



TRACE

Remedial Building Services

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

26th May 2022

Our Ref: DH/31616/01

Mr. M. Martin
Mountain Earth

By email: mark@mountaineearth.co.uk

Dear Mark,

Re: Thomas Street, Manchester - Timber Survey

Please find enclosed our report and costs regarding the above.

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

David Hockey BSc (Hons) MRICS, C.S.R.T, C.S.S.W
Director
Chartered Building Surveyor
Visual Strength Grader - Timber

Trace Remedial Building Services
Trace Basements



www.facebook.com/tracebasementsystemstems



www.twitter.com/tracebasements

PCA PROJECT OF THE YEAR AWARD WINNERS 2013, 2014 AND 2015

Trace Basements & Trace Remedial Building Services are Trading Names of North West Damp Proof Services Ltd.
Co. No. 1503809, VAT 298631120 James Hockey, B.A (Hons), CSSW, CSRT
Established 1974 David Hockey, BSc (Hons) MRICS, CSRT, CSSW, George Hockey, CSRT





TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

SURVEY REPORT TIMBER INSPECTION

48-50 THOMAS STREET
MANCHESTER

26TH MAY 2022



CONTENTS

1.0	SCOPE
2.0	EXECUTIVE SUMMARY
3.0	CONDITION DRAWINGS/RATIONALE OF REPAIR/COSTS - Specific Repairs - Provisional Joist Repairs - Provisional Floorboard Repairs - Provisional Soffit Board Repairs - Provisional Sarking & Rafter Repairs - Metal Straps to Joists - Equal Angle Brackets to Floor Timbers - Inaccessible area OH at Ground Floor
4.0	SPECIES ID
5.0	PHOTOGRAPHS & BACKGROUND INFORMATION



1.0 SCOPE OF SURVEY/LIMITATIONS

- 1.1 Trace Basements/Trace Remedial Building Services were instructed to undertake a Building Surveyors inspection and defect analysis of the timber to 48-50 Thomas Street, Manchester (partially demolished).
- 1.2 Our survey was carried out by David Hockey BSc (Hons) MRICS, C.S.R.T, C.S.S.W.
- 1.3 The weather during the inspection was raining and completed in May 2022.
- 1.4 The objective of the inspection was to ascertain the nature, design, general condition and state of repair of any accessible timber defects and extent of decay to structural timbers. Defects identified are not an exhaustive list to the property as a whole. Inspection was restricted by the support scaffold and prevented opening up to floor voids. Floorboards are overboarded and not visible with soffit boards to ceilings restricting inspection below. Sarking boards also restricted rafter end inspection. At ground floor, stripped debris restricted access into the 'side rooms' (see drawings). We also did not have access into the basement.
- 1.5 We have not carried out an analysis of the whole building structure and consequently are unable to confirm the structural stability of neither property nor the load bearing capabilities of the roof, walls or floors.
- 1.6 Timber surveys are confined to accessible structures. Only demolition or exposure work enables the condition of timber to be determined with reasonable certainty.
- 1.7 This report is submitted in confidence for the sole use of Mountain Earth and project consultants. It shall not be disclosed nor copied to any third party to whom no responsibility is accepted, in respect of the whole or any part of the content. Our report shall not be referred to in any other document, circular or statement without our prior written consent as to the form and context in which it may appear.



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

2.0

EXECUTIVE SUMMARY



- 2.1 In brief the property is a three storey structure with solid brickwork walls and suspended timber to upper floor with joists bearing into larger bearer beams and embedded in external walls. The remaining elevation fronting Thomas Street includes x2 bressummer beams at first floor level jointed over the metalwork pillar at mid span. The roof is traditional timber pitched roof including King post trusses, purlins and rafters covered by sarking board.

2.2 INGRESS AT ROOF LIGHT

- 2.2.1 The main cause of issues to structural timber members is the long-standing ingress at roof lights. In particular the roof pitch fronting Thomas Street, has an open rooflight and ingress is migrating down through the building to 'wet' timbers directly below and spreading across floors to saturate wider areas as the moisture migrates down through the building.
- 2.2.2 Specific decay is noted on the report drawings, but generally the roof; truss; purlins; rafters; sarking board & the floors; joists; beams; floorboards; soffit boards are all expected to be decayed to the general area below this rooflight, the extent spreading further as ingress has stood upon and spread across the floor structure.

2.3 PROVISIONAL SUMS

- 2.3.1 The inspection is greatly limited by the scaffold at this stage, and we have therefore had to include provisional sum repairs at areas of risk. Notwithstanding this, provided Trace are instructed, we will complete further survey works without additional charge while on site, with Prov. Sum repairs only completed upon approval. We have aimed to provide a sensible worst case scenario for budgeting purposes.

2.4 SARKING BOARD/RAFTERS

- 2.4.1 The pitched roof has sarking board, so the rafters are covered over. The sarking has been replaced below the open rooflight (previous issues) and appears weathered. Externally the roof covering is poor at the eaves, so rafter end decay is expected.

2.5 FLOORBOARDS/JOISTS

- 2.5.1 Floorboards were all lined over, and scaffold is currently in place. The underside soffits are all boarded, so floorboards and joists were not generally accessible for inspection except to limited areas.

2.6 BEARER BEAMS

- 2.6.1 Decay is evident at beam ends and the off-shot structure has previous repairs noted to the second-floor structure. These appear 'rough', and we would recommend Renaissance confirm if they are serviceable. At this stage we have made allowance for repairs.



2.7 PROPPING

- 2.7.1 We make no allowance for temporary works design and erection for propping, beyond the use of a normal Acro/Strongboy props. If specialist structural scaffold is required for timber repairs, this should be completed by the main contractor.

2.8 METAL ANGLE BRACKETS

- 2.8.1 We have made allowance for the additional angle bracket works as specified by Renaissance for tying details to timber members. The exact number is estimated at this stage, but this can be charged on a measured basis on site.

2.9 TIMBER REPAIRS

- 2.9.1 Trace joiners can complete any form of repairs from traditional type repair or replacement to more modern techniques using resin, and further discussions can be had to agree repair proposals if required.
- 2.9.2 To larger section members, metal plate repairs are proposed at this stage, but if a less industrial appearance is wanted, we can consider timber splices with embedded connecting bars, this introducing similar timber connected via embedded resin fixed bars into the original parent timber. I expect an honest metal plate is acceptable in this structure but we will show an example in the 'Repair Rationale' if of interest (it would be cost neutral).

2.10 TIMBER TREATMENT

- 2.10.1 Timbers are typically at risk to the germination of rots when they have been 'wetted' and during refurbishment, timbers are enclosed-in, and germination occurs during the vulnerable drying down period when conditions become suitable with restricted ventilation. On this basis, if timbers can be left exposed while the building is wind and watertight in the long term, in theory treatment is not necessarily required, but timescales do need to accommodate this, which is not typically practical. Conservation does not always like the use of preservative treatments but omitting them does leave some risk particularly since the floor and roof timbers are enclosed behind boards.
- 2.10.2 Subject to approval with the CO, we will make allowance for general timber treatment with spraying of fungicidal treatment to protect 'wetted' timbers during drying down and boron gel and injection at bearing ends where timbers will remain embedded in masonry. Where timbers have a paint finish, this would need to be removed prior to treatment (by Main Contractor).



2.11 COST SUMMARY

WORKS	COST
Specific Repairs	£24,874.89 (some Prov. Sums inc.)
Provisional Joist Repairs	£12,744
Provisional Floorboard Repairs	£3,750
Provisional Soffit Board Repairs	£3,000
Provisional Sarking & Rafter Repairs	£8,025
Metal Straps to Joists	£8,059.20
Equal Angle Brackets to Floor Timbers	£8,303.41
Inaccessible area OH at Ground Floor	£5,000
Wholesale timber treatment works	£6,500
TOTAL INC. PROV. SUMS	£80,256.50 + VAT
SEPARATE OPTIONAL FEE GPI BACKUP INSURANCE; TIMBER TREATMENT WORKS	£108.64
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, with 12% Insurance Premium Tax on top.	

- 2.11.1 I would hope this reflects a worst case scenario, and as stated we will need to complete further investigation as works progress on site, but I would expect works to be omitted rather than finding addition costs to the above.



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

3.0

CONDITION DRAWINGS/RATIONALE OF PROPOSALS/COSTS

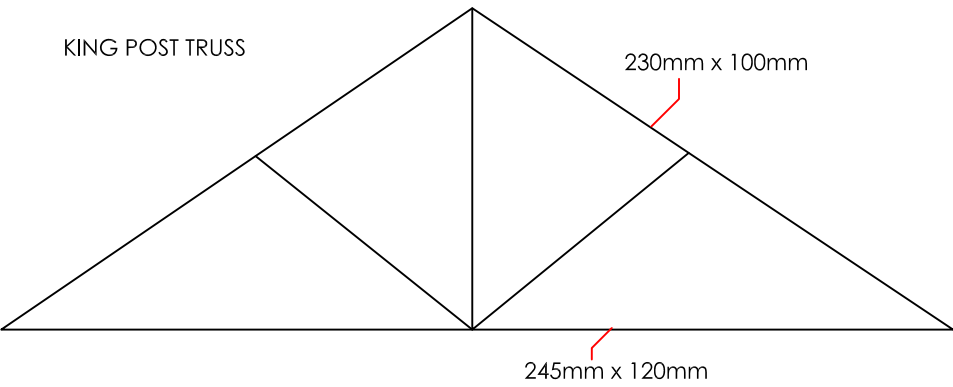
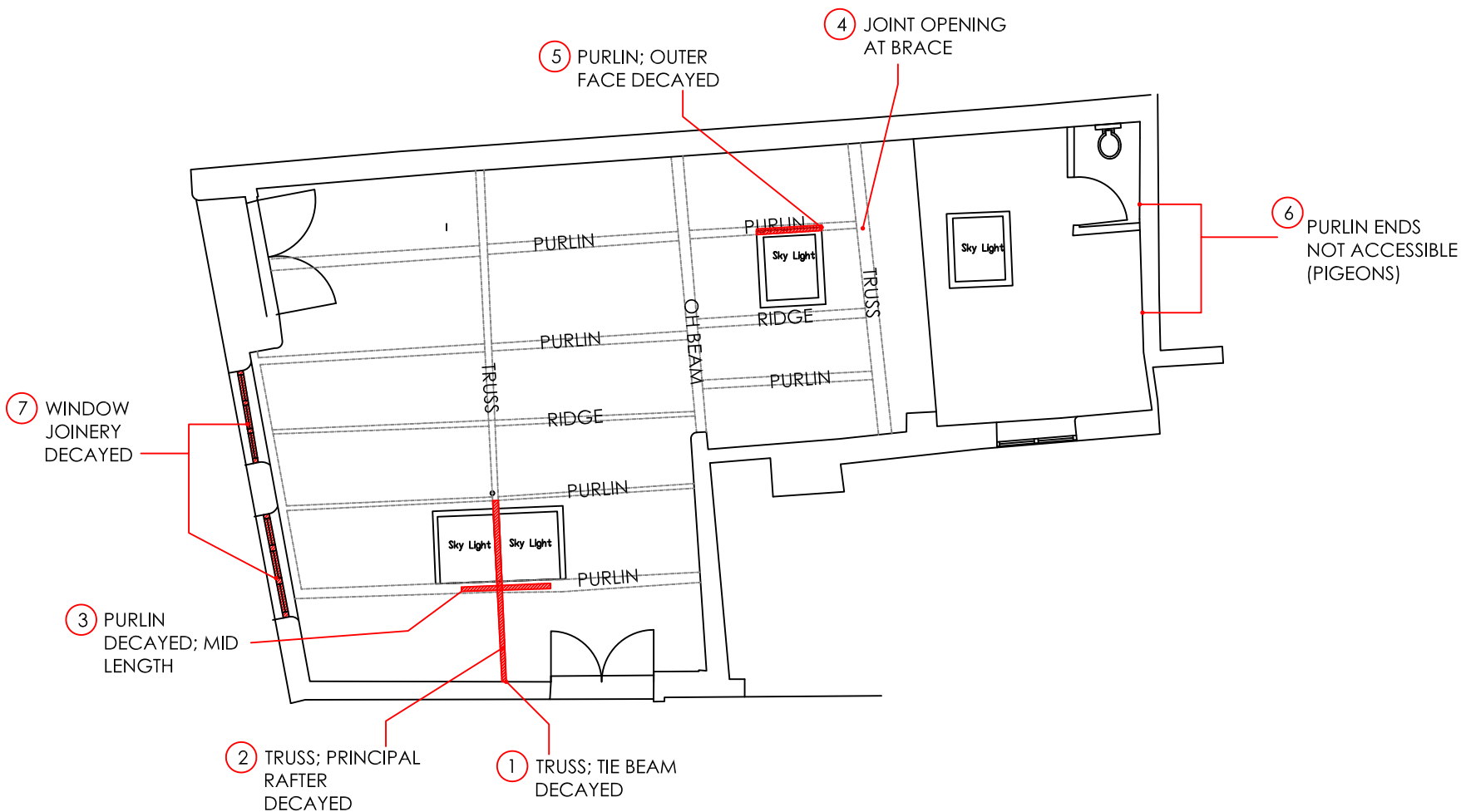


TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

SPECIFIC REPAIRS

SPECIFIC REPAIRS

SECOND FLOOR LAYOUT - OVERHEAD ROOF TIMBER

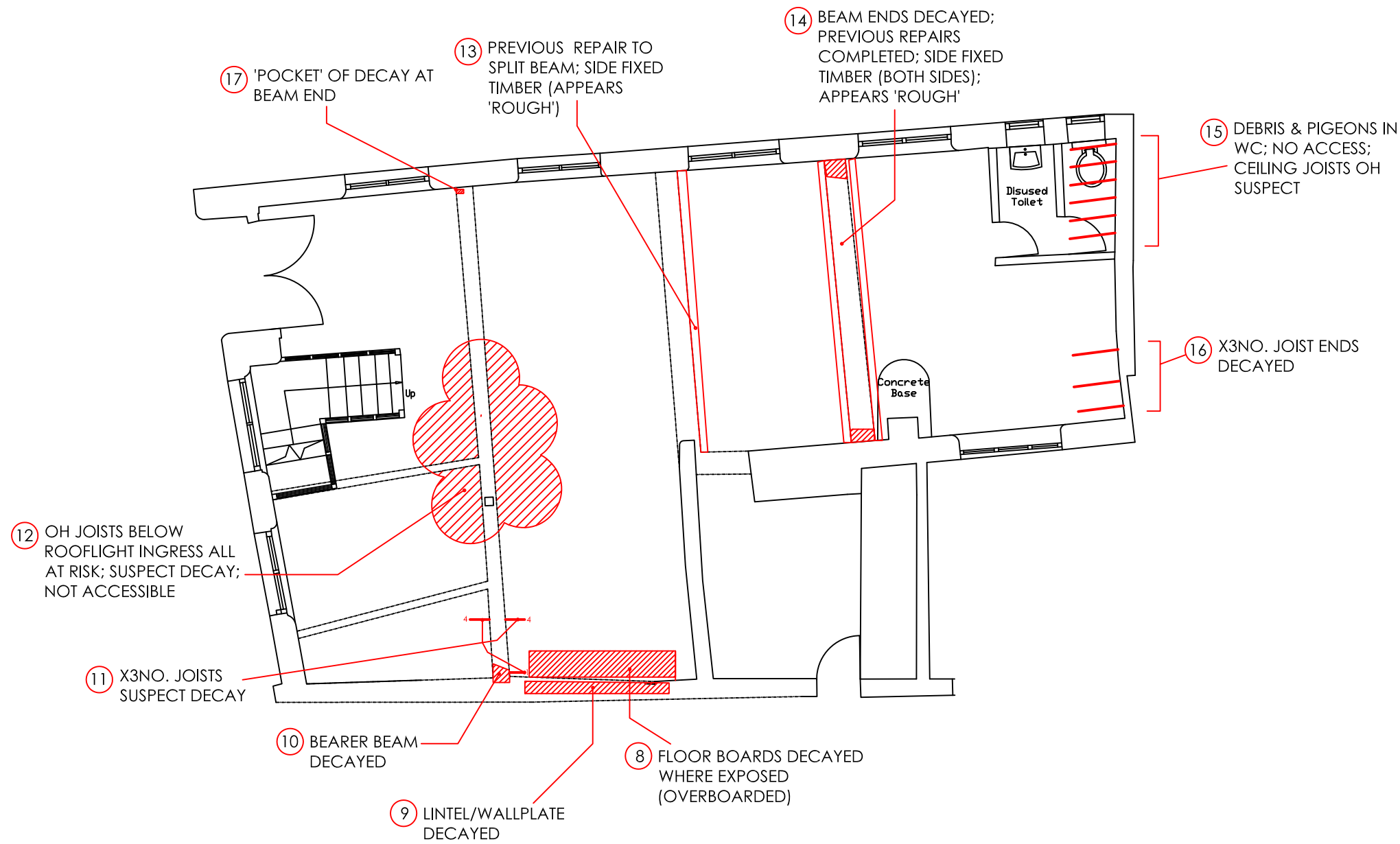


NO.	DESCRIPTION	BUDGET COST
1.	TRUSS; TIE BEAM DECAYED 245MM X 120MM; BEARING END IS DECAYED AND SEPARATELY THE MAIN LENGTH HAD DECAY AND IS COMPROMISED TO MID LENGTH BELOW THE ROOFLIGHT INGRESS APPROX. 2M LENGTH REPAIR CUT BACK BEYOND EXTENT OF DECAY; FABRICATE PFC STEEL PLATES; 150MM C/C HOLES; SPLICE ON NEW C24 SOFTWOOD TIMBER; TREAT CUT ENDS; ISOLATE END ON DPC (LOOSE); FORM NOTCH FOR PRINCIPAL RAFTER CONNECTION	£2,309.38
2.	TRUSS; PRINCIPAL RAFTER DECAYED 230MM X 100MM; BEARING END IS DECAYED AND SEPARATELY THE MAIN LENGTH HAD DECAY AND IS COMPROMISED TO MID LENGTH BELOW THE ROOFLIGHT INGRESS APPROX. 2M LENGTH REPAIR CUT BACK BEYOND EXTENT OF DECAY; FABRICATE PFC STEEL PLATES; 150MM C/C HOLES; SPLICE ON NEW C24 SOFTWOOD TIMBER; TREAT CUT ENDS; ISOLATE END ON DPC (LOOSE); FORM NOTCH FOR PRINCIPAL RAFTER CONNECTION	£2,309.38
3.	PURLIN DECAYED MID-LENGTH AT ROOFLIGHT INGRESS; 275MM X 75MM REPAIR (X2 SPLICE REPAIRS); PROP EITHER SIDE; CUT OUT CENTRAL SECTION BEYOND EXTENT OF DECAY; FORM HALF LAP JOINT AT EACH END X2; OFFER UP NEW C24 SOFTWOOD TO MATCH EXISTING WITH HALF-LAP JOINT; TREAT CUT ENDS; FABRICATE PFC STEEL PLATES; 150MM C/C HOLES; BOLT THROUGH; PLATE TO EXTEND OVER EACH JOINT X2	£2,303.13
4.	JOINT OPENING AT BRACE REPAIR DRILL AND INSERT ROTAFLEX DOWEL; RESIN FIX WITH ROTAFIX STREUCTURAL ADHESIVE (RSA)	£250
5.	PURLIN EDGE DECAYED MID-LENGTH AT ROOFLIGHT; 240MM X 95MM REPAIR CUT OUT TOP SECTION OF PURLIN; ROUTE OUT TO FORM SQUARE CUT; PLANT ON NEW C24 SOFTWOOD; TREAT CUT ENDS; VERTICALLY DOWEL; ROTAFLEX RODS; RESIN FIX WITH ROTAFIX STREUCTURAL ADHESIVE (RSA)	£650
6.	PURLIN ENDS NOT ACCESSIBLE; EXCESSIVE PIGEONS REPAIR ALLOW PROVISIONAL SUM FOR PURLIN SPLICE REPAIR X 2	£1,500 £1,500
7.	WINDOW JOINERY DECAYED *ASSUME WINDOWS TO BE REPLACED AS PART OF WIDER SCHEME	£-
PAGE TOTAL		£10,821.89

THOMAS ST, MANCHESTER		
DH/31616/01	TIMBER INSPECTION WORKS	
26/05/22		
Scale NTS		

SPECIFIC REPAIRS

FIRST FLOOR LAYOUT - OVERHEAD 2ND FLOOR TIMBER

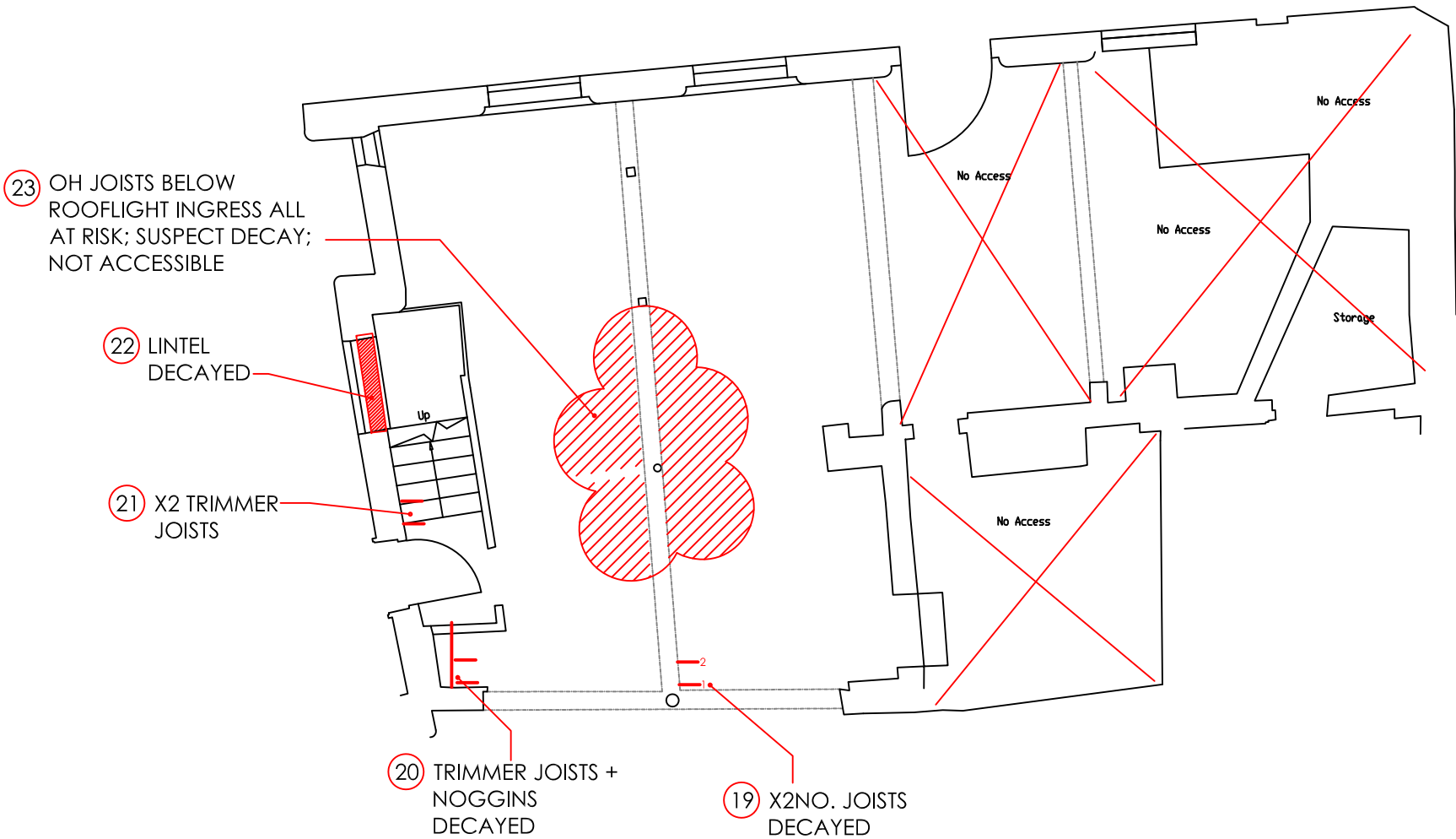


NO.	DESCRIPTION	BUDGET COST
8.	FLOOR BOARDS DECAYED WHERE EXPOSED AT OPENING; WIDER FLOORBOARDS ARE OVER-BOARDED, SO NOT ACCESSIBLE FOR INSPECTION; EXPECT DECAY PARTICULARLY BELOW ROOF LIGHTS WITH ONGOING INGRESS REPAIR MAKE GENERAL ALLOWANCE FOR FLOOR BOARDS SEPARATELY; EXTENT UNKNOWN	£-
9.	LINTEL DECAYED OVERHEAD; 265MM X 125MM X 2.5M LENGTH REPAIR STRONGBOY PROP TO GROUND; CUT OUT AND REPLACE WITH NEW PRE-TREATED SOFTWOOD TO MATCH EXISTING; TREAT CUT ENDS (ALTERNATIVELY REPLACE WITH CONCRETE EQUIV.)	£550
10.	BEAR BEAM; END DECAYED; 345MM X 215MM X 1M LENGTH REPAIR CUT BACK BEYOND EXTENT OF DECAY; FABRICATE PFC STEEL PLATES; 150MM C/C HOLES; SPLICE ON NEW C24 SOFTWOOD TIMBER; TREAT CUT ENDS; ISOLATE END ON DPC (LOOSE)	£2,375
11.	X3NO. JOISTS DECAYED REPAIR CUT BACK BEYOND THE EXTENT OF DECAY; SPLICE ON NEW PRE-TREATED TIMBER; CONNECT WITH PREFABRICATED METAL SPLICE PLATE CONNECTORS; TREAT CUT ENDS; INSTALL JHA JOIST HANGER BY SIMPSON STRONG-TIE	£531
12.	FLOOR GENERALLY WET BELOW ROOFLIGHT INGRESS; FLOORS OVER BOARDED; NO ACCESS TO JOISTS; JOISTS GENERALLY AT RISK TO DECAY REPAIR MAKE GENERAL ALLOWANCE FOR JOIST REPAIRS TO RISK AREAS SEPARATELY; EXTENT UNKNOWN	£-
13.	PREVIOUS REPAIR TO SPLIT BEAM; SIDE FIXED TIMBER X1 SIDE; ROUGH REPAIR REPAIR RENAISSANCE TO REVIEW IF ACCEPTABLE; ALLOW PROVISION SUM REPAIR AT THIS STAGE	£2,300
14.	BEAM ENDS DECAYED X2; PREVIOUS REPAIR; SIDE FIXED TIMBER X2 SIDES; ROUGH REPAIR REPAIR RENAISSANCE TO REVIEW IF ACCEPTABLE; ALLOW PROVISION SUM REPAIR AT THIS STAGE X2 SPLICE REPAIRS	£2,375 £2,375
15.	DEBRIS & PIGEONS; JOIST ENDS SUSPECT; NOT ACCESSIBLE REPAIR CUT BACK BEYOND THE EXTENT OF DECAY; SPLICE ON NEW PRE-TREATED TIMBER; CONNECT WITH PREFABRICATED METAL SPLICE PLATE CONNECTORS; TREAT CUT ENDS; PROVISIONAL SUM - X6 JOISTS	£1,062
16.	X3NO. JOISTS DECAYED REPAIR CUT BACK BEYOND THE EXTENT OF DECAY; SPLICE ON NEW PRE-TREATED TIMBER; CONNECT WITH PREFABRICATED METAL SPLICE PLATE CONNECTORS; TREAT CUT ENDS; INSTALL JHA JOIST HANGER BY SIMPSON STRONG-TIE	£531
17.	'POCKET' OF DECAY AT BEAM END REPAIR CUT OUT TOP SECTION OF PURLIN; ROUTE OUT TO FORM SQUARE CUT; PLANT ON NEW C24 SOFTWOOD; TREAT CUT ENDS; VERTICALLY DOWEL; ROTAFLEX RODS; RESIN FIX WITH ROTAFIX STREUCTURAL ADHESIVE (RSA)	£650
PAGE TOTAL		£12,749

THOMAS ST, MANCHESTER	
DH/31616/01	TIMBER INSPECTION WORKS
26/05/22	
Scale NTS	

SPECIFIC REPAIRS

GROUND FLOOR LAYOUT - OVERHEAD 1ST FLOOR TIMBER



NO.	DESCRIPTION	BUDGET COST
19.	X2NO. JOISTS DECAYED AT BEAM BEARING; 175MM X 65MM X 3.4M LENGTH REPAIR CUT BACK BEYOND THE EXTENT OF DECAY; SPLICE ON NEW PRE-TREATED TIMBER; CONNECT WITH PREFABRICATED METAL SPLICE PLATE CONNECTORS; TREAT CUT ENDS; INSTALL JHA JOIST HANGER BY SIMPSON STRONG-TIE	£354
20.	TRIMMER JOIST + X2NO. NOGGINS DECAYED REPAIR REPLACE WITH NEW PRETREATED SOFTWOOD TO MATCH EXISTING; TREAT CUT ENDS; INSTALL JHA JOIST HANGER BY SIMPSON STRONG-TIE	£250
21.	X2NO. TRIMMER JOISTS DECAYED REPAIR REPLACE WITH NEW PRETREATED SOFTWOOD TO MATCH EXISTING; TREAT CUT ENDS; INSTALL JHA JOIST HANGER BY SIMPSON STRONG-TIE	£250
22.	LINTEL DECAYED OVERHEAD; 70MM X 90MM X 1.5M LENGTH REPAIR STRONGBOY PROP TO GROUND; CUT OUT AND REPLACE WITH NEW PRE-TREATED SOFTWOOD TO MATCH EXISTING; TREAT CUT ENDS (ALTERNATIVELY REPLACE WITH CONCRETE EQUIV.)	£450
23.	OH FLOOR GENERALLY WET BELOW ROOFLIGHT INGRESS; FLOORS OVER BOARDED; NO ACCESS TO JOISTS; JOISTS GENERALLY AT RISK TO DECAY REPAIR MAKE GENERAL ALLOWANCE FOR JOIST REPAIRS TO RISK AREAS SEPARATELY; EXTENT UNKNOWN	£-
PAGE TOTAL		£1,304

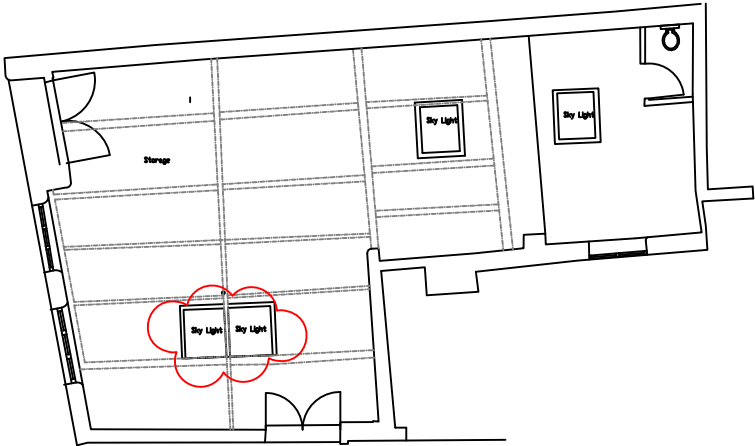


TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

PROVISIONAL JOIST REPAIRS

PROV. JOIST REPAIRS REPAIRS

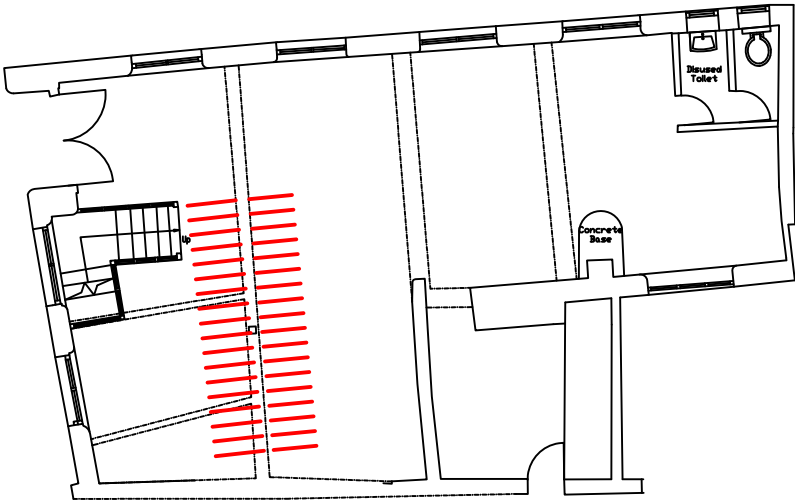
SECOND FLOOR/ROOF



NOT NECESSARILY LOCATION OF
JOIST REPAIRS; FURTHER
INSPECTION DURING WORKS
REQUIRED WHEN MORE
ACCESSIBLE

ONGOING SEVERE INGRESS AT ROOF
LIGHT DISCHARGING MOISTURE INTO
BUILDING

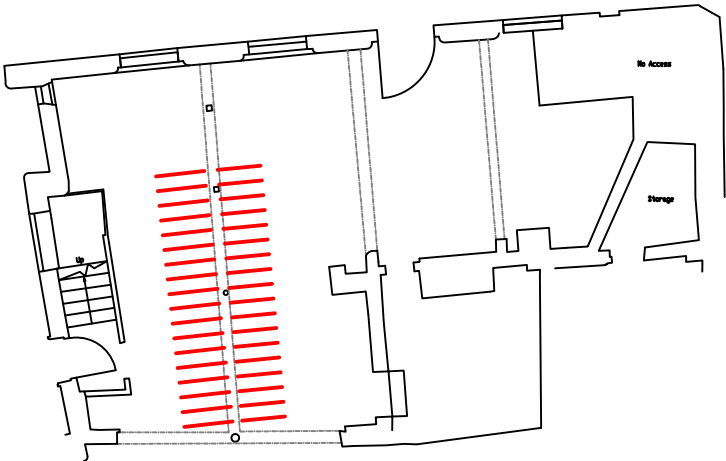
FIRST FLOOR LAYOUT - OH JOISTS TO SECOND FLOOR



SUPPORT SCAFFOLD AND OVERBOARDING
TO FLOOR & SARKING BOARD TO SOFFITS;
JOISTS NOT ACCESSIBLE; INGRESS WILL
STAND ON FLOORING AND SPREAD
ACROSS FOOTPRINT

PRUDENT TO ASSUME ALL JOISTS LOCALLY
AT RISK TO DECAY
PROVISIONAL SUM - ALLOW APPROX.
X36NO. JOIST REPAIRS TO SECOND FLOOR

GROND FLOOR LAYOUT - OH JOISTS TO FIRST FLOOR



SUPPORT SCAFFOLD AND OVERBOARDING
TO FLOOR & SARKING BOARD TO SOFFITS;
JOISTS NOT ACCESSIBLE; INGRESS WILL
STAND ON FLOORING AND SPREAD
ACROSS FOOTPRINT

PRUDENT TO ASSUME ALL JOISTS LOCALLY
AT RISK TO DECAY
PROVISIONAL SUM - ALLOW APPROX.
X36NO. JOIST REPAIRS TO SECOND FLOOR

NO.	DESCRIPTION	BUDGET COST
24.	PRUDENT TO ASSUME JOISTS AT RISK TO DECAY BELOW ROOF LIGHT INGRESS	
	REPAIR CUT BACK BEYOND THE EXTENT OF DECAY; SPLICE ON NEW PRE-TREATED TIMBER; CONNECT WITH PREFABRICATED METAL SPLICE PLATE CONNECTORS; TREAT CUT ENDS; INSTALL JHA JOIST HANGER BY SIMPSON STRONG-TIE	
	PROVISIONAL SUM. - SECOND FLOOR X 36NO. - FIRST FLOOR X 36NO.	£6,372 £6,372
PAGE TOTAL		£12,744



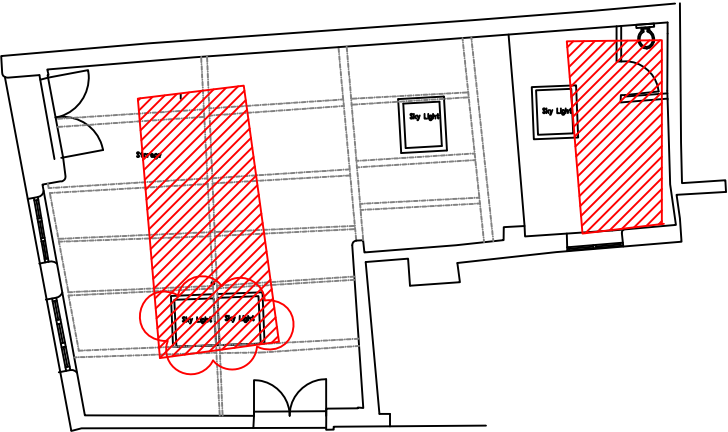
TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

PROVISIONAL FLOORBOARD REPAIRS

PROV. FLOOR BOARD REPAIRS

ONGOING SEVERE INGRESS AT ROOF
LIGHT DISCHARGING MOISTURE INTO
BUILDING

SECOND FLOOR



NOT NECESSARILY LOCATION OF
FLOOR BOARD REPAIRS; FURTHER
INSPECTION DURING WORKS
REQUIRED WHEN MORE
ACCESSIBLE

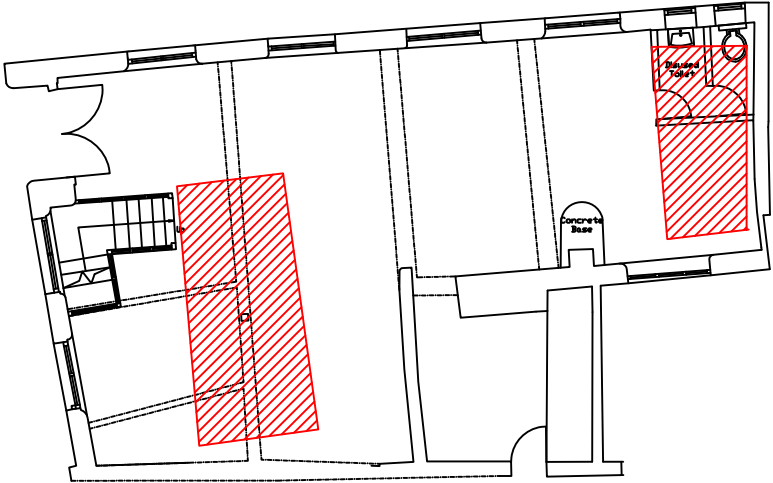


SUPPORT SCAFFOLD AND OVERBOARDING TO FLOOR &
SARKING BOARD TO SOFFITS; BOARDS NOT ACCESSIBLE;
INGRESS WILL STAND ON FLOORING AND SPREAD ACROSS
FOOTPRINT

PRUDENT TO ASSUME A PROPORTION OF FLOOR BOARDS
WILL REQUIRE REPLACEMENT

PROVISIONAL SUM - ALLOW APPROX. 25 SQ M
FLOORBOARDS TO SECOND FLOOR; BESPOKE SIZE TBC

FIRST FLOOR LAYOUT

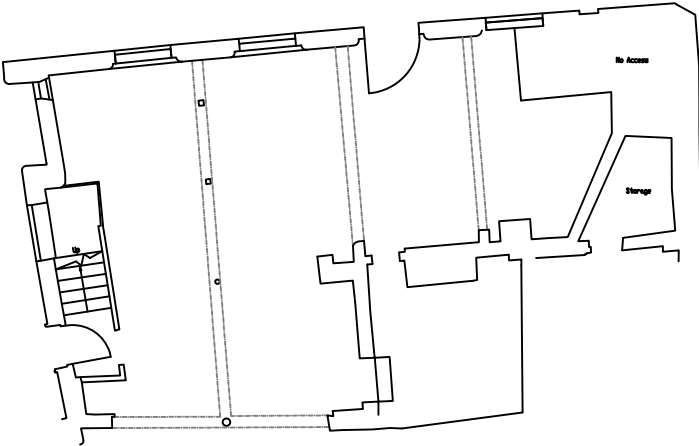


SUPPORT SCAFFOLD AND OVERBOARDING TO FLOOR &
SARKING BOARD TO SOFFITS; BOARDS NOT ACCESSIBLE;
INGRESS WILL STAND ON FLOORING AND SPREAD ACROSS
FOOTPRINT

PRUDENT TO ASSUME A PROPORTION OF FLOOR BOARDS
WILL REQUIRE REPLACEMENT

PROVISIONAL SUM - ALLOW APPROX. 25 SQ M
FLOORBOARDS TO FIRST FLOOR

GROND FLOOR LAYOUT -



GROUND FLOOR APPEARS TO INCLUDE FLAGS, SOME FORM
OF SOLID FLOOR

NO.	DESCRIPTION	BUDGET COST
25.	PRUDENT TO ASSUME A PROPORTION OF FLOOR BOARDS WILL REQUIRE REPLACEMENT REPAIR CUT BACK BEYOND THE EXTENT OF DECAY; REPLACE WITH NEW BOARDS; BESPOKE SIZE TBC PROVISIONAL SUM. - SECOND FLOOR X 25 SQ M - FIRST FLOOR X 25 SQ M (EXTENT TO BE CONFIRMED UPON FURTHER INSPECTION)	£1,875 £1,875
PAGE TOTAL		£3,750

THOMAS ST, MANCHESTER		
DH/31616/01	TIMBER INSPECTION WORKS	
26/05/22		
Scale NTS		

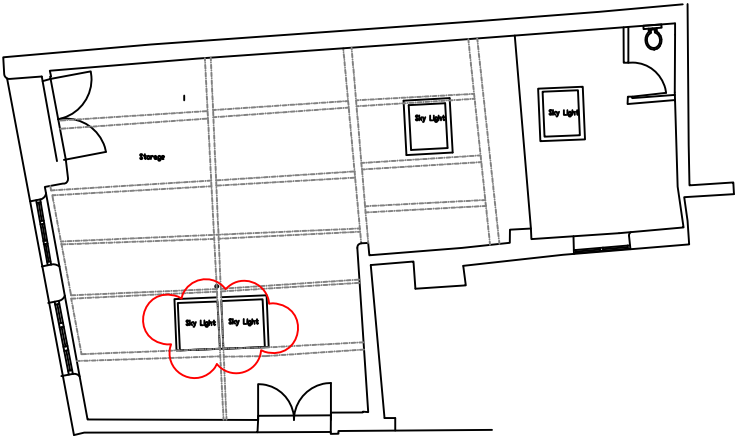


TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

PROVISIONAL SOFFIT BOARD REPAIRS

PROV. SOFFIT BOARD REPAIRS

SECOND FLOOR

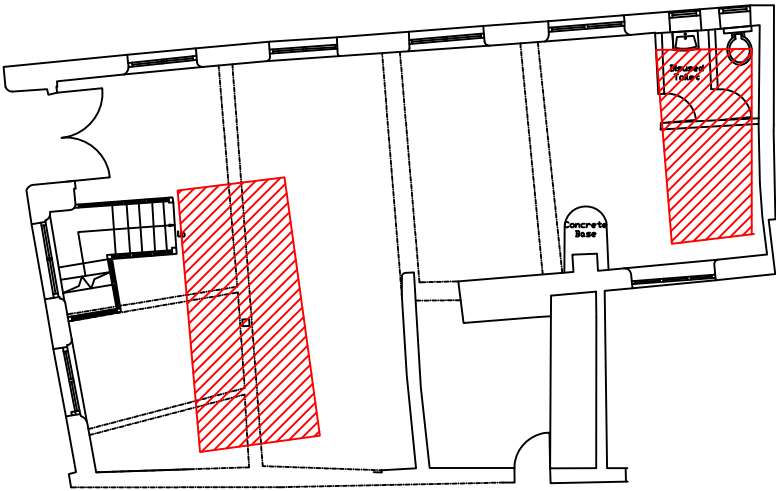


ONGOING SEVERE INGRESS AT ROOF LIGHT DISCHARGING MOISTURE INTO BUILDING

NOT NECESSARILY LOCATION OF SOFFIT BOARD REPAIRS; FURTHER INSPECTION DURING WORKS REQUIRED WHEN MORE ACCESSIBLE



FIRST FLOOR LAYOUT

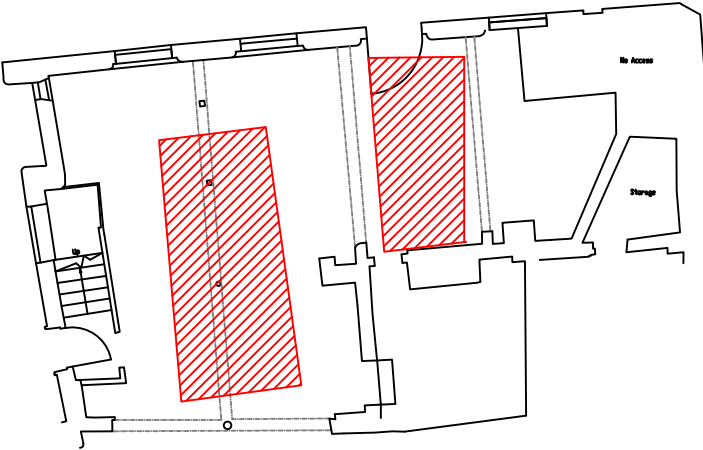


SUPPORT SCAFFOLD TO SARKING BOARD TO SOFFITS; SOFFIT BOARDS NOT ACCESSIBLE; INGRESS WILL STAND ON FLOORING AND SPREAD ACROSS FOOTPRINT

PRUDENT TO ASSUME A PROPORTION OF SOFFIT BOARDS WILL REQUIRE REPLACEMENT

PROVISIONAL SUM - ALLOW APPROX. 25 SQ M SOFFIT BOARDS TO FIRST FLOOR (NO ALLOWANCE FOR LATH AND PLASTER TO SOFFITS)

GROND FLOOR LAYOUT -



SUPPORT SCAFFOLD TO SARKING BOARD TO SOFFITS; SOFFIT BOARDS NOT ACCESSIBLE; INGRESS WILL STAND ON FLOORING AND SPREAD ACROSS FOOTPRINT

PRUDENT TO ASSUME A PROPORTION OF SOFFIT BOARDS WILL REQUIRE REPLACEMENT

PROVISIONAL SUM - ALLOW APPROX. 25 SQ M SOFFIT BOARDS TO FIRST FLOOR (NO ALLOWANCE FOR LATH AND PLASTER TO SOFFITS)

NO.	DESCRIPTION	BUDGET COST
26.	PRUDENT TO ASSUME A PROPORTION OF SOFFIT BOARDS WILL REQUIRE REPLACEMENT REPAIR CUT BACK BEYOND THE EXTENT OF DECAY; REPLACE WITH NEW BOARDS; BESPOKE SIZE TBC PROVISIONAL SUM. - SECOND FLOOR X 25 SQ M - FIRST FLOOR X 25 SQ M	£1,500 £1,500
PAGE TOTAL		£3,000

THOMAS ST, MANCHESTER		
DH/31616/01	TIMBER INSPECTION WORKS	
26/05/22		
Scale NTS		



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

PROVISIONAL SARKING & RAFTER REPAIRS

PROV. SARKING AND RAFTER REPAIRS

SECOND FLOOR/ROOF



NOT NECESSARILY LOCATION OF
RAFTER REPAIRS; FURTHER
INSPECTION DURING WORKS
REQUIRED WHEN MORE
ACCESSIBLE

ONGOING SEVERE INGRESS AT ROOF
LIGHT DISCHARGING MOISTURE INTO
BUILDING

SARKING BOARD COVERS MUCH OF
THE RAFTERS; NOT ACCESSIBLE
WITHOUT STRIPPING ROOF OR
SARKING BOARD

PRUDENT TO ASSUME A PROPORTION
OF SARKING BOARDS WILL REQUIRE
REPLACEMENT

PRUDENT TO ASSUME A PROPORTION
OF RAFTER ENDS WILL REQUIRE REPAIR

PROVISIONAL SUM - ALLOW APPROX.
25 SQ M SARKING BOARDS TO ROOF
PITCH

PROVISIONAL SUM - ALLOW APPROX.
41 NO. RAFTERS

NO.	DESCRIPTION	BUDGET COST
27.	PRUDENT TO ASSUME A PROPORTION OF SARKING BOARDS WILL REQUIRE REPLACEMENT & RAFTER REPAIRS REPAIR CUT BACK BEYOND THE EXTENT OF DECAY; REPLACE WITH NEW BOARDS; BESPOKE SIZE TBC PROVISIONAL SUM. - SARKING BOARD X 25 SQ M CUT BACK RAFTER BEYOND EXTENT OF DECAY; SPLICE ON NEW PRE-TREATED TIMBER; SIDE FIX X2 MATCHING TIMBERS TO EITHER SIDE; BOLTED THROUGH WITH THREADED BAR AND OVERSIZED WASHER AT EQUIDISTANCE; X41	£1,875 £6,150
PAGE TOTAL		£8,025

THOMAS ST, MANCHESTER		
DH/31616/01	TIMBER INSPECTION WORKS	
26/05/22		
Scale NTS		

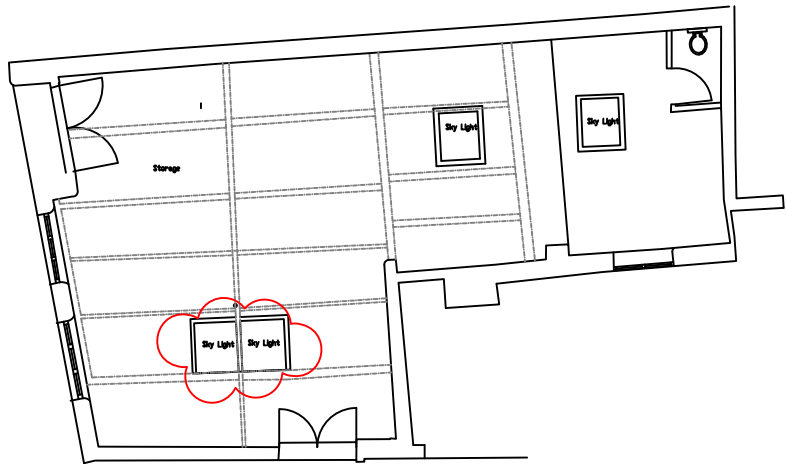


TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

METAL STRAPS TO JOISTS

METAL STRAPS TO JOISTS

SECOND FLOOR/ROOF



FIRST FLOOR LAYOUT - OH JOISTS TO SECOND FLOOR



RENAISSANCE SPEC. TO INSTALL 2NO. 30 WIDE X 2.5 THK X 1000 LONG MILD STEEL STRAP (1 EITHER SIDE OF JOIST)FIXED WITH X4 6MM WOOD SCREWS (65 LONG) TO EACH FACE

EXACT NO. OF JOISTS NOT ACCESSIBLE TO CONFIRM; ESTIMATE NUMBER

GROND FLOOR LAYOUT - OH JOISTS TO FIRST FLOOR



RENAISSANCE SPEC. TO INSTALL 2NO. 30 WIDE X 2.5 THK X 1000 LONG MILD STEEL STRAP (1 EITHER SIDE OF JOIST)FIXED WITH X4 6MM WOOD SCREWS (65 LONG) TO EACH FACE

EXACT NO. OF JOISTS NOT ACCESSIBLE TO CONFIRM; ESTIMATE NUMBER

NO.	DESCRIPTION	BUDGET COST
28.	RENAISSANCE SPEC. TO INSTALL 2NO. 30 WIDE X 2.5 THK X 1000 LONG MILD STEEL STRAP (1 EITHER SIDE OF JOIST)FIXED WITH X4 6MM WOOD SCREWS (65 LONG) TO EACH FACE EXACT NO. OF JOISTS NOT ACCESSIBLE TO CONFIRM; ESTIMATE NUMBER ESTIMATE APPROX. NO OF JOISTS. - SECOND FLOOR X 120NO. - FIRST FLOOR X 120NO.	 £4,029.60 £4,029.60
PAGE TOTAL		£8,059.20

THOMAS ST, MANCHESTER		
DH/31616/01	TIMBER INSPECTION WORKS	
26/05/22		
Scale NTS		

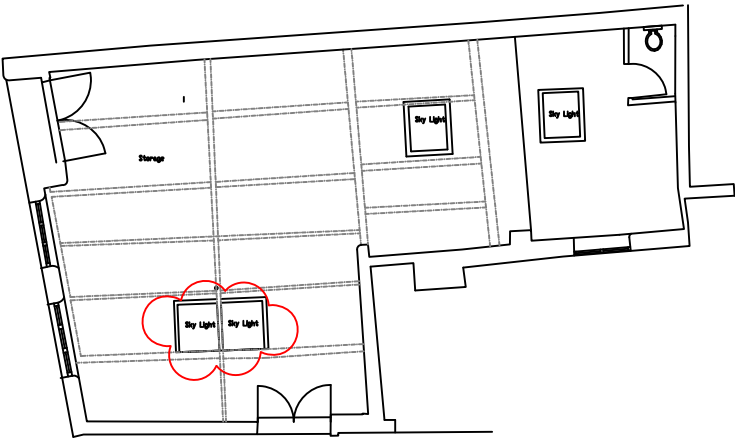


TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

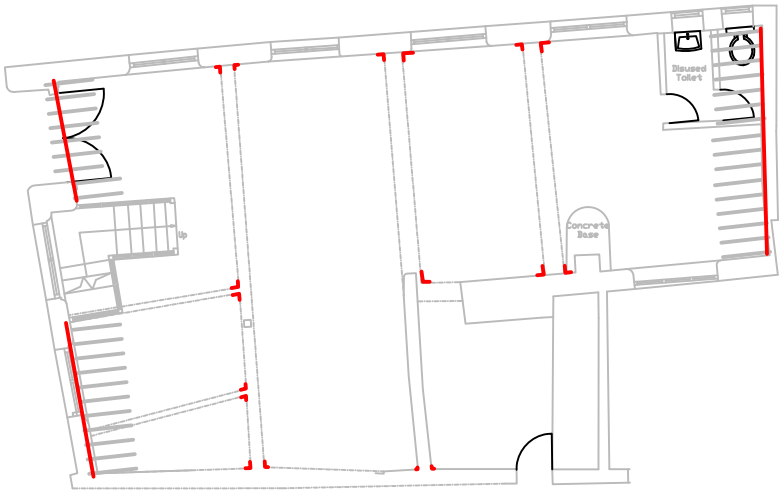
EQUAL ANGLE BRACKETS TO FLOOR TIMBERS

EQUAL ANGLE BRACKETS

SECOND FLOOR/ROOF



FIRST FLOOR LAYOUT - OH JOISTS TO SECOND FLOOR



(AT BEAMS) RENAISSANCE SPEC. TO INSTALL 150 X 150 X 10 EA THROUGH-BOLTED TOGETHER WITH 2/M16 GR. 8.8 BOLTS AND FIXED TO BEAMS WITH 2/ M10X150 LONG COACH SCREWS

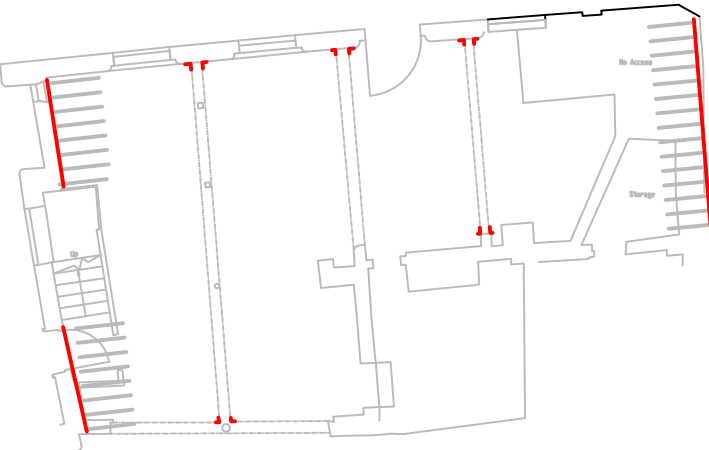


(AT JOIST ENDS) RENAISSANCE SPEC. TO INSTALL 100 X 100 X 8 EA TO TOP AND BOTTOM OF JOISTS. FIXED WITH 4NO. 6MM WOOD SCREWS (65 LONG TO EACH FACE)



EXACT NO. OF JOISTS NOT ACCESSIBLE TO CONFIRM; ESTIMATE NUMBER

GROND FLOOR LAYOUT - OH JOISTS TO FIRST FLOOR



(AT BEAMS) RENAISSANCE SPEC. TO INSTALL 150 X 150 X 10 EA THROUGH-BOLTED TOGETHER WITH 2/M16 GR. 8.8 BOLTS AND FIXED TO BEAMS WITH 2/ M10X150 LONG COACH SCREWS



(AT JOIST ENDS) RENAISSANCE SPEC. TO INSTALL 100 X 100 X 8 EA TO TOP AND BOTTOM OF JOISTS. FIXED WITH 4NO. 6MM WOOD SCREWS (65 LONG TO EACH FACE)



EXACT NO. OF JOISTS NOT ACCESSIBLE TO CONFIRM; ESTIMATE NUMBER

NO.	DESCRIPTION	BUDGET COST
29.	(AT BEAMS) RENAISSANCE SPEC. TO INSTALL 150 X 150 X 10 EA THROUGH-BOLTED TOGETHER WITH 2/M16 GR. 8.8 BOLTS AND FIXED TO BEAMS WITH 2/ M10X150 LONG COACH SCREWS	
	(AT JOIST ENDS) RENAISSANCE SPEC. TO INSTALL 100 X 100 X 8 EA TO TOP AND BOTTOM OF JOISTS. FIXED WITH 4NO. 6MM WOOD SCREWS (65 LONG TO EACH FACE)	
	BEAM: ANGLE BRACKETS - EST. X27NO. (OFF SHELF)	
	JOIST: ANGLE BRACKETS - EST. 2ND FLOOR 30M (UPPER/LOWER) JOIST: ANGLE BRACKETS - EST. 1ST FLOOR 30M (UPPER/LOWER)	
PAGE TOTAL		£8,303.41

THOMAS ST, MANCHESTER		
DH/31616/01	TIMBER INSPECTION WORKS	
26/05/22		
Scale NTS		

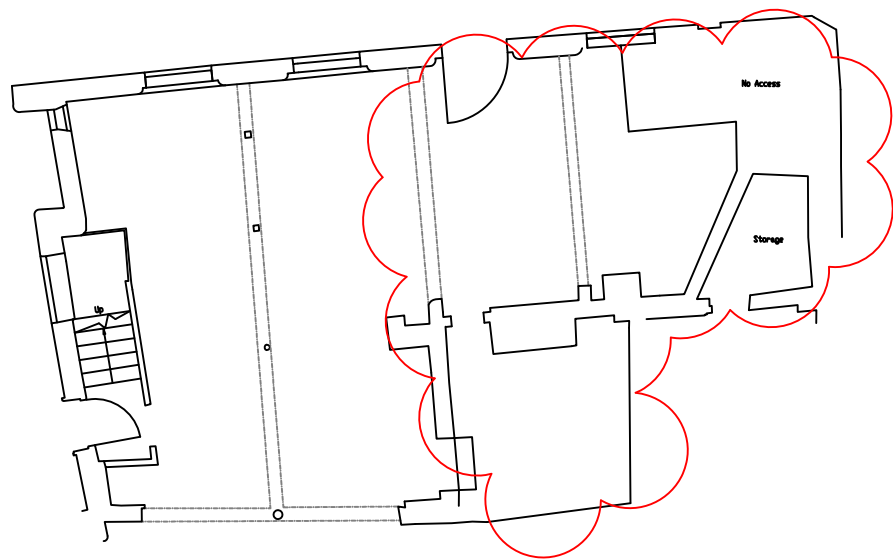


TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

INACCESSIBLE AREA OH AT GROUND FLOOR

INACCESSIBLE AREA

GROND FLOOR LAYOUT - OH JOISTS TO FIRST FLOOR



AREA NOT ACCESSIBLE AT TIME OF INSPECTION

PRUDENT TO ALLOW PROVISIONAL SUM FOR UNKNOWN WORKS

NO.	DESCRIPTION	BUDGET COST
30.	INACCESSIBLE AREAS; PROVISIONAL SUM FOR UNKNOWN WORKS	£5,000
PAGE TOTAL		£5,000

THOMAS ST, MANCHESTER

DH/31616/01

26/05/22

Scale

NTS

TIMBER
INSPECTION
WORKS

REPAIR RATIONALE

REPAIR RATIONALE TO LARGER MEMBERS TO RENAISSANCE SPEC. (METAL PLATE REPAIRS)

CUT BACK BEYOND EXTENT OF DECAY; FABRICATE PFC STEEL PLATES; 150MM C/C HOLES; SPLICE ON NEW C24 SOFTWOOD TIMBER; TREAT CUT ENDS; ISOLATE END ON DPC (LOOSE); FORM NOTCH FOR PRINCIPAL RAFTER CONNECTION (AT TRUSS)



THOMAS ST, MANCHESTER		
DH/31616/01	TIMBER INSPECTION WORKS	
26/05/22		
Scale NTS		

REPAIR RATIONALE

ALTERNATIVE REPAIR RATIONALE TO LARGER MEMBERS

TIMBER SPLICE WITH EMBEDDED CONNECTING RODS

NEW BEARING END TO MATCH EXISTING WITH EMBEDDED CONNECTING RODS IN RSA

ROUTE OUT SLOTS IN ORIGINAL PARENT TIMBER BEAM; SPLICE ON NEW END; SHUTTER AND FILL WITH TG6



THOMAS ST, MANCHESTER

DH/31616/01

26/05/22

Scale

NTS

TIMBER
INSPECTION
WORKS

REPAIR RATIONALE



EXPAMET SPLICE PLATES

Suitable for butt jointing timbers of similar cross section.

Design Features

- Manufactured from 1.2mm thick pre-galvanised mild steel to BS EN 10326 : 2004 S280GD + Z275.
- Available in 3 types:
 - L61 61 x 400mm long up to 150mm deep joist
 - L80 80 x 560mm long up to 200mm deep joist
 - L98 98 x 560mm long up to 250mm deep joist
- 8 sets of 4 per box (32 pieces) including nails.

Installation Requirements

Joint consists of 4 pieces.

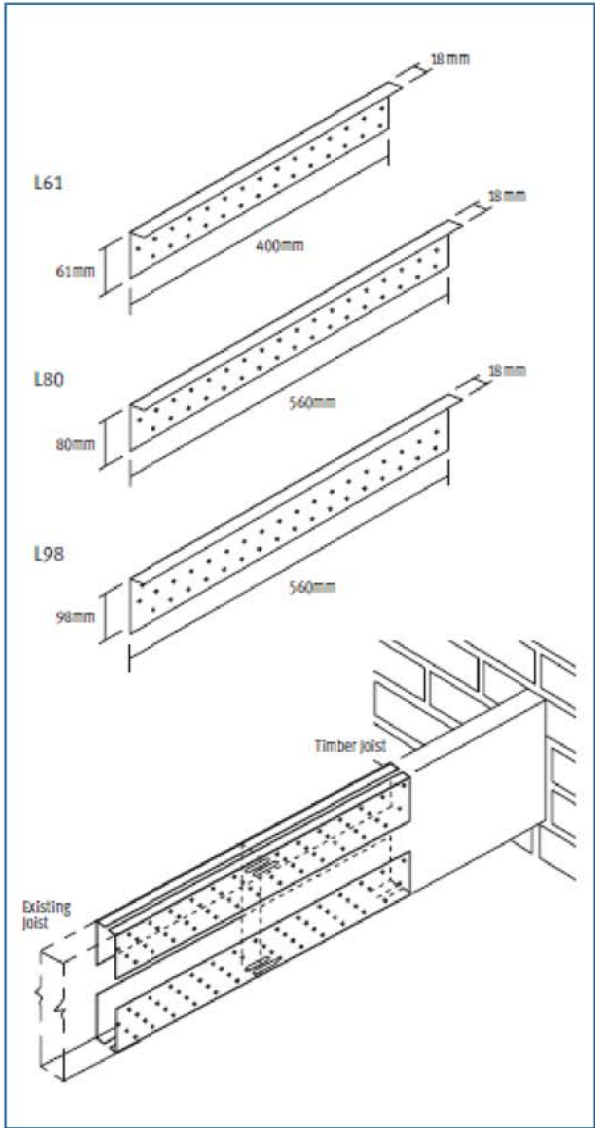
All nail holes must be used.

Minimum timber thickness 50mm.

Can be used for:

- Replacement of rotten and decayed floor joist ends.
- Replacement of fire damaged structural timbers.
- Making good localised damage or decay in structural timber work.

Joist Depth	Splice Plate Code	Splice Plate Size (mm)	Resistance Moment (kNm)	Shear Capacity (kN)	Approx. Nails per plate
125 150	L61	18 x 61 x 400	1.5	13	27
175 200	L80	18 x 80 x 560	1.5	13	52
225 250	L98	18 x 98 x 560	1.5	13	65



JOIST REPAIR RATIONALE

REPAIR
CUT BACK BEYOND THE EXTENT OF
DECAY; SPLICE ON NEW PRE-TREATED
TIMBER; CONNECT WITH
PREFABRICATED METAL SPLICE PLATE
CONNECTORS; TREAT CUT ENDS;
INSTALL JHA JOIST HANGER BY
SIMPSON STRONG-TIE



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

4.0

SPECIES ID



4.0 Test Material

Three timber specimens were received by BM TRADA. The specimens had been referenced prior to receipt as follows:

- Truss Principal Rafter
- Bearer Beam to Floor
- Truss Boom (Tie Beam)

4.1 Procedures

Species identification

The specimens were examined visually under a x10 hand lens to determine the gross features of the timber. Thin sections were then cut from the specimens from the radial, tangential and transverse planes and examined microscopically in order to determine the anatomical features present. All these features were compared with published information and with reference timber samples held by BM TRADA. After matching and comparing these, identification was made.

4.2 Findings

All three specimens had anatomical features consistent with a true pine. Identification within the genus *Pinus* is generally not possible beyond classification into one of the following seven groups: *Sylvestris*, *Khaysa*, *Taeda*, *Ponderosa*, *Sula*, *Parrya* and *Strobus*.

4.3 The gross characteristics and anatomical features of the three specimens were consistent with the *Sylvestris* group of pine species. A number of commercial species belong to the *Sylvestris* group, including Scots pine, Corsican pine, Canadian red pine and European redwood. It is not possible to differentiate between species within the *Sylvestris* group on the basis of a timber sample alone (i.e. without needles or cones etc). However, the gross characteristics of the specimens suggest that they are European redwood, a species commonly imported to the UK for structural use and joinery.

4.4 Conclusions

All three specimens were *Pinus sylvestris*, which is commercially available as European redwood.

4.5 Further Trace Comments

European Redwood is good news in that it is easily sourced and commercially available as above.

Species/Strength Grade combinations as assigned to BS EN 338 Structural Timber Strength classes is as below.



SPECIES / STRENGTH GRADE COMBINATIONS AS ASSIGNED TO
BS EN 338 STRUCTURAL TIMBER – STRENGTH CLASSES

SOURCE & SPECIES	GRADING RULES	STRENGTH CLASSES						
		C14	C16	C18	C22	C24	C27	C30
BRITISH								
British pine	BS 4978	GS			SS			
British spruce	BS 4978	GS		SS				
Douglas fir	BS 4978	GS		SS				
Larch	BS 4978		GS			SS		
EUROPEAN								
Redwood	BS 4978		GS			SS		
Whitewood	BS 4978		GS			SS		
CANADIAN / USA								
Douglas fir-larch	BS 4978		GS			SS		
	NLGA/NGRDL		No1,No2			Select		
Hem-fir	BS 4978		GS			SS		
	NLGA/NGRDL		No1,No2			Select		
Spruce pine fir (SPF)	BS 4978		GS			SS		
	NLGA/NGRDL		No2,No2			Select		
Canadian Sitka spruce	BS 4978	GS		SS				
	NLGA/NGRDL	No1,No2		Select				
Western Whitewood	BS 4978	GS		SS				
	NLGA/NGRDL	No1,No2		Select				
Southern pine	BS 4978			GS		SS		
	NLGA/NGRDL		No3		No1,No2			Select
OTHER								
Parana pine	BS 4978		GS			SS		
Caribbean pitch pine	BS 4978			GS		SS		



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

5.0

PHOTOGRAPHS & BACKGROUND INFORMATION



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

General View



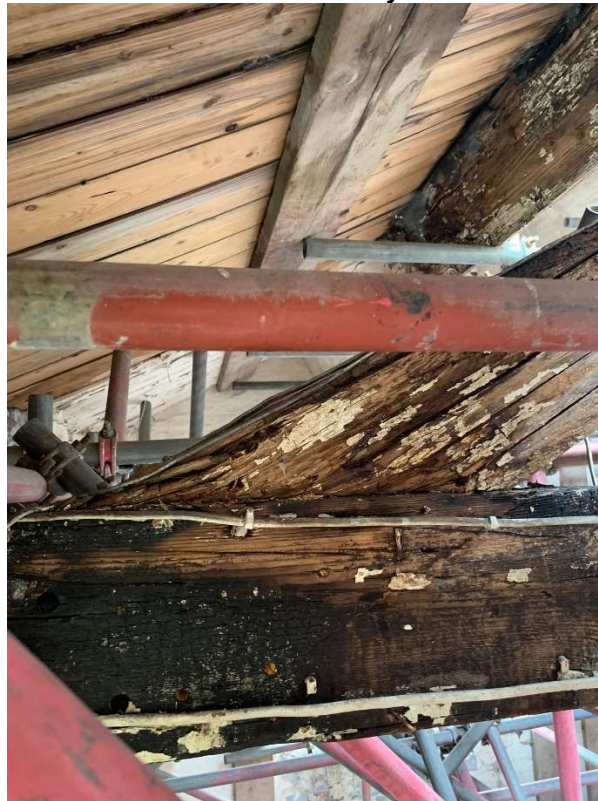
Roof Pitch 'sagging'



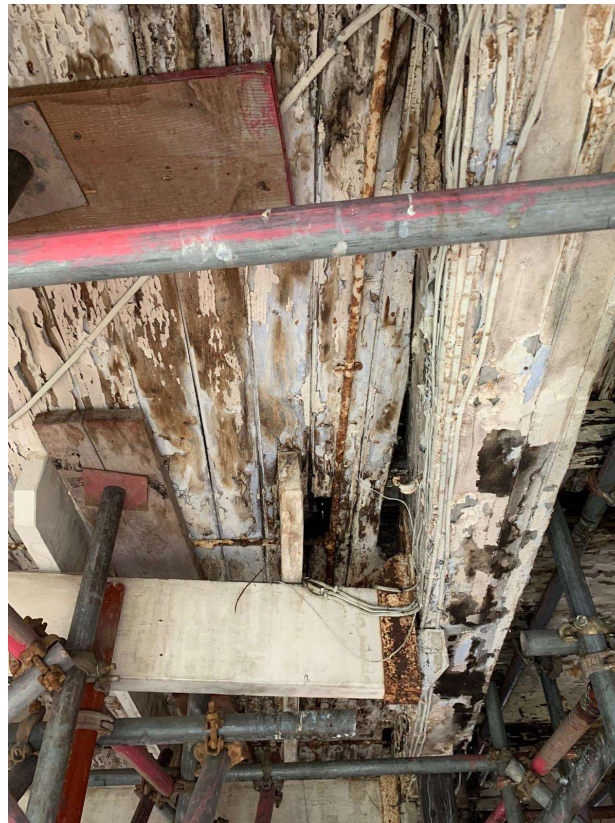


TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

Truss End Decayed



Soffit board to floors



Trace Basements and Trace Remedial Building Services
are trading names of
North West Damp Proof Services Limited 1503809
Established 1974



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

Temporary Support; Restricted Inspection



Trace Basements and Trace Remedial Building Services
are trading names of
North West Damp Proof Services Limited 1503809
Established 1974



5.1 WOOD DECAYING FUNGI

- 5.2.1 Wood-destroying Basidiomycete fungi are of significance in wood deterioration. Most of these fungi are wet rots, able to develop only when wood is actually wetted by moisture from another source, such as a leaking roof or plumbing, or by absorption of moisture from the soil or from other- damp structural materials. In such cases the removal of the source of moisture is sufficient to prevent further deterioration, but replacement of damaged wood may be necessary for structural or aesthetic reasons, and preservation treatment may be desirable as a precaution against re-wetting in the future or to prevent the development of a particular Basidiomycete.
- 5.2.2 Dry rot fungus can represent a far more severe decay hazard and is considered to more readily grow across and through masonry substrates. The fungus is able to develop conducting strands which convey water and nourishment, enabling the fungus to spread across and beneath inhospitable surfaces such as brickwork and masonry in the search for more wood. The activity of this fungus is mostly confined to poorly ventilated areas, such as behind skirting's or beneath floors, and the damage may only become apparent when the visible surfaces become distorted or collapse occurs. The condition for germination and growth are extremely critical, comprising a narrow range of atmospheric relative humidity and wood moisture content. Spore germination occurs most readily in acid conditions and frequently there are infections by other fungi able to germinate and develop in wetter conditions.
- 5.2.3 If wood becomes accidentally wetted, one of the wet rot fungi may develop, but as drying progresses, conditions may arise in which wet rot activity is reduced but Dry rot spores may germinate, encouraged by the acid conditions caused by the previous wet rot. Similarly a source of continuing dampness may support a Wet rot, but at a further distance from the source, the moisture content may be lower and optimum for Dry rot spore germination, again encouraged by the acidity generated at the fringe of the wet rot activity.
- 5.2.4 Wood decaying fungi can best be 'treated' via gradual or forced drying down, with adequate ventilation maintained so that moisture contents safely reduce to below 20% where germination of fungus can occur, but where this is not feasible such as when early making good is required and wet timbers have to be enclosed 'back-in' to keep within project timescales, fungicidal preservative treatments are required, particularly where timber is embedded in walls.

5.3 WOOD BORING INSECTS

- 5.3.1 A number of insects, mainly beetles, are able to use wood as a food source and some of them can cause serious damage to building timbers. The beetles all have fairly similar lifecycles, although there are variations in the length of each stage in the cycles, the type of wood attacked, and the extent and type of damage caused. The life cycle consists of four stages; egg; larva; pupa and adult. It is the larva that causes the damage.



- 5.3.2 The existence of damage caused by wood boring insects does not always indicate a need for remedial treatment; correct identification is essential before any consideration can be given to whether treatment is needed.
- 5.3.3 (Not exhaustive list) An example where treatment is needed includes; Common furniture beetle; lyctus powderpost beetle; house longhorn beetle; deathwatch-beetle; Ptilinus beetle. Examples of where treatment is not needed include; Bark borer beetle; Forest longhorn beetle; wood wasps' Pinhole borer beetles.
- 5.3.4 Where active infestations are found, Insecticidal preservative treatments can be considered. The presence of fresh frass (bore dust) in conjunction with damp timbers may be acceptable evidence of active infestation.



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

Important Notes

The following notes must be read in conjunction with the survey findings and recommendations, and followed where appropriate in all circumstances, otherwise the efficacy of both our work and other's associated work will be negated, or problems relating to the health and safety of our operatives, and other building workers, occupants and neighbours where present will occur.

Although these 'Important Notes' indicate that a main contractor builder is involved, the requirements also relate to the client in cases where Trace are directly employed.

Our recommendations reflect the dampness currently affecting the areas as designated on the relevant plans. In some instances rising damp readings were inconclusive due to penetrating damp and condensation also contributing to the level of dampness in places; we have included the relevant areas for treatment against rising damp based on the instrumental readings and our report is based on our findings at the time of inspection. We can give no assurances that walls not inspected or included for treatment could not or may not be affected by dampness at some later date.

The main contractor must inform TRACE Remedial Building Services of the depth of the party walls where present. This must include within opened up chimney breasts where the party wall at the rear of the breast may only be of half brick, even when the rest of the party wall is of full brick depth. Where such chimney breasts are opened, do not brick them in until injection is complete.

All structural alterations at d.p.c. level must be completed before the injection d.p.c. is installed, including replacement of perished and damaged bricks, re-bedding of loose bricks, ensuring that all mortar beds around the courses to be injected are sound, and where unsound rake out and re-point.

Cavities must be checked by the main contractor for blockages and bridging at d.p.c. level, and cleaned as necessary prior to the d.p.c. being installed.

Where present, bridging render externally must be cut back by the main contractor, and finished above d.p.c. level with appropriate stop beads.

Only site bricks must be used to patch the walls where the d.p.c. is to be injected. This is because new bricks are not conducive to injection. Care must be taken that such introduced bricks are free from fungus.

Where solid floors are being renewed, the d.p.c. must be installed after the floors are laid, but before asphalt is laid. These measures will help to avoid problems related to unstable brickwork, incorrect positioning of the d.p.c. and adverse reaction of the solvent carrier with the asphalt, where such is being used as a screed.

Only clean stone hard-core must be used as infill below proposed new solid floors, thus discouraging contamination by wood decaying fungi.

Where solid floors are being laid it is very important to ensure that the oversite, sub-floor walls and any redundant joist pockets are clean and free from wood residue or wood decaying fungus. No wood must be allowed to fall into the sub-floor, hard-core or sand between the time of cleaning out, treatment if called for, and laying of the concrete. Therefore the time period involved must be as short as feasible. There is sufficient oxygen within a piece of wood to allow germination of wood decaying fungi.

Do not brick up the joist pockets and redundant air vents before the sub-floor treatments are completed.

Where solid floors are being laid in place of timber floors, it is imperative that redundant sub-floor air vents be removed and the holes bricked in, otherwise oxygen will circulate in sufficient quantity to encourage wood decaying fungi within and below the solid floors, from whence it may spread to walls and joinery.

Where screeds of any description are to be laid after injection is completed, ensure that TRACE Remedial Building Services are informed of the depth of the screed, so that the d.p.c. can be installed at a height to avoid bridging. Particular care must be taken to ensure that the screed is allowed to run up to the wall, rather than against the exposed side of the skirting board. Therefore it is prudent to lay screeds prior to fixing skirting boards.

Where improvement to sub-floor ventilation below timber floors is called for, it is necessary to promote through flow of air always where feasible. This will call for opening up holes within sub-floor divisional walls where they are solid, increasing the number and or changing the type of air vent to a more effective design. Where a proposed new solid floor abuts a timber floor, a pipe vent must be laid through the solid floor to ventilate the timber floor. This pipe must not allow air to enter the constituents of the solid floor.

Always inform TRACE Remedial Building Services if the injected d.p.c. is disturbed after completion, as snagging will be necessary.

Always ensure that the specified plaster is removed completely, including residual backing plaster which may be contaminated with salts and other impurities, and following this brush the stripped areas to remove surface salts from the walls. Do not however brush off any fungus, otherwise important evidence will be removed. Unless stated otherwise such fungus will be wire brushed by TRACE Remedial Building Services, within the scope of recommended remedial works.

Ensure that all redundant and or decayed embedded timber fixings and plates are removed, in all circumstances at all levels where such are exposed by the remedial works. This must include all existing skirting board fixing plugs, especially at ground floor



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

level in association with a d.p.c. It is also especially important at any level or area where problems of decay within wood, or fungus on or within walls has occurred.

Use no timber fixing plugs anywhere. Instead, use "Hilti" type "HPS" hammer fixing screws sheathed in plastic, direct into the walls. Timber fixing plugs, under site conditions do not generally receive adequate preservative, so this measure will help to avoid offering food to potential fungus and will discourage spread of existing incipient fungus.

All new timber introduced to the property must be pressure impregnated with preservative. Where cut on site it must be treated again at the vulnerable grain end, otherwise wood decaying fungi can infest the body of the timber whilst leaving the treated surfaces sound. Where such timber is to be embedded in walls, i.e. joists etc., they must be wrapped fully at the ends with conventional d.p.c. prior to fitting.

Where any direct applied re-plastering does occur, to avoid problems of salt and tar contamination, Washed Sharps Sand and Cement, incorporating Renderguard Gold additive, must be used as backing plaster where replastering is being undertaken in association with a Trace damp proof course. Renderguard Gold additive to be supplied by us at extra cost. The additive inhibits salt migration and allows the existing moisture in the walls to dry out as a vapour.

Under no circumstances must Gypsum type plasters be used on existing walls in association with Trace Remedial works. They do not adequately withhold hygroscopic and other salts found in damp building materials, commonly allowing latent moisture to cause damage to new plaster and decorations.

Particular care must be taken to prevent gypsum based plasters being used to fix plaster angle beads on damp walls, especially in association with a TRACE Remedial Building Services rot and d.p.c. works, otherwise such porous plaster will become contaminated by hygroscopic salts, resulting in rusting of the angle beads and movement of salts to the wall surface, a common defect.

Under no circumstances must plasterers use paper and or other wood related materials to fill in gaps at the side of joinery, in case such serves as food to fungus.

Particular care must be taken not to allow bridging of the d.p.c. by plaster. In all circumstances pressure impregnated softwood battens should be used as plaster stops and skirting board fixing points. See note on fixing method.

To comply with the Party Wall Etc. Act 1996, the client or their Party Wall Surveyor must obtain permission where necessary, or give reasonable warning to party owners that injection of the d.p.c. will involve double drilling into their side of the party wall. We have assessed the necessary works in relation to the building details and occupancy to comply with the Control of Substances Hazardous to Health (COSHH).

The proposed refurbishment works may reduce the levels of ventilation within the occupied areas, and as a result condensation could occur. To combat this effect, every effort must be made to ensure there is fixed ventilation within the occupied areas, along with adequate heating and insulation, and that these are kept at a balance to discourage condensation during the future.

It is important that the external services and surfaces be repaired as necessary, and be kept in good condition in the future, otherwise dampness and it's consequences will occur.

For the recommended specialist treatment works to be effective, it is imperative that the recommended Main Contractors works be carried out, otherwise the effectiveness of the TRACE Remedial Building Services works will be negated.

The damp proofing and treatment chemicals proposed for use in this property are water emulsifiable concentrates, slurries or bodied paste type products and are from the range of chemicals manufactured by Safeguard Chemicals Ltd.

It is likely that Asbestos containing Materials (ACM's) are present in properties; in the event that we so uncover suspected asbestos containing materials, Trace may have to suspend the work to have the material investigated for asbestos. We will stop work, seal the area and immediately inform you. Any asbestos related costs would be passed on to the client.

The specialist treatment and damp proof course works will be subject to TRACE Remedial Building Services guarantee, which is backed by both professional indemnity insurance and product (guarantee) insurance.

TRACE Remedial Building Services will offer the G.P.I. backup insurance guarantee, which will be issued if the fee is paid by the client. See estimate. Upon completion of the TRACE Remedial Building Services work and settlement of the TRACE Remedial Building Services account, TRACE Remedial Building Services will forward the guarantee insurance documents to the G.P.I., who will process them and submit them direct to the client for signing.

Specimen copies of the guarantees are available upon request.

Terms & Conditions:

All Contracts made by North West Damp Proof Service (T/A TRACE BASEMENTS and TRACE REMEDIAL BUILDING SERVICES) 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'.



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

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.

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 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 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.

Extra Works: No variation, additions or omission to the contract works will be carried out by TRACE, unless instructed to do so, 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.

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



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

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 requires a minimum 3 working weeks' notice period from receipt of order for the delivery of materials. This applies to each site visit. The Main Contractor may give advance notice of a start date, but the date must be confirmed in writing at least 3 weeks before TRACE are due to arrive on site. Cancellation or postponement of a start date must be issued in writing at least 3 days before the originally programmed start date. Cancellation or postponement during the three days prior to the programmed date will incur a mobilisation charge of £1200.00. Revised start dates after cancellation or postponement must be 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) and makes no allowance for critical activity working. Over time, night work and weekend working is chargeable as extra to our price and is calculated at TRACE rates.

The number of visits to be undertaken to complete the works is noted under Qualifications in this document and any further visits shall be subject to additional mobilisation charges of £1500.00 per team visit.

Weather dependent works (Temperature/Rain): All cementitious or other liquid applied systems require five degree Celsius and rising 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 TRACE works, TRACE can suspend work due to 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.

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

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.

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 Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

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 penetrations that are installed by others. Penetrations must have a suitable collar of flange and 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.

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 as to 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 address only. Multiple 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 timbers.

Reports issued by the Company are in the context of quotations for treatment work 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	£60.00 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	£40.00 per man per hour
Weekend (iii) Applicator from 0800 to 1730 hours	£35.00 per man per hour
Overtime (iv) Applicator from 1730 to 0800 hours	£40.00 per man per hour

(c) Day work rates: Plant

Van and pump including spray equipment	£400.00 per day
Van and pump including spray equipment	£45.00 per hour

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

Part materials will be charged per full container and no part containers as unused material cannot be re used.

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.



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

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.

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

North West Damp Proof Services Ltd t/a TRACE REMEDIAL BUILDING SERVICES/TRACE BASEMENTS, issues long term Guarantees for its specialist works (guarantees are for ten years unless otherwise stated), and subject to Terms & Conditions of Guarantee, warrants that in the event of a Trace defect, 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).

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.

The GPI Policy summary follows.



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey



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.



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey

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 ONE. 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.



TRACE Remedial Building Services
DH/31616/01 - 26th May 2022
Re: Thomas Street, Manchester - Timber Survey



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 03306900, 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 contractor's 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

> 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.

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



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

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.