Water ingress affecting Farnsfield Library and Village Hall

THIS IS WHAT ALL THREE SUPPLIERS WERE SENT BEFORE THEY QUOTED FOR THE WORK – THI IS FROM THE LOSS ADJUSTER

Following the initial leak detection report instructed by Farnsfield Council, which identified defects within the neighbouring drainage system, we liaised extensively with the local water board Severn Trent who have now completed the necessary repairs. Despite this, water ingress into the insured property has continued.

For clarity, we subsequently appointed Polygon to carry out a further inspection. Their findings confirm that there are no internal leaks associated with the insured property. Instead, the ongoing moisture ingress is attributed to groundwater penetrating through the base of the 1850s brickwork, potentially exacerbated by historic drainage issues at the adjoining property.

Polygon have therefore recommended a number of essential external remedial works, specifically:

- Creation of a drainage channel along the affected elevation (within the neighbouring garden, subject to access) to divert groundwater away from the structure
- Repointing of the external walls, noting significant mortar loss along the front elevation
- Improvements to drainage within the neighbouring garden area
- Consideration of tanking or application of a protective below-ground coating to the adjoining wall to prevent further ingress

Please note that these works are the responsibility of the insured and must be completed in full and without fail, at your own cost.

Until these external defects have been rectified, insurers are unable to consider any internal reinstatement works, as the source of the moisture ingress has not been properly addressed.

Supplier One £10,166 ex VAT

1. INTRODUCTION & RECOMMENDED APPROACH

We have been asked to advise on and price remedial works to address long-standing water ingress into the library at Farnsfield Village Hall, at the wall shared with the adjoining takeaway premises (China Palace). This quotation follows a review of the Polygon leak-detection survey (ref 1426438), the loss adjuster's correspondence, and the site information provided.

It is important to be candid at the outset. The ingress shows two fixed points on the floor that dry out and then return in the same places, and it is active in dry weather. That pattern is more consistent with a continuous source under pressure — water delivered to the wall regardless of rainfall — than with the diffuse ground-water rise described in the survey. The yard to the takeaway sits some 500–600mm above the library floor, and its lean-to currently discharges its entire roof area into that yard with no gutters, downpipes or flashings. Water collecting against the high side of the abutment is the most likely active mechanism.

For that reason we do not recommend proceeding straight to deep excavation and tanking. We recommend a staged approach in which the first stage is both a repair and a diagnostic test:

- Option 1 tackles the most probable active cause — surface and roof water at the high side. It is lower cost and, if the ingress substantially reduces, it confirms the source and Option 2 may not be needed.
- Option 2 (Option 1 plus external excavation, tanking and internal reinstatement) is held as a defined contingency, to be carried out only if ingress persists after Option 1 — which would itself point to a sub-surface or private-drainage source next door.

We would also recommend a CCTV and dye survey of the private below-ground drainage serving the takeaway (Provisional Sum PS1). The earlier Severn Trent works addressed the public sewer in the highway only; a defect on the private system would not have been picked up, and could account for a source that runs in dry weather. This is included as an optional item.

2. BASIS OF QUOTATION

Quantities are as provided by the Council and its representatives and are noted against the relevant items. Where the extent of work cannot be fixed in advance it is shown as a provisional sum ("PS") and can be omitted or adjusted against actual. All rates are firm and include labour, materials and plant unless noted. Prices exclude VAT unless stated; VAT is shown separately in the summary.

Site constraints & logistics. The rates reflect the specific conditions of this site, which materially affect productivity and cost: works proceed in and around a live, occupied library and a public building; the frontage adjoins a public footpath requiring pedestrian

protection and daily make-safe; the front yard is highly confined with a 900mm gate and no vehicular or machine access; all debris must be cleared and the site left clean and safe at the end of each working day; and materials must be imported in small, staged deliveries as there is no on-site storage or laydown.

3. OPTION 1 — SURFACE-WATER MANAGEMENT

Deal with the roof and surface water properly at the high side, and intercept water at the abutment before it reaches the wall.

Ref	Description	Price (£)
PRELIMINARIES & ACCESS		
1.1	Preliminaries: site establishment, welfare, waste disposal, small plant and tools; programming works around library opening hours.	£1,105
1.2	Provide access equipment (mobile tower / light scaffold) to the yard elevation for rendering and lean-to works.	£455
LEAN-TO — REBUILD		
2.1	Carefully dismantle the existing timber lean-to and corrugated plastic roof; remove all arisings from site.	£234
2.2	Construct new lean-to: new 3"×2" treated timber frame, new shiplap cladding and new corrugated sheet roof; Code 4 lead upstand flashing dressed to the abutment; new gutter and downpipe to discharge into the new drainage below.	£1,560
DRAINAGE & SURFACE WATER		
3.1	Break out a section of the yard (slabs and in-situ concrete) along the line of the new drainage.	£364
3.2	Supply and install linear channel drain to the abutment, 4m, bedded and haunched in concrete, with gratings.	£468
3.3	Excavate and install below-ground surface-water drainage (approx. 2m); connect the channel drain and lean-to downpipe and connect into the same surface-water drain as the existing gully.	£546
3.4	Reinstate the yard surface (relay slabs / patch in-situ concrete) to falls towards the new channel.	£364
EXTERNAL WALL WORKS		
4.1	Rake out and repoint the library frontage at low level in breathable (lime-based) mortar — 7m × 0.5m (3.5m^2).	£325

4.2	Hack off defective render to the abutment wall within the yard and re-render in a breathable render — 4m × 3.5m (14m^2).	£1,235
	Option 1 — total (net, excl. VAT)	**£6,656**

4. OPTION 2 — OPTION 1 PLUS EXCAVATION, TANKING & REINSTATEMENT

All the works under Option 1, plus external excavation and waterproofing of the abutment wall and internal reinstatement. Recommended only as a contingency if ingress continues after Option 1.

Ref	Description	Price (£)
	All works described under Option 1 above	£6,656
ADDITIONAL PRELIMINARIES		
1.3	Additional preliminaries for the extended programme (external excavation and associated drying period).	£325
EXTERNAL EXCAVATION & WATERPROOFING		
5.1	Hand-excavate externally along the abutment wall, 4m × 1m deep (hand dig only — 900mm gate, no machine access); cart away arisings.	£975
5.2	Prepare and apply waterproof tanking to the external wall face below ground, with drainage membrane; lay land drain to the trench base in a granular surround (4m).	£910
5.3	Backfill the excavation with granular material and reinstate.	£455
INTERNAL REINSTATEMENT		
6.1	Localised hit-and-miss removal of plaster behind the hinged bookcases where required; re-plaster affected areas in a breathable plaster.	£520
6.2	Redecorate the affected wall; protect and, where required, lift and relay carpet (carpet retained).	£325
	Option 2 — total (net, excl. VAT)	**£10,166**

5. SUMMARY OF PRICES

Options 1 and 2 are alternatives — Option 2 includes all of Option 1. The provisional sum applies to either option and is optional.

	Net	VAT @ 20%	Gross

Option 1 — surface-water management	£6,656	£1,331.20	**£7,987.20**
Option 2 — Option 1 plus excavation, tanking & reinstatement	£10,166	£2,033.20	**£12,199.20**
Provisional sum (PS1) — optional, either option	£450	£90.00	**£540.00**

6. PROVISIONAL SUM

Ref	Description	Price (£)
PS1	CCTV survey and dye test of the private below-ground drainage serving the takeaway premises, to confirm the source of ingress. Recommended; may be omitted at the Council's request.	£450

7. NOTES, ASSUMPTIONS & EXCLUSIONS

- Breathable materials (lime-based mortar, render and plaster) are specified throughout; dense cement finishes are avoided as they trap moisture in solid 1850s masonry.
- External excavation (Option 2) assumes normal ground with no rock, and no unknown live services or obstructions. Any encountered will be an extra over, agreed before proceeding.
- Works within, or requiring access to, the takeaway's yard are subject to the operator's (and their landlord's) written consent. This quotation assumes reasonable access is granted.
- Discharge of surface water into the existing gully/drain assumes it is a surface-water system with capacity; to be confirmed, with any authority consent obtained by others.
- Any works near or affecting the shared boundary wall may engage the Party Wall etc. Act 1996; notices/awards (if required) are excluded and to be arranged by others.
- Prices exclude structural engineering, building control/planning fees, statutory authority charges, and any decant or storage of library contents beyond that noted.
- Access to the library interior (Option 2) is assumed during the days the library is closed.
- Quotation valid for 60 days from the date above.

Supplier Two £8,340 inc VAT (recommended)

Farnsfield Village hall Polygon recommended water ingress works

1. Remove the existing lean-to shelter/building adjoining the neighbouring wall, including removal of all existing slabs and ground coverings.
2. Excavate down alongside the adjoining wall to a suitable depth to allow the application of tanking paint to the wall, in accordance with the recommendations provided by Polygon, to help prevent water penetration.
3. Backfill the excavation to existing ground level, incorporating a new ACO drainage channel. The drain is to be routed through the wall and discharged to the kerbside.
4. Relay the existing concrete slabs, ensuring they are laid to a suitable fall towards the gate entrance to promote effective surface water drainage.
5. Carry out new render works to the adjoining wall using Weber Pral-M coloured through-colour one-coat render, applied in accordance with the manufacturer's recommendations.
6. Reinstate the existing building/lean-to structure, including installation of a new roof covering and associated flashing works to the adjoining wall, ensuring a weatherproof junction is achieved.
7. Carry out pointing works to front and side elevations approx 9sqm
8. All arrangements with neighbouring property to be organised by Farnsfield parish council prior to works commencing (no allowance for repair or replacement works to broken or damaged drainage works discovered during excavation works

Total Net Amount 6,950.00

Total VAT Amount 1,390.00

Invoice Total 8,340.00

Supplier Three £4,834.42 inc VAT

Apologies for the delay we have had issues with our estimating software. With regards the library restoration works I have worked through what we discussed and the cost for said works is £4834.42 Inc vat. We must make you aware that this work is of an unknown cause and could be subject to a price alteration If further work is required to correct the issue. If you would like to discuss this further then please get in touch and I will be happy to oblige.