

Kenwood plc.

The leading damp-proofing, woodworm and dry rot specialists

Report and Quotation



The British Wood
Preserving &
Damp Proofing
Association



Chartered Building
Company



BS EN ISO 9001
Registered Firm



Federation of
Master Builders



Property Care
Association



Guarantee
Protection
Insurance



Safe Contractor



Accredited
Contractor





Kenwood Plc, are the leading specialists in the diagnosis and treatment of dampness, timber infestation and decay.

Your property is an important investment and at Kenwood Plc, we recognise the importance of providing clear, concise quotations, ensuring that when remedial works are required, they can be carried out efficiently and with the minimum inconvenience.

We are a market leading company, established for over 25 years, offering the highest standards of quality and service. We have a wide range of systems and products available for the treatment of rising dampness, basement waterproofing and tanking, along with Kenwood ventilation systems for mould control and condensation.

Our timber treatment service includes the eradication and control of woodworm infestation along with treatment of Dry rot and Wet rot.

Enclosed is our quotation specific to your enquiry and detailing the extent of the inspection carried out and the treatments recommended. Our detailed report explains the nature of the defects identified and provides our recommended solution, along with a competitive quotation for the treatment.

We offer comprehensive guarantees on our works and combined with our reputation for quality, you can rest assured that your property is in safe hands.

We trust this report is in accordance with your instructions and should you wish to discuss any aspect, please do not hesitate to contact us.

Our offices are open from 8am until 7pm Monday - Friday and 8am until 12noon on Saturdays.

DOMESTIC & COMMERCIAL

Kenwood Plc attend over 20,000 properties each year for both domestic and commercial clients. Our extensive experience in this type of work, combined with competent fully trained staff ensures works are carried out to the highest standards.



Our treatments are carried out for home owners and property professionals alike, to properties ranging from private flats and houses, to shops, offices, schools, churches, local authorities, housing associations, property management companies, chartered surveyors and building contractors.

Why not ask about our 0% finance offers (subject to status)

Comprehensive insurance backed guarantees available | High standards of workmanship | Prompt efficient service



Your Guarantee

Not only is our reputation for reliability second to none, but in addition to our own comprehensive guarantees, we offer additional insurance backed guarantees for a small fee.

Our pedigree is your guarantee of excellence and ensures that if our work is faulty in any way, it will be rectified absolutely free of charge. You will be secure in the knowledge that you are covered by the most comprehensive support available. Therefore you can be sure that when your property is covered by a guarantee from Kenwood, its 'As safe as houses'.



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Head Office:	London	0208 950 9070
Kenwood House	Watford	01923 242441
9 Greenhill Crescent,	Reigate	01737 226633
Watford Business Park,	St. Albans	01727 846949
Watford, Herts.	Slough	01753 511154
WD18 8QU	Luton	01582 726565

www.kenwoodplc.co.uk

Juan Martinez
Barker Associates (Essex) Ltd
288 Bishopsgate
London
EC2M 4QP

Tuesday, June 25, 2024
Our Ref No: 00368926

Dear Juan Martinez,

Re: Political Sciences School, 36 Gordon Square, London, WC1H 0PD.

Thank you for instructing Kenwood Plc to carry out a quotation, which we trust is to your satisfaction.

We have much pleasure in enclosing the following quotation regarding the recent inspection carried out by our Surveyor Mr. Gerard Keogh CSRT.

Having been established since 1983, we have a wealth of experience in providing high quality treatments and ensuring complete customer satisfaction, as one would expect from the leading damp proofing and timber treatments specialists.

We hope this quotation is to your satisfaction, and we look forward to hearing from you in the near future.

If there are any points you would like to discuss concerning the report or wish to proceed with the treatment, please do not hesitate to contact us.

Yours Sincerely

Gary Petrie

Gary Petrie BSc(Hons) MCIQB, MCABE, CSSW, CSRT





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Tuesday, June 25, 2024
 Our Ref No: 00368926

Dear Juan Martinez,

Re: Political Sciences School, 36 Gordon Square, London, WC1H 0PD.

The above property a 1900's mid terrace property constructed of 18" solid brick work was inspected by our Technical Surveyor Mr. Gerard Keogh CSRT on the 20/06/2024 for evidence of rising dampness to the ground floor walls, where accessible for inspection. This inspection revealed evidence of dampness to be affecting the areas marked in red/blue on the attached plan and therefore we are pleased to provide our quotation for the installation of a new damp proof course.



In our surveyor's opinion, this defect is due to the lack of an effective damp-proof course and also high external ground levels.

To the original parts of the building, due to wall finishes, we were unable to ascertain the presence or absence of an existing damp proof course.

Many buildings constructed after 1875 included some form of damp proof course, however where this is absent, bridged or defective, dampness will rise into the walls eventually causing damage to plaster and internal finishes.

In order to remedy this defect we recommend that a new damp-proof course be installed, combined with a lateral tanking system, incorporating cementitious tanking and waterproof renderings.

External Observations

Our Surveyor noted external defects which can lead to water penetration including defective flashings therefore you should arrange for repairs to these items by others.



Kenwood Plc's damp proofing and specialist rendering systems provide a reliable, highly effective method for the treatment of dampness and are covered by the most comprehensive guarantees available.

As market leading experts, established for 35 years, you can be assured of the highest standards of service, combined with our technical expertise, ensuring appropriate, effective treatments for your property.



Proposed Treatment

We recommend that the skirting boards are removed and where possible set aside for re-use. The wall plaster shall be removed from floor level up to a height of approximately one metre (or as shown on the sketch plan) and the debris taken from site and safely disposed of. The mortar



bed at the base of the wall shall be pattern drilled using a series of 10mm holes to the necessary depth.



The wall area shall then be pressure injected using a specially formulated solution of Kenwood silicate injection fluid, until the entire depth of the wall is fully impregnated.

The surface of the brickwork must then be tanked using Kenwood SWS cementitious tanking system, in conjunction with pressure injected waterproof resins.

Where a treated wall adjoins an untreated wall, a vertical damp-proof course shall be installed, by drilling vertically to the necessary height, and injecting a chemical damp proof course. The position of the vertical damp-proof courses are shown on the enclosed sketch plan.

The wall plaster in the areas shown, will be replaced using the Kenwood plc specialist rendering system. Kenwood premix waterproof rendering system is factory produced and consists of specially blended dried sands, cement, lime, and aggregates along with polypropylene fibres to reduce shrinkage.



Additionally, salt inhibitors and waterproofers are added, to combat the ground salts and allow replastering immediately after the damp course installation.

The improvements associated with Kenwood plc waterproof rendering system ensure perfectly batched renders every time, purpose designed to complement our range of damp proofing systems.



Our rendering system is specifically designed for use on damp walls and removes the risk of poorly batched renders which are commonly responsible for the failure of otherwise effective damp treatment.

Kenwood waterproof rendering system is applied by our own operatives, ensuring complete quality control at all stages.

The walls will then be skim coat plastered to provide a smooth finish.

We provide a fixed price for our waterproof rendering and plaster works, which quite uniquely to Kenwood Plc., ensures that once the plaster is removed, irrespective of the plaster thickness, we do not make any additional charge for particularly thick plaster.



When comparing quotations, it is important to note that most companies provide a 'estimated' cost for this work, normally made upon the assumption that plaster does not exceed a certain thickness (often 18-25mm) and they will make an additional charge if once the plaster has been taken off the wall, it is found to exceed this thickness.

You can be assured with Kenwood Plc, that the price we quote for the rendering and plastering, is the price you will pay and we do not request any additional charges if

thicker plaster is encountered. You can be confident therefore that the quoted price for the works specified remains fixed.

Kenwood Damp-Proofing Plc., are the leading damp-proofing and timber treatments company and offer only the most professional services. All works are carried out by our own fully trained personnel and quite uniquely to our industry, we never use sub-contractors. You can be assured therefore of complete quality control throughout all stages of the damp proofing works. Our reputation for quality is second to none.

We attend over 15,000 properties each year for both domestic and commercial clients. Our treatments are carried out to a wide range of properties from residential flats & houses, to schools, hospitals, local authority properties, mansion houses, churches, and many Government Buildings.

We carry out works directly for all major banks and building societies, a small selection of which are listed below.

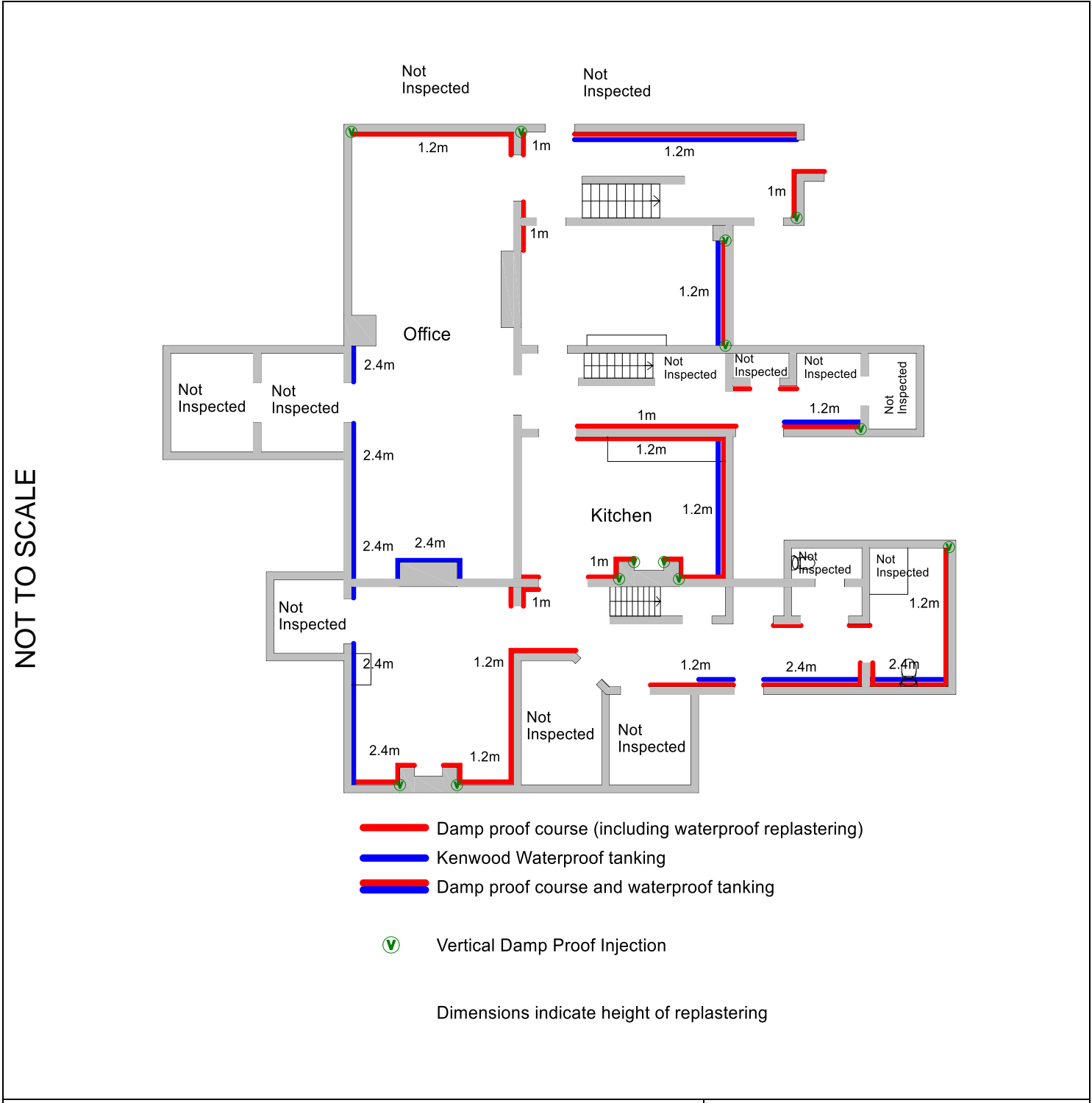
Abbey National, Alliance & Leicester, Barclays Bank, Cheltenham & Gloucester, Halifax, Lambeth Building Society, Leeds & Holbeck and the Woolwich, along with Architects, Chartered Surveyors, and major house builders including Barratt Homes, Charles Church, Crest Nicholson, Fairview Developments PLC, Mowlem/Carrilion, Wimpey Homes and the National House Building Council (NHBC).



You can be assured therefore that your property cannot be in safer hands than with Kenwood PLC. All our installations are carried out to the highest standards and covered by the most comprehensive guarantees available. This report should be read in conjunction with the Additional Information at the back of this report.



The leading damp-proofing, woodworm and dry rot specialists



Political Sciences School, 36 Gordon Square, London, WC1H 0PD.

Tuesday, June 25, 2024
Our Ref No: 00368926



Quotation

Re: Political Sciences School, 36 Gordon Square, London, WC1H 0PD

To remove skirting boards and plaster	£ 2545.00
To provide a pressure injected chemical damp-proof course and apply tanking	£ 7265.00
To re-render and plaster the treated walls as indicated in accordance with our specification.	£ 19935.00
Total Cost of this quotation (Excl V.A.T)	£ 29745.00

NOTE: - Many companies charge extra if once the plaster is removed, it is found to be thicker than 25mm. We DO NOT, our quotation is a fixed price.
Existing sound skirting boards will be refixed free of charge.

Terms of Payment

Payment can be made by debit / credit card or bank transfer.
On settlement of the account a full **TWENTY YEAR WRITTEN GUARANTEE** will be issued against rising dampness and a ten year guarantee for the tanking system. In addition to our own comprehensive guarantees, we also offer further insurance backed guarantees for a small charge, therefore offering the ultimate protection for your property.

Try our
Finance
Calculator

CLICK HERE

FINANCE AVAILABLE

From 0% APR Representative

Spread the cost of your treatment over 1 year, interest free.
Longer repayment options are also available (interest bearing)
Simply Click for more information.

Phoenix is a credit broker, not a lender. Phoenix is authorised and regulated by the Financial Conduct Authority (FCA: 539195), and offers finance from its panel of lenders. All finance subject to status and credit checks.

Kenwood Damp Proofing Plc is an introducer appointed representative of Phoenix Financial Consultants Limited ("Phoenix"). Phoenix is a credit broker that is authorised and regulated by the Financial Conduct Authority (Financial Services Register No. 539195) which offers finance for home improvement projects from its panel of lenders. All finance subject to status and credit checks.

We hope this report / quotation meets with your approval and should you wish to discuss any aspect, please do not hesitate to contact us.

Our offices are open from 8am until 5.00pm Monday – Friday and from 8am until 12 midday on Saturdays.



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Our Ref No: 00368926

Dear Juan Martinez,

Re: Political Sciences School, 36 Gordon Square, London, WC1H 0PD.

The above property a 1900's mid terrace property constructed of 18" solid brick work was inspected by our Technical Surveyor Mr. Gerard Keogh CSRT on the 20/06/2024 where accessible for inspection, when it was noted that penetrating dampness was affecting the office chimney.

This defect appears to be due to defective flashings.

These repairs are not within the scope of works offered by Kenwood plc and therefore we are unable to provide a quotation for this item. We recommend this be attended to by local reputable roofing contractors and the adjacent timbers exposed for inspection purposes. Once you instruct this contractor, we recommend they make a detailed inspection and can advise you further on the extent of repairs required to resolve this defect.

We hope this meets with your requirements and assure you of our best attention at all times.

Yours Sincerely

Gary Petrie

Gary Petrie BSc(Hons) MCIQB, MCABE, CSSW, CSRT



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Additional Information

Rising Damp

After the insertion of a chemical damp-proof course the walls may still contain a considerable quantity of water which must be allowed to dry out naturally. Complete drying out depends on the degree of moisture, the wall thickness, the porosity of the wall surface and the ventilation over the surface of the walls.

Redecoration

Non-vinyl moisture permeable emulsion paint can normally be used after approximately 3 - 4 weeks. Impervious type wall coverings or vinyl and washable papers or paints must not be used until the walls have fully dried. Full drying out may take up to one month for each 25mm thickness of wall ie a 9 inch wall may take nine months to fully dry out. For this reason we recommend the use of non-vinyl paint only. During the full drying out process some hairline cracking can occur which is not cause for concern and can be filled as part of a decorating process. We do not recommend the application of any sealants or other surface coatings as this can impede drying out of the walls. Externally drill holes can be painted over by your decorator as required.

Why must the walls be Replastered?

Replastering of the walls using a salt retardant rendering system is an essential part of the damp proofing treatment. The installed damp proof course controls the rising dampness, however due to hygroscopic salt contaminates in the existing plaster / masonry, the walls will not dry out unless the recommended replastering works are undertaken. The extent of the recommended replastering is shown on the sketch plan which accompanies this report / quotation.

Floor Coverings and Obstructions etc.

The tanking system forms a barrier on the wall surfaces and therefore it is essential that all obstructions are removed from the walls prior to our arrival and no penetrations should remain or be formed in the tanked areas. The client is requested to have all floor coverings lifted and furniture, radiators, abutments and fixtures removed for a distance of at least 1m from the walls to be treated. Should you wish, we would be pleased to remove the radiators on the walls to be treated for a fixed fee of £90 + VAT. If any obstructions or pipework etc., are not removed, treatment will be limited to the accessible areas and ingress may occur around the obstructions which is not covered by guarantee. Similarly, if floorcoverings remain in situ, we are unable to install our recommended wall / floor joint. Should you wish to refix items such as skirting boards, radiators etc, we recommend that these are attached using suitable glue adhesive. We do not recommend any mechanical fixings are made through tanked areas. We respectfully suggest that you take the necessary precautions to protect furniture and personal belongings from dust etc. Many of the walls in the property are drylined with plasterboard fixed over the walls, preventing inspection behind. Further dampness may be present behind the drylining, which can be assessed upon request, if sections of the plasterboard are removed for inspection purposes. The presence of tiled rooms prevented inspection of these areas and further



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dampness may be present behind the tiling. We can inspect these areas if tiles are removed and/or can provide an additional quotation for treatment to these areas upon request.

Skirting Boards etc.

Whilst all possible care will be taken in the removal of skirting boards, we cannot be held responsible for any damage howsoever caused. Our technicians will refix the existing skirting boards where possible. However in some cases the skirting boards may be affected by rot (due to damp walls) or broken during removal, in which case our technicians will not refix the affected boards. As no charge has been made for the refixing, no allowance will be made if damaged or rotten boards are not refixed. Skirting boards deemed unsuitable for re-use will be removed from the property along with accumulated plaster debris and responsibly disposed of via licenced disposal and recycling facilities. We do not recommend the use of mdf replacement skirting boards on treated walls.

Special Notes

Property entrance - In addition to the treatment detailed in our report it was noted that the concrete entrance steps require asphaltting by a reputable asphaltting contractor, to prevent the ingress of water.

Obstructions - The kitchen units, pipe work, w/c, cistern, trunking, electrics and meters must be removed by yourselves or your contractor to enable us to carry out the specified works

Important Information

This report/quotation whether provided free of charge or otherwise does not constitute a full Building Condition survey or waterproof design. Where external defects have been reported this is not an exhaustive list and is intended as a helpful guide only. The report does not express an opinion about un-inspected areas or advise upon the condition or risk to concealed parts of the property, and should not be relied upon to do so. We recommend that you should obtain a Building Condition survey from a Chartered Surveyor, prior to exchange of contracts if purchasing. Condensation can occur in poorly ventilated rooms and therefore we recommend that you ensure adequate heating and ventilation are provided. Our quotation assumes the structure to be maintained in good order and the tanking is not intended to replace good maintenance or accommodate burst water mains and floods etc. Where un-treated areas are present, risk exists that dampness / ingress can occur. BS8102 design and system is available at additional cost. We draw to your attention, that unless otherwise indicated no inspection of any floors has been made. Walls obstructed by fitted units, tiles and / or drylining have also not be inspected and are therefore excluded from our report. Where works include the party wall, clients should consent with neighbours (Party wall etc., Act 1996). When instructing works on listed buildings, clients should ensure approvals are in place where necessary.

Our report / quotation has been provided on the basis that you wish to obtain a Kenwood Plc guarantee for the treatments detailed and that no other damp guarantees exist on the property. If this quotation is accepted, for private Consumers (not Companies), this contract is covered by the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations



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2013 therefore where works have been scheduled to commence in less than fourteen days time, if you cancel the works, the deposit will not be refundable as we will have set aside time to do your work. If works have been scheduled to be performed on a date greater than fourteen days away, you may cancel the works during this fourteen day period only. In any event our contracts specifically exclude any consequential losses whether in relation to loss of use, rents, redecoration or other such matters.



**Kenwood Plc
attend
over 20,000
properties each year
for homeowners
and
property
professionals.**



Buckingham Palace
Woodworm & Dry Rot treatment by Kenwood Plc



St James Palace
Treatment by Kenwood Plc for rising dampness



Parliamentary Works
Damp Proofing & Tanking by Kenwood Plc



Windsor Castle
Structural Waterproofing works by Kenwood Plc



St Pauls Cathedral
Damp Proofing & Tanking works by Kenwood Plc





DAMP PROOFING



WOODWORM TREATMENT



DRY-ROT



CEMENTICIOUS TANKING



MEMBRANE TANKING



SPECIALIST REPLASTERING



CONDENSATION AND MOULD CONTROL

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Watford, Hertfordshire WD18 8QU

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