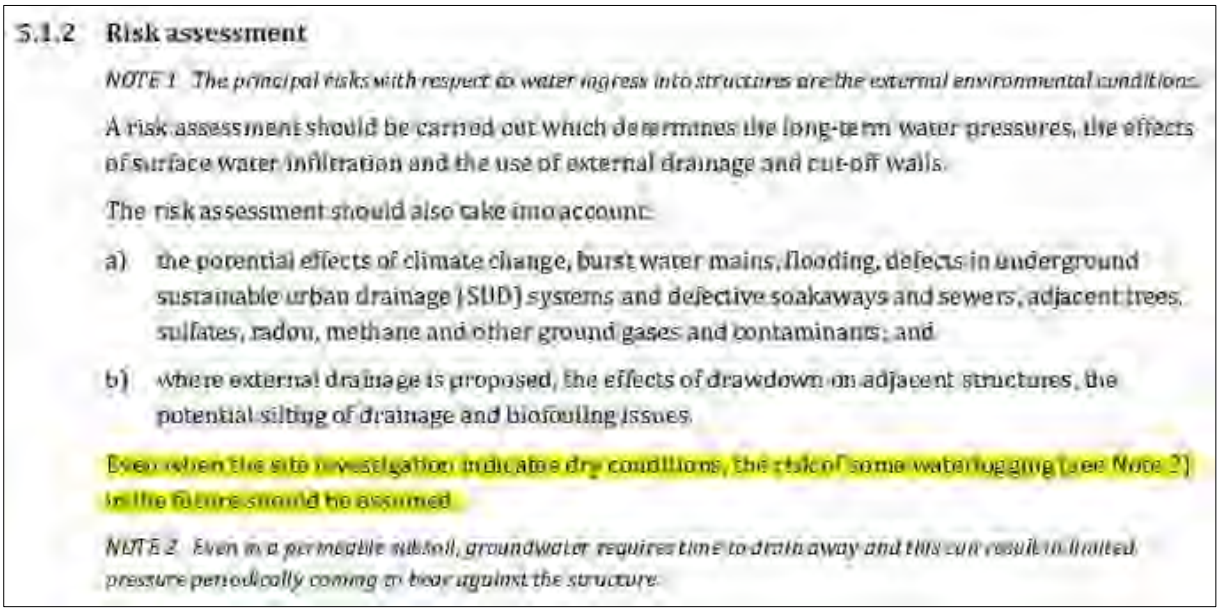
I attach budget costs to treat a single width unit and a double width unit. These are priced on the basis of treating either in isolation. If we were instructed on multiple units then we would discount accordingly and there may be scope for greater reductions by sharing sump systems between units. With further comment we can refine the design and costs accordingly.

What follows is the information which we would provide in relation to the installation of a system to treat all wall and floor areas within a unit, such that a dry environment is provided.

2.0 Site Evaluation and Risk Assessment:

BS8102 advises a process of site evaluation to assess the factors which influence the extent and likely extent of water within the ground, which is the greatest driver of risk influencing structures below ground.

In an existing structure we consider the nature of the structure, the presence or otherwise of existing waterproofing measures, and conditions within the space, to aid in our evaluation.



5.1.2 **Risk assessment**

NOTE 1 The principal risks with respect to water ingress into structures are the external environmental conditions.

A risk assessment should be carried out which determines the long-term water pressures, the effects of surface water infiltration and the use of external drainage and cut-off walls.

The risk assessment should also take into account:

a) the potential effects of climate change, burst water mains, flooding, defects in underground sustainable urban drainage (SUD) systems and defective soakaways and sewers, adjacent trees, sulfates, radon, methane and other ground gases and contaminants; and

b) where external drainage is proposed, the effects of drawdown on adjacent structures, the potential silting of drainage and biofouling issues.

Even when the site investigation indicates dry conditions, the risk of some waterlogging (see Note 2) in the future should be assumed.

NOTE 2 Even in a permeable subsoil, groundwater requires time to drain away and this can result in limited pressure periodically coming to bear against the structure.

The extent of water ingress indicates that groundwater pressure comes to bear upon the structure. *Please also note that issues with defective drains introducing water into the ground, can impact issues of ingress within structures below ground, and that commissioning a specialist drainage survey is prudent, both as part of the general upkeep of a property and particularly where ingress issues occur.*

3.0 Instructions and Objectives:

Scope of service:
I include for specialist waterproofing works only with associated general building works being undertaken by others.

Please note that we do not allow to manage any statutory processes such as local authority building regulations applications, or obtaining listed building consent. We regularly work with and assist third party consultants managing such processes, where this is required.

Objectives:
BS8102 defines different environmental grades, which equate to how dry a space will be.

We make a proposal for/classify an environmental grade here, based upon our understanding of the proposed usage and your requirements; however, clients should seek to understand the grade proposed and consider this against their proposed usage. If you have any questions, please do ask.

Table 2 — *Waterproofing protection – Grades of performance for below ground spaces*

Grade[A]	Performance definition
1a	Seepage[B] and damp areas[C] 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	No seepage[B]. Damp areas[C] from internal and external sources are tolerable.
2	No seepage[B] is acceptable. Damp areas[C] as a result of internal air moisture/condensation are tolerable; measures might be required to manage water vapour/condensation[D].
3	No water ingress or damp areas[C] is acceptable. Ventilation, dehumidification or air conditioning necessary; appropriate to the intended use[D],[E].

[A] The agreed grade should meet with the client's expectations for the intended use of the below ground space. Reducing the grade could increase the risk of not meeting the expectations of the client for the intended use of the below ground space.

[B] Seepage (sometimes referred to as weeping) is defined in 3.15. If there is seepage, there is a possibility of mineral deposits forming.

Grade 3:
We propose waterproofing measures to allow the formation of an environment to Grade 3, where protection and guarantee is provided against water ingress through the installed system.

The formation of a Grade 3 environment is subject to the design, inclusion and correct use of suitable environmental controls (mechanical heating and ventilation) to remove excess moisture vapour resulting from occupational usage so that the basement maintains a comfortable environment between 40-60% relative humidity, free from condensation. This system, which is separate from the structural waterproofing, and not therefore installed by Trace, must be designed by suitably qualified persons.

Clarification of instructions:
We seek to provide detailed information in respect of our proposals, however if we have misinterpreted client instructions in any way, please advise prior to a start on site.

4.0 Limitations:

Wall mounted services:
Please note that there will be some areas of wall which we may not be able to line, such as where 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.

Waterproofing to DPC level:
BS8102 advises that the practicability of linking the waterproofing to DPC level (150mm above external ground level) be assessed and implemented where practicable.

It is not practical in this case because of:
Presence of suspended floors above the basement which reside/extend below external ground level. The proposed system is not designed to deal with issues of external flooding above ground level.

Foul drainage issues:
The proposed system is not intended to protect against escape of foul water from drains servicing the property.

5.0 Proposed Waterproofing Design and Installation Considerations.

Proposed System Type(s):
Type C Drained Protection:

- We propose the installation of a Drained Protection (commonly referred to as 'cavity drainage') water control system comprising cavity drainage membrane vapour barriers installed to all walls and floors, in association with a planned series of drainage channels concealed within the floor construction beneath, linked to a sump pump system(s).

  The system functions by removing penetrating water using the drainage channels and means of discharging water, so that water cannot build up and pressure upon the installed membrane linings. If water pressure never comes to bear upon the membranes (because it is continuously removed), then there can be no movement of water past the membranes and a dry internal environment is created.

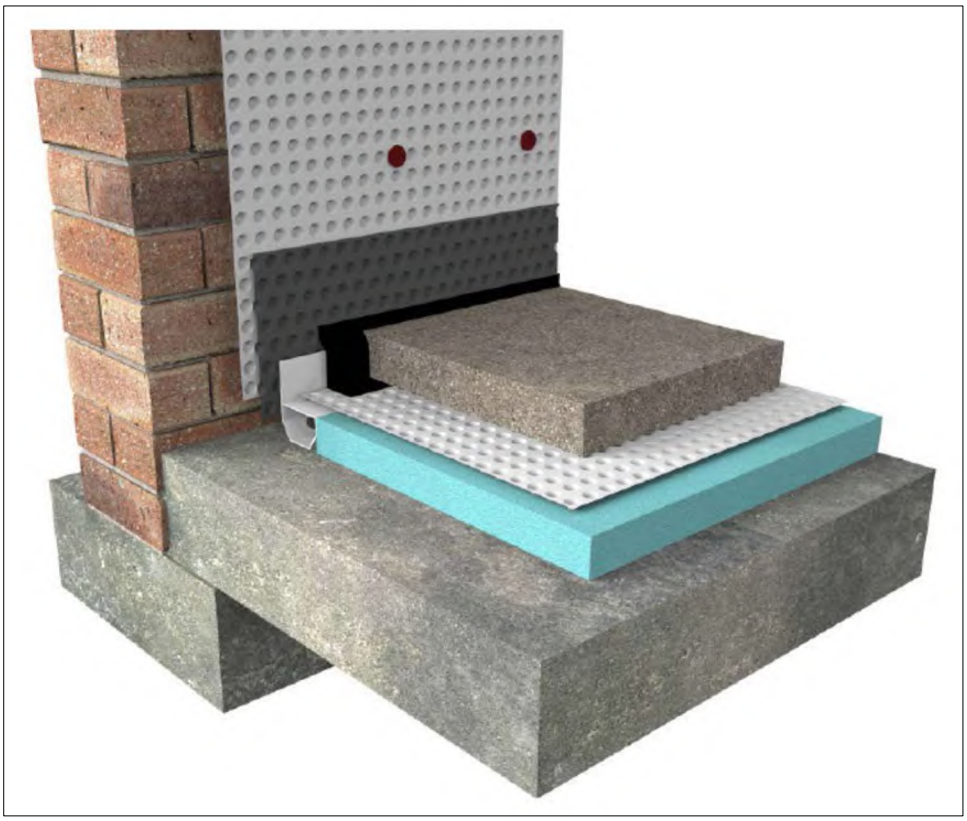
Type C Cavity Drainage Waterproofing Considerations:
Water Collection/Floor:
We need to install an accessible maintainable drainage channel within the depth of the floor construction, which will collect any penetrating water, diverting it to the point of discharge. This would be included at the wall floor junction around the perimeter of the space, in association with cross-floor channel runs if/where necessary (see drawing for exact extent priced).

The means by which the drainage channel is integrated into the floor construction may require further consideration, in that there are varied ways in which this can be achieved.

To understand this detail, it is necessary to understand how cavity drainage waterproofing functions, specifically in respect of the floor. The proposed cavity drainage floor membrane (which provides a dry floor) must always be installed **above the level of the drainage channels**, since it is the channels removing water which prevents water from building up and pressuring on that membrane. No pressure equates to no penetration and a dry environment is created and maintained.

Where insulation is proposed within the new floor build-up, the drainage channels can be placed directly onto the raft/slab (avoids cutting chases/minimises disturbance of structure), then with 50mm of a specific insulation material laid over the raft/slab and butted up against the channels.

The cavity membrane is then installed over the insulation, so that as per the above, it sits above the level of the drainage channel. The insulation is acting as a 'spacer' to lift the floor membrane above the level of the channels.



We employ a high-density extruded polystyrene closed cell insulation, suitable for installation external of a basement shell, i.e. capable of permanent submersion in water as confirmed by the material manufacturer. This also includes a slot detail in the underside of the insulation providing means for water to move beneath this.

We confirm that the insulation is dimensionally stable and compliant with EN 1606. Where combined with our Eco-floor membrane, it will support a load of 1.65 tonnes per square metre (if higher loads are required, please advise and we can design accordingly).

The drainage channels that the insulation spacer is placed adjacent to, can develop a maximum of 50 mm of water pressure when at full capacity. To prevent flotation of the floor the floor build-up over must exert a force (weight) that is greater than 50 mm of water pressure. The weight is calculated by multiplying the density of the floor elements by the height of the floor elements. For example screed density is 1.7. Multiply by the thickness: 1.7 x 65 mm screed = 110 mm. Weight of screed is twice the weight of the water pressure. Where a floating timber floor is formed over, the insulation must be mechanically fixed, with 5x fixings per board.
NB: Where standing water is present, for example from flood testing, rainfall (pre-weather-tight), or ingress, there can be scope for floatation of insulation prior to installation of screed, which then loads the insulation.

Where greater than 50mm depth of insulation is required, insulation detailing is to be discussed and agreed. Note that 50mm of insulation may or may not meet the required U value for building regulations and we ask that those responsible for thermal design consider and comment on this proposal.

Where insulation spacer detail is proposed in association with a new floor slab, **those forming the new floor slab should seek to form this as flat and level as possible**, this to limit scope for ponding. Certainly the area of the sump system/point of discharge should not be a high point.

Specification: Floor to be no more than +/- 5mm over 2m in any direction and no more than 25mm over any dimension. Floor to be flood tested and depressions over 10mm or over to be filled with appropriate repair product such as Newton 908 LiquaBond mortar (or alternatively form shallow chases).

Depth of floor build-up:
Height implication of proposed floor build up - note that depth of floor build up in an area may increase where the underlying substrate is not flat and level (if there is a dip in a floor):
8mm dimpled cavity membrane.
50mm depth of insulation.
22mm floating timber floor (Egger Protect).

Anti-Lime:
Most structures contain concrete. Water moving over or through cracks in concrete can leach salts from this, which can accumulate within drainage based waterproofing systems, increasing the maintenance requirements over time. The extent of salts is influenced by the nature of the structure, with some types having greater implication versus others.

Explanation: Free lime salt deposits are caused by water moving over/through concrete and dissolving calcium hydroxide from the matrix. On contact with the atmosphere the calcium hydroxide reacts with carbon dioxide to form calcium carbonate, which is precipitated as a solid deposit when the water evaporates.

To lessen the effect of this, we allow to spray accessible surfaces of new and existing concrete with a proprietary anti-lime treatment, which acts to lock in the salts within surfaces treated.

Water Testing:
Where the channel is installed within the insulation space, part of the installation process involves flood testing the floor slab to prove that water will flow to the point of discharge. In the event that we deem it necessary, we will adjust the levels/falls minimally either by infilling areas of significant ponding, or by forming a shallow chase detail through highpoints to encourage water flow to the point of discharge.

Where channel is installed in the insulation space, cross-floor channel runs/positions are influenced by floor flood testing.

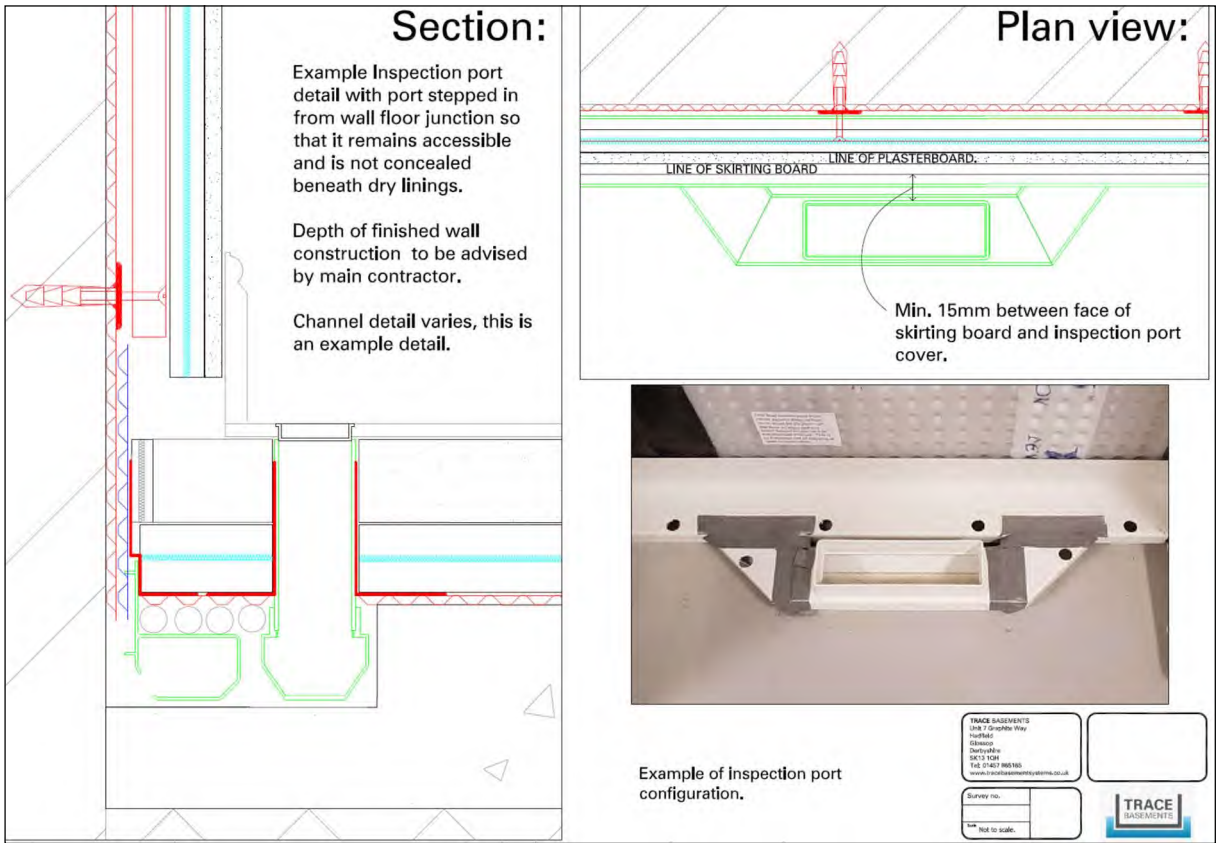
Channel systems are flood tested to check flow to the sump system/discharge point.

The flood test is signed off on the job-sheet by the testing operative. A source of water must be available to facilitate this.

Drainage Channel Inspection/Service Ports:
British Standard 8102 Code of practice for protection of below ground structures against water from the ground requires that a system should be accessible to allow inspection and maintenance. This is achieved by the installation of ports which allow the system to be flushed through and cleaned when required.

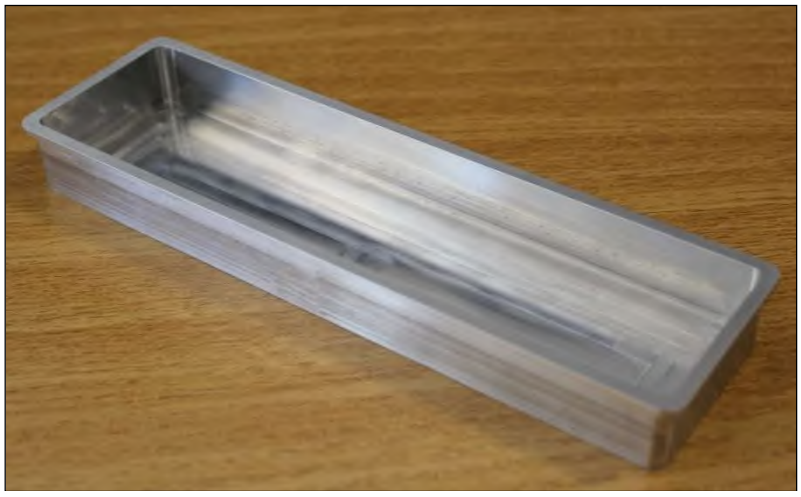
The inspection ports have to remain accessible after the work is completed. There are various details for achieving this. Please talk to our technical staff for further advice. It is the responsibility of the client to ensure the following trades do not conceal the inspection ports.

Example port detail:



All drainage systems rely on servicing. The main advantage of the cavity system is that it is serviceable. Trace offer to service the sump pumps and channels. This servicing guarantees that the system will work. Failure to have servicing carried out can affect the manufacturer pump guarantees.

The inspection port cover can be plastic and wholly covered over by finishes (while still leaving access), or as an alternative we have had an aluminium cover machined which is deeper so can receive finishes within the cover, and can be set at top of finishes level, where you would then see the aluminium edge of the cover. Note that aluminium port covers are a priced option within the quotation. Please also note that there can be a lead time of a number of weeks on these ports, and that the decision to include them is best taken, at an early stage.



Where aluminium port covers are employed, we need to know upfront what the depth of the proposed floor finishes are, so that the port covers can be set at the right level (please advise).

With regard to number and location of ports, these are proposed on the attached layout drawing, however there is flexibility and positions can be adjusted, but this should be discussed with the system designer (author of this report). If we receive no comments, ports will be installed as per the drawing.

Floor Membrane Proposed:
8mm cavity drainage:
The cavity drainage DPM (damp proof membrane) isolates any moisture in the slab or channel system from the living space over. We would employ an 8mm deep (black membrane diamond stud pattern) cavity drainage membrane in this case. Please see attached drawing for the extent priced.

Quality Assurance – Floor Membrane:
Floor membrane must be protected with materials laid over.

As a rule we require involvement in whatever is laid over the cavity DPM, as we must ensure that there is no damage to this, prior to it being concealed. If insulation is laid over, we install this. If screed is laid (by others), we would check the DPM just before it is laid and would have a presence on site while it is being laid. If a floating timber floor is required, Trace would install this.

The dimpled profile of cavity membrane DPM's, forms what is essentially a 'cup' to the upper surface of the membrane. If water is introduced onto the membrane it will sit in the 'cups', and so **the membrane DPM should only be installed when a structure is sufficiently weather-tight**. If water is introduced over the membrane (for example by plumbers) then it should be removed (by others) via wet vac or rag prior to screeding. Also note that we cannot form effective seals to wet membranes and so any source of water above/internal of our system must be considered. If dehumidification is required for drying purposes to meet client programme, this is not allowed for by Trace.

Build-up over Floor Membrane:
Floating Timber Floor over Membrane:
Floating timber floors are ideal where there is requirement to maximise the finished floor to ceiling height within a space, since a 22mm board saves height versus a typical 65mm fibre reinforced screed.

We form floating timber floors using a 22mm deep material called Egger Protect, which is a chemically impregnated and non-slip plastic coated chipboard designed for temporary external use (on building sites where flooring is required in structures not yet weather-tight), and can receive rainfall for up to a month. It is not part of the waterproofing as it resides on the dry side of the floor membrane, but it is heavy and far more robust versus typical flooring grade chipboard.

There is potential for limited compression/deflection in a floating timber floor which precludes the use of ceramics/stone floor finishes (unless flooring specialists advise otherwise).

The Egger Protect is plastic coated, and if adhered finishes are proposed, advice should be sought from the flooring specialist upon this.

Egger Protect should not be used in situations where future regular floor washing is proposed.

Walls:
Preparatory Works:
The walls should be brushed down (by others unless otherwise stated) to remove loose and friable materials, so that these do not detach in future, falling down behind the membrane to then access the proposed drainage channel.

Any direct applied plaster must be removed (by others) so that it cannot subsequently detach and fall down behind the membrane. If existing cementitious render is present, it must be removed where degraded and at risk of future detachment. Where renders are dense and well adhered, they can remain in place.

Any potential pathways (holes) for water ingress through the walls must be addressed prior to the application of membrane over. Any holes should be made good, and poor/perished pointing repaired because once the walls receive membrane, there will be no further access.

Any potential pathways (holes) for water ingress through the walls must be addressed prior to the application of membrane over. Tie bolt holes need to be blocked with a tierod rubber stopper pushed into the hole from the outside min. 150mm then packed externally with a waterproof non-shrink repair mortar (by others) leaving flush the external face. Any cracks or honeycombing must also be addressed.

Embedded Timbers:
Any embedded timbers must be removed by others as a matter of course with any incidence of decay being reported. Any in-situ timber (lintels, old fixing plugs etc.), left in place represent a risk in respect of fungal decay, and in providing a food source for spread of fungi, i.e. dry rot/wet rot. This would be at client risk.

Wall membrane:
The walls would be lined with an 8mm cavity drainage membrane to full height, fixed via sealed brick plugs. Please see attached drawing for extents priced.

Dry linings:
Dry lining specifications can vary, however we include the option to fit 25mm by 50mm treated timber battens, screwed into the sealed brick plugs, and then squared up ready to accept insulation/plasterboard by others. This is an ideal specification in that it keeps finished wall profiles to a minimum depth. This is priced for application over areas of our membrane only.

If battens are omitted but we are asked to fit additional plugs to provide fixing points for dry linings installed by others, this incurs a cost (day rate and materials uplift as per our terms and conditions).

In any areas where space is limited we would line with a meshed cavity drainage membrane, which can receive plasterboard via dabs or wet plaster (please request spec. if applying this yourselves), resulting in negligible build up. Typical locations are window reveals, door reveals, stairwells and corridors. Fixing meshed membrane requires a significant number of plugs, extra areas of meshed are charged at a higher rate versus membrane and battens. We only allow for localised areas of meshed at this stage (in reveals etc.).

Application of membrane linings may be limited where wall mounted plant is fixed in place, for example gas meters and electrical consumer units. If wall mounted items can be removed, allowing application of membrane behind, and then reinstated, then this is the ideal; however where they cannot be removed, we can only line up to these and there will in theory be some client risk, with the level of this being influenced by position of plant, for example whether at low or high level on internal or external walls.

Insulation, Dry Linings and Condensation:
We will install a 'condensation strip' detail at the wall floor junction where the floor membrane meets the wall membrane. This is simply an additional strip of membrane installed over the main wall membrane, at the wall floor junction, which provides a mechanism for condensation forming on the face of the membrane, to access the drainage channel system. Heating and ventilation should be designed, installed and operated to prevent issues of condensation; however this is an easy to form detail which has no detriment, whilst designing out a potential and theoretical risk.

The condensation strip is sealed back to the floor membrane at the wall floor junction via wide profile adhesive butyl tape.

If insulation is installed within the depth of the wall build-up, vapour check plasterboards must be employed (and is good practice irrespective of insulation inclusion or otherwise). Minimum 15mm gap must be maintained between insulation and cavity membrane. **Further to this, while we may install an 8mm deep membrane, the membranes are fixed to the walls at varying centres, and being flexible and supplied on a roll so with some 'memory' and curvature, the membranes inevitably do not sit perfectly tight against the wall, so we would allow a minimum tolerance/allowance for the depth of the membrane at 20mm.**

Rigid board insulations are the ideal. While mineral wool products may be 'rigid' / semi-rigid, they will be more porous versus fully rigid boards and as such we would expect more scope for moisture to be able to bridge, should condensation occur on the face of the membrane.

Note that wet trades (screeding, plastering) in an unheated and unventilated space (typical residential site), can create high humidity, resulting in condensation forming on the face of the cavity drainage membrane, particularly during the colder seasons. This is not a lasting issue, being addressed by heating and ventilation. If it is necessary to dry down after the plaster/screed has fully cured, then heat, ventilation and dehumidification can assist (dehumidification works best in a relatively sealed space, i.e. doors/windows closed to the treated area). Such drying work is not included for by Trace.

Stairs:
Where timber stairs are present and we propose full linings, these can in most cases be isolated in-situ by passing a membrane down the side of the stringer and beneath the base of the stairs by propping these temporarily and passing membrane beneath; however this is not possible in all cases and we recommend that provision be made by others for removal and reinstatement, or even replacement (can be a requirement if finished floor levels vary).

System Discharge:
Use of New or Existing Internal Gravity Drains:
There is an important consideration in relation to the system discharge point/s. Cavity drainage waterproofing is entirely reliant on the continuous collection and removal of water to function correctly. Therefore we need to identify where water would be discharged to.

Typically in a below ground scenario we would employ sump pump systems to lift and move water to a safe external location, employing an 'air-gap over-flow detail' whereby if there is ever an issue with the external drains, water can escape externally rather than backing up into the basement.

In this case there are existing mains drainage connections, including floor gulley(s), manhole cover(s), W.C./sink(s). Gulley(s) within external stairwells and other connections are possibly also present within the basement.

While connecting the channel waterproofing system into such gravity drains is a theoretical option, it does have potentially substantial implications. With such a design we are then reliant on the continued function of that drainage system in receiving water, and in the event of blockage/surcharge, the waterproofing system would not function as designed.

Therefore we propose to discharge water using sump pump systems, to gullies externally at ground level.

Proposed discharge point:

Discharge via sump pump system:
We propose a sump pump system containing TWO mains powered pumps with independent electrical supplies providing mechanical redundancy, and a battery back-up system to operate in the event of a power cut.

The sump system is an important part of the waterproofing system and we employ high grade pumps, switching equipment and battery backup, with the latter in particular being that which is employed in Ministry of Defence and marine applications.

System features:
The pumps operate automatically via float switches, and are set to activate at different levels, this providing a **lower primary pump**, and a **higher back-up pump**.

Each pump is fed by an independent electrical supply on a dedicated RCD, so that if the primary pump were to trip out, the secondary pump will then take over.

The above offers robust protection, however if of interest, clients can also be offered systems with additional features, such as control panels with advanced diagnostics, telemetric diallers to alert remotely (a good idea if properties are often vacant or tenanted), additional batteries and even a weatherproof 5kw diesel generator with remote electric self-start facility with colour control panel and monitoring via remote web access. Please advise if the above is of interest.

Waterproofing sumps are for groundwater only and cannot receive other services.

Proposed pumps are 2x 400w per system.

In respect of sump location, these are ideally installed out of sight in plant rooms or similar, but on some projects, they do have to be installed within a finished space.

Proposed location is: TBC.

Sump system audible alarm:



In the event of any issue with the primary pump, an audible (90dB) alarm is set to activate before the back-up pump is triggered, and so you are alerted to the fact that the primary pump requires attention, while the back-up pump protects.

The alarm includes a zero voltage out which can be connected to a BMS (Building Management System) or compatible house alarm.

Smart (Telemetry) Alarms:



These alarms function like a standard sump pump alarm, in that they are operated by a float switch installed within the sump chamber, being set to activate if water rises beyond the activation level of the primary pump, but before the back-up pump takes over.

They include an audible alarm (like a smoke alarm) however they also have the ability to alert clients remotely by phone, through a mobile phone network and/or WiFi.

Note - 2.4 gHz WiFi compatible only, not compatible with the '3' GSM mobile network.

Principal considerations - connectivity:
We recommend installation of a sim-card on a monthly contract (circa £5 per month), paid by the client. In this configuration, the alarm system will alert you in the event of the float switch being triggered, or if there is a power cut.
The alarm can also alert via WiFi, however if there is a power cut, this means no power to the WiFi router and in this scenario it would function like a standard alarm, meaning audio alert only.

The alarm panel does not need to be installed next to the sump, in that float switches can be directly connected wirelessly.

Panel includes integral lithium-ion battery back-up (panel functions in the event of power cut).

We may need access to reconfigure your router if 2.4 gHz network not available, we may require access to the area in which the router is located. We set up the associated app on the designated persons phone, so require access to that also.

For additional information see/request datasheet.

Battery Back-up System:
During power outage, a Victron inverter system detects loss of mains power and switches to battery supply. When mains power is reinstated, the unit switches back to mains supply and recharges the battery(s).

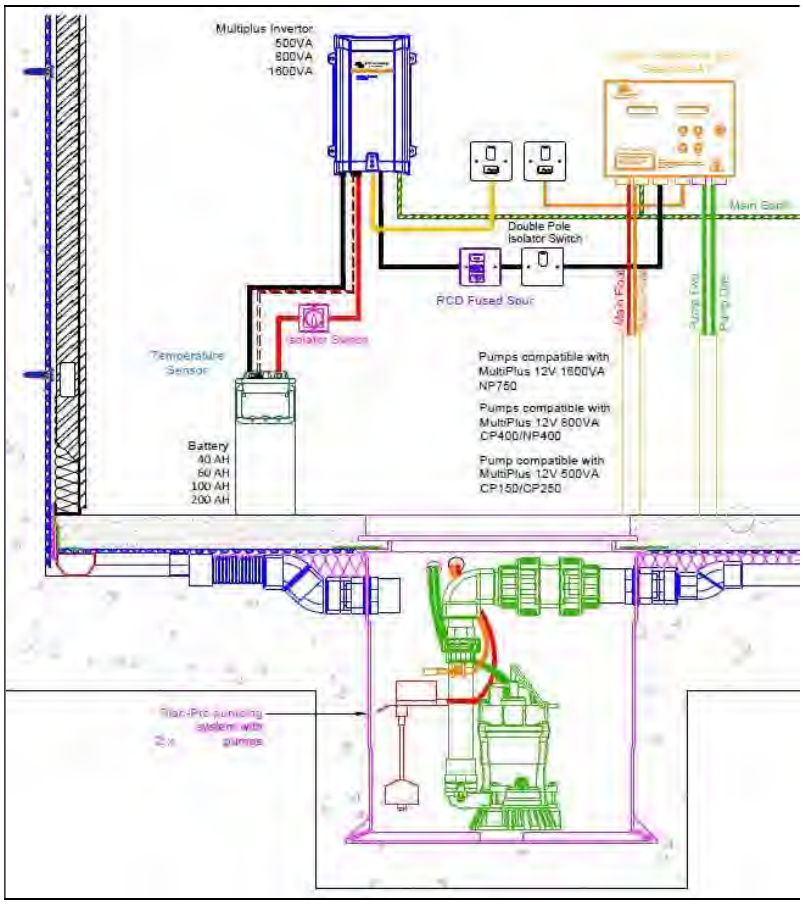
The total volume of water moved by a battery back-up system is dependent on the head, (height to which water is lifted), frequency of pump cycling, and size/number of batteries included. A 400watt pump, lifting to 4m on large/60kg battery will move approx. 12,000 litres. Batteries will be sized using the same principles of assessment applicable to pumps.

Historically we installed a 60kg battery however the weight of these represents a hazard and so we now install two smaller batteries to achieve the same performance. Therefore our system typically includes two batteries and the Victron, and these need to be installed and located somewhere within the basement. The panel and battery must be located in the same position; however they do not need to be local to the sump. Dims of each battery: H: 260mm, W: 105mm, L: 390mm.

Ideally these are housed in cupboards or plant rooms where present, if you have specific requirements on where you would want these to be installed, please advise at the start of the project so that cables can be run between the sump chamber and the battery back-up location, if we're not informed early enough in the project, the battery back-up system will be installed next to the sump chamber. If other trades will be installing plant within that area, please advise where we can locate our plant, otherwise our Pump Engineer will agree this with relevant persons on site.

Number of batteries allowed for: 2x 100Ah batteries per system.

An example installation schematic is included below - again please note that the sump does not have to be next to/below the panel and battery.



Battery dimensions are 320mm high x 125mm wide x 560mm long. As stated these are 60kg in weight and so where shelf mounted, this must be capable of supporting this. The 60kg battery is the largest of those pictured below:



We do not allow for cupboards or shelving to house and conceal batteries.

Sump Chamber Installation:
The proposed system includes a solid preformed plastic sump chamber with cover, which is recessed into and beneath a given floor structure, **such that the cover is at finished floor level or below** (project/finishes dependent).

Sump chambers can be installed in a number of ways:

- Installed into excavations formed by Trace (or others) and back-filled around with concrete to prevent floatation.
- Where new slabs are formed a 700mm2 box out can be formed through the depth of the slab, and the earth beneath then excavated to facilitate sump chamber installation, backfilled around with concrete.
- Installed into cast concrete box formed by others (pit size 800mm wide, 1000mm long, 600mm deep).
- Fixed to reinforcement at the correct height (others on site must mark out top of slap level as a datum to work to), and then directly cast into the new concrete (chamber should be filled with water during pour to reduce floatation forces).

Subject to identification of approach we can provide further guidance.

Priced at this stage: Installed into excavations formed by Trace.

Chambers are wrapped with hydrophilic water-bars to minimise any scope for ingress at that position.

Sump Access Covers:

- Sump systems require an access hatch over. The type of hatch and detail employed is influenced by the nature of the floor build-up and also aesthetic requirements depending on where the sump is installed. Options include:
- Galvanised Clark Drain recessed access hatch with vapour seal, best suited for installation in an 'out of the way' location.
- Where installing an Egger Protect floating timber floor we can form a hatch in this over the galvanised cover, finished with a metal trim.
- Where screed is employed and the sump is located in a finished space where aesthetics are key, a stainless steel or aluminium hatch from a company like Howe Green (see example below), provides a high standard of finish.



Note that where a hatch is employed to receive finishes as per the example above, we need to know what the depth of the finishes is beforehand, in order to set the cover at the correct depth (please advise).

Priced at this stage: Galvanised Clark Drain recessed access hatch with vapour seal.

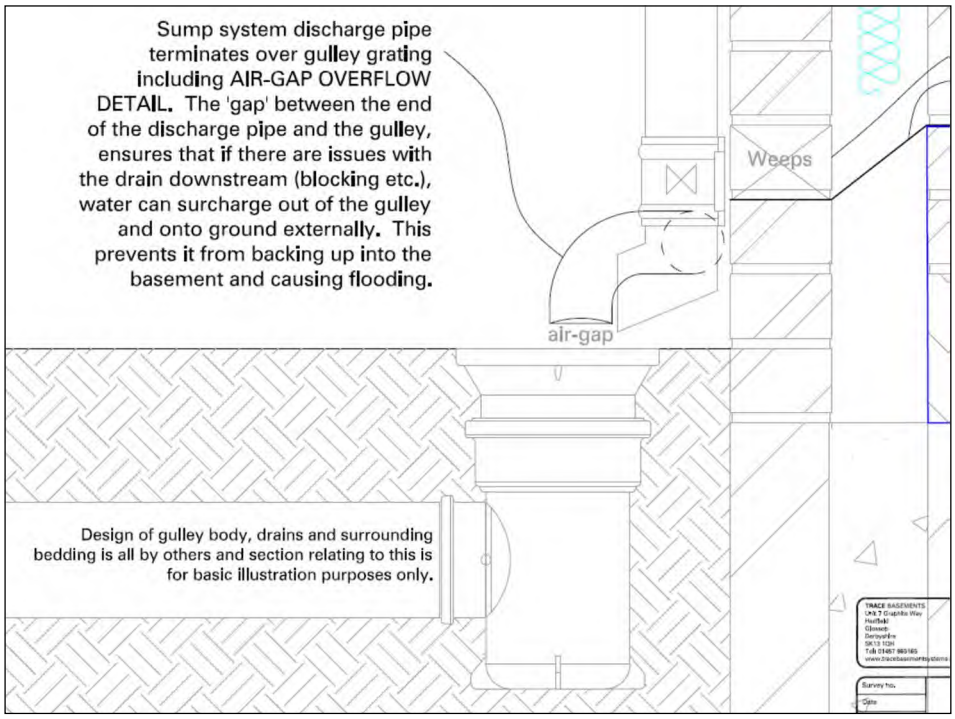
Electrical Power Supply:
The power requirement for each of the pumps within the system is a non-switched 13-amp spur, with its own independent RCD/circuit breaker. In this configuration, if one pumps trips out for any reason, the other pumps will have power. I do not include for provision of power. A detailed electrical specification would be provided subject to project progression.

Note that two independent spurs are required and need to be the un-switched LED type. We often find that project Electricians are not advised what is required and assume and install plug sockets. Pumps are not installed on plugs because the risk is that these can be switched off and unplugged. One visit is priced for our Pump Engineer to commission the system, if additional visits are required because of incorrect electrical installation, this is chargeable.

The client should arrange for the project Electrician to attend site and meet with our pump technician when the power supply is provided, allowing the pumps to be commissioned. The sump must not be accessed without recourse to Trace after it has been commissioned.

Note: If follow-on flooring contractors propose to use self-levelling compound, care must be taken to ensure that this is not poured over the sump, without protection of the access cover. If compound accesses the sump and gets into the pumps, the space is at risk of flooding and we accept no responsibility for this or cost of replacement plant.

Discharge Pipe:
Discharges must be configured with what we refer to as an 'air-gap/over-flow detail'. Simplistically this detail, means terminating a discharge pipe over a gulley grating, leaving an air-gap between the end of the pipe and the grating, so that water can spill out externally in the event of the drain/gulley blocking and surcharging, hence an air-gap over flow detail (also known as a 'flood loop' in the industry. There are a number of ways of achieving the detail, i.e. we do not always need a gulley with grating over, but the detail must be included in some form.



Discharge pipes include 2x non-return valves, one on the pump and one in-line valve.

Proposed discharge point at this stage: TBC.

Proposed discharge pipe configuration: 2x 50mm diameter (each pump has a dedicated pipe).

Temporary 110v Site Pumping:
During the construction phase many sites will operate on 110v power, which prevents the installation of our permanent 240v pumps, until such time that 240v power is provided.

Our position is that main contractors must provide and maintain temporary 110v pumps to deal with any groundwater during the course of works, this because Trace have little to no control over power supplies or other trades on site (unplugging supplies, sweeping spoil into sumps etc), over periods of time while we may be both on or off site – for example when we've completed but prior to screeding.

Existing Gravity Drainage Connections:
The Trace system is to protect against groundwater ingress, not flooding as a result of the surcharging of drainage connections such as gullies within external wells.

If protection against surcharge is required, a drainage specialist should consult upon the inclusion of non-return valves in the relevant drainage runs.

Where the only connections present are within external wells (gullies receiving rainfall), we can link new gullies to sump pump systems and the connections to mains drainage can be capped.

Existing Service Penetrations:
Service penetrations, i.e. **where cables or pipes run through the structure below external ground level**, are a consideration because they can provide a pathway allowing significant water ingress in the event of saturation of the ground externally.

Existing penetrations must be appropriately detailed by Trace so that they are sealed and minimising scope for ingress (it may not be possible to totally exclude water depending on the form of structure), then with cavity drainage membranes being sealed against vapour, back around the pipes/cables internally.

Cavity membrane internally is sealed back around service penetrations via wide profile adhesive butyl tape, installed with the aid of a heat gun. Pipes must be separated out (not bundled together) to facilitate proper sealing.

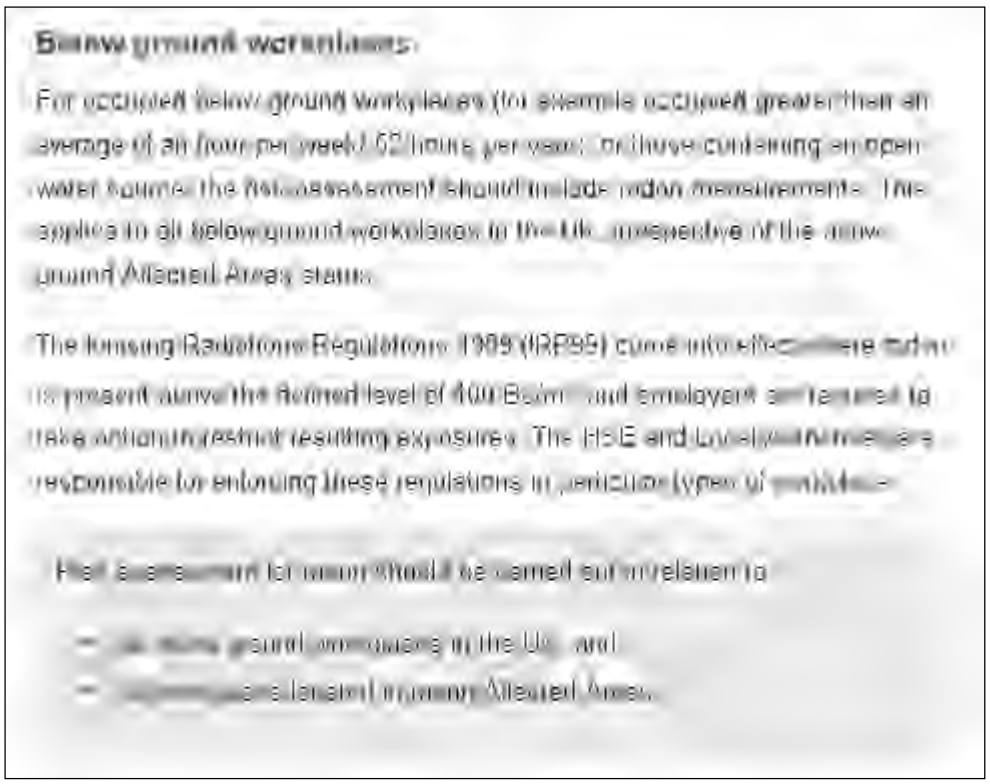
Pipe sleeves with services running through them are sealed using Newton 308 Stopaq, finished internally with Stopaq mortar.

Redundant pipe sleeves through reinforced concrete structures are sealed by inserting a pipe bung, then abrading the inside of the pipe, packing with 203-RM non-shrink mortar, and then applying a patch of reinforced 107-F polymer modified cementitious tanking slurry, spanning over the 203-RM filled pipe and on to the adjoining concrete.

New/Proposed Service Penetrations:
If proposed (for example running armoured cable out through a basement wall), please advise us exactly what is intended, at the earliest stages and we can then design for this. Often the service penetrations are not shown on design drawings making it difficult to design and price for. If this is not appropriately addressed at the design stage, we may not be able to effectively waterproof these after the services are installed.

Unless otherwise listed in the quotation/detailed on drawings, we make no allowance at this stage for sealing new service penetrations.

Ground Gases:
Workplaces below ground should have a risk assessment undertaken which includes assessment of radon. See:
http://www.hse.gov.uk/radiation/ionising/radon.htm#legalrequirements



BS8102 (2009) Code of practice for protection of below ground structures against water from the ground, advises that ground gases be considered as part of the equation when dealing with structures below ground.

At the time of writing, there is much of a focus on ground gas protection in new construction (with construction on brown-field sites etc), but conversely not a great deal of focus within existing structures.

What we advise is that we do not include any measures to protect against radon at this stage, and that this is not our specialist area, but given the HSE workplace requirement above, think that it may be prudent to take further advice upon this, irrespective of use whether commercial or residential. Should you wish to do so, our preferred partners in the field are https://www.prestigeair.com/ - 01233 740844. Monitoring/testing can be undertaken and if necessary and proposals adjusted to suit the requirements.

General:
The space will need to be stripped out to expose all structural substrates.

Trace will leave our work area clean and tidy in respect of our own waste, i.e. a basic builders clean undertaken at completion of our works, where appropriate. We do not allow for a deep clean or professional clean of the work area. In addition, note that airborne dust will settle over time, and we make no allowance for return visits to clean airborne/settled dust.

Health & Safety - Welfare Facilities:
The law states that clients and contractors have responsibilities regarding welfare facilities on construction projects. Contractors (such as Trace) must provide facilities and clients must ensure that this happens. 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 price on the basis that suitable welfare facilities will be provided to us.

Asbestos Risk in Buildings Pre-2000:
There is theoretical risk that asbestos may be present given the age of the property. Please advise if any asbestos survey covering the proposed areas of work has previously been undertaken and provide that information to us prior to a start on site in the event of work moving forwards. Otherwise:
We would ask that an R&D asbestos survey be obtained by yourselves.

Power Supply during Works:
We work on the basis that a 110v power mains power supply would be available for the duration of our works, within the work area.

We work on the basis that no power will be available within the area of our works; we will therefore need to arrange a generator to facilitate works.

Water Supply:
We work on the basis that a mains water supply will be available during works.

Lighting:
We work on the basis that site lighting will be provided. Task lighting will be provided by Trace.

Trace are to provide all lighting on site.

This survey report is for the sole and confidential use of the client and no liability will be accepted in relation to third parties. Any such person relying on the survey report does so entirely at their own risk.

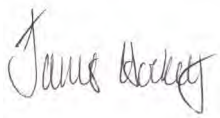
Please let me know if there if you have any comments, queries or require any further information.

Kind regards,



Phil Ryan C.S.S.W.
Waterproofing Designer
Mobile: 07710 934480
phil.ryan@traceremedial.co.uk

Kind regards,



James Hockey BA (Hons), C.S.R.T., C.S.S.W., A.C.A.B.E.
PCA Registered Waterproofing Design Specialist
Director
TRACE BASEMENTS
Mobile: 07946 840920
james.hockey@traceremedial.co.uk

Trace Basements
Unit 7, Graphite Way,
Rossington Business Park,
Hadfield, Glossop, SK13 1QH

t: 01457 865165
f: 01457 866253
enquiries@traceremedial.co.uk
www.tracebasementsystems.co.uk

STRUCTURAL WATERPROOFING QUOTATION

30548s1 JDH, Great Northern, Deansgate, Manchester 2022 - Single Unit - Budget Quote.

Works/items not priced by Trace and notes for third parties:

SITE SETUP
Welfare (use of toilet) including hot running water, we will arrange welfare at additional client cost if not provided.
Access equipment.
Site lighting to provide safely lit work area.
Site power local to Trace work area, if generator required costs will be added to the below at £75.00 +VAT per week.
Site water supply.
ENABLING WORKS BY OTHERS
Removal of any existing screed/timber flooring, fixtures, fittings, linings and finishes in the proposed areas of work, providing clear access to the substrates being treated. Where suspended ceilings are present, these may need to be cut back at the perimeter to allow membrane application to the full height of the retaining walls.
Removal of plaster, spalling whitewash, loose and friable render, or any other material at risk of future deboning (dense well adhered render can remain to walls but it must be well adhered).
Where timber/steel stairs are present and we propose full linings, these can in most cases be isolated in-situ by passing a membrane down the side of the stringer and beneath the base of the stairs by propping these temporarily and passing membrane beneath; however this is not possible in all cases and we recommend that provision be made by others for removal and reinstatement, or even replacement (can be a requirement if finished floor levels vary).
Any new stairs to be constructed internal of Trace membranes or isolated during construction to Trace details.
Making good any loose/friable pointing and patch repair as necessary any masonry in poor condition. In-fill any holes through structure.
Removal of any embedded timber fixing plugs (report any signs of decay to Trace), replace any timber lintels with concrete where linings proposed.
SUMP PUMP SYSTEM:
Provision of power supplies to sump pump, to Trace specification, i.e. 2x independent supplies (specification provided separately).
At this stage we have not allowed for high end recessed access hatches (Howe Green or similar).
OTHER:
Any associated non-specialist general building works.
Design/installation of heating and ventilation sufficient to control vapour and prevent condensation.
Inclusion of vapour control layer to warm face of any wall insulation (foil backed board).
Ensure that channel inspection ports are not covered over and hidden by third parties/floor finishes.
Provide and install temporary 110v pumping for the duration of works, ensure that power supplies to temporary pumps are maintained during the course of Trace works. Clean/maintain temporary pumps as necessary until the permanent 240v pumps are provided by Trace.
Trace will leave our work area clean and tidy in respect of our own waste, i.e. a basic builders clean undertaken at completion of our works, where appropriate. We do not allow for a deep clean or professional clean of the work area. In addition, note that airborne dust will settle over time, and we make no allowance for return visits to clean airborne/settled dust.

07/09/2022

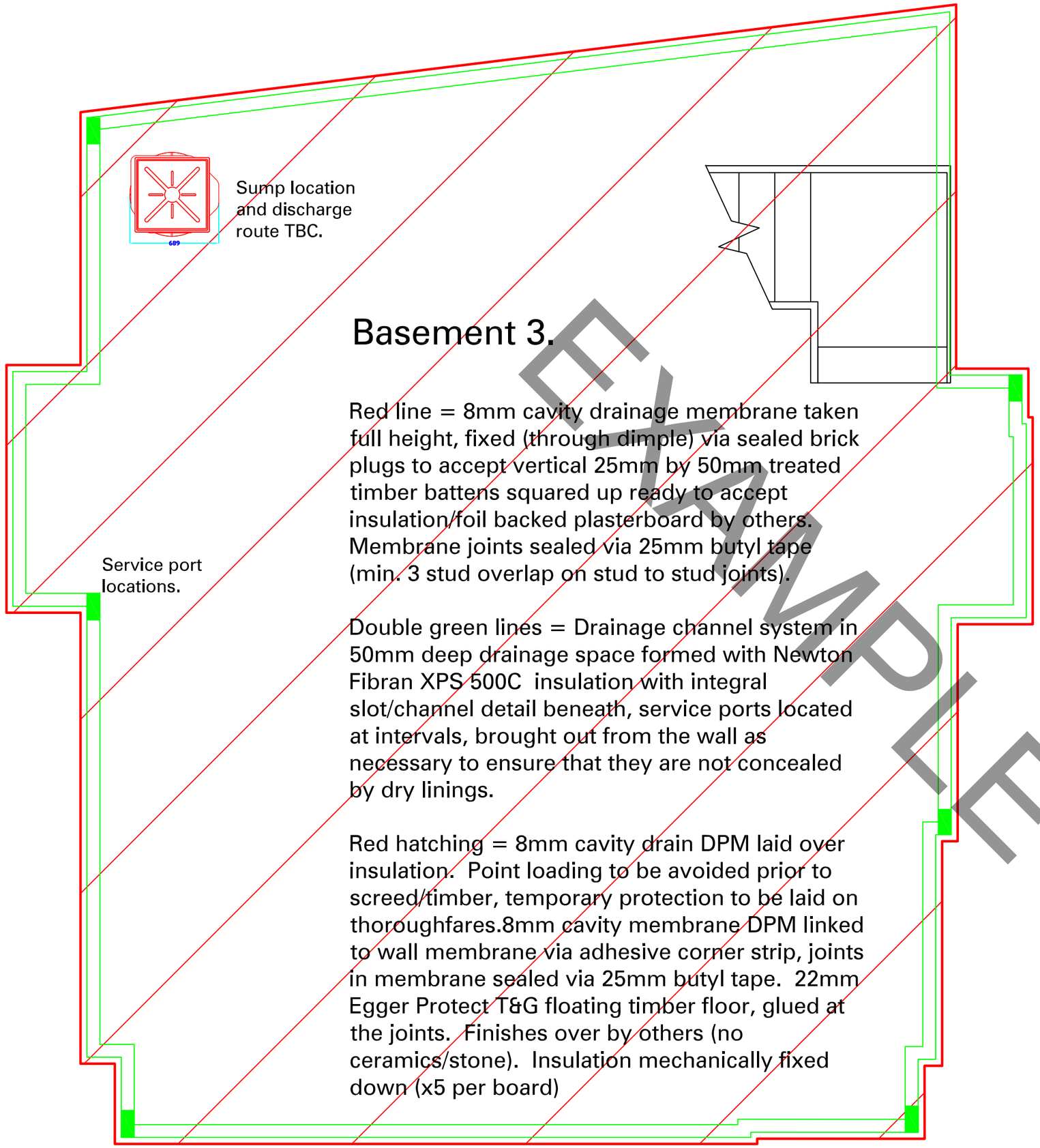
WORK ITEMS BY TRACE:	**Sum**	**Options / Provisions.**
TYPE B WATERPROOFING		
Protect sleeves through structure with Stopaq and Stopaq mortar (max. gap filling of 40mm).		£150 per service penetration.
TYPE C WATERPROOFING - CHASES / CHANNELS		
Flood test to check channel flow to sump/discharge and slab does not contain any high spots or areas ponding.		
Perimeter drainage channels and inspection ports. Inspection ports must be left accessible for future maintenance.		
Drainage channel swept corners.		
Drainage channel T section		
TYPE C WATERPROOFING - MEMBRANE WALL LININGS		
Spray concrete surfaces with anti-lime solution.		
Fit 8mm cavity drainage membrane to ground retaining walls full height fixed via sealed brick plugs. Allow for plugs and tapes.		
Allowance for installation of adhesive into drilled holes in soft brick/block - prevents plugs spinning or pulling out when fitting battens.		
Condensation strip.		
TYPE C WATERPROOFING - DRY LININGS / INTERNAL WALL BUILD-UP.		
Option for Trace to fit 25mm deep by 50mm wide treated timber battens, squared up ready to accept insulation/plasterboard by others.		£4,200.00
TYPE C WATERPROOFING - MEMBRANE FLOOR LININGS.		
Formation of **8mm** cavity drainage membrane DPM with sealed joints. Allowance 28mm butyl tape inc.		
Allowance 150mm wide profile butyl tape (required when screed laid over).		
Heat gun sealing the wall floor junction with wide profile adhesive butyl tape, including sealing back around any service penetrations.		
Provisional sum for adjustment to the floor slab via localised infilling or shallow chases through high points, tanked with polymer modified cementitious tanking slurry.		£510.00
22mm Egger Protect non-slip plastic coated, chemically impregnated water resistant T&G floating timber floor laid level (assuming practical) and glued at the joints.		
Lay Newton Fibran 500-C 50mm insulation with 500 kPa compressive strength and integral channel detail.		
Fixing Fibran insulation via IF90 plugs, (required when floating floors are installed over the DPM).		
TYPE A/C WATERPROOFING - LOCALISED SOFFITS		
Lining to localised soffit area, installing cavity membrane beneath supported on timber frame and ply boards to falls, all joints and laps weathered and sealed.		
TYPE C WATERPROOFING - DISCHARGE BY SUMP PUMP SYSTEM		
Supply Trace Sump liner (TPW) with 46mm deep vapour seal galvanised recessed access hatch.		
Sump excavation to receive Trace Sump TPW		
Backfill around sump with new concrete.		
2x 400w pumps and associated high-pressure pipework, non-return valves, quick release unions, 2p 2bh. Plant only cost.		
Trace Battery back-up system. Plant only cost.		
2x Northstar 100FT battery and cables (approx. 12k litres pumped). Plant only cost.		
2x 63mm dia. discharge (allowance 6m run including vertical rise). Includes 2x diamond core hole.		
Hydrophilic waterbars installed to sump and opening.		
System commissioning by Trace Pump Engineer - clean sump chamber, install 240v pump(s) and connect to spurs provided by others, configure float switches and pipework within sump, configure high level alarm, install battery back-up system, test pumps and back-up with and without power - note that a source of water must be available to facilitate testing. One visit allowed for.		
Travel contribution and inspections carried out by the project surveyor.		
Remove Trace waste materials / leftover materials from site and leave area clean and tidy in respect of Trace works.		

			TOTALS
Sub Total	£20,992.95	£4,710.00	£25,702.95
VAT at 20% (unless newbuild (0%) or exempt in some other respect - client must provide evidence/proof to this effect).	£4,198.59	£942.00	£5,140.59
Total	£25,191.54	£5,652.00	£30,843.54
Optional Ten year GPI Guarantee backup insurance.	£1,013.60	£159.04	£1,172.64
Total including GPI	£26,205.14	£5,811.04	£32,016.18

The GPI insurance is an option, but advised so that you have a true and safe guarantee. The GPI fee will be levied at the premium set by GPI (determined from contract value after VAT) plus a £35 Trace administration fee per property, with Insurance Premium Tax (IPT) on top, which is 12%. GPI cost can be influenced by options taken (extra works may increase insurance costs) premiums are set according to total contract value including VAT.
Trace guarantees & GPI insurance are not issued until we receive payment in full, GPI late fees apply if GPI is not applied for (because of late payment) within 2 months of completion, these fees are payable by the client.

The first service will take place six months after practical completion of the system, then annually thereafter or every six months in special cases. Service charged at £225.00 + VAT per year increasing with inflation. See report for further information on this.

Grey shaded cell indicates item priced for. Quote valid for 60 days from date below:
07/09/2022



EXAMPLE

Layout illustrates Type C Drained Protection waterproofing system to allow formation of dry environment to Grade 3 of British Standard 8102 Code of practice for protection of below ground structures against water from the ground.

TRACE BASEMENTS
Unit 7 Graphite Way
Hadfield
Glossop
Derbyshire
SK13 1QH
Tel: 01457 865165
www.tracebasementsystems.co.uk

Great Northern Warehouse
235 Deansgate
Manchester
M3 4EN

Proposed scope of works.

JDH/30548s1.	Phase 1 Basement 3.
27th Sept.2018.	
Scale Not to scale.	

Waterproofing Design Drawings prepared by Trace for the client and project named within the report, taking into account project parameters, it is not intended for and should not be relied upon by any third party, and no responsibility is undertaken to any third party, unless written consent is provided by Trace. Copyright Trace Basements, not to be reproduced or distributed with

Trace Basements
Unit 7, Graphite Way,
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Hadfield, Glossop, SK13 1QH

t: 01457 865165
f: 01457 866253
enquiries@traceremedial.co.uk
www.tracebasementsystems.co.uk

STRUCTURAL WATERPROOFING QUOTATION

30548s1 JDH, Great Northern, Deansgate, Manchester 2022 - Double Unit - Budget Quote.

Works/items not priced by Trace and notes for third parties:

SITE SETUP
Welfare (use of toilet) including hot running water, we will arrange welfare at additional client cost if not provided.
Access equipment.
Site lighting to provide safely lit work area.
Site power local to Trace work area, if generator required costs will be added to the below at £75.00 +VAT per week.
Site water supply.
ENABLING WORKS BY OTHERS
Removal of any existing screed/timber flooring, fixtures, fittings, linings and finishes in the proposed areas of work, providing clear access to the substrates being treated. Where suspended ceilings are present, these may need to be cut back at the perimeter to allow membrane application to the full height of the retaining walls.
Removal of plaster, spalling whitewash, loose and friable render, or any other material at risk of future deboning (dense well adhered render can remain to walls but it must be well adhered).
Where timber/steel stairs are present and we propose full linings, these can in most cases be isolated in-situ by passing a membrane down the side of the stringer and beneath the base of the stairs by propping these temporarily and passing membrane beneath; however this is not possible in all cases and we recommend that provision be made by others for removal and reinstatement, or even replacement (can be a requirement if finished floor levels vary).
Any new stairs to be constructed internal of Trace membranes or isolated during construction to Trace details.
Making good any loose/friable pointing and patch repair as necessary any masonry in poor condition. In-fill any holes through structure.
Removal of any embedded timber fixing plugs (report any signs of decay to Trace), replace any timber lintels with concrete where linings proposed.
SUMP PUMP SYSTEM:
Provision of power supplies to sump pump, to Trace specification, i.e. 2x independent supplies (specification provided separately).
At this stage we have not allowed for high end recessed access hatches (Howe Green or similar).
OTHER:
Any associated non-specialist general building works.
Design/installation of heating and ventilation sufficient to control vapour and prevent condensation.
Inclusion of vapour control layer to warm face of any wall insulation (foil backed board).
Ensure that channel inspection ports are not covered over and hidden by third parties/floor finishes.
Provide and install temporary 110v pumping for the duration of works, ensure that power supplies to temporary pumps are maintained during the course of Trace works. Clean/maintain temporary pumps as necessary until the permanent 240v pumps are provided by Trace.
Trace will leave our work area clean and tidy in respect of our own waste, i.e. a basic builders clean undertaken at completion of our works, where appropriate. We do not allow for a deep clean or professional clean of the work area. In addition, note that airborne dust will settle over time, and we make no allowance for return visits to clean airborne/settled dust.

07/09/2022

WORK ITEMS BY TRACE:	**Sum**	**Options / Provisions.**	
TYPE B WATERPROOFING			
Protect sleeves through structure with Stopaq and Stopaq mortar (max. gap filling of 40mm).		£150 per service penetration.	
TYPE C WATERPROOFING - CHASES / CHANNELS			
Flood test to check channel flow to sump/discharge and slab does not contain any high spots or areas ponding.			
Perimeter drainage channels and inspection ports. Inspection ports must be left accessible for future maintenance.			
Drainage channel swept corners.			
Drainage channel T section			
TYPE C WATERPROOFING - MEMBRANE WALL LININGS			
Spray concrete surfaces with anti-lime solution.			
Fit 8mm cavity drainage membrane to ground retaining walls full height fixed via sealed brick plugs. Allow for plugs and tapes.			
Allowance for installation of adhesive into drilled holes in soft brick/block - prevents plugs spinning or pulling out when fitting battens.			
Condensation strip.			
TYPE C WATERPROOFING - DRY LININGS / INTERNAL WALL BUILD-UP.			
Option for Trace to fit 25mm deep by 50mm wide treated timber battens, squared up ready to accept insulation/plasterboard by others.		£8,400.00	
TYPE C WATERPROOFING - MEMBRANE FLOOR LININGS.			
Formation of **8mm** cavity drainage membrane DPM with sealed joints. Allowance 28mm butyl tape inc.			
Allowance 150mm wide profile butyl tape (required when screed laid over).			
Heat gun sealing the wall floor junction with wide profile adhesive butyl tape, including sealing back around any service penetrations.			
Provisional sum for adjustment to the floor slab via localised infilling or shallow chases through high points, tanked with polymer modified cementitious tanking slurry.		£1,020.00	
22mm Egger Protect non-slip plastic coated, chemically impregnated water resistant T&G floating timber floor laid level (assuming practical) and glued at the joints.			
Lay Newton Fibran 500-C 50mm insulation with 500 kPa compressive strength and integral channel detail.			
Fixing Fibran insulation via IF90 plugs, (required when floating floors are installed over the DPM).			
TYPE A/C WATERPROOFING - LOCALISED SOFFITS			
Lining to localised soffit area, installing cavity membrane beneath supported on timber frame and ply boards to falls, all joints and laps weathered and sealed.			
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Supply Trace Sump liner (TPW) with 46mm deep vapour seal galvanised recessed access hatch.			
Sump excavation to receive Trace Sump TPW			
Backfill around sump with new concrete.			
2x 400w pumps and associated high-pressure pipework, non-return valves, quick release unions, 2p 2bh. Plant only cost.			
Trace Battery back-up system. Plant only cost.			
2x Northstar 100FT battery and cables (approx. 12k litres pumped). Plant only cost.			
2x 63mm dia. discharge (allowance 6m run including vertical rise). Includes 2x diamond core hole.			
Hydrophilic waterbars installed to sump and opening.			
System commissioning by Trace Pump Engineer - clean sump chamber, install 240v pump(s) and connect to spurs provided by others, configure float switches and pipework within sump, configure high level alarm, install battery back-up system, test pumps and back-up with and without power - note that a source of water must be available to facilitate testing. One visit allowed for.			
Travel contribution and inspections carried out by the project surveyor.			
Remove Trace waste materials / leftover materials from site and leave area clean and tidy in respect of Trace works.			
			TOTALS
Sub Total	£35,817.74	£9,420.00	£45,237.74
VAT at 20% (unless newbuild (0%) or exempt in some other respect - client must provide evidence/proof to this effect).	£7,163.55	£1,884.00	£9,047.55
Total	£42,981.29	£11,304.00	£54,285.29
Optional Ten year GPI Guarantee backup insurance.	£1,488.48	£161.28	£1,649.76
Total including GPI	£44,469.77	£11,465.28	£55,935.05

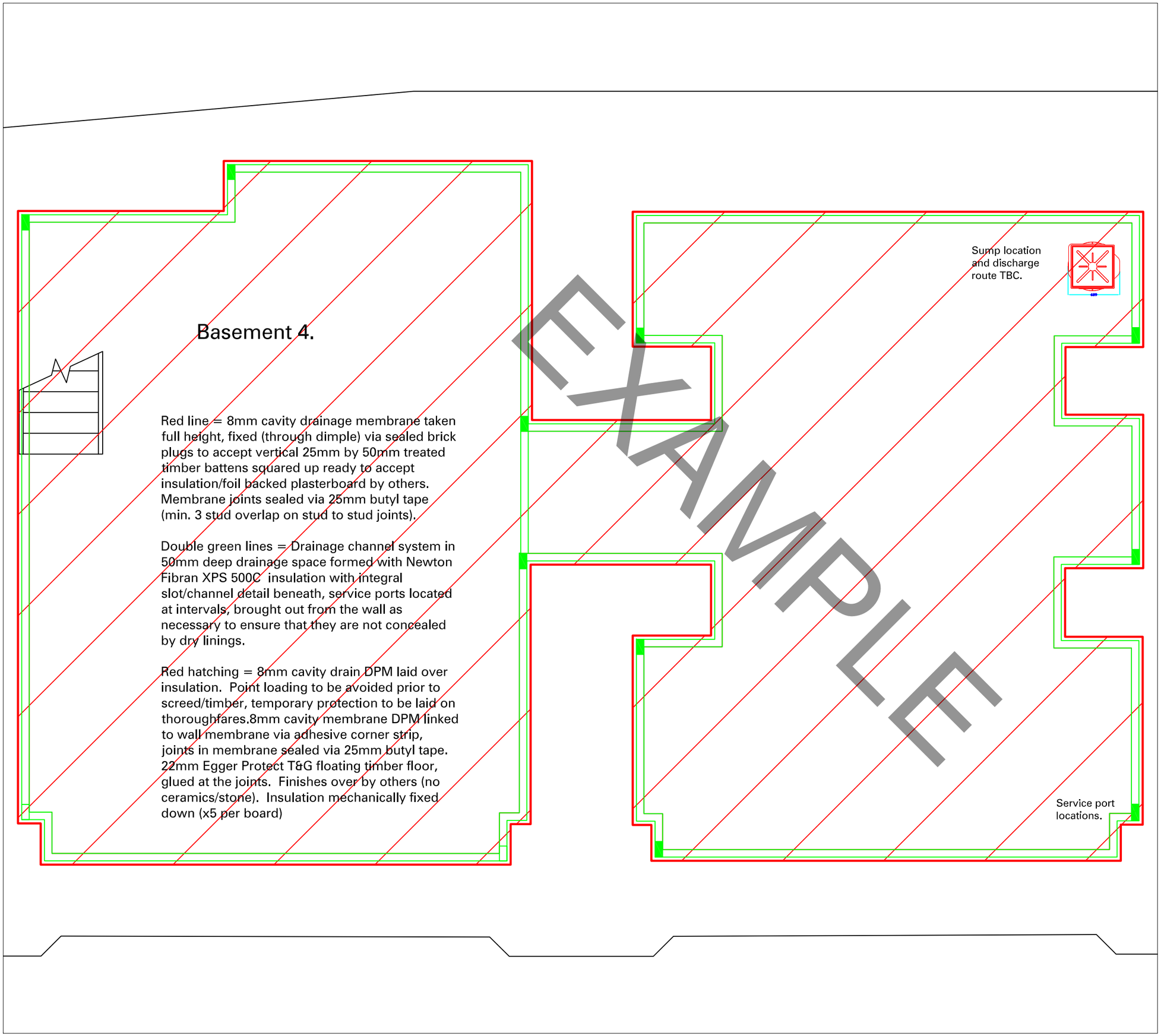
The GPI insurance is an option, but advised so that you have a true and safe guarantee. The GPI fee will be levied at the premium set by GPI (determined from contract value after VAT) plus a £35 Trace administration fee per property, with Insurance Premium Tax (IPT) on top, which is 12%. GPI cost can be influenced by options taken (extra works may increase insurance costs) premiums are set according to total contract value including VAT.
Trace guarantees & GPI insurance are not issued until we receive payment in full, GPI late fees apply if GPI is not applied for (because of late payment) within 2 months of completion, these fees are payable by the client.

The first service will take place six months after practical completion of the system, then annually thereafter or every six months in special cases. Service charged at £225.00 + VAT per year increasing with inflation. See report for further information on this.

Grey shaded cell indicates item priced for. Quote valid for 60 days from date below:

07/09/2022

Layout illustrates Type C Drained Protection waterproofing system to allow formation of dry environment to Grade 3 of British Standard 8102 Code of practice for protection of below ground structures against water from the ground.



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Hadfield
Glossop
Derbyshire
SK13 1QH
Tel: 01457 865165
www.tracebasementsystems.co.uk

Great Northern Warehouse
235 Deansgate
Manchester
M3 4EN

Proposed scope of works.

JDH/30548s1.	
27th Sept.2018.	Phase 1 Basement 4.
Scale Not to scale.	

Waterproofing Design Drawings prepared by Trace for the client and project named within the report, taking into account project parameters, it is not intended for and should not be relied upon by any third party, and no responsibility is undertaken to any third party, unless written consent is provided by Trace. Copyright Trace Basements, not to be reproduced or distributed with

Acceptance Form: Cost of Works Required

	Cost
Trace works - as per quotation	£
* Provisional sums	£
Sub-total	£
VAT 20%	£
GPI - Guarantee Protection Insurance Policy (Optional)	£
TOTAL	**£**
Acceptance Deposit (25% OF TOTAL)	£
BALANCE TO PAY	**£**

(* NB: Provisional sums may vary).

Invoice & Guarantee to be sent to:

Name: _____

Address: _____

_____

_____

_____

_____

_____

Please indicate your intended method of deposit and balance payment:

☐ Cash ☐ Cheque ☐ BACS

Cheques

Please make cheques payable to 'Trace Basements'

BACS Payment

Bank Details

NatWest, Macclesfield Branch, PO Box No. 65, 2 Chestergate, Macclesfield, Cheshire SK11 6BS.

Account Name

For and on behalf of North West Damp Proof Services Ltd T/A Trace RBS.

Sort Code: 01-05-41

Account Number: 39601803

I accept the Terms and Conditions of your quotation and agree to pay the specified deposit on acceptance, and remaining monies as detailed in the Terms and Conditions.

I will ensure I read the report and general notes in full prior to commencement of the contract.

Signed: _____ Date: _____

Position _____
(if Company)

Order number_____
(if Company):

VAT Reg: 298 6311 20 - UTR: 23420 07546

Unit 7, Graphite Way, Hadfield, Glossop, Derbyshire, SK13 1QH.

NOTICE OF RIGHT TO CANCEL

Should you decide to proceed with the work quoted above, please be aware that you have 14 days in which to cancel this agreement from the date of acceptance.

You may wish to use the form below, however we will accept cancellation by letter, personal visit (to deliver a notice or letter) or email. If sending the notice by post, then you are advised to send it by recorded delivery and contact us on 01633 411977 to advise us of your intent.

Cancellation is deemed to have started once the notice has been sent by electronic mail or given via telephone.

CANCELLATION NOTICE

Complete, detach and return this form ONLY IF YOU WISH TO CANCEL THE CONTRACT. Cancellation notice can be provided via telephone, and followed up with this form, or via electronic mail.

To:

Trace Remedial Building Services, Unit 7, Graphite Way, Hadfield, Glossop, Derbyshire SK13 1QH.

Tel: 01457 865 165, Fax: 01457 866 253 and email: enquiries@traceremedial.co.uk

*I/We hereby give notice that *I/we wish to cancel *my/our contract relating to:
(* Please delete as appropriate)

Survey No. _____

Name and Address of client: _____

_____

_____

_____

Signed: _____

Date: _____

WORK COMMENCING PRIOR TO THE EXPIRY OF THE CANCELLATION PERIOD

If the customer agrees that work my start before the cancellation period expires, they should sign below to confirm this agreement and that they understand that if they decide to cancel within 14 days, payment will be due for work carried out prior to the cancellation.

*I/We agree that Trace Remedial Building Services, Unit 7, Graphite Way, Hadfield, Glossop, Derbyshire SK13 1QH may commence work on _____ (date), before *my/our cancellation period has expired.

*I/We understand that if *I/we decide to cancel within 14 days, *I/we will be asked to pay for any work that has been carried out prior to *my/our cancellation.

Sign _____ Date _____

(* Please delete as appropriate.)

Work detailed on the preceding pages is for work to be carried out by TRACE Basements. Drawings and details are copyright © and the copyright remains with us. Therefore they are for information only and are not to be copied, duplicated or distributed without our written authorisation. Nor should they form part of tender documents or specifications for use by other persons or companies.

Other companies tendering for work should provide their own design and details, and provide detailed costs for the work they specify. They should demonstrate that they have PI for design and waterproofing installation.

Waterproofing contractors should prove that they comply with the following that TRACE Basements can:

- Design, supply and install waterproofing systems, with no split responsibility.
- Ensure compliance with all relevant standards.
- Show evidence and references for a large number of similar installations.
- Comply with all relevant health and safety requirements.
- Do not use waterproofing sub- contractors for specialist work. Only use own fully trained staff.
- Can prove to be trusted and endorsed by some of the foremost market-leading architects, engineers and building contractors.
- Agree to accommodate project time constraints.

Terms & Conditions

All contracts made by North West Damp Proof Services Ltd (T/A TRACE BASEMENTS and TRACE REMEDIAL BUILDING SERRVICES) shall be deemed to incorporate these terms and conditions. No other terms and conditions will apply unless specifically agreed in writing by TRACE.

Where a 'Main Contractor' is referred to, this may be replaced with 'client'.

Payment: Applications are made on a monthly basis (where projects span over such periods) or at practical project completion where shorter. Invoices are due for payment upon receipt. Should payment become more than 30 days overdue, the total outstanding balance shall become immediately payable, together with a further administration fee of £50.00 under the terms of the late payments of Commercial Debts (interest) Act of 1998. We retain the right to charge interest at the rate of 6% above base rate.

In the event that completed work is not to client satisfaction, TRACE must be informed immediately. Withholding payment while failing to advise TRACE of any issue at all will result in the addition of the late payment penalties outlined above. Payment may be made via cheque or electronic transfer to Acc. No. 39601803 Sort code: 010541.

TRACE's responsibility is restricted to the work as detailed within the TRACE report and quotation.

No discount or retentions can be applied unless specifically approved in writing BY TRACE, prior to commencement of the works. Non-payment of retention (to TRACE) when due, will void the guarantees until such a time that the outstanding retention and interest, rates and terms as previously advised herein, are passed to TRACE. All materials/plant remain the property of Trace until payment in full is received.

Provision of Services/Facilities: The quotation assumes that the client will afford all necessary facilities to TRACE including storage of materials, parking, welfare facilities (W.C., warm running water, drinking water), continuous 13amp 220/240v or 110v mains electricity as appropriate with sufficient number of points to suit programme. It is assumed that this will always be provided and in the event that it is not, clients accept that the associated extra costs will be passed back to them. This includes circumstances where we have safety concerns in running cables long distance etc.

Additionally any stored items must be removed from areas of work prior to TRACE attending site. Any items/fixtures/fittings/finishes left within areas of work are at client risk unless otherwise expressly stated within the report. Other contractor's tools and materials are to be removed from the TRACE work area prior to TRACE commencing work there. TRACE to be notified in advance where this is not possible and controls agreed prior to TRACE commencing work there.

Proposed TRACE work areas are to be left fully prepared and free of site debris prior to commencement by TRACE.

The Main Contractor shall be responsible for and provide all necessary traffic management, barriers, diversion systems, signs and lighting, together with all necessary protection to adjacent workforce, personnel and structures.

The Main Contractor shall provide suitable safe heated storage facilities and sufficient containers for the adequate storage of our materials and equipment for the duration of the works.

The Main Contractor shall provide suitable access for placement of generators, compressors and any other equipment deemed necessary by TRACE for provision of our works. This shall include suitable parking or access for surface preparation vehicles where required.

Electrical power, lighting, water, scaffolding, dehumidification and access towers shall be provided free of charge by the Main Contractor, when required to carry out the agreed works.

The Main Contractor is responsible for identification, marking and making safe of any services within the proposed areas of work. Any instruction or requirement to obtain specialist equipment, such as for finding cable locations or other services is chargeable.

Diagnosis: Unless specifically stated to the contrary, our offer to carry out works does not constitute a diagnosis. In any event 'free surveys' and 'quotations' do not purport to be a diagnosis of the problem. Diagnostic surveys and sample analysis are available on a fee basis.

Specification Amendment: We reserve the right to amend specification (including substitution of materials dependent on stock availability) and design details subject to factors which may come to light after the commencement of works. Where such changes affect the price of the work and/or if additional works are required, these will be subject to a further quotation and charges.

Extra Works: Variations, additions or omission to the contract works carried out by TRACE, must be requested and subsequently instructed in writing, by the Employer chain, and this will constitute a variation to the contract, for which a charge will be made. Extra works must include mark-up for over-heads and profit; and must not be assumed on an 'at cost' basis. We will not accept verbal instructions unless approved by a company Director. Any work for which we do accept a verbal instruction will be deemed subject to day rates (including travel time) and materials uplift as detailed within this report.

Acceptance periods: Prices quoted are net (including of any discount) and exclude VAT, and are valid for a period of 60 days from the quotation date. Orders should be submitted in writing by fax/email/post, on signed company letterhead, confirming the accepted order total.

Working Times & Access: Our contract assumes that TRACE will have access to be able to complete the work during a continuous working period, this being between 7am and 4pm (this partly including travelling time). Where working times outside of these hours are required they are subject to overtime or nightshift charges. By restricting or altering these working hours, the client accepts the additional associated costs. Works such as breaking or hammer drilling which can create high levels of noise and vibration, are undertaken between 8am and 4pm.

Unhindered access to the working area is to be made available and exclusive possession of the working area shall be given to TRACE for the duration of our operations. The area has to be accessible, safe, well lit, or correctly prepared or this will result in an abortive visit, standing or waiting time for our operation teams caused by unavailability of the work area. TRACE require that the complete area of work is made available to us at any one time, unless agreed within the programme. Where abortive visits, standing or waiting times do occur, our site staff will advise the site chain in writing, with a copy to TRACE for confirming officially with the employer chain.

Delays/Minimum Day Charge/Abortive Visit: Should the client or other occupant/stakeholder delay commencement or completion, or cause standing or waiting time for our operation teams for whatever reason, this shall incur an hourly charge - see day-work rates below. The minimum day charge for an abortive visit is £200.00 per two man team. Any loss to TRACE resulting from additional expenses must be paid for by the client as an extra. Furthermore agreed completion dates may be forfeit.

Where issues outside of TRACE control result in late practical project completion, TRACE cannot be held responsible for any associated liquidated damages or penalties imposed in full or part thereof.

Notice: TRACE may require a minimum 3 working weeks' notice period from receipt of order for the delivery of materials, and depending on the material procurement and manning, this can also apply to each site visit and work stage. Where cancellation or postponement of a start date causes losses to Trace in respect of labour or purchased wasted materials, or loss of profit, such costs will be charged to the instructing client. Temporary postponement must be issued in writing at least 3 days before the originally programmed start date, with revised start dates after such postponement agreed by TRACE.

The Main Contractor shall make adequate allowances in the works programme for our work to be carried out as a non-critical activity. No charges or costs for delays against TRACE will apply unless the Main Contractor has specifically notified TRACE of critical working and critical periods of completion before the order is placed.

Our price is based upon a five day working week, Monday to Friday (40 hours/week including travelling time) and makes no allowance for critical activity working. Overtime, night work and weekend working is chargeable as extra to our price and is calculated at TRACE rates.

Where the number of visits to be undertaken to complete the works is specifically noted under Qualifications in this document, any further visits shall be subject to additional mobilisation charges of £1,500.00 per team visit.

Weather dependent works (Temperature/Rain): All cementitious or other liquid applied systems require minimum five degree Celsius and higher temperatures, and generally no rainfall for 24-48 hours on any exposed treated area for each coat of the application. TRACE reserve the right to vary the agreed start date based upon the prevailing weather forecast noted the day before due date of commencement of works.

Whenever weather conditions or conditions arise because of weather that affects the TRACE works, TRACE can suspend work due to the weather for as long as the company considers necessary. No liquidated & ascertained damages nor any other costs or charges will apply because of delays to our works caused as a result of the weather or conditions arising from the weather.

Should the Client or Main Contractor consider the use of tenting to maintain the contract programme then the responsibility and all costs associated with the provision, hire, erection, maintenance, heating, humidity control, ventilation, transportation on site and dismantling shall be borne by the Client or Main Contractor. Tenting must prevent rainfall accessing any part of an applied waterproofing system during the curing process, and repair of damage caused by water is chargeable.

Groundwater/Flooding/Drainage System: Unless otherwise stated within the design/report, systems are designed to protect against groundwater (saturation of the ground) and not flood events where water stands above external ground or basement well levels.

The Trace system is not designed to deal with water containing foul content. Flooding/ingress caused by drainage issues resulting in the introduction of water surged back up from the from drains, or foul or other contamination into the system, is not guaranteed against and should be covered by home and buildings insurance (but please check). Domestic drainage **must be appropriately maintained** and we recommend periodic inspection of this to allow condition to be managed. Flooding as a result of internal plumbing leaks is also excluded from guarantee cover.

As a rule we recommend against direct connections to mains drainage from within a basement, for example a W.C. linked by gravity to main drains, or a gulley in the base of an external stairwell linked to mains drains, because in the event of blockage/surcharge, this could flood the basement and we therefore cannot guarantee against this if such details are employed.

Pumping design: Pumps are sized dependent on the area being drained, estimated inflow rates, and the head (height) to which the pumps must move water to the point of discharge. The general principle of design is to engineer in substantial capacity to remove water, while the structure limits ingress so that super low risk levels are provided.

The pump range includes 250watt, 400watt and 750watt pumps, which at an average 3m head move approximately 9000, 14400 and 20400 litres per hour respectively. Each sump system contains two pumps, both discharging through a single 63mm outer diameter discharge pipe, both pumps can operate at the same time with mains power, providing an increased flow rate (note that this is not double the figures quoted).

During power outage a single pump operates via battery back-up. The total volume of water moved by a battery back-up system is dependent on the head, (height to which water is lifted), frequency of pump cycling, and size/number of batteries included. Simplistically the range includes a small (28.3kg, medium (35.3kg) and large (60.0kg) batteries with capacities in ampere hours of 90/100/214 respectively. A 400watt pump, lifting to 4m on large battery will move approx. 12,000 litres. Batteries will be sized using the same principles of assessment applicable to pumps,

Battery back-up is designed to protect in the event of temporary power outage, i.e. where power will be restored within a reasonable timeframe; however energy stored within a battery is only used as and when the pump operates, so intermittent pump cycling will provide protection over a longer period – 4m head with 400w pump on a medium battery starting 4x per hour = 23 hours, on a large battery this would be 48 hours. Conversely, significant ingress will reduce the timeframe of protection.

As waterproofing contractors, TRACE cannot predict the length of future power cuts and it is ultimately the client's responsibility to ensure provision of power in the event of longer term outage. TRACE can be contacted if clients require assistance with this. Additional batteries etc. are chargeable.

It is the responsibility of the main contractor to provide and maintain temporary pumping (usually 110v) until permanent pumps by Trace can be installed. This includes provision of a continuous power supply. We accept no responsibility for any issues associated with temporary pumping on site.

Noise: Note that pumps are mechanical items and make a minimal degree of noise when they run, but are silent when not running. In essence pumps are an electric motor and the associated noise is the hum of the motor,

General: All measures, dimensions and method of measurements shall be agreed prior to commencement of any works.

The Main Contractor shall carry out all protective measures for surrounding areas to protect against overspray or any other impact of TRACE works to surrounding areas, plant and equipment or adjacent surfaces before, during and after TRACE attend site.

The main contractor/client is responsible for site security and preventing public access to any treated areas during TRACE works. The Main Contractor accepts full responsibility and liability to protect the membrane/waterproofing system in general from damage after the TRACE works have been completed, tested and certified acceptable. Repairs and the costs of repairs shall be undertaken with costs to be agreed.

The agreed TRACE works shall be solely carried out by TRACE. If the Main Contractor undertakes any of the TRACE works or permits any third party to attempt undertaking any of the TRACE works, either prior, during or after completion all of TRACE works without the permission of TRACE, then the company's liabilities and/or guarantees under the contract shall be invalidated.

TRACE reserve the right to carry out credit checks on you. Subject to the results of checks, TRACE may request a deposit of up to 50% before commencement of works. This deposit must be received and cleared prior to any works being commenced

The maximum amount of Liquidated & Ascertained Damages and/or other costs and charges that can be levied against TRACE under any contract agreement shall be limited to 5% of the order value of TRACE work. Any bond or any other form of security is excluded unless otherwise agreed

All Contracts entered into by TRACE will be executed by hand. No contracts will be under seal with a value less than £1million.

The Company will require your nominated site representative to sign off areas of completed works to enable the Company to apply for stage payments.

Property and goods supplied by TRACE to the Employer for incorporation into the permanent contracted works shall not pass to the Employer until such times as the goods have been paid for in full.
TRACE will not commence work until a programme of work has been agreed with the Employer, giving specific commencement and completion dates. Such a programme, together with an order to proceed must be in writing. Such agreement shall not be unreasonably withheld. TRACE will not be responsible for any delays in the programme arising from abnormal weather conditions, fire, civil commotion, strike, lock-out or accident. TRACE reserve the right to charge for any delay occurring outside their control.

TRACE are unable to guarantee any penetration details that are installed by others. If any service penetrations are added following initial inspection, during the course of works or after, these must be advised to the Trace project Designer and installed in accordance with Trace details, at additional cost. Service penetrations can provide a significant hole through the structure and must be addressed appropriately. New service penetrations must be at least 50-100mm apart.

No responsibility will be accepted by the Company for the standard of works undertaken by builders or other third parties.
No responsibility is accepted by the Company for any blemish which may occur to any surfaces as a result of overspray in areas where works are to be executed. Whilst all practical care shall be exercised, it is the client's responsibility to ensure effective coverings are laid in positions to protect adjacent surfaces, prior to the work commencing.

TRACE will not accept liability for failures caused by osmosis or out gassing but will carry out all the necessary precautions to avoid/minimise the occurrence of either.

Clients are required to maintain their property appropriately, this including ensuring that land drains are maintained and free draining, and that drains (surface water/foul) serving the property are maintained in good working order. It is recommended that clients employ drainage specialists to check the efficacy of such systems prior to waterproofing works being implemented.

Where we are called upon to execute works to party walls or within terraced, semi-detached or properties in multi-ownership, it is the responsibility of the Client to inform the owners of the adjacent properties of the proposed works, to ensure there are no objections and to avoid any possible damage to fixtures or contents. (This is a requirement of the Health & Safety Executive and the party wall act).

TRACE will not be liable for any loss or damage however caused or occasioned unless due to negligence or other failure of the Company to perform its obligations under this Agreement or under the general law.

Insurance Backed Guarantees are issued to one property unit address only. Multi-unit properties will have individual guarantees issued.

The Company operates a complaints procedure which, in the unlikely event of a complaint, must be adhered to in order to identify the problem and to be able to solve the complaint or dispute in the speediest fashion. No claim for alleged damage or misconduct will be entertained unless our procedure is followed. (Details available on request).

It is the responsibility of the client to ensure that all electrical circuits and installations within the areas to be treated are located marked, safe and are in good order prior to the commencement of any work.

Defects identified are not an exhaustive list to the property as a whole, and we can only comment upon visible defects. Where intrusive investigations are carried out, we can only comment on safely accessible areas/elements.

Reports issued by the Company are in the context of diagnostic advice, estimates and or quotations and should not be construed as structural survey reports.

Day work and out of hours rates

(a) Charges extra to measured works for overtime working are

Weekday (i)	From 1730 to 2100 hours	£40.00 per man per hour
Weekend (ii)	From 0800 to 1730 hours	£55.00 per man per hour
Weekday night- time	From 1730 to 0800 hours	£60.50 per man per hour
Weekend night-time	From 1730 to 0800 hours	£70.00 per man per hour

(b) Day work

Weekday (i) Applicator- normal working hours	£30.00 per man per hour
Overtime (ii) Applicator from 1730 to 2100 hours	£45.00 per man per hour
Weekend (iii) Applicator from 0800 to 1730 hours	£45.00 per man per hour
Overtime (iv) Applicator from 1730 to 0800 hours	£55.00 per man per hour

(c) Day work rates: Plant

Van and pump	£400.00 per day
Van and pump	£45.00 per hour

(d) Day work rates: Materials cost plus 15%

Legal Liabilities, Service Contract, Guarantees and Insurance

We ask that our clients take time to read and understand this document clearly. If you have any queries please don't hesitate to speak to us. It is important because it involves the **client protection** we offer.

With the **Insurance Mediation Directive (IMD)** in force from January 14th 2005, implemented to stop people and companies misleading the public, those offering true insurance to the public must comply with the Directive and this has implications on how TRACE inform, deal with and protect their clients.

Service Contract: TRACE offer a maintenance programme that involves checking and servicing the system. The initial service is undertaken six months after practical completion, then annually thereafter or every six months in special cases. This work involves a visual check of the channels, then hosing them out if required, cleaning out the sump/s and testing the pumps where present.

The maintenance charge is shown within our quotation, rising annually by 2.5% from thereon for inflation. It covers the on-site service and a 'service pack', including replacement of important seals and valves, along with alarm batteries, within the price. GPI do not cover the cost of new pumps or batteries because, as with a car, replacing them forms part of the ongoing servicing regime.

Extra charges will occur in time. For example, pumps and main batteries are covered under the manufacturer's guarantee for one year, then replaced as and when necessary at cost, plus 25% mark up. This must include main 'battery backup' batteries every three to five years where present subject to our engineer's inspection, and pumps at least every five years, ensuring they remain in good working order. This can vary because different systems will experience different levels of use or 'wear & tear'. Refusal to replace pumps/plant invalidates guarantee. We will try and give one years notice in respect of when plant will require replacement, i.e. on the service visit prior.

Where systems require treatment with anti-lime fluids to break-down salt deposits (generally very wet remedial schemes), fluid is charged at £20.00+VAT per litre and additional charges will apply for time on site. If you require current prices for guidance, please request further. *Claims on manufacturers pump warrantees covers replacement plant only, installation costs are chargeable.*

In some cases clients request ten year service costs, and it should be noted that we cannot control supplier plant costs and that these costs are best estimates. In the event of pump (for example) costs rising beyond projected figures, the additional costs would be passed on to clients.

Whilst TRACE are only allowed to 'offer' the maintenance programme, it must be taken out under the terms of our guarantee because, as with a car, the 'vehicle', in this case the channels and sump/pumps, must be serviced. TRACE will endeavour to contact clients to arrange system service; however it is the clients responsibility to ensure that system service is arranged with TRACE to maintain guarantee cover. Maintenance by third parties is only acceptable where agreed in writing and instructed by TRACE, maintenance by unauthorised third parties voids guarantee cover. Many of our competitors advise clients that any third party can service the system equipment, which in our opinion gives them good opportunity to escape liability in the event of a problem arising.

If and where ventilation systems are installed by Trace such as mechanical extractor fans, these also require maintenance by competent persons, in line with manufacturer recommendations. If such maintenance is not undertaken, this may impact performance of the proposed system and associated guarantees.

Please note that before we will issue guarantees, we require contact detail for the point of contact(s) responsible for arranging the annual service, please complete the information below and send the same to enquiries@traceremedial.co.uk, stating the full address in the subject line. NB: We ask for this information upfront because it can be difficult to source post completion.

Name of contact:
Position (where applicable):
Telephone number:
Email address:
Any other relevant info:

Guarantees: This Contract is subject to the law of England and Wales.

North West Damp Proof Services Ltd t/a TRACE BASEMENTS/Trace Remedial Building Services, issue long term Guarantees for its specialist waterproofing works (guarantees are for ten years unless otherwise stated), and subject to Terms & Conditions of Guarantee warrants that in the event of breakdown or leakage of tanking or membrane systems, will undertake such work as the Company may deem fit to remedy such defects.

Terms and Conditions of Guarantee where offered:

1. Nothing contained under the Terms and Conditions of the Guarantees shall be construed as depriving either the beneficiary or the Guarantor of their respective rights under common law.

2. Subject to compliance with the Terms & Conditions, the Guarantees shall apply during the periods in force to any owner or owners of the property treated. Formal written notice of change of ownership should be made to the company, whereupon, and subject to payment of the Company's current charge, a note shall be made of the interest in the warranty and new Guarantee Certificate issued for the balance of the guarantee period.

3. The acceptance by the Guarantor of any claim for re-treatment under the Guarantee shall be conditional upon:

   a) payment of the Company's current re-inspection fee (refundable in full, if the claim proves to be the responsibility of the Company);

   b) the satisfactory execution of any structural or other alteration recommended by the Guarantor;

   c) the full and proper maintenance at all times of all water systems and other services in the property (the client is responsible for arranging this – maintenance of TRACE'S system to be undertaken by TRACE and not third parties (unless agreed by TRACE in writing);

   d) all reasonable precautions being taken to protect the property from dampness at all times, both internally and externally.

4. The Guarantee shall not apply to:

   a) Any areas not fully treated in accordance with the Guarantors specification, due to the Client's instructions or to circumstances beyond the Company's direct control.

   b) Any parts of the guaranteed areas which are repaired, altered or added to after completion of the guaranteed treatments, or in the case of tanking or membrane installations – piercing or invasion through the systems.

   c) Defects arising due to subsidence, fire or flood. (Flooding above ground or exceeding pump flow-rate capacity).

5. Trace guarantees will not be issued until we receive payment in full.

Insurances: TRACE maintains £2.5m Professional Indemnity Insurance (for any one claim) covering advice give on the property. This basically protects both the client and TRACE in the event of a claim.

What the public do not realize is that 98% of the other 2,500 or so purported specialist remedial companies in the UK keep them in ignorance of the fact that in the event of a claim when not insured, the company's guarantees are only as good as their often inadequate net assets.

Whilst TRACE continues to trade you have the protection of our Professional Indemnity insurances, but how can you protected yourself in the unlikely event that TRACE ceases to trade?

To cover even this remote possibility we offer Guarantee Protection Insurance (GPI) insolvency insurance, please see the attached Leaflet and Policy Summary for your consideration.

Note that to obtain GPI insurance, clients must pay in full for all Trace works, also including the additional sum quoted for the optional GPI cover. Trace company guarantees are then produced and issued directly, while the insurance premium is paid to GPI by Trace, who will then process the application and send the insurance documentation directly to the client (this being whomever pays us).

Please provide end user name and address, and email, to facilitate the application. Note that we have very limited influence over how quickly the insurer produces the policy and at best our experience that it is a two week timeframe from point of application. If you have tight timescales please ensure that you advise us.

Clients should then keep a file containing original reports, the Trace guarantee, the GPI insurance documentation and proof of payment, plus proof of system maintenance by Trace.

The GPI Policy summary follows.

Policy Summary

For Damp Proofing, Timber Treatment, Wall Tie, Lateral Restraint and Structural Waterproofing Insurance

This Summary contains keyfacts® about Your Policy

Damp Proofing, Timber Treatment, Wall Tie, Lateral Restraint and Structural Waterproofing Insurance is underwritten by Guarantee Protection Insurance Limited ("GPI")

This document provides only a summary of the main benefits available under the Damp Proofing, Timber Treatment, Wall Tie, Lateral Restraint and Structural Waterproofing Insurance and the Policy terms and conditions. For full details of all Policy benefits and all terms and conditions **You** should read the Policy of Insurance document and Schedule, a copy of which will be provided immediately after **Your** Policy is taken out or at any time on request.

On receipt of **Your** Policy of Insurance document, **You** will have time to decide if **You** wish to cancel the Policy – see "Your Right to Cancel" below.

Type of Insurance

The following significant features and benefits, subject to the following significant or unusual exclusions and limits, will be included in **Your** Policy:

Features and Benefits

Damp Proofing, Timber Treatment, Wall Tie, Lateral Restraint and Structural Waterproofing Insurance will meet the reasonable costs of remedial works falling within the scope of the **Long-term Guarantee** issued by the **Contractor** to **You** in respect of the **Insured Works**, if the **Contractor** has ceased to trade and is unable to discharge their obligations under the **Long-term Guarantee**. These remedial works will specifically relate to:

1. commencement, continuance or recurrence of **Infestation** in any of the timbers treated against **Infestation** or re-**Infestation** in the **Insured Works**; or
2. recurrence of **Rising Damp** in any of the walls in which the installation of chemical or physical damp-proof course or approved electro-osmotic system for the cure or prevention of such damp was provided; or
3. failure of a **Remedial Wall Tie** or **Lateral Restraint** installation; or
4. breakdown of an **External Water Repellent** membrane; or
5. breakdown of the **Structural Waterproofing** works insured.

The Period of Insurance is ten years from the **Commencement Date** or such shorter periods as stated in the **Contractor's Long Term Guarantee**.

In the event that the property is sold no assignment of the Policy to the new owner is necessary.

Significant/Unusual Exclusions or Limitations

Like every insurance policy, the Policy of Insurance excludes some situations and **You** should read the Exclusions section on the reverse of the Policy carefully.

Damp Proofing, Timber Treatment, Wall Tie, Lateral Restraint and Structural Waterproofing Insurance can only be claimed upon when the **Contractor** has ceased to trade. If the **Contractor** is still trading then any claim under the **Contractor's Long Term Guarantee** must be made to the **Contractor**.

Damp Proofing, Timber Treatment, Wall Tie, Lateral Restraint and Structural Waterproofing Insurance only covers work which is covered by the **Contractor's Long Term Guarantee**. Any loss or damage, such as re-plastering, relating to works not covered by the **Long Term Guarantee** will not be covered by the Policy.

Damp Proofing, Timber Treatment, Wall Tie, Lateral Restraint and Structural Waterproofing Insurance only covers work carried out by the **Contractor**. For example if the floor and roof joists need woodworm treatment but only the roof is treated by the **Contractor**, the floor will not be insured.

You must pay a **Claim Survey Fee** when making a claim. The amount on the **Commencement Date** of the Policy is £100. However, **We** have the right under the Policy to increase this amount by an amount of 2.5% per annum for each completed year of the Policy. In the event of a valid claim, the amount of the **Claim Survey Fee** will be returned to **You** but the amount of the **Excess** will be retained by **Us** towards the cost of a claim.

You must contribute the amount of the **Excess** shown in the Schedule towards the amount payable in respect of each and every claim intimated under the Policy.

You are required to keep **Your** property in a good and proper state of maintenance and any works recommended by the **Contractor** must be carried out within the time specified by the **Contractor** (or within 12 weeks of completion of the **Contractor's** work if no specific time has been mentioned).

The maximum sum payable by **Us** under Damp Proofing, Timber Treatment, Wall Tie, Lateral Restraint and Structural Waterproofing Insurance is the original **Contract Price** shown in the Schedule plus 20% or £500, whichever is the higher amount.

Whilst Damp Proofing, Timber Treatment, Wall Tie, Lateral Restraint and Structural Waterproofing Insurance will pay for appropriate remedial works to the **Insured Works**, it will not meet the cost of any loss that is suffered that is not specifically related to these costs and any other costs that are indirectly caused by the event which led to a claim, unless specifically stated in the Policy. For example; damages to furniture or equipment, loss of profits, interest, business or goodwill, the costs and expenses of any redecoration, repainting or retiling work, the costs and expenses of removing and/or replacing any cupboards, carpets or other furniture, or any other fixtures or fittings, will not be covered.

Defects resulting from structural alterations to the property in which the **Insured Works** are located will not be covered by Damp Proofing, Timber Treatment, Wall Tie, Lateral Restraint and Structural Waterproofing Insurance.

Remedial Work undertaken by **You** or a firm instructed by **You**, which have not been agreed by **Us**, will not be covered by Damp Proofing, Timber Treatment, Wall Tie, Lateral Restraint and Structural Waterproofing Insurance.

IMPORTANT INFORMATION

Your Right to Cancel

You have a statutory right to cancel the Policy within 14 days starting on the date that **You** receive the Policy of Insurance documentation.

If **You** wish to cancel **Your** Policy please write to **Us** at The Administration Department, Guarantee Protection Insurance Ltd, PO Box 26332, Ayr, KA7 9BJ and return all original insurance policy documentation to **Us**. Upon receipt of **Your** notice of cancellation, **We** will refund any premiums that **You** have paid.

Should **You** wish to cancel after the 14 day period, there will be no refund of premium.

How to Make a Claim

Damp Proofing, Timber Treatment, Wall Tie, Lateral Restraint and Structural Waterproofing Insurance can only be claimed upon when the **Contractor** has ceased to trade. If the **Contractor** is still trading then any claim must be made to the **Contractor**. However, if the **Contractor** has ceased to trade then **You** may make a claim under Damp Proofing, Timber Treatment, Wall Tie, Lateral Restraint and Structural Waterproofing Insurance.

Should **You** wish to make a claim, **You** should write to The Claims Department, Guarantee Protection Insurance Ltd, PO Box 26332, Ayr, KA7 9BJ as soon as possible or telephone **Us** on 01292 268020. Please refer to the section headed "Making a Claim" in **Your** Policy of Insurance document. **You** must give **Us** any information or help that **We** ask for, including the provision of the following original documentation:

(i) the **Contractor's Report(s)**, estimate and any drawings; and
(ii) the **Contractor's Long Term Guarantee** specifying the work guaranteed; and
(iii) the **Contractor's Receipted Invoice** or proof of payment.

In the event of a claim **You** are required to pay a **Claim Survey Fee** of £100 in addition to the **Excess** detailed in the Schedule. In the event of a valid claim, the amount of the **Claim Survey Fee** will be returned to **You** but the amount of the **Excess** will be retained by **Us**. In the event of a claim that is not accepted or provided for under this Policy by **Us**, the **Claim Survey Fee** will be retained by **Us** to cover the cost of the inspection carried out, but the amount of any **Excess** paid will be returned to **You**.

Complaints

We aim to give all customers a high standard of service at all times. However, if **You** have cause for complaint, **You** should contact **Us** at The Complaints Department, Guarantee Protection Insurance Ltd in writing at PO Box 26332, Ayr, KA7 9BJ.

Should **You** remain dissatisfied and **We** have issued **You** with **Our** final decision, **You** may have the right to refer a complaint to:
The Financial Ombudsman Service (FOS), Exchange Tower, London, E14 9SR

There are some instances where the FOS is unable to consider complaints. This procedure will not prejudice **Your** right to take legal proceedings.

Financial Services Compensation Scheme

We are a member of the Financial Services Compensation Scheme. **You** may be entitled to compensation from the scheme if **We** cannot meet **Our** obligations. This depends on the type of business and the circumstances of the claim.

Further information about compensation scheme arrangements can be obtained by telephoning the Financial Services Compensation Scheme on 0800 678 1100 or by writing to Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St Botolph Street, London, EC3A 7QU. Website www.fscs.org.uk

Other Important Information

Guarantee Protection Insurance Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Our registered office is 14 Castle Street, Liverpool, L2 0NE. Incorporated in England & Wales No. 3326800.

We are listed on the Financial Services Register under the Firm Reference Number of 207658. This can be verified by visiting the Financial Services Register's website at http://www.fsa.gov.uk/register/home.do or by contacting the Financial Conduct Authority on 0800 111 6768.

The Law Applicable to the Policy

The law applicable to this Policy is that of the legal jurisdiction in which the **Insured Works** are situated.

N.B. The acceptance of any proposal for insurance is not automatic but is entirely at **Our** discretion. **We** exchange information with other insurers through various databases to help **Us** check information provided and to prevent fraudulent claims.


PCA
Property Care
ASSOCIATION
Make a
good deal better,
ensure your guarantee
is insurance backed.
Are you worried about finding the correct contractor for your needs?
There are many ways to choose a contractor but it is more reliable to look to those who are members of recognised trade bodies such as the Property Care Association (PCA) and those that are able to offer Insurance Backed Guarantees (IBGs) for up to 10 years from the completion of the work.
Contractors should issue a long term guarantee for the work they have carried out. This means that you should be protected, subject to terms and conditions, if the work fails within the term of that long term guarantee.
However, what happens if the contractor is no longer trading?
Members of the PCA are able to offer IBGs, provided by Guarantee Protection Insurance Ltd (GPI), to safeguard your long term guarantee. By obtaining an IBG through your chosen contractor you will be protected in the future if faults arise in the works undertaken and the original contractor has ceased to trade.
What is an IBG?
The general principle of an IBG is simple. It will honour the terms of the long term guarantee, originally issued to you by your contractor, where that contractor has ceased to trade and is, therefore, unable to meet their guarantee obligations by carrying out or meeting the costs of remedial works that may be required during their long term guarantee.
Guarantee Protection Insurance Ltd is registered in England as a Limited Company, with the registration number 03326800, and the registered office of 14 Castle Street, Liverpool L2 0NE. Guarantee Protection Insurance Ltd is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Our Firm Reference Number on the Financial Services Register is 207658.

Most contractors provide guarantees, often between 2 and 30 years.

However, not all of these will have the backing of an insurance policy.



Imagine that a problem develops with the work and you try calling your contractor only to discover they have ceased to trade.

Who is going to put matters covered under your long term guarantee with them right? More importantly who is going to pay for it?

All too often the answer may be you - unless you have been given, or have taken out, insurance which supports these guarantees.

The solution -

An insurance backed guarantee

If a defect should occur with work done on your property, which is covered under a long term guarantee previously given to you by a contractor who has ceased to trade and where you have the benefit of an IBG from GPI, you would make a claim to GPI.

GPI would collect a completed claim form from you as well as copies of some important associated documentation in relation to your original works. Once this is received a re-inspection of the works would be organised by GPI and this would be carried out by an alternative PCA member contractor.

There is a re-inspection fee payable (of approximately £150) in respect of each and every claim. The fee would be returned to you, should the claim be valid, once the relevant excess amount has been deducted.

Where the re-inspection report confirms defective works that would have been covered by the original contractors long term guarantee, GPI will meet the reasonable costs of remedial works that are required. An Insurance Backed Guarantee meets the demands and needs of those who have had improvement work carried out on their property and require insurance protection to provide financial recompense in the event that the original contractor has ceased to trade and is unable to honour the terms of their long term guarantee.

For full details of the cover provided by an Insurance Backed Guarantee, as well as details of any significant or unusual exclusions or limitations of the cover, please see a copy of our Policy Summary, which is available on our website:

www.gp-insurance.co.uk/pca-insured-guarantees.php

How do i get an insurance backed guarantee?

When quoting for works, your PCA member will include a policy or provide you with a quotation for a GPI Insurance Backed Guarantee. GPI can provide insurance cover for a period of ten years and only a one-off premium payment is required. The quotation will confirm the premium applicable and there may be an administration fee charged by the contractor (not more than £35).

If you wish to proceed with the purchase of an Insurance Backed Guarantee, you would simply confirm this to your chosen PCA member contractor and pay the appropriate premium, administration fee and Insurance Premium Tax. Once the works are fully completed to your satisfaction you will be provided with a long term guarantee by your chosen contractor and GPI will forward you your policy documentation for your retention.

Comparison

GPI IBG vs contractors stand alone own guarantee

Insurance Protection covering: Damp Proofing, Timber Treatment, Wall Ties, Lateral Restraints and Structural Waterproofing	GPI Insurance	Contractor Guarantee (only)
Actual Period of Cover	Up to 10 years	Only for as long as the contractor is trading
Insurance Policy for Each Property	✓	✗
Protects against contractor ceasing to trade	✓	✗
Underwritten by a UK based, authorised and regulated insurance company	✓	✗

> Who are GPI?

GPI is a UK based general insurer, which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. With many years' experience, GPI specialises in the provision of IBG's.

GPI
A Kennell Group Company

CONTACT US: *If you have any queries about the cover provided by an Insurance Backed Guarantee, (your Contractor is not able to discuss the cover with you as they are not a regulated firm, however GPI are happy to answer any enquiries that you may have)please address them direct to GPI by:*

telephoning during office hours: **01292 268020**

sending us an e-mail at: **info@gp-insurance.co.uk**

or visiting our website: **www.gp-insurance.co.uk**

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