

Our Ref:DK180474/KH

31<sup>st</sup> October 2018

David Guest BSc (Hons)  
Property Services Manager  
Maidstone Borough Council  
Maidstone House  
King Street  
Maidstone  
ME15 6JQ

[DavidGuest@maidstone.gov.uk](mailto:DavidGuest@maidstone.gov.uk)

Dear Sir,

**RE: PLAY BARN, KENT LIFE, SANDLING, LOCK LANE,  
MAIDSTONE, ME14 3AV**

Thank you for your email dated 19/10/18 regarding timber treatment to the main frame, roof timbers and arcade timbers for the control of wood boring beetles.

We understand that the existing climbing/play equipment may be removed to allow adequate access to the timbers and we have prepared our quotation on that being the case.

No allowance has been made in our quotation for any timber repairs or renewal although some de-frassing, light paring may be necessary locally. In addition, there is a significant accumulation of dust to the timbers particularly to the horizontal surfaces and some preparation brushing down/cleaning will be necessary.

Safe access to the 'upper' sections of the timbers will require the installation of temporary internal scaffolding or the use of a scissor lift or cherry picker and we have allowed for this accordingly.

We would, again, mention that full treatment of the perimeter framing would be limited by the presence of the existing wall linings from sole plate, to wall plate/hip plate height which, we presume, will be left in-situ.

We would anticipate that we would require five working days on site (preparation and treatment) but it would be prudent to allow a couple of days prior for erection of scaffold (if that is the best option) and a couple days following completion of treatment to remove scaffold. Two working weeks as a minimum should, therefore, be allowed for works overall. If we can utilize mechanical access (cherry picker or similar) then this should provide a saving in time overall but, nevertheless, the longer time frame would allow for a 'run-on' for treatment should this prove necessary.

We appreciate that time will also be required for the client's contractor to strip out existing fittings/equipment prior to our attendance on site and subsequent reinstatement, and to minimise 'downtime' for the resident business we would make every endeavour to complete work within a shorter period.

Given that we should be able to ensure good ventilation whilst working at the property we would anticipate that fittings could be reinstated twenty-four to forty-eight hours after completion of treatment. Our only concern would be if timbers locally had to be heavily coated with an insecticidal paste which may lay on the surface of same for a while and, should that be the case, we may need to temporarily cover with plastic sheeting to prevent direct contact and return after a period to remove same. If necessary, as an alternative, some holes may be drilled in heavily attacked areas to allow the insecticide to be introduced further into the body of the timber and the holes 'capped' with timber dowels.

If the existing fixtures and fittings are to be left in-situ, then treatment to the barn would be of a much more limited in nature as this would prevent safe access to many of the higher timbers. The cost of scaffolding is also likely to be higher if a clear floor area is not available as erection of same will be more complicated. As a result, only, partial treatment of some principle timbers may be achievable which will, of course, greatly reduce the efficacy of the proposed treatments. The cost of the work overall will be similar because of the additional preparation works.

The above should be read in conjunction with our letter dated 9<sup>th</sup> October 2018, but we appreciate you may still have some questions or concerns relating to the works and, if the work is likely to be progressed in the new year (dependent upon your discussions with the resident businesses, we would, of course, be pleased to meet you on site to discuss same.

In the short term, if you have any queries, please do not hesitate to contact us

Yours sincerely

**Kelian Hodge C.S.R.T**

 **ANGLIAN TECTONICS**

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# ANGLIAN TECTONICS (DOWNLANDS) LTD

## QUOTATION

Our Ref:DK180474/KH

31<sup>st</sup> October 2018

## QUOTATION

RE: PLAY BARN, KENT LIFE, SANDLING, LOCK LANE,  
MAIDSTONE, ME14 3AV

**Client to: -**

Remove fixtures and fittings to provide clear access to the walls and floor area (we appreciate that some of the catering facilities may be left in-situ and these would be covered).

**Anglian Tectonics: -**

Allow for the erection of suitable internal scaffold or the provision of scissor platform or cherry picker for safe access to the higher timbers.

Brush down accumulations of dust and vacuum.

Gently pare back loose surface timber as necessary or de-Frass where surface deterioration is greatest.

Apply insecticide to manufactures specification to all accessible timbers of the main frame, roof structure, tie beams and arcade timbers using low pressure spray equipment.

Apply deep penetrating insecticidal paste locally to larger or more heavily attacked timbers by brush to achieve maximum remedial effect or where necessary, drill holes locally to timbers and inject deep penetrating insecticide. Cap any holes with timber dowels.

Spray apply insecticide as decided upon following initial drying of first application.

Leave site clean and tidy

**£8,995.00 + V.A.T**

**VAT will be charged at the standard rate on the above quotations.**

**Client to: -**

Reinstate previously removed fixtures and fittings etc.

One-third deposit is normally required prior to commencement of work together with signed form of acceptance. Balance of payment due on completion of work.

**E & O.E**

**N.B. ALL FLOOR COVERINGS AND FURNISHINGS TO BE REMOVED FROM TREATMENT AREA BY CLIENT, PRIOR TO COMMENCEMENT OF WORKS**

# ANGLIAN TECTONICS<sup>3</sup> (DOWNLANDS) LTD

## ACCEPTANCE OF QUOTATION

Our Ref:DK180474/KH

31<sup>st</sup> October 2018

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**E. & O.E.**

**YOUR QUOTATION IS ACCEPTED IN ACCORDANCE WITH THE CONDITIONS  
OVERLEAF**

**SIGNED**

**DATE**

**CLIENTS FULL NAME AND ADDRESS FOR INVOICE**

**PHONE No:**

**Bank Details: The Bank of Scotland – Account 06011936 – Sort Code 12/24/82**

**Please enter Our Reference when submitting deposit payment – Thank you.**

## CONDITIONS OF CONTRACT

1. Acceptance of the quotation shall constitute a contract in which the Company's Report and specifications shall be recognised as forming part of the contract and an acknowledgement of receipt and comprehension of their provisions. All such acceptances must be acknowledged by the Company and, until such time, we will not recognise an acceptance of offer as being binding upon us.
2. Payment is due upon completion of work specified, unless alternative arrangements have been made in writing prior to the commencement of work.
3. Estimates are open for 12 weeks, after which the Company reserves the right to modify or withdraw them.
4. Guarantees will be issued subject to the terms of the Contract, following receipt of payment, and relate only to those areas treated by the Company
5. Inspections are undertaken without prejudice and are based on the information to hand and visible at the time of inspection. They are undertaken solely for the purpose of providing a quotation of specified works and are not to be taken as representing a comprehensive building survey or schedule of works. We are able to provide comprehensive inspections and reports on all aspects of building preservation but this type of work attracts a fee scale dependent upon our instructions.
6. A minimum of 5 working days notice must be given in the event of postponement, otherwise a charge may be made for lost time where alternative work cannot be arranged for operatives.
7. Our quotations are based on the assumption that furniture and all floor coverings are removed from areas to be treated prior to the arrival of our operatives on site (in accordance with the attached notes on treatment) together with any other specified items, such as radiators and roof insulation etc. The Company will not be held responsible for any loss or damage to items not removed. Any delay occasioned by the workplace not being cleared will be charged to the client at day work rates.
8. The client should be aware that proposed works (removal of plaster in particular) can create considerable dust, which may migrate to even the remotest parts of the property. Whilst this will be kept to a minimum, no responsibility will be taken by this Company for such dust dispersal and we have not allowed for nor will we be responsible for any contract cleaning.
9. No responsibility can be taken by this Company for staining or damage caused to ceilings or other decorations or furnishings as, although every care is taken, some products or processes may cause discolouration, especially to polystyrene ceiling finishes. There is the risk of cracking to ceilings where joists above same are of insufficient size or subject to deflection.
10. It shall be the responsibility of the client to ensure that open water storage tanks are sealed to prevent the ingress of dirt and chemicals and that all foodstuffs, animals and plants etc. are removed from treatment area prior to commencement of work.
11. The client will make available for our use, without charge, a suitable supply of water and electricity. The Company reserves the right to make an additional charge for the provision of an electrical generator where no mains electricity is available.
12. It is the client's responsibility to inform the owners and occupiers of adjoining premises of the nature of the intended works. The client must notify immediate neighbours and obtain permission to carry out works where party walls are to be worked on. We would be pleased to provide more information on The Party Wall Act 1996 upon request. If damp course installation is undertaken on only a partial depth of party wall then, due to the limitations of such treatment, it would not be possible to offer our long-term guarantee or conform to relevant British Standards on such walls.
13. Unless otherwise stated, no quotation will allow for the removal and/or reinstatement of any plumbing or heating runs necessary for remedial work, for replastering areas of wall within small built-in cupboards or for re-fixing skirting boards or electrical fittings.
14. Where proposed works involve the removal of skirtings and plaster, the Company will not be held responsible for any damage caused to skirtings or other joinery timbers as by their very nature they are liable to breakage during removal. Skirting boards/architraves should not be fitted until adequate drying of plaster has been allowed and the hidden faces of all such joinery should be adequately coated to prevent moisture uptake from the plaster. Quotations for re-plastering are based upon the thicknesses of render coats detailed on our standard specification sheet (S3). If additional thicknesses of backing (render) coats are found to be necessary as a result of existing plaster thicknesses or, indeed, should existing wall finishes be too thin necessitating full height re-plastering, additional charges may be made on a pro rata basis.
15. The client is advised that some chemicals used by the Company are inflammable and until the solvents have evaporated following treatment, the following precautions should be taken: smoking must not take place; no naked lights, fires or other heating appliances should be used in treatment areas; no drinking, eating or sleeping should take place; infants, children and pets must be excluded from the treatment areas; and floor coverings should not be replaced until the floors have thoroughly dried. Treated areas should be well ventilated.
16. The Company does not accept responsibility for damage to services not visible, unless their location is specified by the client prior to treatment.
17. Any works recommended but not included in the quotation are the responsibility of the client who should ensure that any specification supplied for such work is adhered to.
18. The Company reserves the right to alter the specification or chemical used and to omit or alter any part of the work which proves impractical.
19. Arrangements for access to the premises to be treated will be made prior to commencement of works, and any costs incurred by the Company due to the failure of the client or his agents to provide access so arranged, or the necessary services, will be charged to the client.

NOTE: None of the above conditions should be construed as depriving the client of any right under law, nor is it the intention to unfairly restrict the liability of the Company. It is our policy to, at all times, act in a fair and reasonable manner and we expect the client to conduct themselves similarly.

# (S5) ANGLIAN TECTONICS

Standard specification for the treatment of wood boring beetles and fungal decay

## WOOD BORING BEETLES

### EXPLANATORY NOTES

There are several species of wood boring beetle prevalent in structural timbers of properties in the U.K. and the method of eradication varies little from species to species, although any necessary variation from our specification will be noted in your report.



### PREPARATION

It is the responsibility of the client to remove all floor coverings and furniture from the treatment areas prior to the commencement of work. Timber deckings within the roof void should also be removed, unless arranged otherwise and stored food should be moved from treatment areas.

### TREATMENT SPECIFICATIONS

The principal of the eradication technique is to pressure spray to refusal all exposed, unpainted, accessible timber surfaces with an approved pesticidal timber preservative. The structures affected generally comprise floors, staircases and roof timbers. Both sides of each floorboard must be treated and three sides of every joist or roof member, for guaranteed treatment.

## FUNGAL DECAY

### EXPLANATORY NOTES

The fungi that damage timbers in a property can be divided into two groups by their effect.

### DRY ROT (*Serpula lacrymans*)

This like every other fungus requires the presence of moisture in timber, in its initial stages. Once established, however, it has the unique ability to pass unseen from floor to floor, behind plaster finishes and panelling and to affect previously dry timber. Its fungal strands can penetrate brickwork and pass over inert substances such as metal or plastics and colonise other timber in the vicinity.



### TREATMENT SPECIFICATION

Treatment can be disruptive and costly depending on the stage of attack and would vary accordingly to circumstance. However, in most cases the treatment consists of:-

Eliminating the source of dampness;  
Cutting away all affected timber and removal from site;  
Hacking off adjacent plaster wall finishes to expose the extent of fungal penetration, at least one metre beyond the last evidence  
Treating the exposed masonry with an approved fungicidal masonry solution. This would be applied to the surface of the walls, although may involve drilling the walls at intervals and irrigating the masonry to create a toxic box. Any oversite should also be treated to kill spores;  
Applying an approved fungicide to the timber surrounding the area of attack and similarly treating all replacement timber, although pre-treated replacement timber is preferred.  
Re-instating plaster finishes incorporating a fungicide and re-fixing, skirting boards, architraves, door linings, etc (after treatment with fungicide).

### WET ROT

The term 'Wet Rot' is used to describe any fungi other than Dry Rot, and these are usually easier and less costly to deal with, being confined to wet timbers only (usually joists and wall plates in contact with damp brickwork) and having no facility to colonise dry surrounding timbers.

### TREATMENT SPECIFICATION

Eliminate source of dampness, cut away all structurally weakened affected timbers, treat replacement timbers (or use new pre-treated timber) and surrounding timber with a fungicidal timber preservative.

### TIMBER RENEWAL

It is most important that renewed timber does not touch any surrounding masonry or oversite and that ground floor timbers are properly ventilated from below by the maintenance and/or addition of air bricks.

Where built-in timbers (usually wall plates and joist ends) are removed due to fungal decay, the resulting cavities should be bricked up, incorporating a length of damp proof course where appropriate. New wall plates should not be re-set into any wall but placed on a new sleeper wall or supported on masonry piers or joist hangers, isolated by damp proof course where appropriate. It is sometimes most economical in cellar areas, to bolt up new joist sections, especially where on-site obstructions prevent a new bearer being installed on piers. Where new sections are bolted up, double-sided timber connectors should be incorporated and the new sections either hung on joist hangers or sleeved into the wall in damp proof membrane after each joist end has been properly treated.

