

Former Randall's Department Store, Uxbridge

Fire Station Structural Assessment



Project No. 113780

April 2018

CONTROL SHEET

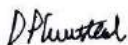
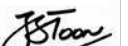
CLIENT: Inland Homes

PROJECT TITLE: Former Randall's Department Store, Uxbridge

REPORT TITLE: Fire Station Structural Assessment

PROJECT REFERENCE: 113780-REP-003

Issue and Approval Schedule:

Issue & Approval Schedule	ISSUE		Name		Signature		Date
	FINAL						
	Prepared by		David Plumstead				20 April 2018
	Checked by		James Toon				20 April 2018
Revision Record	Approved by		Nick McSpadden				20 April 2018
	Rev.	Date	Status	Description	Signature		
	1	06/09/18	For information	Updates based on the latest investigation works and design proposals.	By		
					Checked		
					Approved		
	2				By		
					Checked		
					Approved		

This document has been prepared in accordance with procedure OP/P02 of the *Fairhurst Quality and Environmental Management System*

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1.0 INTRODUCTION

Fairhurst have been appointed to assess the structure of a historic fire station building and its conversion to residential usage. The building is within the site of the Randall's Department Store, Uxbridge.

Fairhurst conducted a site visit on 28/03/2018 to investigate the existing structure of the fire station building.

2.0 LIMITATIONS OF THIS REPORT

This document has been prepared in accordance with the scope of Fairhurst's appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole and confidential use and reliance of Fairhurst's client. Fairhurst accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of the Fairhurst Finance Partner. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole. The contents of this document do not provide legal or tax advice or opinion.

Areas of the structure which were neither exposed visible nor accessible at the time of the Inspection are not commented upon.

The Inspection was limited to areas of safe access.

No measurements were taken to confirm the size or condition of any structural elements.

No superstructure opening up works were carried out.

The condition of all services to the building are another specialist area and outside the scope of this report.

We have not undertaken to carry out an exhaustive survey to identify hazardous materials. We would recommend that specialist advice be sought if this service is required. Regulation 4 of The Control of Asbestos at Work Regulations 2004 came into force on 21 May 2004. This report does not provide sufficient information to comply with this regulation.

3.0 HISTORIC USAGE

The fire station building occupies the south west corner of the site.

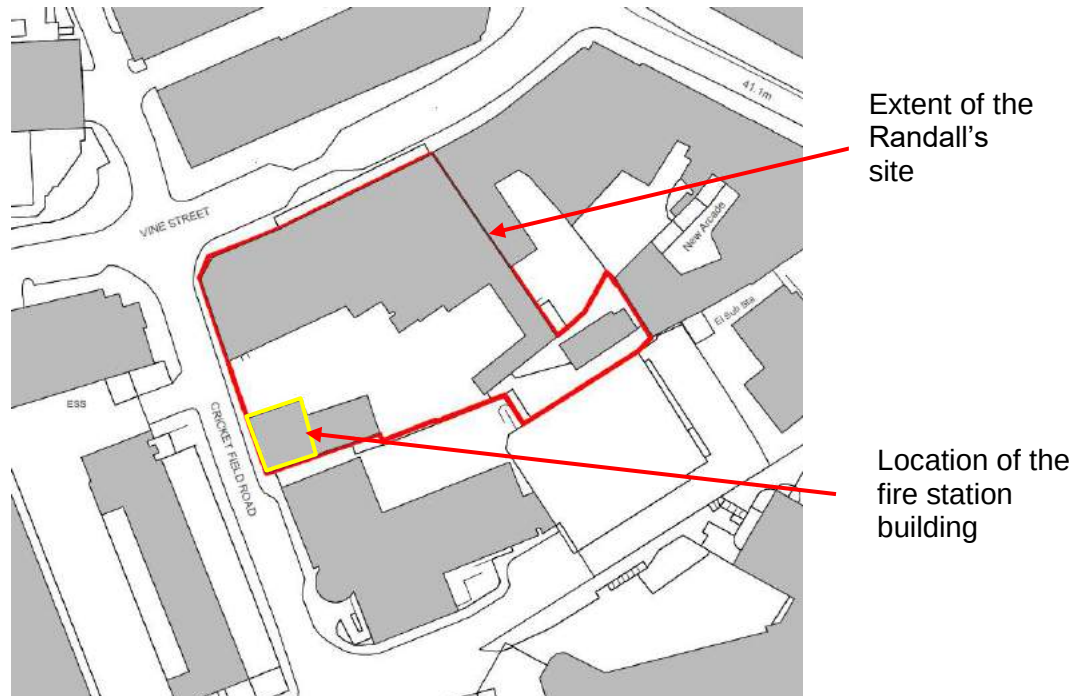


Figure 1: Site plan

The “Heritage Townscape and Visual Impact Assessment” report by Iceni, September 2016 notes that the Old Fire Station was built in 1908. The station remained in use until 1933. The report notes that the Station is not listed, neither statutorily nor locally, but is located within the Old Uxbridge/Windsor Street Conservation Area. The neighbouring department store building is listed and the fire station is within its curtilage so is subject to a curtilage listing.

The front elevation has been heavily altered at ground floor level. The large bay doors have been infilled and the end door way removed. Refer to figures 2 and 3.

Behind the Fire Station at the rear east elevation is a warehouse dating from the 1960s that is associated with Randall's department store.



Figure 2: Historic photo of Uxbridge Fire Station heavily altered from its 1908 form (image from Icen report "Heritage Townscape and Visual Impact Assessment", September 2016)



Figure 3: Current configuration of the fire station facade



Figure 4: Side elevation of the fire station building, showing the 1960s warehouse abutting the rear

4.0 EXISTING STRUCTURE

The building consists of two storeys above ground.

The existing structure comprises the following:

- Load bearing masonry walls.
- Timber joisted floors.
- The roof structure to the front of the building is formed of timber trusses and consists of three pitched sections with valley gutters.
- The roof structure to the rear of the building the roof structure is formed of timber trusses with steel ties to the lower chords. The tie rod itself pitches from the centre down towards the eaves. The centre of the lower chord tie rod is held up by a vertical tie rod that connects to the ridge of the truss.

Two tie rods extend across the full width of the building. These may have been installed to provide restraint to the side walls from bowing outwards.

A marked up set of comments on the existing structure is provided in Appendix A.

Two trial pits were undertaken to determine the foundations. A concrete foundation was present below the masonry wall at location TPG. At TPH a deep masonry footing was present (see figures 5 to 7).

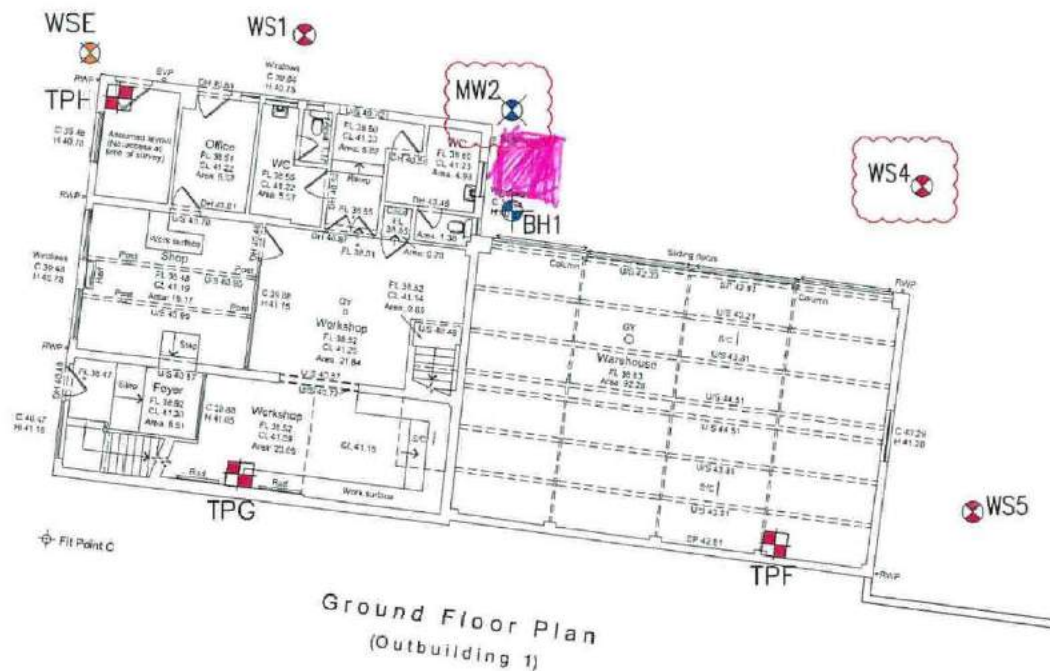


Figure 5: Trial pit locations

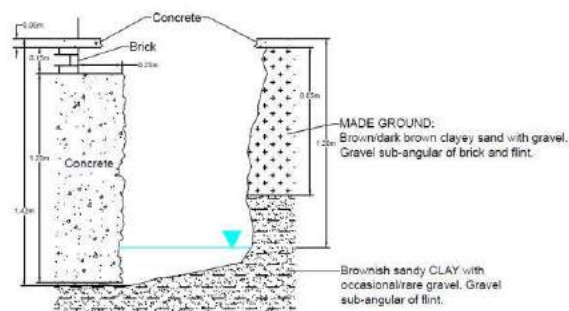


PLATE 1: EXCAVATION

Figure 6: Trial Pit G (TPG)

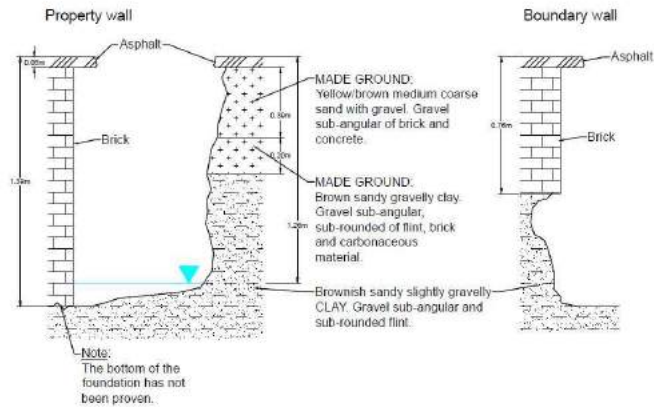


PLATE 1: EXCAVATION

Figure 7: Trial Pit H (TPH)

5.0 REMEDIAL WORKS

The existing masonry structure shows cracking in a number of locations. These cracks are to be repaired and stabilised using narrow stainless steel bars bonded into cut slots within the bed joints. The Helifix Crack Stitching product (or similar approved) is to be used and installed by an approved contractor. Details of repairs are provided in appendix D.

Repointing of the existing masonry is required. In some cases bricks are missing at corners and are to be replaced.

A damp proof course (DPC) was not identified during the site visit. Damp proofing to the base of the walls will be required. This can be achieved by injecting into the walls or “cutting in” a new DPC.

The ground floor has a ground bearing concrete slab. The slab is in poor condition, damp and cracked. The slab is to be replaced with a new concrete ground bearing slab.

In a number of areas timber is embedded into the masonry wall construction. The timber is to be cut out and replaced with masonry for long term durability.

The first floor level floor structure behind the front elevation to the central and southernmost bays is a modern alteration of poor quality. In the central bay the floor is supported off timber posts that are a modern alteration. The floor structure here is to be replaced with a new floor to provide a robust and durable floor and to allow the timber posts at ground floor level to be removed.

The roof to the front of the building is formed of three pitched roofs. The structure is primarily formed of timber roof trusses, with some unorthodox alterations including the use of a train track rail for supporting the ends of timber trusses. The structure to the front area of roof shows signs of water ingress which is likely to have caused material degradation. The structure supporting these roofs is in poor condition and has been subject to a number of poor quality alterations. The structure here is to be replaced.

A double pitched roof is present to the rear of the building which is supported by tied timber trusses. From visual inspection where the tie rod connects to the ends of the rafter, the bolted connection shows evidence of rotating, slipping and failing the timber in bearing. This may have been exacerbated by the timber becoming wet. The existing tied timber trusses cannot be retained due to their poor condition. These will be replaced with new softwood trusses as shown on drawing 113780-RVS-FH-Z3-03-DR-S-4005. Timber purlins to this area of the roof are to be replaced.

A timber survey was undertaken by Rentokil to identify evidence of fungal decay. The report noted that there was no apparent evidence of attack by wood-rotting fungi or wood boring insects.

Underpinning of the existing foundations may be required in some locations to limit future settlement.

The chimney stack is leaning and potentially unstable. The chimney stack is to be rebuilt.

The upper part of the roof gable next to the 1960s warehouse is built of thin blockwork and is to be rebuilt of full thickness masonry.

Existing timber lintels in poor condition are to be replaced. Where a timber lintel is present over an opening that has been infilled, the lintel is to be replaced with masonry for long term durability.

The southern wall next to Beaufort House is in poor condition and has shows evidence of bowing. The wall requires lateral restraint.



Figure 8: Side elevation



Figure 9: Front elevation. The ground floor elevation has been heavily modified since the building was first constructed.



Figure 10: Side elevation next to Beaufort House. Historic infilling of openings present. Ends plates of tie rods visible.



Figure 11: Support of the first floor structure behind the central bay. This structure is a poor quality modern alteration.



Beam supporting roof is a modern alteration and is formed of a train track rail

Figure 12: Poor quality roof structure to the front of the building



Figure 13: Tied timber trusses forming the roof structure to the rear of the building.



Figure 14: Detail of the steel tie fixing into the end of the timber rafter. The bolted connection shows evidence of rotating, slipping and failing the timber in bearing. This may have been exacerbated by the timber becoming wet.



Figure 15: End of timber truss supported by a beam over an opening. Opening up works are required to determine the type and condition of the beam. The connection of the truss end to this beam is to be determined following opening works.



Figure 16: Hole present through roof gable. The roof covering is likely to be in a poor condition and require replacement. The hole will have let water into the structure.



Figure 17: Roof gable next to the 1960s warehouse. At high level the thickness of the wall reduces to half a brick thick which is very thin. It appears that the timber frame on the inside face provides lateral restraint to the wall.



Figure 18: Timber is embedded into a number of masonry walls. It is recommended that the timber be removed and replaced with masonry to provide long term durability.



Figure 19: The rear wall of the fire station building at the interface with the 1960s warehouse. The warehouse roof purlins bear onto the fire station masonry wall.



Figure 20: The chimney stack is leaning and potentially unstable.



Figure 21: Lintels to the front façade have dropped slightly and are to be made good.

6.0 PROPOSALS FOR CONVERSION

The changes works below are to be undertaken in addition to the remedial works detailed in section 5.0. Structural proposals are provided in appendix B and C.

The building usage is proposed to change to residential from commercial. The architectural proposals involve forming three maisonettes.

Residential loading will be similar or less than the buildings previous fire station/ commercial usage.

To suit the proposals the internal layout is to be adjusted. This involves demolishing existing internal partitions and some masonry walls. The ground floor openings to the front elevation of the building are to increase in size. The proposals involve demolition of masonry cross walls that contribute to the horizontal stability of the building. A new internal steel stability frame is proposed to provide horizontal stability to the building in place of the walls that have been demolished.

The wall in poor condition on the southern side of the building is to be restrained by an internal steel frame which is bolted through the masonry wall. The proposed frame is shown in appendix C.

There are two existing steel tie rods across the width of the building at high level ground floor which are to be removed. New restraint is to be provided by the steel frames described above and by tying the first floor structure into the perimeter walls.

Where masonry return walls are removed, new steel wind posts are provided to restrain the masonry. See appendix C for proposals.

At the interface between the three pitched roofs to the front of the building and the single larger pitched roof to the rear of the building, a new glazed opening is proposed in the wall. This requires a new steel frame to provide support to the

roof and restrain the glazing. The steel frame will also provide horizontal stability where the existing structure is removed and a vertical prop to the ridge of the pitched roof.

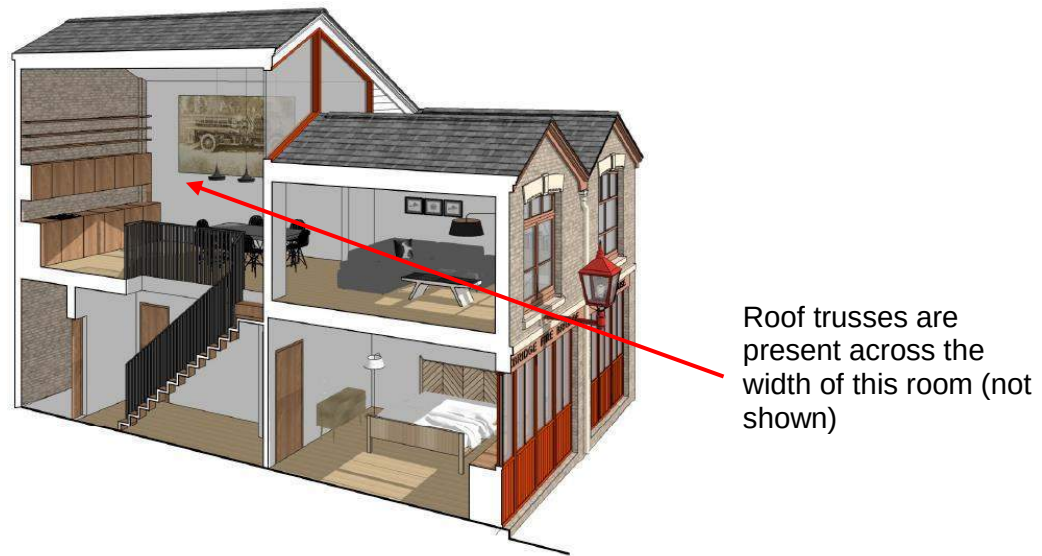


Figure 22: Architectural proposals

New stairs are to be introduced to each unit. Steel trimming beams are required to trim around the stair void opening in the first floor.

The first floor structure is in poor condition and is to be replaced with a new timber joisted floor.

The large pitched roof to the rear of the building is supported by tied timber trusses in poor condition which are to be removed and replaced with new timber trusses.

The 1960s warehouse to the rear of the building is scheduled for demolition.

Geotechnical investigation is to determine if ground gas is a risk on the site. If it is a risk a new ground gas membrane will be required under the new ground floor slab.

The chimney breast at ground floor level is to be removed. At the level above the fire place is to be retained and to allow this new steel beams are required within the first floor structure to support the fireplace and chimney above.

Openings to the wall next to the 1960s warehouse are to be infilled to suit the architectural proposals.

7.0 DESIGN FOR RESISTANCE AGAINST DISPROPORTIONATE COLLAPSE

The building is currently two storeys high and of commercial/ fire station usage. According to BS EN 1991-1-7:2006+A1:2014 Table A.1 this classifies the building as consequence class 2a Lower Risk Group.

In the proposed case there is no change to the number of storeys and the usage changes to residential. In this case the consequence class remains as 2a Lower Risk Group.

To suit the 2a consequence class, effective horizontal ties are to be provided, or effective anchorage of suspended floors to walls.

8.0 CONCLUSION

The assessment indicates that structurally the building is suitable for conversion to residential use, subject to remedial works being undertaken.

The whole of the roof is in poor condition and is to be replaced.

New internal steel framing and new foundations are required to suit the architectural proposals.

Appendix A Comments on Existing Structure

FIRE STATION GROUND FLOOR

MARKUP OF EXISTING STRUCTURE

1960s WAREHOUSE WITH
MASONRY WALLS AND
STEEL FRAMED ROOF
WAREHOUSE SCHEDULED
FOR DEMOLITION

MASONRY WALL TO BE
REDUCED IN HEIGHT
FOLLOWING DEMOLITION OF
WAREHOUSE

NOTE

--- INDICATES AREA OF
BUILDING TO BE DEMOLISHED
ACCORDING TO ARCHITECTURAL
PROPOSALS SUBMITTED FOR
PLANNING

MASONRY WALL

MASONRY AROUND
FULL PERIMETER OF
BUILDING REQUIRES
REPOINTING

MASONRY WALL
SUPPORTS STRUCTURE
ABOVE AND
PROVIDES HORIZONTAL
STABILITY

MASONRY WALL
(ASSUMED)
SUPPORTS STRUCTURE
ABOVE AND PROVIDES
HORIZONTAL STABILITY

TIMBER STAIR

EVIDENCE OF HISTORICALLY
INFILLED OPENING

WALL IN POOR CONDITION
AND HAS BOWED

EVIDENCE OF
HISTORICALLY
INFILLED OPENING

HIGH LEVEL
GROUND FLOOR
TIE RODS
FIXED ACROSS
WIDTH OF
BUILDING

GLAZED PARTITION

TIMBER STAIR

TIMBER POSTS ARE A
MODERN ALTERATION AND
ARE OF POOR QUALITY

SKELLS MISSING AT CORNER

HISTORIC ALTERATIONS PRESENT TO
GROUND FLOOR FRONT ELEVATION

Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH
THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE
FOLLOWING RISKS AND INFORMATION.

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN
ASSESSMENT FORM NO.

CONSTRUCTION

DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE
SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A
COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN
APPROVED METHOD STATEMENT.

Rev.	Date	Description	Drawn	Chkd.	Appd.
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FAIRHURST 135 Park Street LONDON SE1 9EA Tel: 020 7828 8205 Fax: 084 4381 4412 Fairhurst.co.uk			Client: INLAND HOMES		
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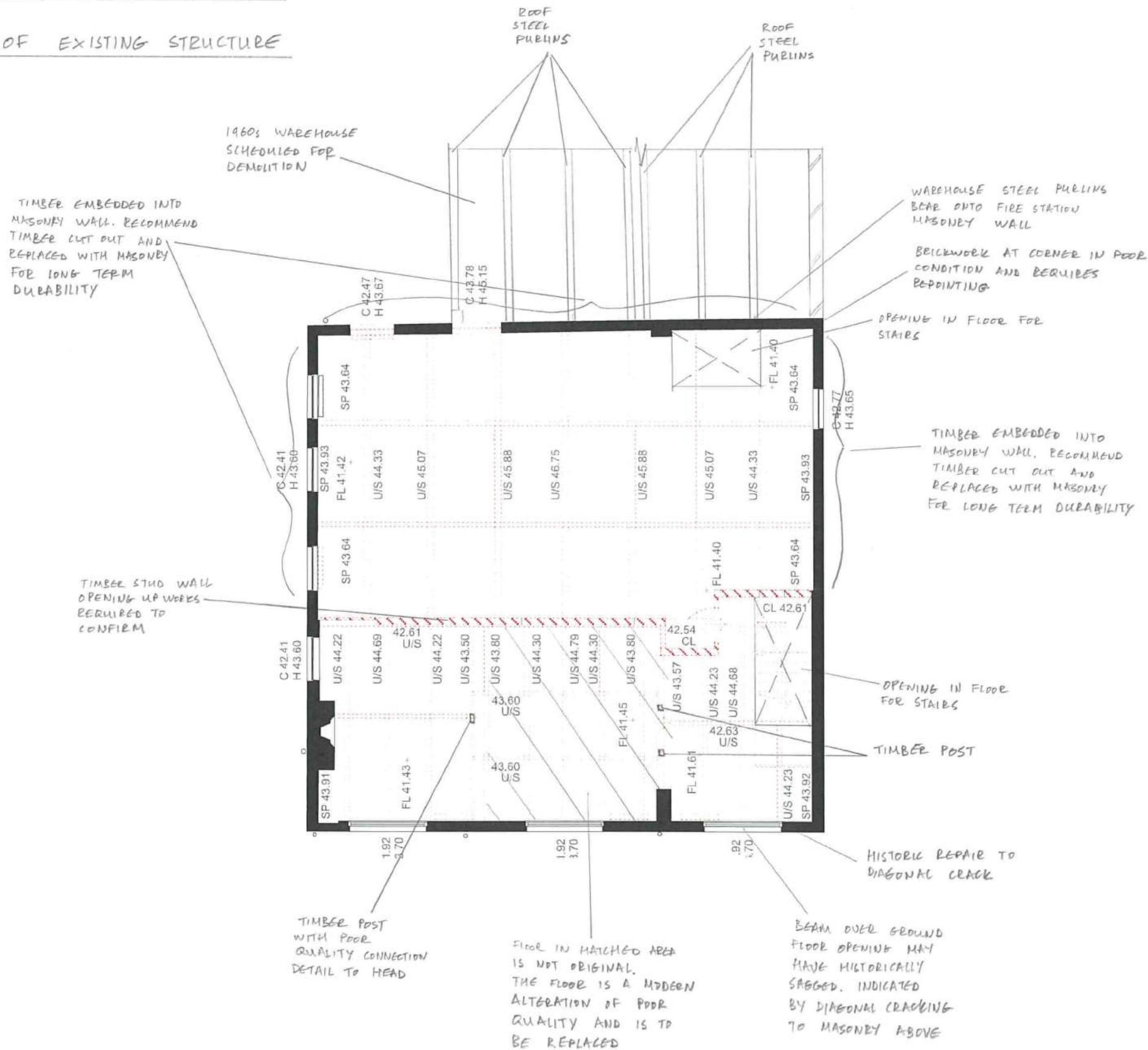
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Drawing Title:	FIRE STATION GROUND FLOOR MARKUP OF EXISTING STRUCTURE
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Scale of A3: N.T.S.	Status: FOR INFORMATION	Drawn: DP	Checked: JT	Approved: NMCS
Date: 04/04/18	Date: 04/04/18	Date: 04/04/18	Revision: P2	

FIRE STATION FIRST FLOOR

MARKUP OF EXISTING STRUCTURE



Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

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CONSTRUCTION

DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

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NOTE

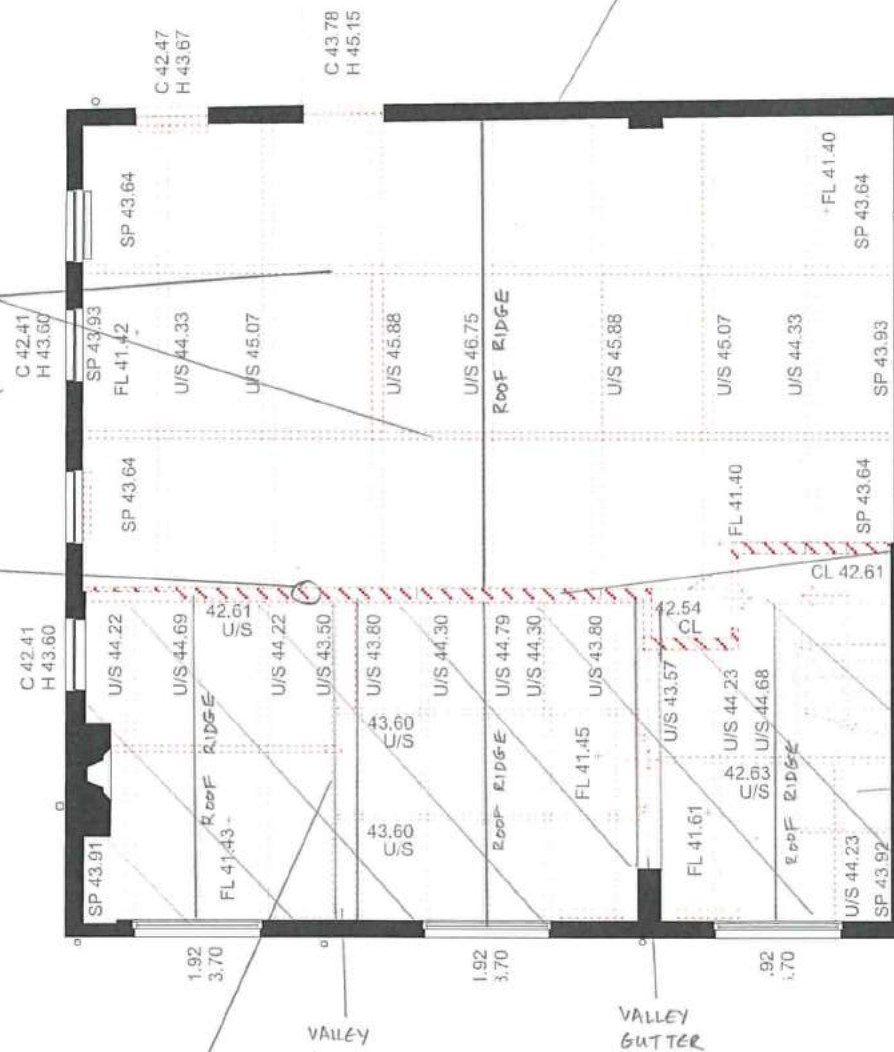
SSS - INDICATES AREA OF BUILDING TO BE DEMOLISHED ACCORDING TO ARCHITECTURAL PROPOSALS SUBMITTED FOR PLANNING

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FAIRHURST 135 Park Street LONDON SE1 9EA Tel: 020 7828 8205 Fax: 084 4381 4412 Fairhurst.co.uk					
Project Title:			Client:		
FORMER RANDALLS DEPARTMENT STORE, UXBRIDGE			INLAND HOMES		
Drawing Title:					
FIRE STATION FIRST FLOOR MARKUP OF EXISTING STRUCTURE					
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Drawn: DP	Checked: JT	Approved: NHG			
Date: 04/04/18	Date: 04/04/18	Date: 04/04/18			
Drawing No.: 113780-SK019					Revision: P1

MARKUP OF EXISTING STRUCTURE

HOLE PRESENT THROUGH
ROOF GABLE. THE HOLE
WILL HAVE LET WATER
INTO THE STRUCTURE,
POSSIBLY CAUSING ROT
TO OCCUR.

TIMBER
ROOF STRUCTURE IN HATCHED
AREA IS IN POOR CONDITION AND
HAS BEEN SUBJECT TO A NUMBER
OF MODERN ALTERATIONS OF
POOR QUALITY. ROOF STRUCTURE
TO BE REPLACED.



RAIL TRACK
FORMS VALLEY
BEAM, AND
SUPPORTS
TIMBER ROOF
TRUSSES

P2

CONSULTING STRUCTURAL
AND CIVIL ENGINEERS

PROJECT

JOB No. 113780

Calculated
by DP

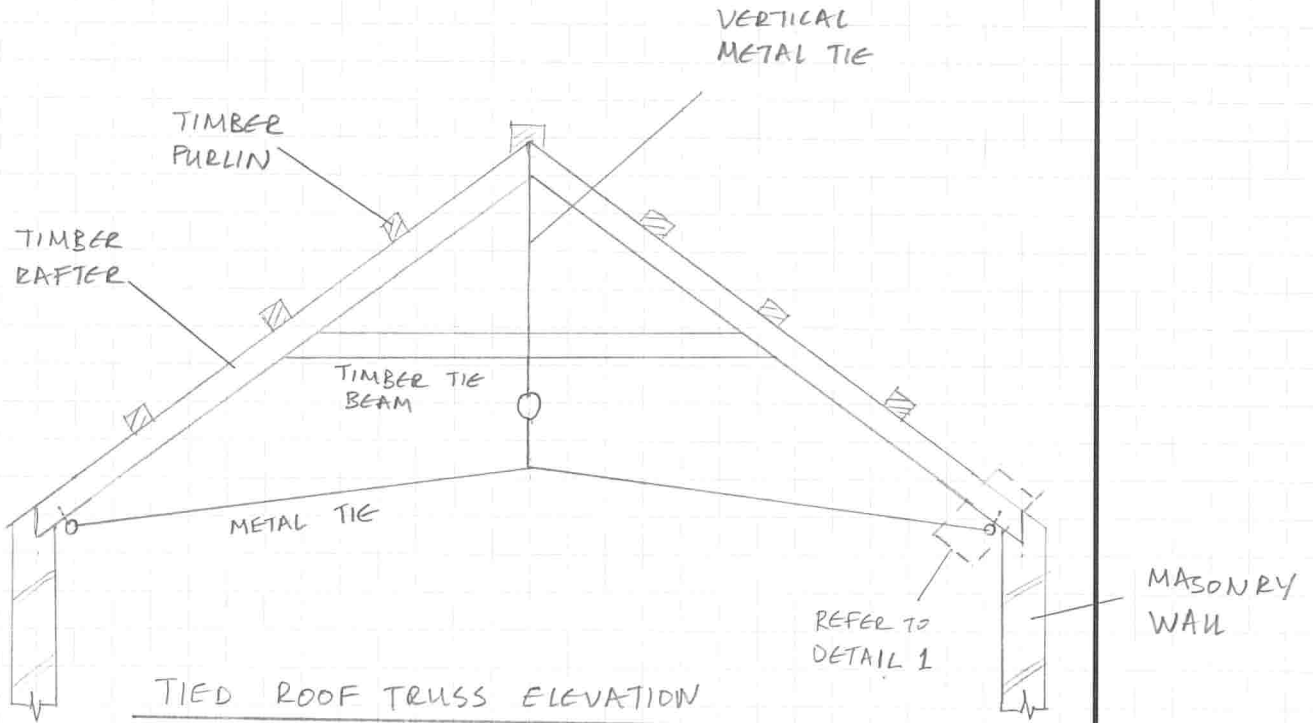
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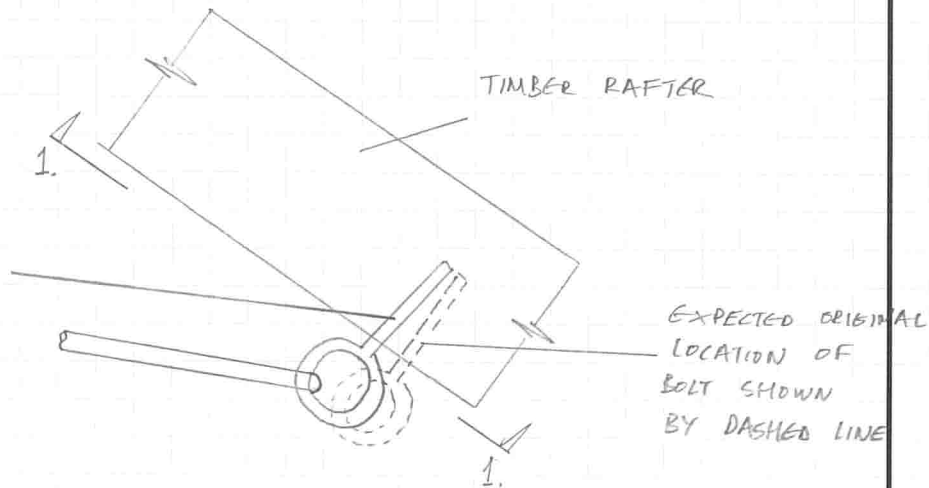
RANDALL'S

FIRE STATION TIED ROOF TRUSS

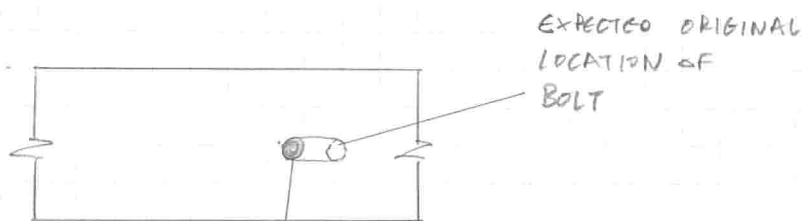
DATE 04/04/18



TENSION IN METAL
TIE LOOKS TO
HAVE CAUSED
MOVEMENT OF
BOLT

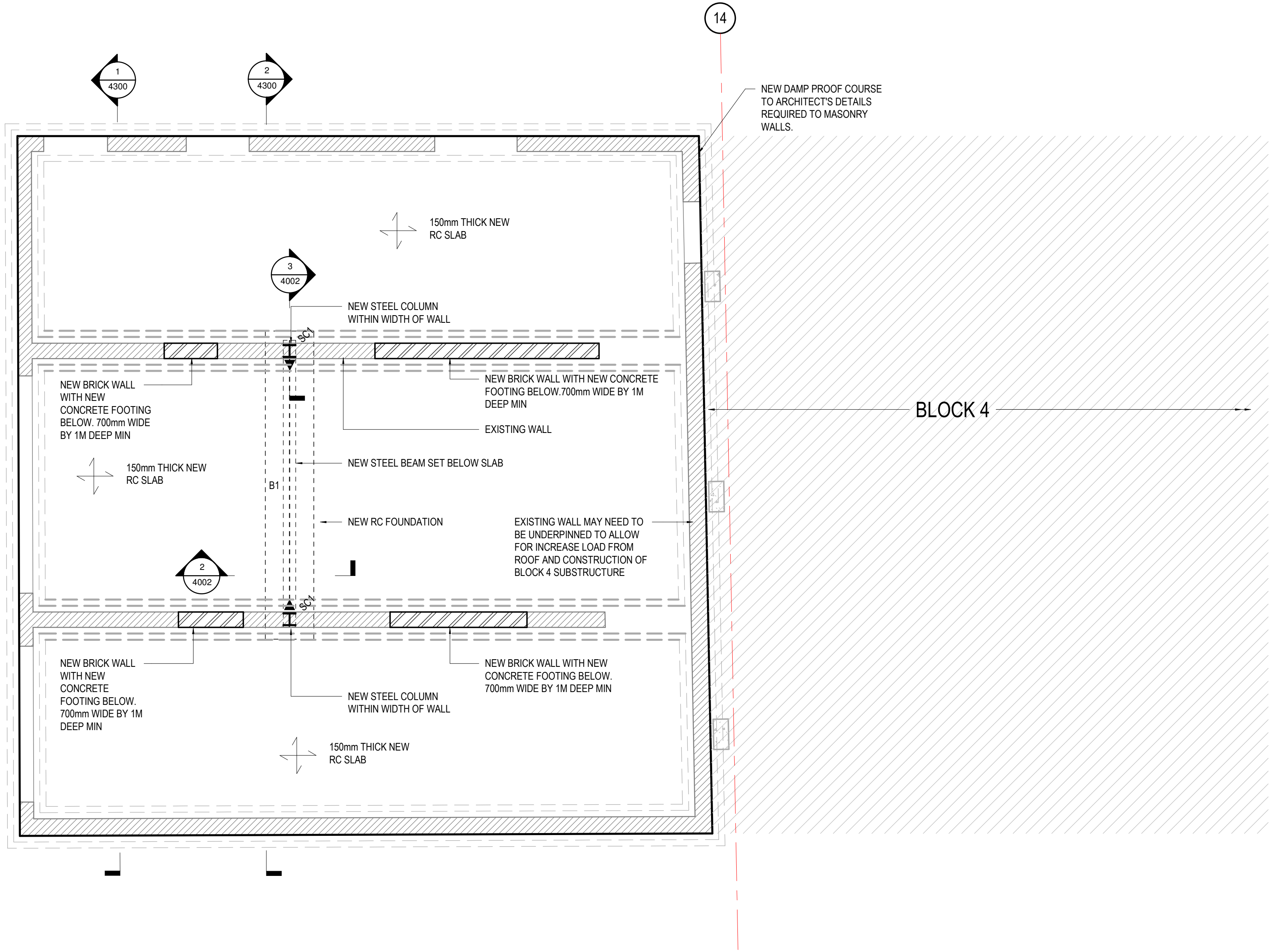


DETAIL 1
STEEL TO TIMBER CONNECTION



ELEVATION 1-1

Appendix B Structural Proposals



STRUCTURAL BEAM SCHEDULE	
Ref.	Type
B1	UKC203x203x60
B2	UKB203x133x30
B3	UKB203x133x25
B4	UKC203x203x46
B5	UKB356x171x51

STRUCTURAL STEEL COLUMN SCHEDULE	
Ref.	SIZE
SC1	UKC203x203x52

- LEGEND:
- NEW BRICK WALL
 - EXISTING BRICK WALL
 - PADSTONE
 - MOMENT CONNECTION

NOTES:
NEW CONCRETE GROUND BEARING SLAB REPLACES EXISTING CONCRETE GROUND BEARING SLAB IN POOR CONDITION. SLAB FOUNDED ON A SUB FORMATION OF MADE GROUND. SUB FORMATION TO BE INSPECTED AND DENSITY TESTING TO BE UNDERTAKEN. ANY LOOSE/HARD SPOTS TO BE REMOVED AND REPLACED WITH WELL COMPACTED ENGINEERED FILL.

WHERE TIMBER IS BUILT IN TO EXISTING MASONRY WALLS THIS IS TO BE CUTOUT AND REPLACED WITH MASONRY FOR LONG TERM DURABILITY CRACKS TO EXISTING MASONRY TO BE STABILISED USING HELIFIX CRACK STITCHING PRODUCT OR SIMILAR APPROVED.

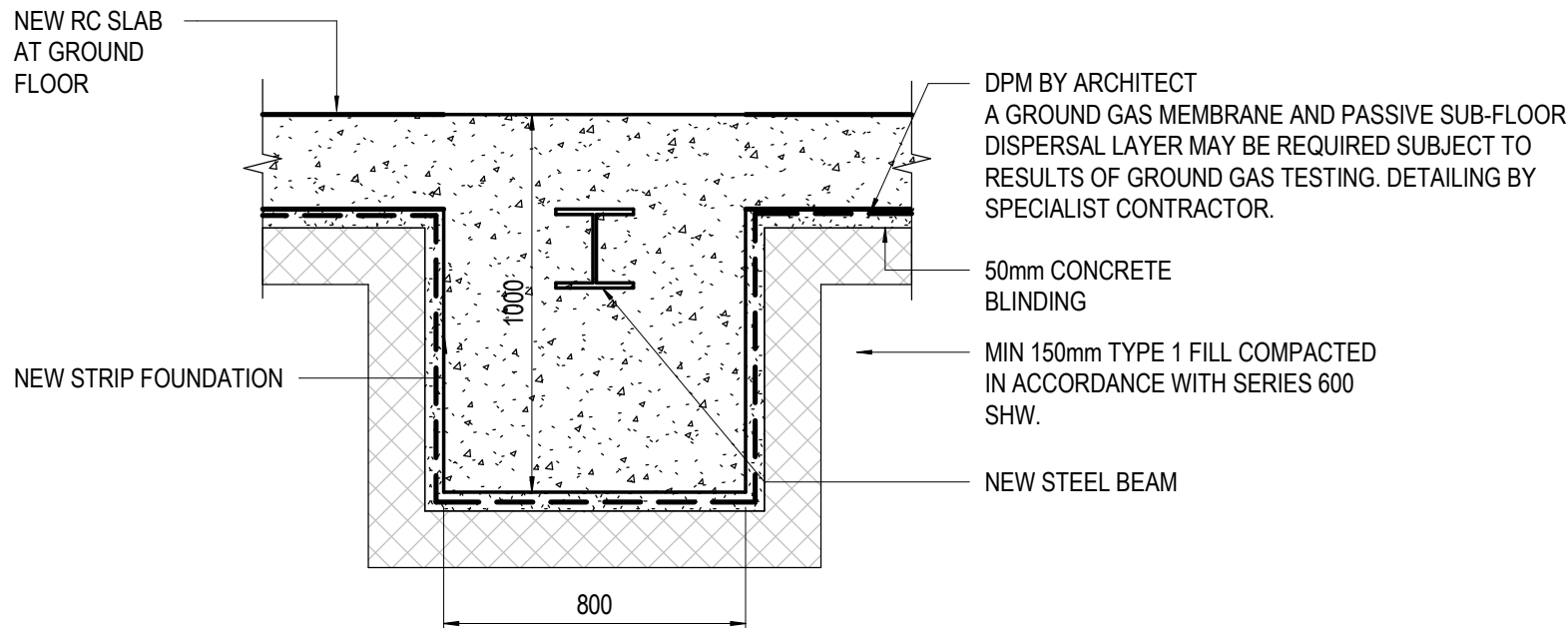
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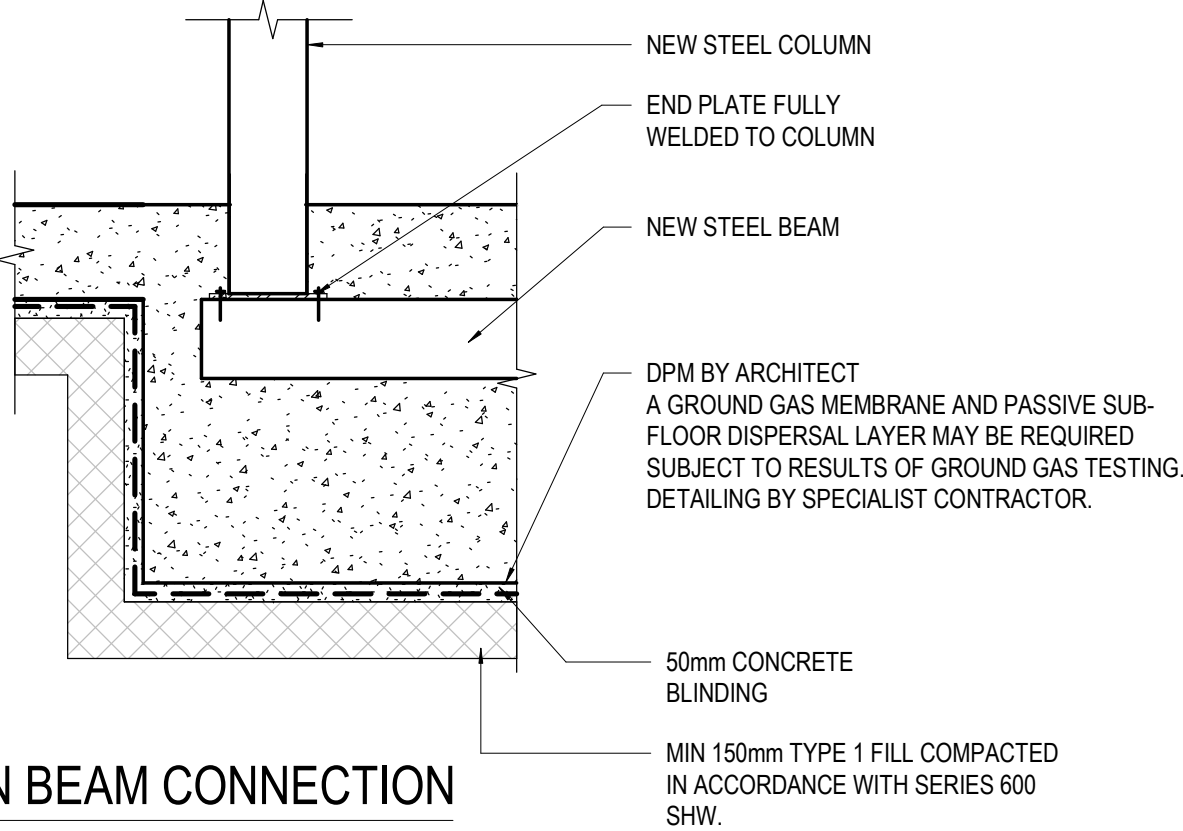


SITE PLAN
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1 00 - GROUND FLOOR
1 : 50



2 EMBEDDED STEEL BEAM
4002 1 : 20



3 COLUMN BEAM CONNECTION
4002 1 : 20

P3	31.08.18	ISSUED FOR TENDER	OD / DP / JT
P2	22.08.18	UPDATED AS CLOUDED	OD / DP / JT
P1	19.07.18	PRELIMINARY	OD / DP / JT
Rev	Date	Revision Description	Dm/Chkd/Appd.

Client:
INLAND HOMES

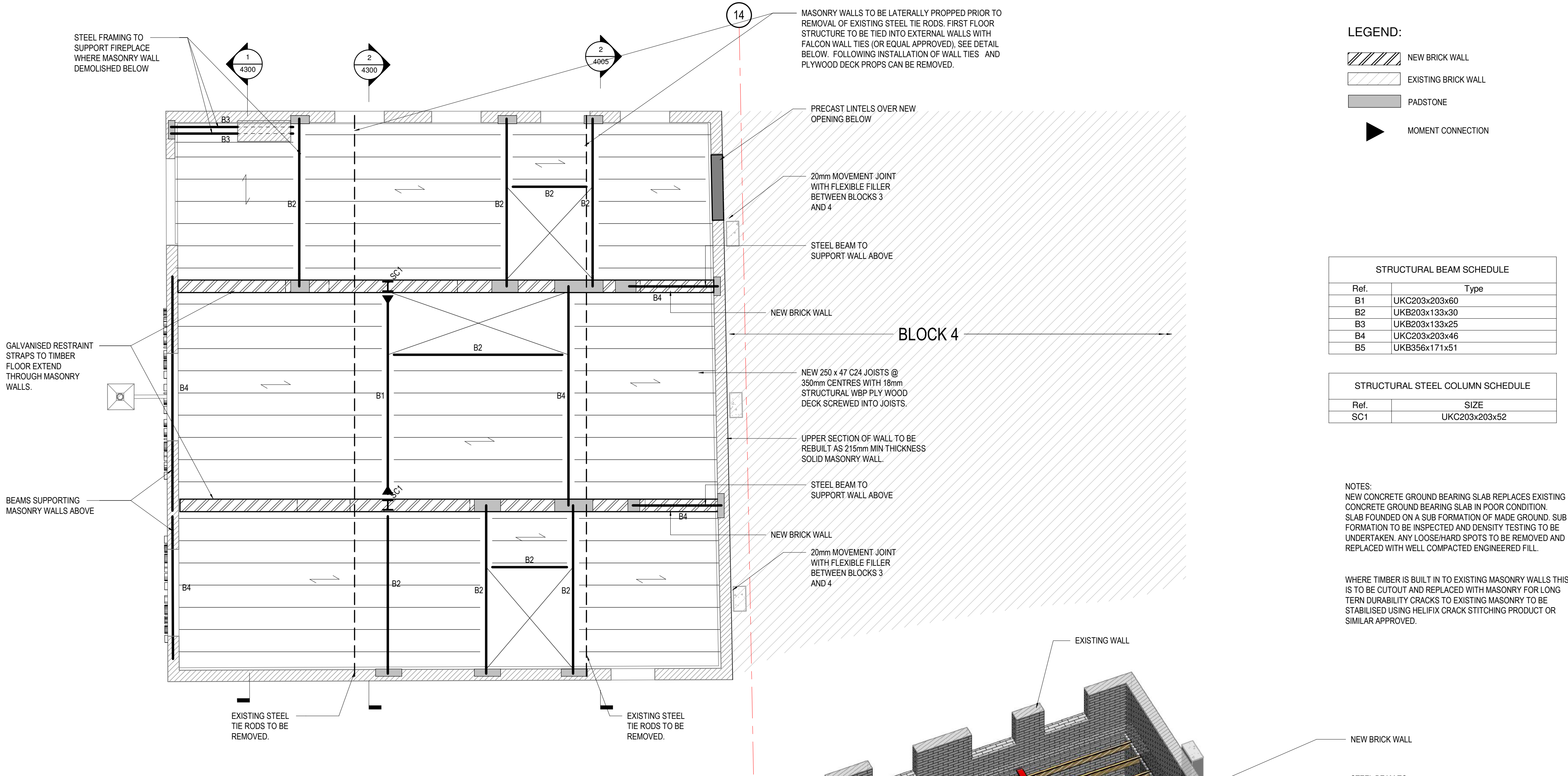
135 Park Street
London
SE1 9EA

Tel No. 020 7828 8205
Fax No. 0844 381 4412

Project Title:
RANDALL'S VINE STREET UXBRIDGE

Drawing Title:
BLOCK 3 GROUND FLOOR GA

Scale @ A1 As indicated	FH Project Number 113780	Purpose of Issue TENDER	Status D1
Drawn OD	Checked DP	Approved JT	
Drawn Date JUL 18	Checked Date JUL 18	Approved Date JUL 18	
Drawing Number RVS-FH-Z3-GF-DR-S-4002			Rev P3



- LEGEND:
- NEW BRICK WALL
 - EXISTING BRICK WALL
 - PADSTONE
 - MOMENT CONNECTION

STRUCTURAL BEAM SCHEDULE	
Ref.	Type
B1	UKC203x203x60
B2	UKB203x133x30
B3	UKB203x133x25
B4	UKC203x203x46
B5	UKB356x171x51

STRUCTURAL STEEL COLUMN SCHEDULE	
Ref.	SIZE
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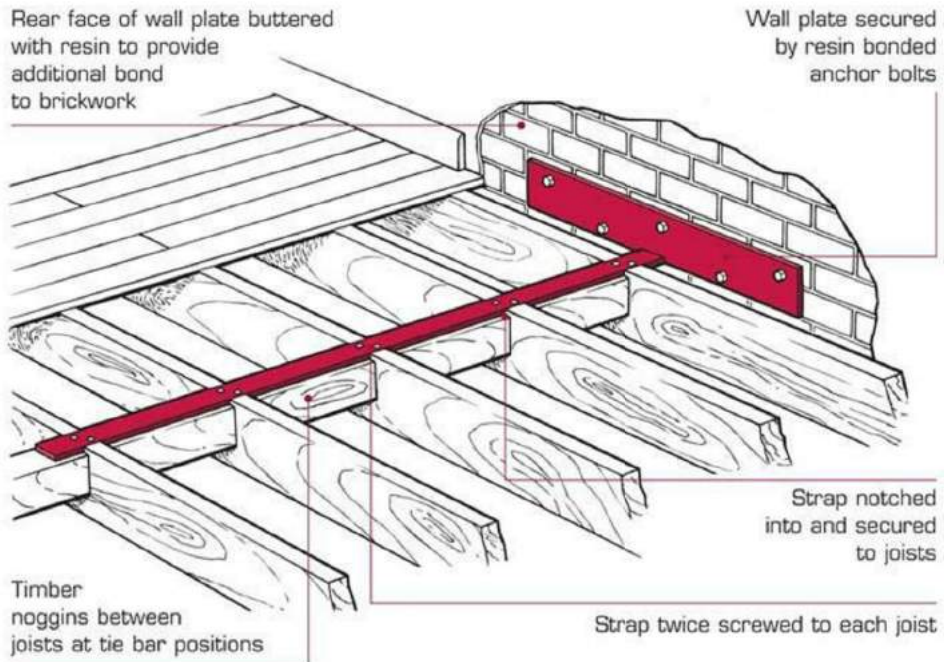
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SITE PLAN
1 : 1500

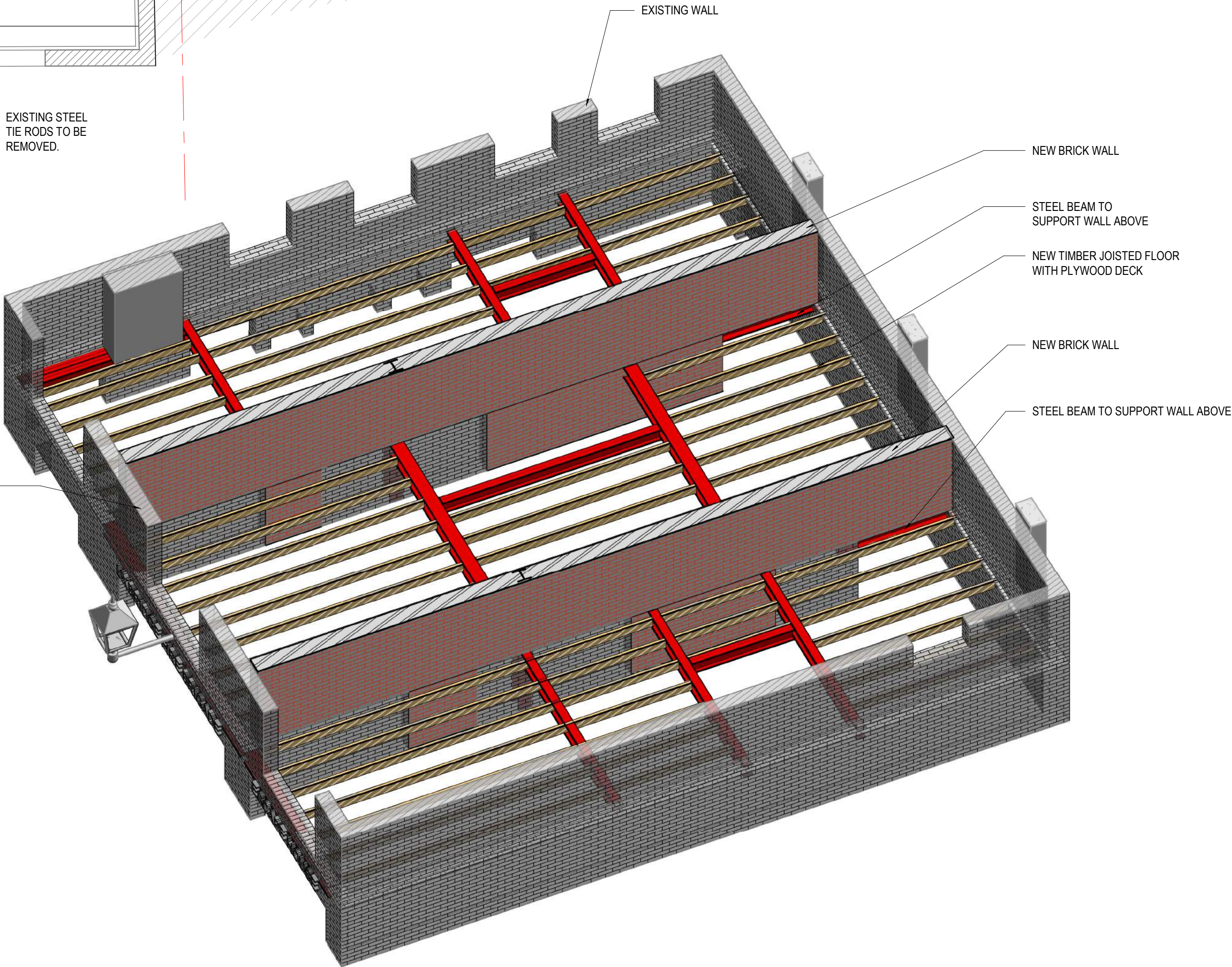
1 01 - FIRST FLOOR
1 : 50

Tie Bars



FALCON WALL TIE DETAIL

WALL ABOVE TO BE TEMPORARILY PROPPED TO ALLOW INSTALLATION OF NEW STEEL BEAMS



2 1st FLOOR 3D VIEW

P3	31.08.18	ISSUED FOR TENDER	OD / DP / JT
P2	22.08.18	UPDATED AS CLOUDED	OD / DP / JT
P1	19.07.18	PRELIMINARY	OD / DP / JT
Rev	Date	Revision Description	Dm/Chkd/Appd.

Revisions

FAIRHURST

Client:

INLAND HOMES

135 Park Street
London
SE1 9EA

Tel No. 020 7828 8205
Fax No. 0844 381 4412

Project Title:

RANDALL'S VINE STREET UXBRIDGE

Drawing Title:

BLOCK 3 FIRST FLOOR GA

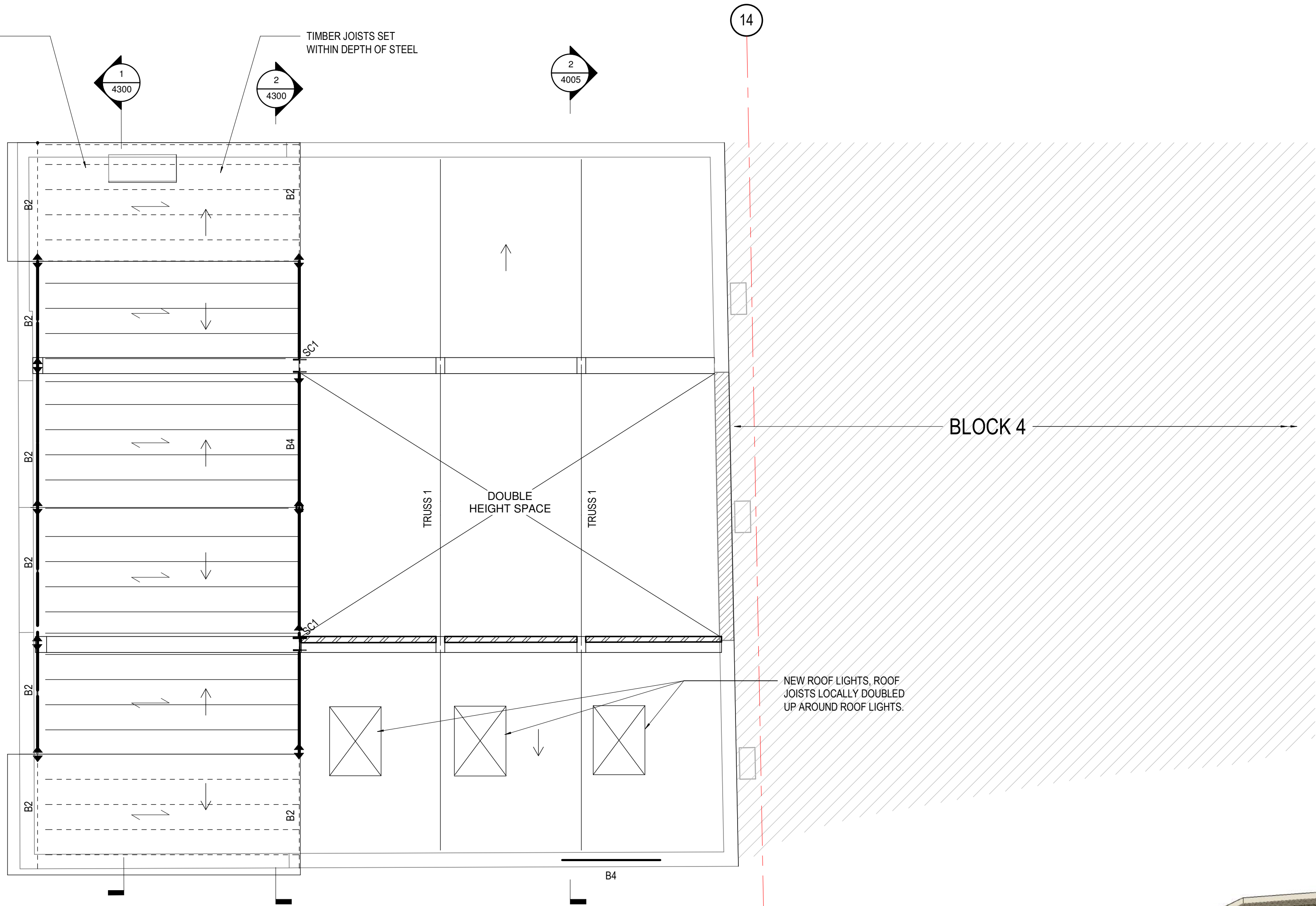
Scale @ A1 As indicated	FH Project Number 113780	Purpose of issue TENDER	Status D1
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Drawn OD	Checked DP	Approved JT
Drawn Date JUL 18	Checked Date JUL 18	Approved Date JUL 18

Drawing Number RVS-FH-Z3-01-DR-S-4003	Rev P3
---	------------------

EXISTING TIMBER ROOF STRUCTURE TO FRONT OF BUILDING IN POOR CONDITION AND TO BE REPLACED. NEW TIMBER STRUCTURE SPANS FRONT TO BACK ONTO STEEL END FRAMES.

TIMBER JOISTS SET WITHIN DEPTH OF STEEL



STRUCTURAL STEEL COLUMN SCHEDULE	
Ref.	SIZE
SC1	UKC203x203x52

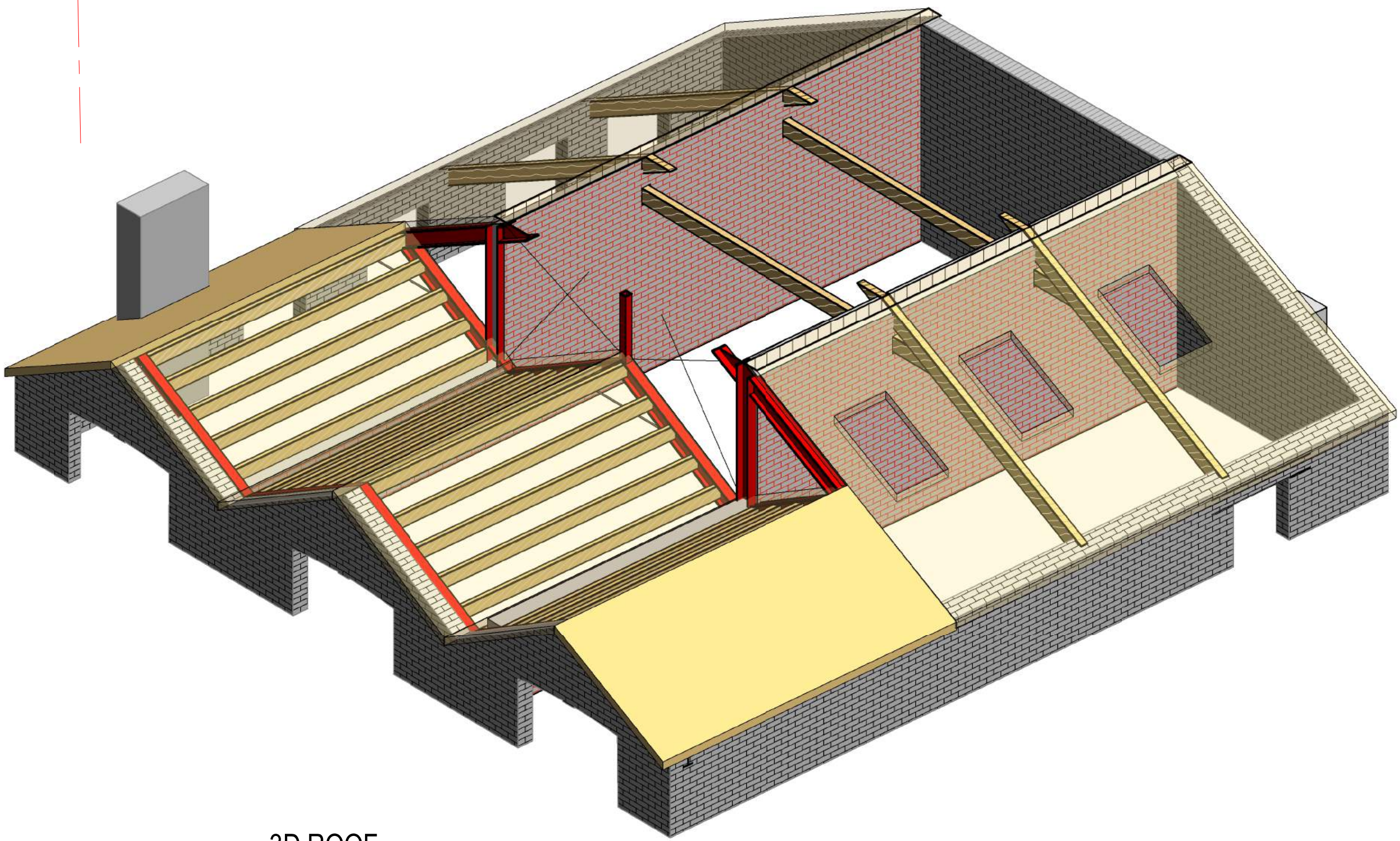
STRUCTURAL BEAM SCHEDULE	
Ref.	Type
B1	UKC203x203x60
B2	UKB203x133x30
B3	UKB203x133x25
B4	UKC203x203x46
B5	UKB356x171x51

LEGEND:

- NEW BRICK WALL
- EXISTING BRICK WALL
- PADSTONE
- MOMENT CONNECTION

- DO NOT SCALE FROM THIS DRAWING**
- SAFETY HEALTH AND ENVIRONMENTAL INFORMATION
- IN ADDITION TO THE HAZARDS / RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.
- RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM No:
- CONSTRUCTION:-
- DEMOLITION:-
- FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE HEALTH AND SAFETY FILE.
- IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.
- GENERAL NOTES:**
- ALL DIMENSIONS ARE IN MILLIMETRES (mm).
 - DO NOT SCALE THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY.
 - THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.
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1 02 - LOWER ROOF
1:50



3D ROOF

P3	31.08.18	ISSUED FOR TENDER	OD / DP / JT
P2	22.08.18	UPDATED AS CLOUDED	OD / DP / JT
P1	19.07.18	PRELIMINARY	OD / DP / JT
Rev	Date	Revision Description	Dm/Chkd/Appd.

Revisions

FAIRHURST

135 Park Street
London
SE1 9EA

Tel No. 020 7828 8205
Fax No. 0844 381 4412

Client:
INLAND HOMES

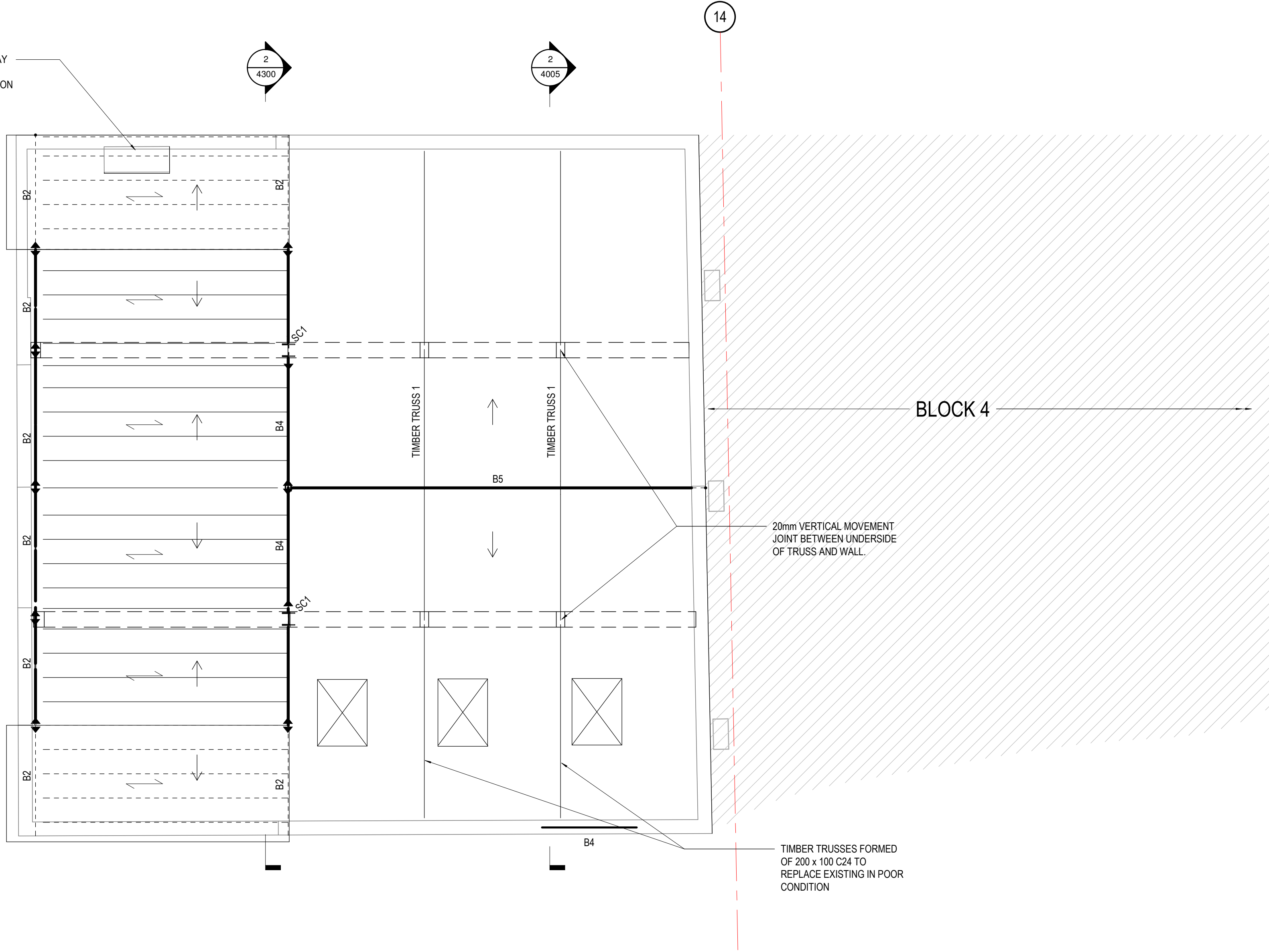
Project Title:
RANDALL'S VINE STREET UXBRIDGE

Drawing Title:
BLOCK 3 LOWER ROOF GA

Scale @ A1 As indicated	FH Project Number 113780	Purpose of Issue TENDER	Status D1
Drawn OD	Checked DP	Approved JT	
Drawn Date JUL 18	Checked Date JUL 18	Approved Date JUL 18	

Drawing Number RVS-FH-Z3-02-DR-S-4004	Rev P3
---	------------------

EXISTING CHIMNEY MAY
REQUIRE REBUILDING.
SUBJECT TO INSPECTION



STRUCTURAL BEAM SCHEDULE	
Ref.	Type
B1	UKC203x203x60
B2	UKB203x133x30
B3	UKB203x133x25
B4	UKC203x203x46
B5	UKB356x171x51

STRUCTURAL STEEL COLUMN SCHEDULE	
Ref.	SIZE
SC1	UKC203x203x52

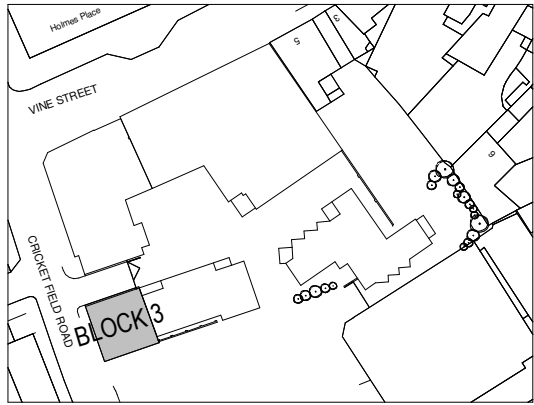
LEGEND:

- NEW BRICK WALL
- EXISTING BRICK WALL
- PADSTONE
- MOMENT CONNECTION

DO NOT SCALE FROM THIS DRAWING
SAFETY HEALTH AND ENVIRONMENTAL INFORMATION
IN ADDITION TO THE HAZARDS / RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.
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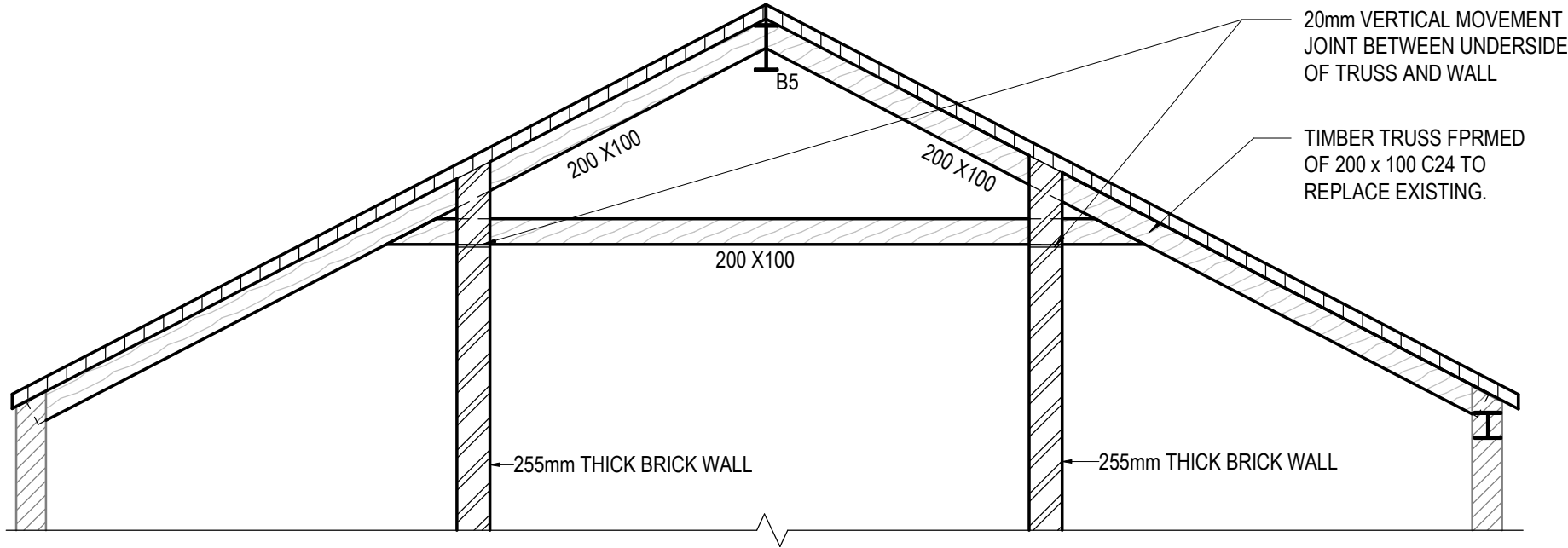
GENERAL NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES (mm).
- DO NOT SCALE THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.
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SITE PLAN
1:1500

02 - ROOF
1:50



TRUSS 1 ELEVATION
1:50

P2	22.08.18	UPDATED AS CLOUDED	OD / DP/ JT
P1	19.07.18	PRELIMINARY	OD / DP/ JT
Rev	Date	Revision Description	Dm/Chkd/Appd.

Revisions

FAIRHURST

Client:

INLAND HOMES

135 Park Street
London
SE1 9EA

Tel No. 020 7828 8205
Fax No. 0844 381 4412

Project Title:

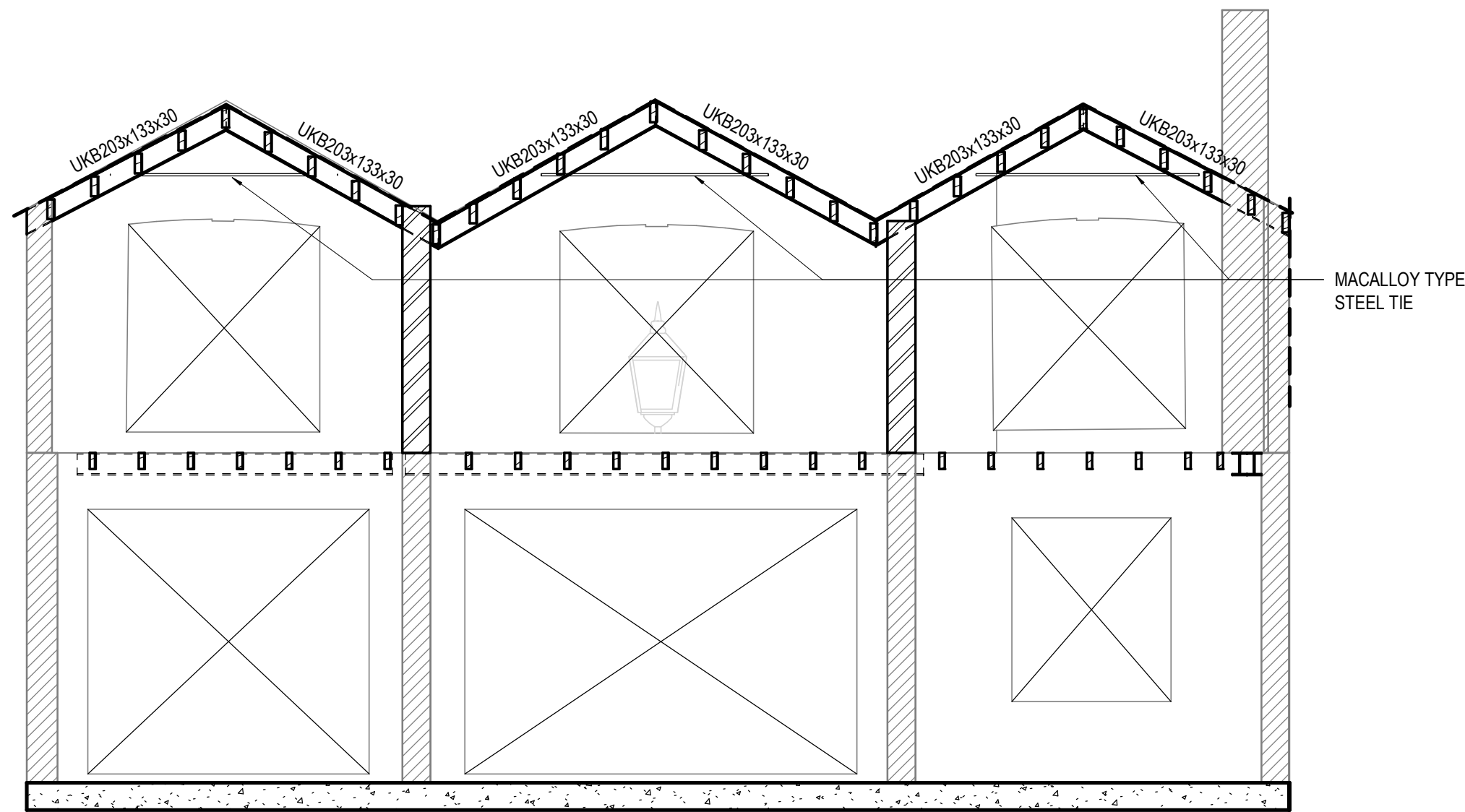
RANDALL'S VINE STREET UXBRIDGE

Drawing Title:

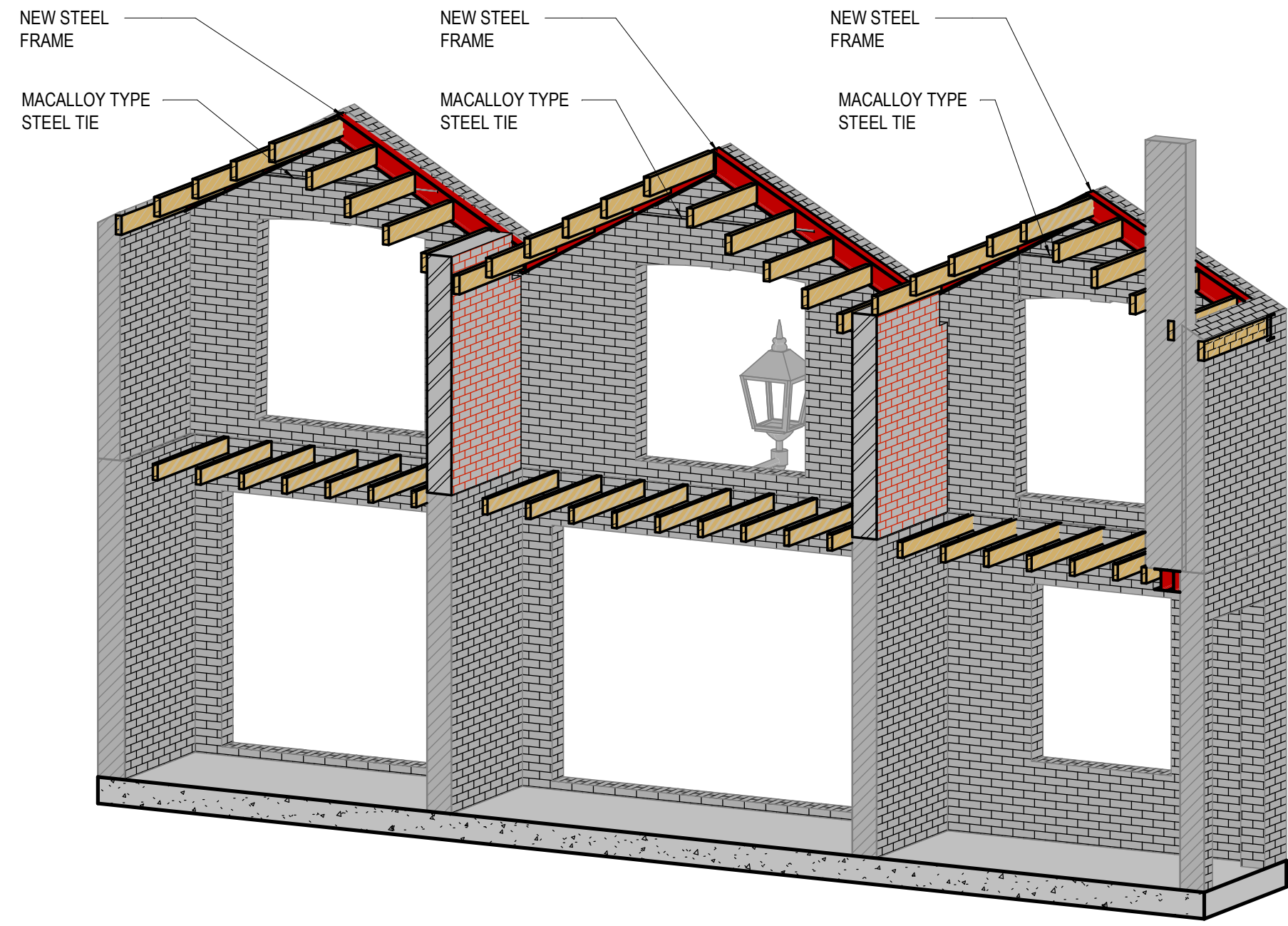
**BLOCK 3 ROOF GENERAL
ARRANGEMENT**

Scale @ A1 As indicated	FH Project Number 113780	Purpose of issue TENDER	Status D1
Drawn OD	Checked DP	Approved JT	
Drawn Date JUL 18	Checked Date JUL 18	Approved Date JUL 18	

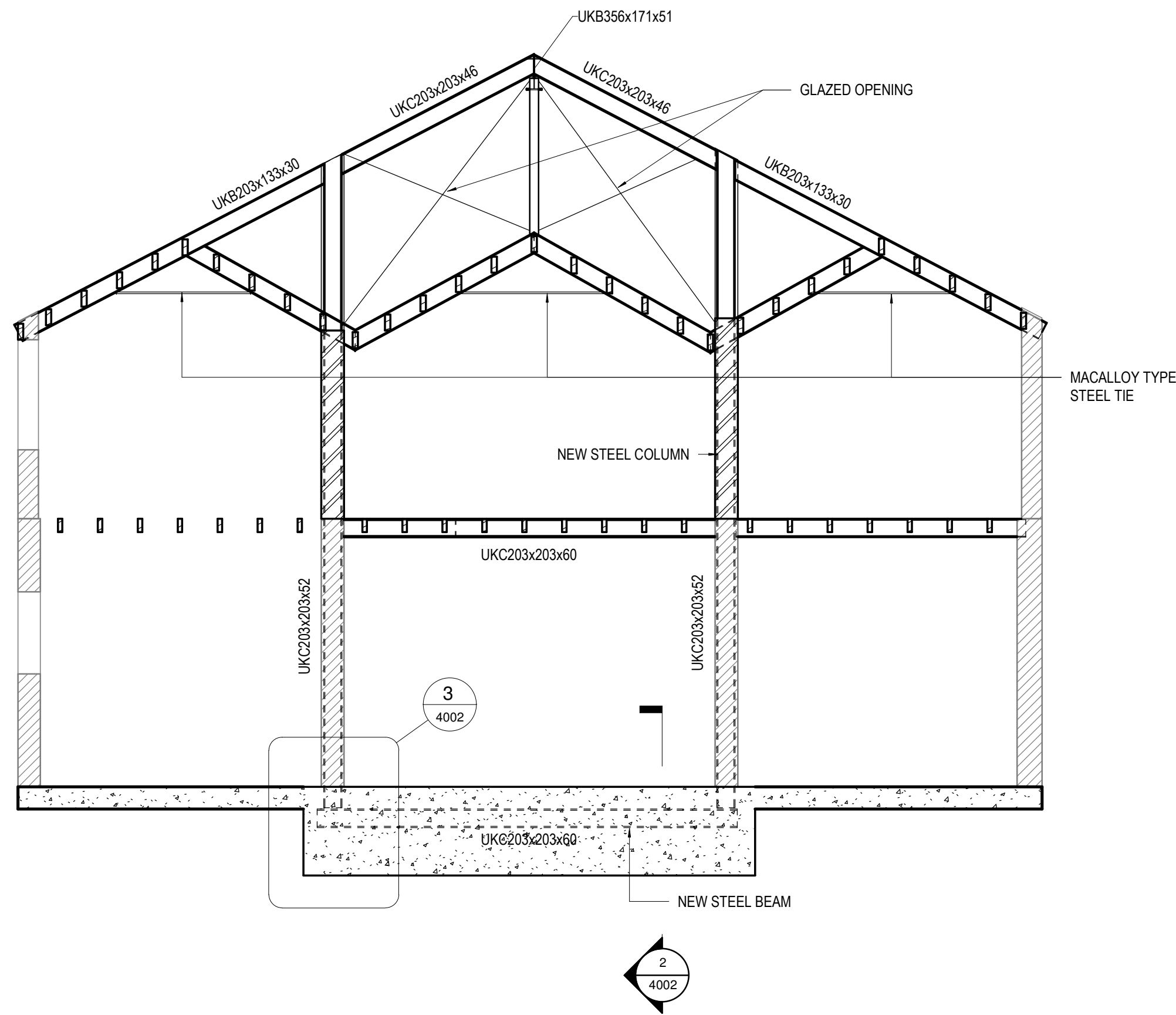
Drawing Number	Rev
RVS-FH-Z3-03-DR-S-4005	P2



1 SECTION A-A
4002 1:50

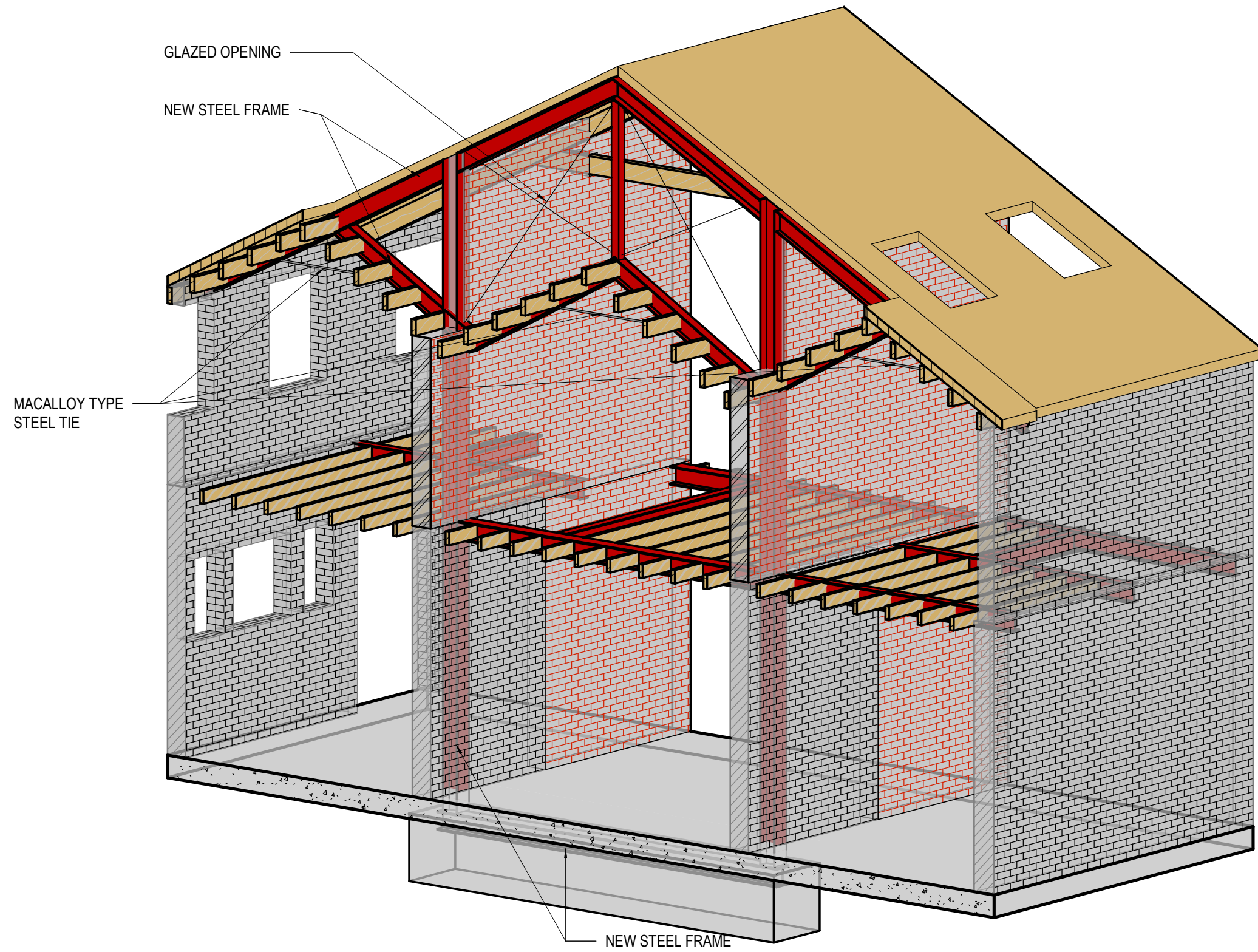


SECTION A-A 3D VIEW



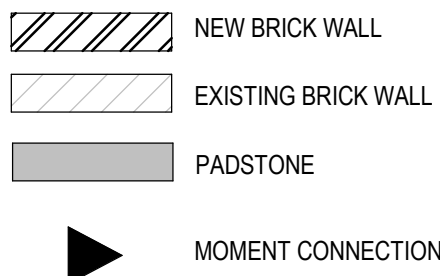
3
4002

2
4002



SECTION B-B 3D VIEW

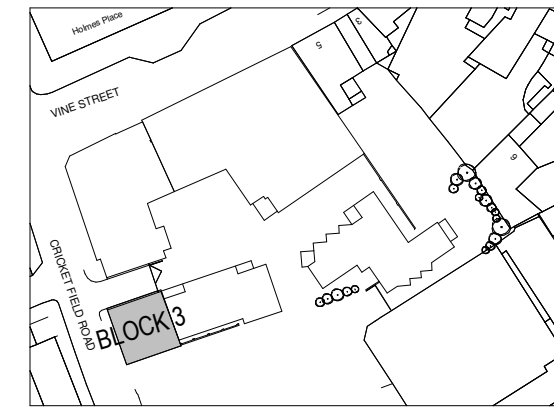
LEGEND:



DO NOT SCALE FROM THIS DRAWING
SAFETY HEALTH AND ENVIRONMENTAL INFORMATION
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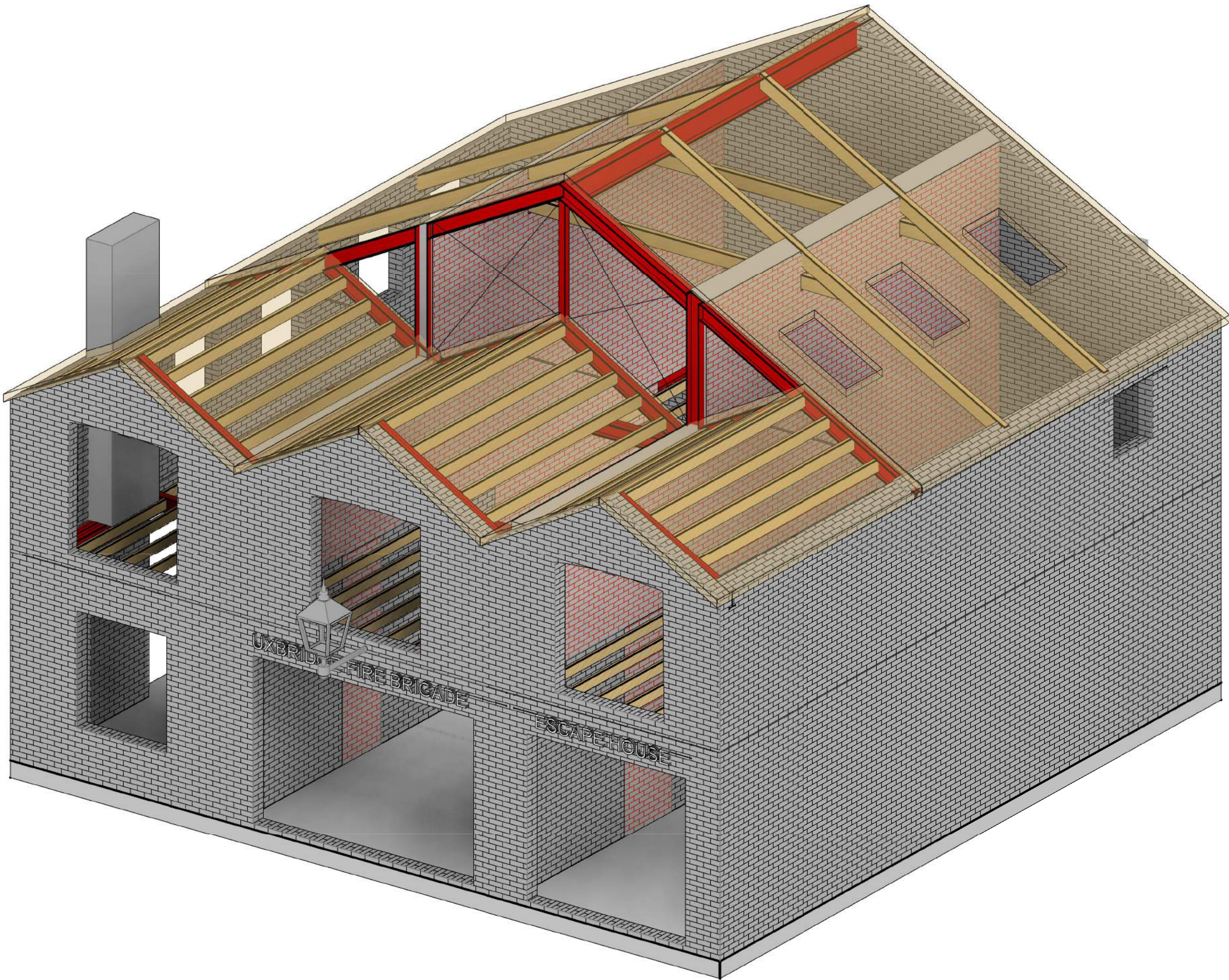
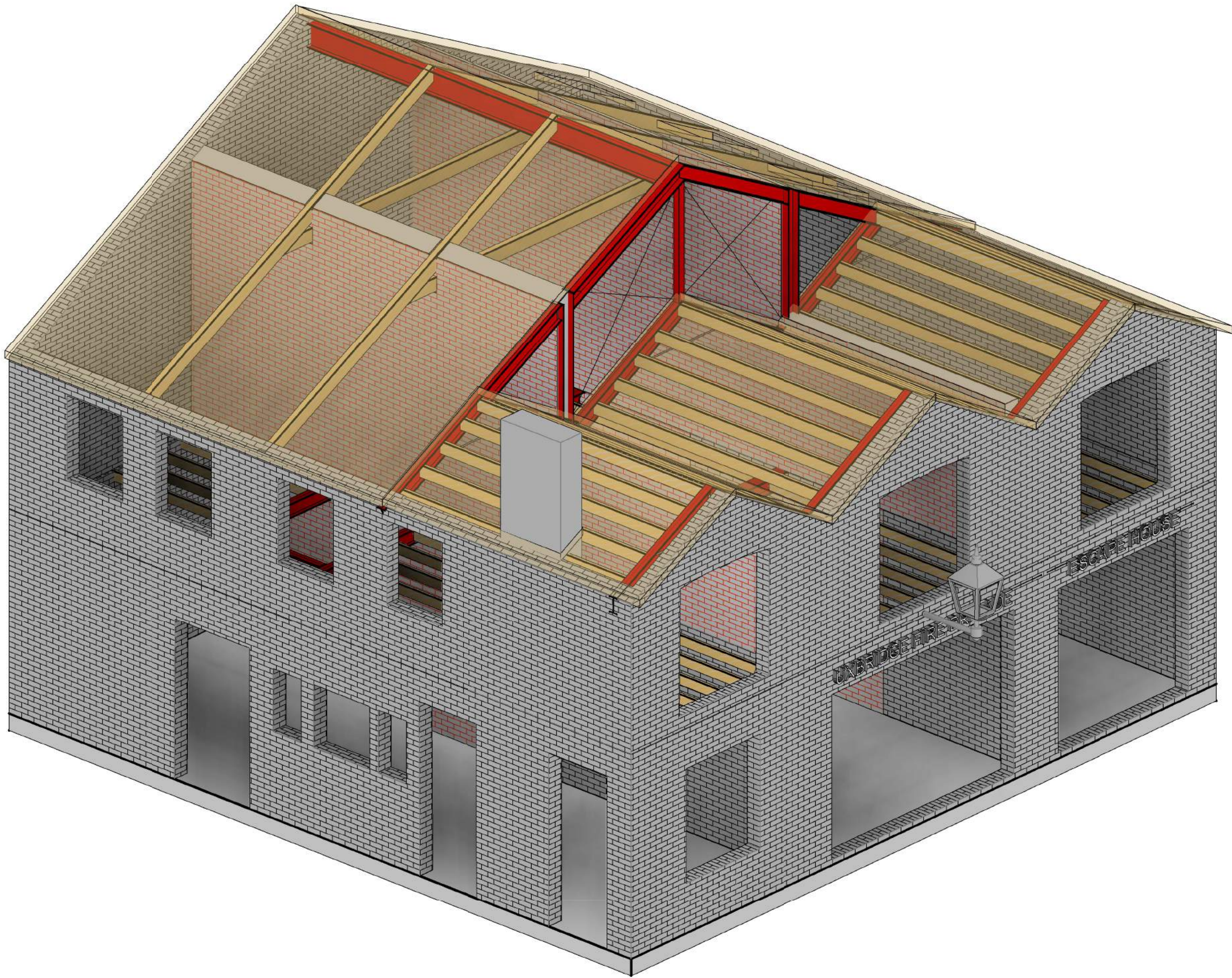
SITE PLAN
1: 1500

P1	19.07.18	PRELIMINARY	OD / DP / JT
Rev	Date	Revision Description	Dm/Chkd/Appd.
Revisions			
FAIRHURST 135 Park Street London SE1 9EA Tel No. 020 7828 8205 Fax No. 0844 381 4412 Client: INLAND HOMES			

Project Title:
RANDALL'S VINE STREET UXBRIDGE

Drawing Title:
BLOCK 3 CROSS SECTION A-A

Scale @ A1 As indicated	FH Project Number 113780	Purpose of Issue TENDER	Status D1
Drawn OD	Checked DP	Approved JT	
Drawn Date JUL 18	Checked Date JUL 18	Approved Date JUL 18	
Drawing Number RVS-FH-Z3-XX-DR-S-4300			Rev P1



DO NOT SCALE FROM THIS DRAWING

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS / RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM No:

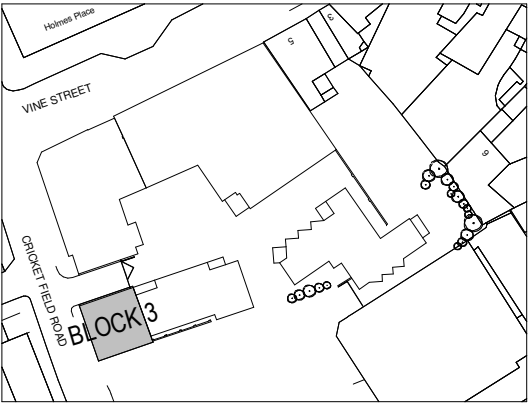
CONSTRUCTION:-

DEMOLITION:-

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE HEALTH AND SAFETY FILE.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

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SITE PLAN
1 : 1500

P3	31.08.18	ISSUED FOR TENDER	OD / DP / JT
P2	22.08.18	UPDATED AS CLOUDED	OD / DP / JT
P1	19.07.18	PRELIMINARY	OD / DP / JT
Rev	Date	Revision Description	Dm/Chkd/Appd.

Revisions

FAIRHURST

135 Park Street
London
SE1 9EA

Tel No. 020 7828 8205
Fax No. 0844 381 4412

Client:
INLAND HOMES

Project Title:
RANDALL'S VINE STREET UXBRIDGE

Drawing Title:
BLOCK 3 3D VIEWS

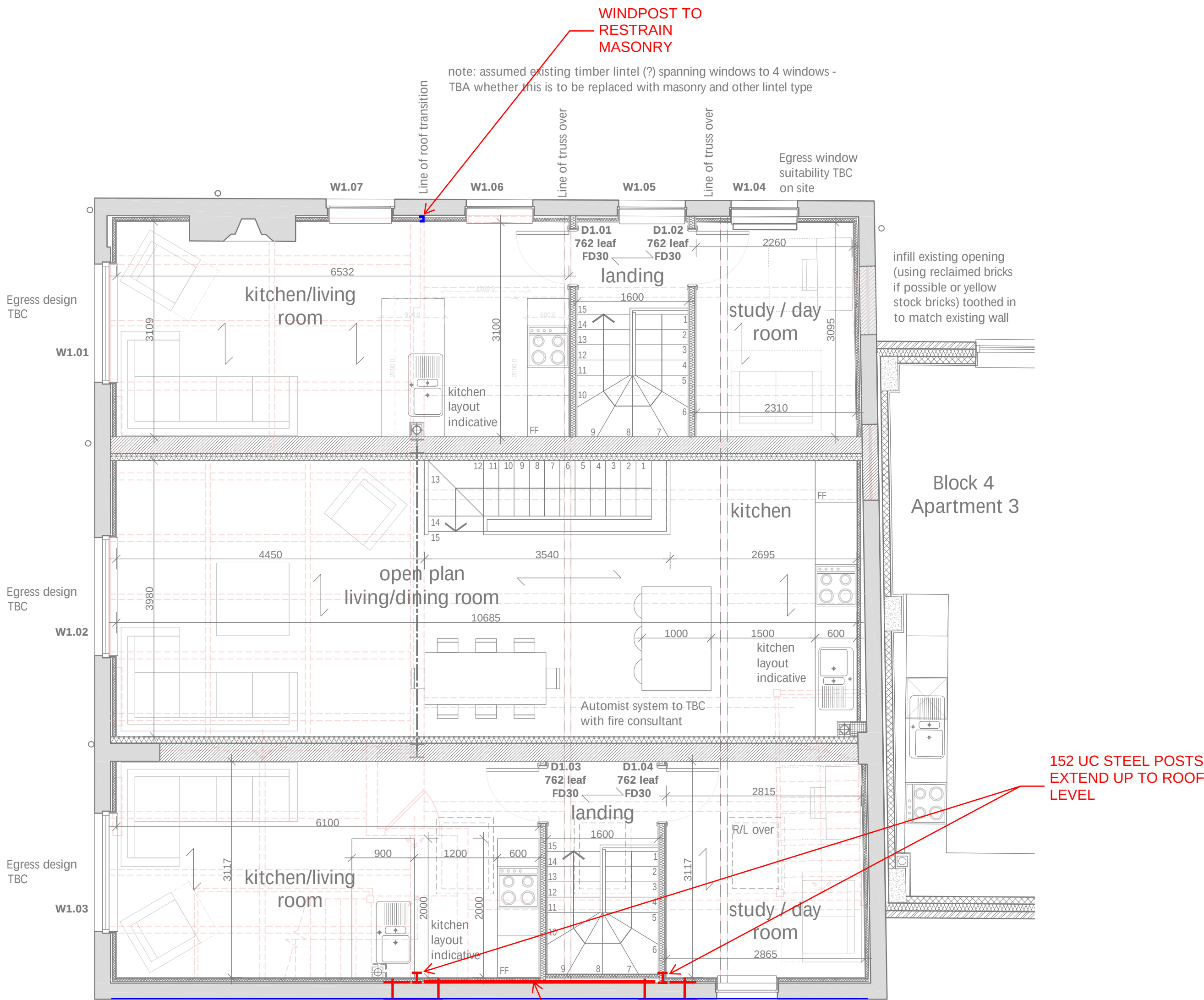
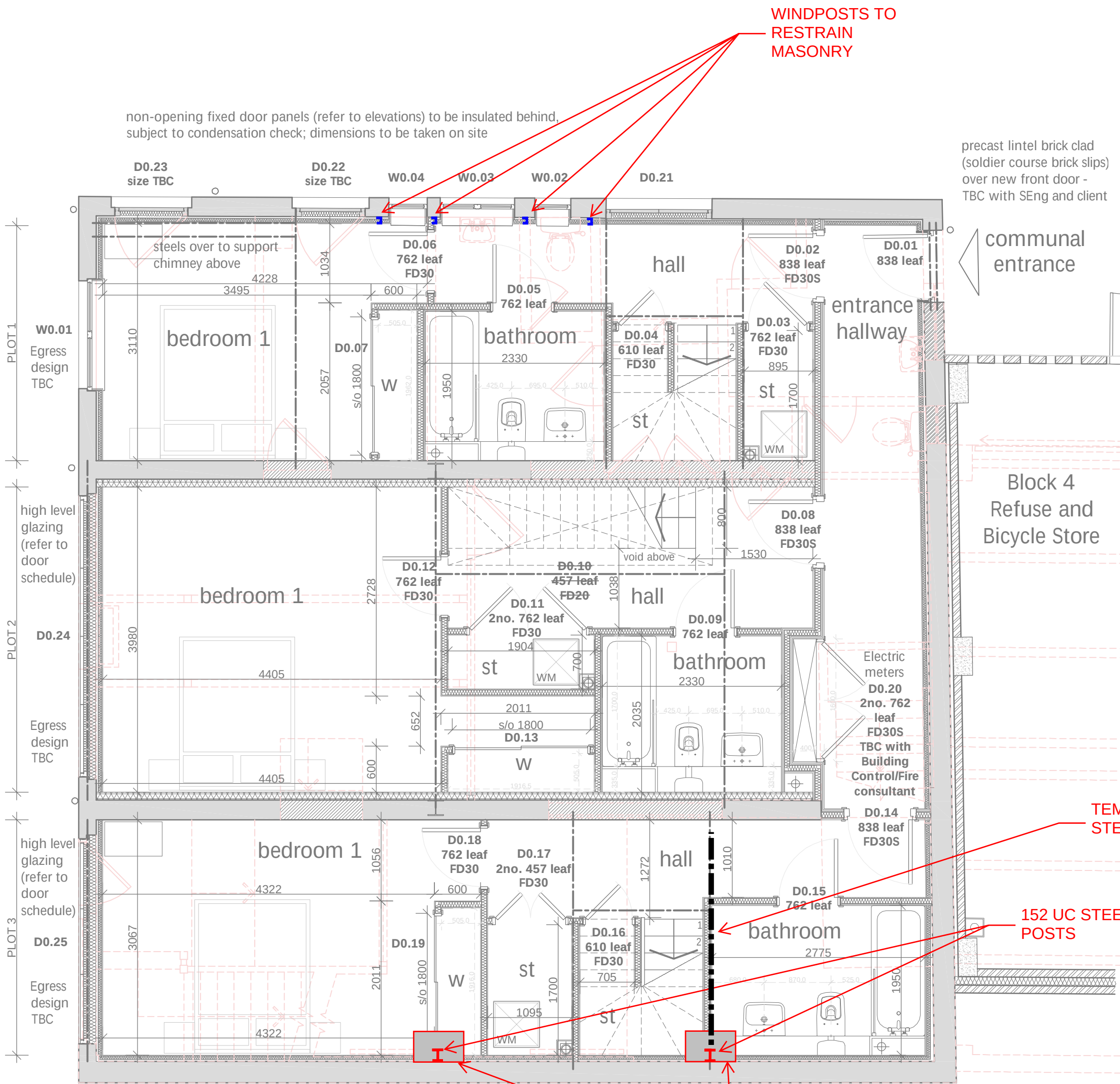
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Drawn Date JUL 18	Checked Date JUL 18	Approved Date JUL 18	
Drawing Number RVS-FH-Z3-XX-DR-S-4700			Rev P3

Appendix C Horizontal restraint of wall on south side of building

Block 3 Plot 01
1B 2P
61m²

Block 3 Plot 02
1B 2P
82m²

Block 3 Plot 03
1B 2P
66.3m²



NOTE

PROPOSED STEELWORK TO THE WALL ON THE BEAUFORT PLACE SIDE OF THE WALL TO RESTRAIN WALL DURING THE CONSTRUCTION CASE AND ALSO TO PROVIDE RESTRAINT TO THE WALL IN THE PERMANENT CASE SINCE THE WALL SHOWS EVIDENCE OF HAVING BOWED.

FAIRHURST

DRAWING NO: 113780 SK078 Block 3 wall restraint.pdf
PAGE 1 OF 2

PREPARED: DP

DATE: 05/09/2018

Block 4 behind

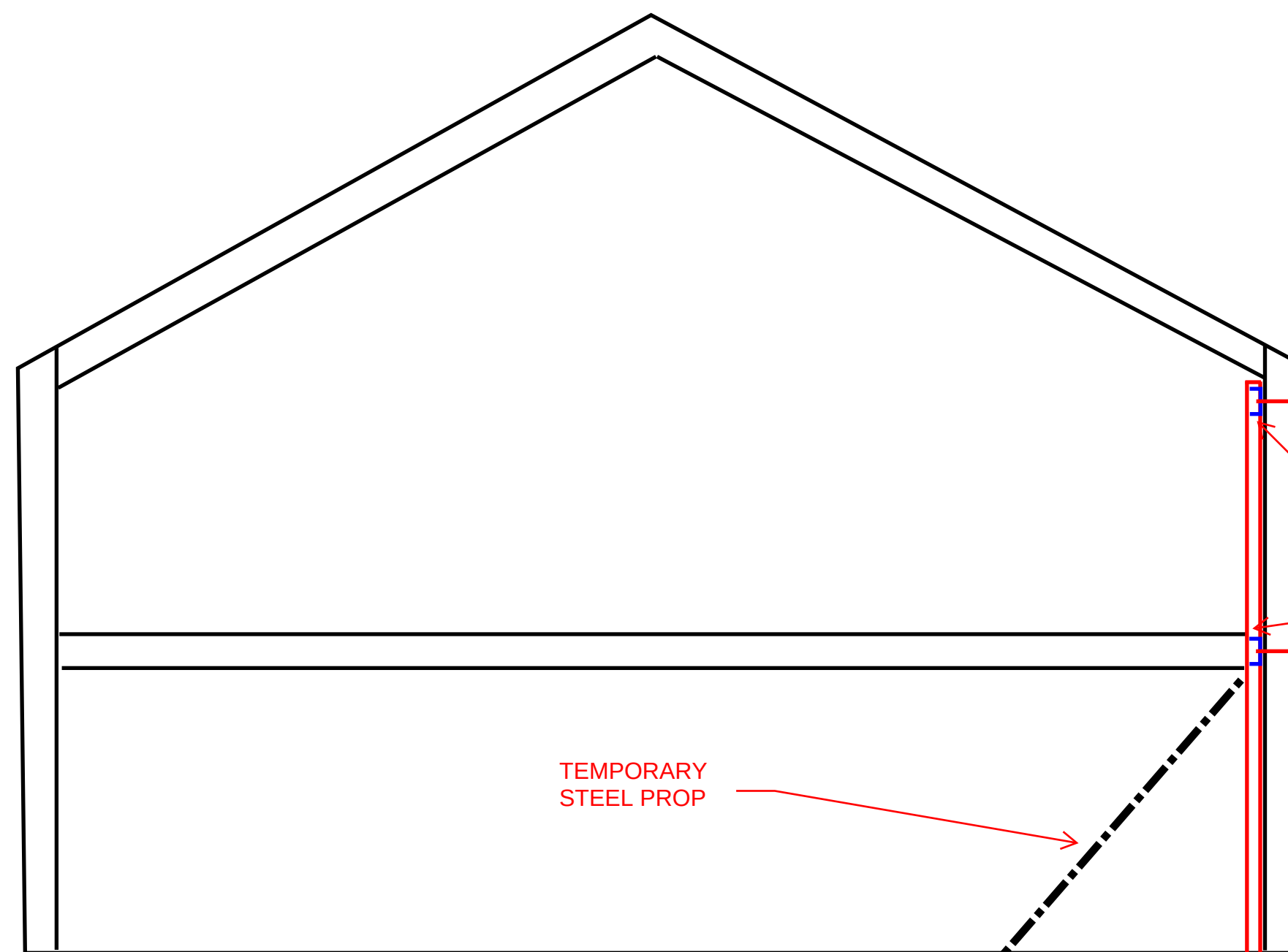
PERMANENT
WORKS
STEELWORK

POST AND
PFC TO
RESTRAIN
BOWED WALL

SECTION AA



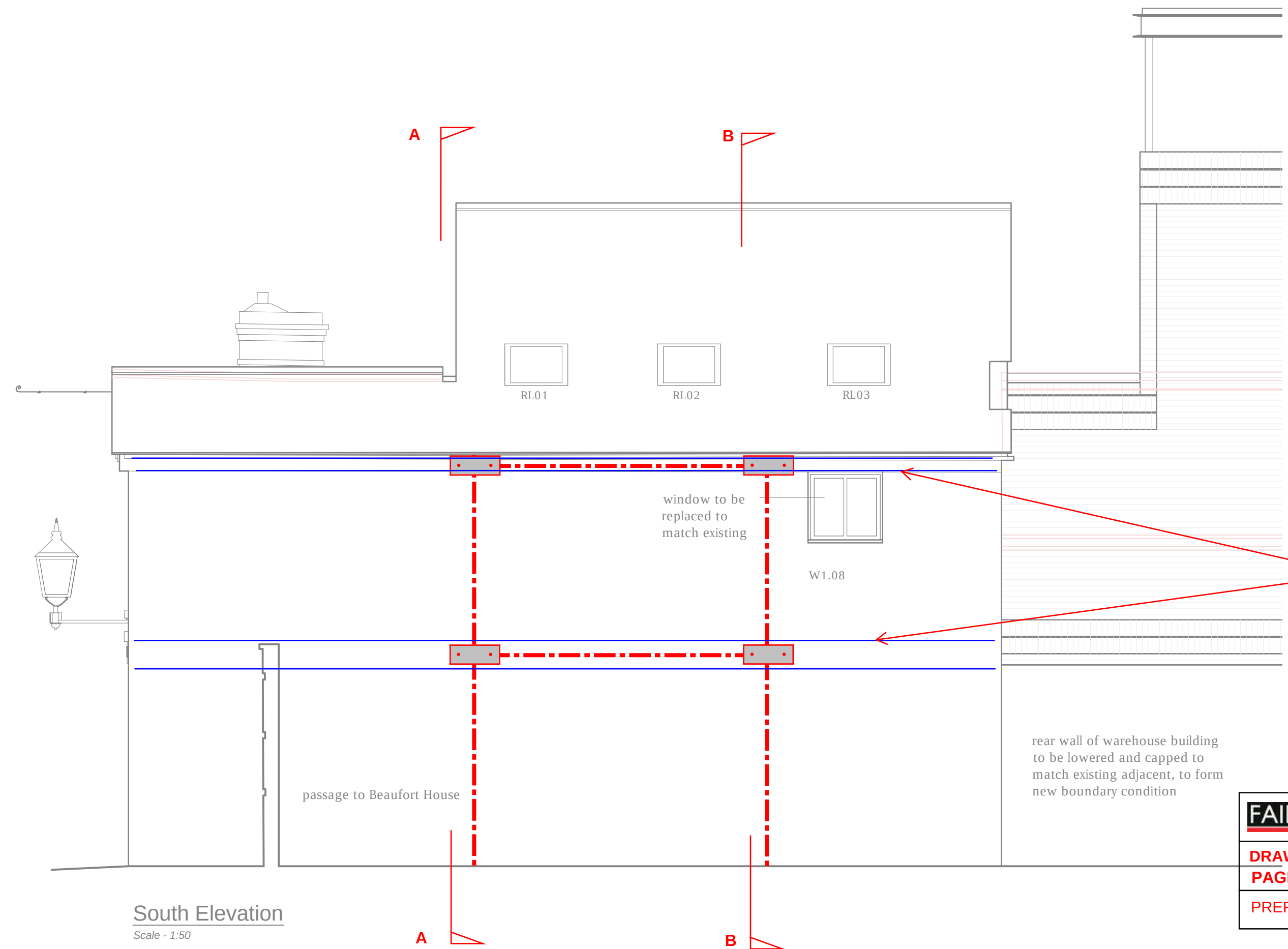
North (Courtyard) Elevation
Scale - 1:50



TEMPORARY
STEEL PROP

POST AND
PFC TO
RESTRAIN
BOWED WALL

SECTION BB



A

B

window to be
replaced to
match existing

HELIFIX TIE BARS WITHIN
MASONRY BED JOINTS TO
STRENGTHEN WALL AT
RESTRAINT LOCATIONS

rear wall of warehouse building
to be lowered and capped to
match existing adjacent, to form
new boundary condition

passage to Beaufort House

South Elevation
Scale - 1:50

FAIRHURST	
DRAWING NO: 113780 SK078 Block 3 wall restraint.pdf	
PAGE 2 OF 2	
PREPARED: DP	DATE: 05/09/2018

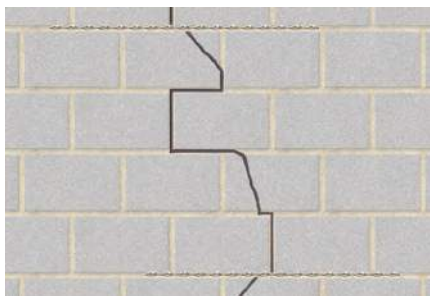
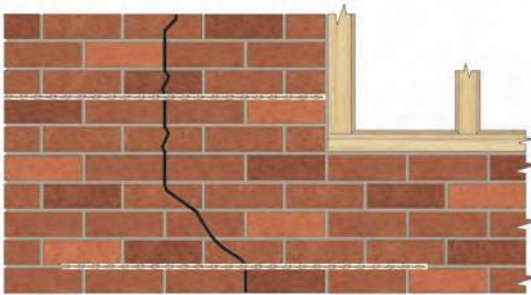
Appendix D Helifix bed joint reinforcement

Crack Stitching

A reliable and cost-effective means of repairing and stabilising cracked masonry

Applications

- Rapid and permanent solution to cracked masonry
- Suitable for all forms of masonry structure



Features

- Fully concealed, non-disruptive repair solution
- More reliable than crack injection methods
- HeliBond cementitious grout is injectable and rapidly produces high compressive strength
- HeliBars and HeliBond grout combine to create excellent tensile strength within the masonry
- No additional stresses are introduced during installation
- Masonry remains flexible enough to accommodate normal building movement
- Tensile loads are redistributed
- Reduces likelihood of further cracking nearby
- Avoids costly and disruptive taking down and rebuilding



HeliBar is inserted into HeliBond grout within a cut slot

Over 100 standard repair specifications are available online, covering all common structural faults.
Relevant Repair Details: RDs CS01 to CS14



For full Product Information, Case Studies and downloadable Repair Details go to:

www.helifix.co.uk/products/remedial-products/crack-stitching/

Installation Procedures

1. HeliBar to be long enough to extend a minimum of 500mm either side of the crack or 500mm beyond the outer cracks if two or more adjacent cracks are being stitched using one rod.
2. Where a crack is less than 500mm from the end of a wall or an opening, the HeliBar is to be continued for at least 200mm around the corner and bonded into the adjoining wall or bent back and fixed into the reveal, avoiding any DPC.
3. For solid masonry in excess of 300mm thick and in a cavity wall where both leaves are cracked, the wall must be crack stitched on both sides.
4. If there is render, this thickness must be added to the depth of slot. Crack stitching must be installed in the masonry and never in the render.
5. Ensure the masonry is well wetted or primed to prevent premature drying of the HeliBond due to rapid de-watering, especially in hot conditions. Ideally additional wetting of the slot should be carried out 1 to 2 minutes prior to injecting the HeliBond grout.
6. Do not use HeliBond when the air temperature is +4°C and falling or apply over ice. In all instances the slot must be thoroughly damp or primed prior to injection of the HeliBond grout.



1. Rake out or cut slots into the horizontal mortar beds, a minimum of 500mm either side of the crack



4. Using the HeliBar Insertion Tool, push one HeliBar into the grout to obtain good coverage



2. Clean out slots and flush with clean water and thoroughly soak the substrate within the slot



5. Insert a further bead of HeliBond over the exposed HeliBar, finishing 12mm from the face, and 'iron' firmly into the slot using the HeliBar Insertion Tool



3. Using the Helifix Pointing Gun, inject a bead of HeliBond along the back of the slot



6. Re-point the mortar bed and make good the vertical crack with CrackBond TE3

Slot Depth and Spacing

	Single skin/ Cavity wall	Solid Masonry		
		Up to 102.5mm	102.5mm to 225mm	Over 225mm
Depth of slot	25 – 35mm		25 – 40 mm	25 – 40mm On both sides
Vertical Spacing	Every 4 – 6 courses, 300 – 450mm			

Technical Specifications

Material:	Austenitic stainless steel Grade 304 (1.4301) or 316 (1.4401)
Diameter:	6mm (or 4.5mm for thin mortar joints)
Tensile strength (6mm HeliBar):	10 kN
0.2% Proof stress (6mm HeliBar):	900 N/mm ²
Length:	To extend 500mm either side of the crack or outer cracks, if more than one
Standard lengths:	1m, 1.5m and 2m – in packs of 10. May be cut to length on site
Height of slot:	Full height of mortar bed or approx. 10mm if cut through the masonry unit
Bonding agent:	HeliBond cementitious grout. 1 x 3ltr HeliBond = 10 linear metres of crack stitching
RECOMMENDED TOOLING	
For cutting slot up to 40mm deep:	Twin-bladed cutter with vacuum attachment or angle grinder or hammer and mortar chisel
For mixing HeliBond grout:	3-jaw-chuck drill with mixing paddle
For injection of HeliBond into slots:	Helifix Pointing Gun CS with mortar nozzle
For smoothing pointing:	Standard finger trowel
For inserting HeliBar:	HeliBar Insertion Tool

Note

Where crack repairs identified these are to be repaired with Helifix crack stitching (or equally approved product).

Cracks to be repaired.



Existing signage board to be removed to identify if masonry cracking present. Cracks to be repaired.



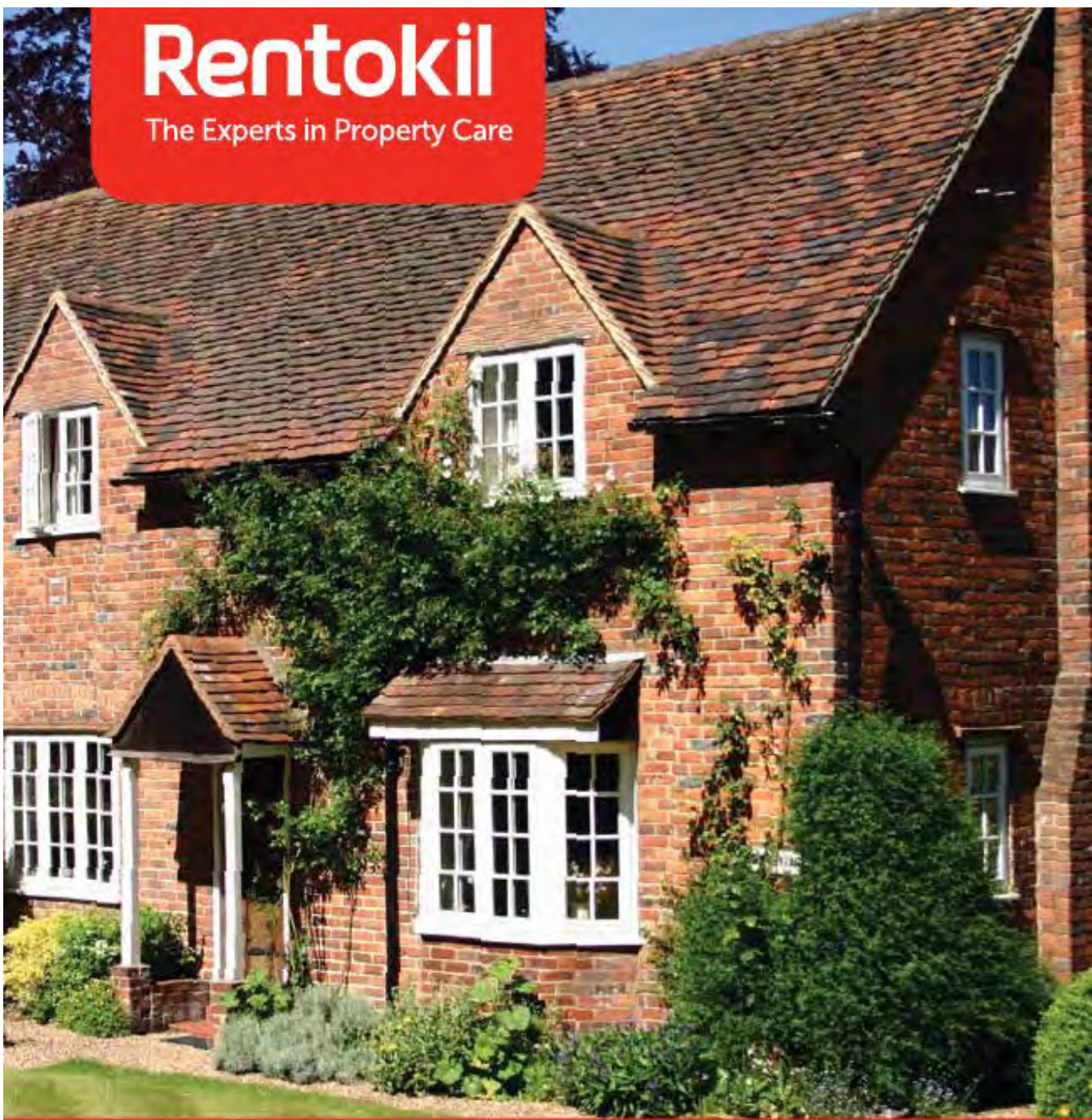
Cracks to be repaired.



Internal view at south-east corner of building
at first floor level

Cracks to be repaired.

Appendix E Fungal Decay Survey



Rentokil

The Experts in Property Care

Survey Report

Rentokil Property Care

Block E, Ground Floor, East Grinstead House
Wood Street, East Grinstead
RH19 1UZ
T: 01342332664
F: +44 (0)1342318298
propertycare.southeast@rentokil.com
www.rentokil.co.uk/propertycare

13th April 2018

Reference No: T4184147

Mr S Hart
Carberry Contract Services Ltd
132 Hertford Road
Enfield
EN3 5AX

PROPERTY ADDRESS

Randalls Department Store
7 Vine Street
Uxbridge
UB8 1RS

Dear Mr Hart

Following my survey of the above property on 12th April 2018, I am pleased to enclose our detailed Survey Report.

This Survey Report has been sub-divided into convenient sections so that you may easily find details of the survey, the recommendations for treatments, the quotation and other useful information.

In the meantime, if there are any points that you wish to discuss, you can contact me using the details below.

Yours sincerely

D Broome

Surveyor
07770702658
derek.broome@rentokil.com



THE SURVEY

In accordance with your specific instructions, we carried out a survey of the undermentioned parts of Randalls Department Store, 7 Vine Street, Uxbridge, UB8 1RS on the 12th April 2018. Our findings and recommendations are set out below and should be read in conjunction with the enclosed General Notes for clients and Health and Safety precautions.

We must draw to your attention that this survey was conducted only in those areas that we were requested to inspect. Solely to identify evidence of Fungal Decay.

NOTE: The terms left, right, front and rear are used as if facing the front elevation of the building from outside.

SURVEY

External Survey

- There is no evidence of a damp proof course in the external walls
- The external ground level is below internal floor level
- Gutters and downpipes should be regularly inspected for leaks and blockages

Internal Survey

Fire station ground floor

Floor(s)

- The floor is of solid construction and is not included in our survey

Fire station first floor

Floor(s)

- There is no apparent evidence of attack by wood-rotting fungi or a woodboring insects infestation

Recommendations

- No treatment required.

Fire station roof

Exposed Beams / Framing Timbers

- There is no apparent evidence of attack by wood-rotting fungi or woodboring insects.

Recommendations

- No treatment required

Main building ground floor left side

Floor(s)

- There is no apparent evidence of attack by wood-rotting fungi or a woodboring insects infestation
- Our inspection was made via the existing holes

Recommendations

- No treatment required

Main building ground floor right side

Floor(s)

- The floor is of solid construction and is not included in our survey

Main building first floor left side

Floor(s)

- There is no apparent evidence of attack by wood-rotting fungi or a woodboring insects infestation
- Our inspection was made via the existing holes

Recommendations

- No treatment required.

Main building loft

Exposed Beams / Framing Timbers

- There is no apparent evidence of attack by wood-rotting fungi or woodboring insects.

Recommendations

- No treatment required.

NOTES

- The nature of timber decay is such that it may be present in other timbers in the property that have not been inspected. We strongly advise, therefore, that further investigation be made and we shall be pleased to arrange this upon receipt of your instructions. We will then submit a supplementary report and quotation should treatment be necessary.
- In a building of this nature there may be many concealed and inaccessible built-in timbers. We are unable to comment on the condition of any such timbers nor have we allowed for any form of treatment to them in our quotation.
- Extent of Survey: The areas we have reported upon are those inspected in accordance with your instructions. If there are any omissions or if you believe that we have misinterpreted your survey instruction, please let us know at once. Where treatment has been recommended, unless otherwise stated above, this is on the understanding that the specified area has not previously been treated and guaranteed.

You should be aware that we have reported upon problems evident to us at the time of our visit. We are not commenting in any general sense on the risks of fungal decay or any other defect not evident at this time or that may develop in the future.

Where we have drawn to your attention items that are outside the scope of our survey as defined earlier, these items should be regarded as helpful suggestions and not a full and complete assessment of any problems that may exist.

Please read carefully the content of this report and all of its enclosures.

This survey must not be regarded as a substitute for a structural survey

RENTOKIL PROPERTY CARE TERMS & CONDITIONS

1. THESE TERMS

1.1 These are the terms and conditions on which we undertake any works identified in our survey report which you ask us to carry out.

1.2 In particular your attention is drawn to paragraph 5 which relates to the price payable, paragraphs 7 and 8 which set out your rights to cancel this contract and paragraph 12 which sets out the limit of our liability to you.

2. INFORMATION ABOUT US AND HOW TO CONTACT US

2.1 We are Rentokil Initial UK Limited, trading as Rentokil Property Care, a company registered in England and Wales. Our company registration number is 301044 and our registered office is at Riverbank, Meadows Business Park, Camberley, Surrey, GU17 9AB. Our registered VAT number is 209 9189 33.

2.2 You can contact us by telephoning our customer service team on the number set out on our quotation or by writing to us at the address on the same form.

2.3 "Writing" includes emails. When we use the words "writing" or "written" in these terms, this includes emails.

2.4 "Works" includes any works or treatments we provide to you as set out in our survey report and could include some materials and or goods needed to complete those Works.

3. OUR CONTRACT WITH YOU

3.1 Following your enquiry to us, we may decide to send a surveyor to your property to evaluate and assess your requirements. If it is critical that the Works are completed by a particular date you must advise us of this at the time of the survey. The surveyor may give you quotation on the day as to the likely costs of the Works.

3.2 You may be required to pay a fee for the survey report. If this is required, you will be told at the time of your enquiry. This fee will be refunded in full should you cancel the survey or if you proceed with all the Works recommended in the survey report. However we will not refund the fee if the survey report is for a condensation control system for your property.

3.3 After the visit by our surveyor, we will send to you the survey report confirming our recommendations, our Works and our price.

3.4 The survey report will contain important information describing our Works, the information we may need from you in preparation for the Works and the actions you may need to take to help us. It will also tell you what we are not doing.

3.5 If at the time of receiving the survey report you have not already signed the order giving us permission to proceed with the Works, then if you would like us to perform the Works, you must confirm this in writing. Our acceptance of your order will take place when we contact you whether by email, telephone or letter to accept it, at which point a contract will come into existence. That contract will incorporate these terms and conditions.

4. CHANGES

4.1 If you wish to make a change to the Works, please contact us. If the change is possible, we will let you know about any changes to the price, the timing of supply or anything else which may alter as a result of your request and ask you to confirm whether you wish to go ahead with the change.

4.2 We may change the Works to implement minor technical adjustments and improvements. If we do this then we shall notify you of the changes and any impact on the Works, timing of supply or anything else.

4.3 We will not notify you if we are only substituting materials or equipment of similar quality and performance to those specified in the survey report or any other document issued to you.

5. PRICE AND PAYMENT

5.1 The price of the Works identified in our survey report (which includes VAT) will be the price set out in our quotation or as set out in our survey report to you.

5.2 Sometimes it is not possible to calculate the full price of the Works. Our survey report will clearly set out the price for the Works and materials set out in it. If additional materials or Works are required we will provide you with a new quotation setting out the price for such additional materials/Works in writing and will not proceed with any such additional work without your written acceptance.

5.3 If the rate of VAT changes between your order date and the date we supply the Works, we will adjust the rate of VAT that you pay,

unless you have already paid for the order in full before the change in the rate of VAT takes effect.

5.4 We shall require payment in full before we commence the Works or, where appropriate, a deposit and we shall contact you to arrange payment of such amounts. The balance shall be due to us immediately on completion of the Works and on receipt of such payment we shall issue to you an invoice for the whole value of the Works.

5.5 If you do not make payment to us on completion of the Works we may charge you interest on the overdue amount at the rate of 4% a year above the base lending rate of HSBC PLC from time to time. This interest shall accrue on a daily basis from the due date until the date of actual payment of the overdue amount, whether before or after judgment. You must pay us interest together with any overdue amount.

5.6 If you have any queries regarding the payment then please contact us promptly explaining why you think it is wrong and we will not charge you interest until we have resolved the issue

6. PROVIDING THE WORKS

6.1 We will begin the Works on the date agreed with you at the time of the survey or following your acceptance of the Works set out in the survey report. We will let you know before the start of the Works the estimated completion date.

6.2 We may need certain information from you or we may require you to carry out certain actions so that we can carry out the Works, for example, clearing rooms or emptying cupboards. If we require your assistance, this will be stated in the survey report.

6.3 We will contact you to ask for this information or for you to confirm that you have carried out the actions. If you do not give us this information, or if you give us incomplete or incorrect information or if you have not carried out your actions, we may either end the contract or make an additional charge of a reasonable sum to compensate us for any extra work that is required as a result. We will not be responsible for completing Works late or not supplying any part of them if this is caused by you not giving us the information or failing to carry out the actions within a reasonable time of us asking.

6.4 As our access to all parts of your property may have been limited or restricted during our survey, if when we start providing the Works, we discover that the problem is more extensive than we originally thought then we reserve the right to provide a quote to you for this additional work.

6.5 If our completion of the Works is delayed by an event outside our control (including for example unavailability of service staff due to illness) then we will let you know as soon as possible and we will take steps to minimise the effect of the delay. Provided we do this we will not be liable for delays caused by the event, but if there is a risk of substantial delay you may contact us to end the contract and receive a refund for any Works you have paid for but not received.

6.6 If you do not allow us access to your property to perform the works as arranged (and you do not have a good reason for this) we may charge you additional costs incurred by us as a result. If, despite our reasonable efforts, we are unable to contact you or re-arrange access to your property we may end the contract and paragraph 10.2 will apply.

6.7 If we are unable to complete the Works on the date we originally advised to you, unless this is due to circumstances outside our control, then you may end the contract but only if you have told us in writing before we accepted your order that the Works had to be completed by that date.

6.8 If you do not wish to end the contract, you can give us a new deadline to complete the Works, which must be reasonable, and if we do not meet this new deadline you can also end the contract.

6.9 If you do choose to end the contract under paragraphs 6.7 or 6.8 you can cancel your order for any Works only partially completed but we will invoice you for those partially completed Works at the date you have ended the contract.

7. GUARANTEES

7.1 Where the survey report states that our Works come with a guarantee, we shall issue to you the guarantee upon receipt of payment in full. The terms of the Guarantee are shown on the relevant certificate of Guarantee.

8. CANCELLATION RIGHTS

8.1 If you end the contract for a reason set out at (a) to (e) below the contract will end immediately and we will refund you in full for the Works which have not been provided. The reasons are:

- (a) we have told you about an upcoming change to the Works or these terms which you do not accept;
- (b) we have told you about an error in the price or description of the Works you have ordered and you do not wish to proceed;
- (c) there is a risk that the supply of the Works may be significantly delayed because of events outside our control;
- (d) we have or we wish to suspend the supply of the Works for technical reasons (for example due to the presence of asbestos or bats), in each case for a period of more than twenty-eight days or until we get the appropriate statutory consent, whichever is the later; or
- (e) you have a legal right to end the contract because of something we have done wrong including because we will be unable to complete the Works by the date you specified when you confirmed your acceptance under paragraph 3.5.

8.2 To end the contract, please contact the local service office on the telephone number or e-mail address set out in the quotation. Please provide your name, home address, details of the order and, where available, your phone number and email address.

8.3 We will refund to you the price you paid for the Works not yet provided, by the method you used for payment. However, we may make deductions from the price (or, if you have not made an advance payment, charge you) the reasonable costs we will incur as a result of you ending the contract.

9. STATUTORY RIGHTS TO CANCEL

THIS PARAGRAPH 9 ONLY APPLIES IF YOU ARE A CONSUMER AND YOU HAVE ENTERED INTO A DISTANCE OR OFF-PREMISES CONTRACT.

9.1 If this applies, then under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 you have a legal right to change your mind within 14 days.

9.2 Because you have this legal right to change your mind, we will not provide the Works to you until after the 14 day period has expired (the "Cooling off period").

9.3 If you believe the Works are urgent and you would like us to commence the Works during the Cooling off period then you must sign a waiver giving us permission to start early.

9.4 You must realise that by giving us permission during the Cooling off period you may lose your right to cancel and this will mean that:

- (a) if we have completed the Works in full you cannot change your mind, even if the 14 day Cooling off period is still running; or
- (b) if you cancel after we have started the Works but before the Works are completed during the Cooling off period, you must pay us for the Works to the extent completed at the time you tell us that you have changed your mind.

9.5 If you are ending within 14 days of signing the contract under paragraph 9.2, please complete the cancellation form at the end of the order form or contact us on the number set out in the quotation

10. OUR RIGHTS TO END THE CONTRACT

10.1 We may end the contract for works at any time by writing to you if:

- (a) you do not make any payment to us when it is due and you still do not make payment within seven days of us reminding you;
- (b) you do not, within a reasonable time of us asking, provide information we require or carry the actions that are necessary for us to provide the Works; or
- (c) you do not, within a reasonable time, allow us access to your premises.

10.2 If we end the contract in the situations set out in paragraph 10.1 we will refund any money you have paid in advance for the Works we have not provided but we may deduct or charge you reasonable compensation for the net costs we will incur as a result of your breaking the contract.

11. IF THERE IS A PROBLEM WITH THE WORKS

11.1 If you have any questions or complaints about the Works, please contact us. Our contact details are set out in the quotation.

11.2 If you believe there is a fault or problem with the Works we have provided, then you must contact us promptly so that we have an opportunity to fix the problem. If you fail to give this opportunity and instead use another company then any additional charges or losses you have suffered will not be recoverable from us.

11.3 If you have not contacted us with any complaint within 6 months of completion of the Works we will be entitled to assume that the Works were performed satisfactorily.

12. OUR LIABILITY FOR LOSS OR DAMAGE SUFFERED BY YOU

12.1 If we fail to comply with these terms, we are responsible for loss or damage you suffer that is a foreseeable result of our breaking this contract or our failing to use reasonable care and skill, but we are not responsible for any loss or damage that is not foreseeable.

12.2 If we are undertaking Works in your property, we will make good any damage to your property caused by us but our total liability to you (including but not limited to such items as loss of rent, loss of income, re-decoration costs, cleaning costs and travel expenses) arising from the damage will be limited to twenty thousand pounds (£20,000). However, we are not responsible for the cost of repairing any pre-existing faults or damage to your property that we discover while providing the Works.

12.3 Nothing in this paragraph 12 or elsewhere in this contract excludes or limits our liability for death or personal injury caused by our negligence; for fraud or fraudulent misrepresentation; or to the extent such liability may not be excluded or limited at law.

13. HOW WE MAY USE YOUR PERSONAL INFORMATION

13.1 We will use the personal information you provide to us to:

- (a) carry out credit checks;
- (b) supply the Works to you;
- (c) process your payment for the goods or Works. This may include disclosure to our agents or subcontractors;
- (d) tracing agents to locate you if you move without telling us and you have failed to pay;
- (e) debt collection agencies if you have failed to pay on time; and
- (f) other Rentokil Initial companies for marketing purposes.

13.2 We will only give your personal information to other third parties where the law either requires or allows us.

14. OTHER IMPORTANT TERMS

14.1 We may transfer our rights and obligations under these terms to another organisation.

14.2 You may only transfer your rights or your obligations under these terms to another person if we agree to this in writing. However, you may transfer our guarantee at paragraph 7.1 to a person who has acquired your property. We may require the person to whom the guarantee is transferred to provide reasonable evidence that they are now the owner of the property.

14.3 This contract is between you and us. No other person shall have rights to enforce the terms.

14.4 Each of the paragraphs of these terms operates separately. If any court or relevant authority decides that any of them are unlawful, the remaining paragraphs will remain in full force and effect.

14.5 If we do not insist immediately that you do anything you are required to do under these terms, or if we delay in taking steps against you in respect of your breaking this contract, that will not mean that you do not have to do those things and it will not prevent us taking steps against you at a later date.

14.6 These terms are governed by English law and legal proceedings will be in the English courts.

EXPRESS REQUEST TO COMMENCE THE DELIVERY OF WORKS EARLY

I hereby request the immediate performance of the works and acknowledge that I will lose my right of withdrawal from the contract once the works are fully performed. I also understand that if I cancel and the works are part complete I will be liable to pay for any works up to the date I cancelled.

Please commence the works within the Cooling off Period

Signed.....

Date.....

GENERAL NOTES FOR CLIENT

These notes contain important information for clients and must be read in conjunction with the Survey Report. Please see the Survey Report for any variations on these General Notes.

1. Instrumental readings or moisture content.

Where we refer to instrumental readings or moisture content in our report, we will have used a resistance meter to ascertain the moisture content of timber and a carbide meter to ascertain the moisture content of mortar samples taken from the walls of the property.

2. Relaying carpets.

Where our Technicians have treated the top surface of a floor or staircase, they will protect treated areas, where necessary, so that carpets may be relaid loosely without delay. In the case of foam/synthetic backed carpets, it is inadvisable to lay these on treated floors until a period of four weeks has elapsed after treatment. For the same reason, vinyl floor coverings should not be laid until three months have elapsed.

3. Roof insulation.

Where insulation material has been removed from a roof, it can be re-laid immediately after treatment by our Technician. If the insulation material is to be relaid by some other party, the work must be delayed until after the expiry of the appropriate safety precautions period.

4. Polythene sheet below suspended timber floors.

Where we have laid polythene sheet on the oversight beneath a suspended timber floor at ground floor level, its purpose is to reduce the evaporation of water from the surface of the oversight. It is essential that the polythene sheet is not disturbed or removed from the oversight otherwise fungal decay may occur in the floor timbers.

5. Other contractors.

Where we have recommended work that is to be carried out by others, arrangements for such work are the client's responsibility. No allowance for this work is included in our quotation.

6. Water and electricity supply.

The client should ensure that there is an adequate supply of mains water and electricity available prior to the arrival of our Technician to carry out the treatments recommended in the survey report. If electricity is not available, it will be necessary for us to supply a portable generator and this will be subject to an additional charge on completion of the contract.

7. Rentokil Insurance.

Where optional insurance is offered under the terms of a Rentokil Insurance policy, the offer will only apply to the relevant areas, which have been inspected and which are detailed within the survey report, and the category or categories of insurance cover referred to on the quotation under the heading "optional insurance".

8. Third party liability.

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

HEALTH AND SAFETY PRECAUTIONS

Rentokil has always been conscious of its health and safety responsibilities to both its clients and staff. Our prices reflect the need to ensure your safety.

The Control of Substances Hazardous to Health (COSHH) Regulations relate to the use and handling of hazardous substances, including pesticides. The law clearly defines the responsibility of companies involved in industries such as the treatment of timber and the installation of damp proof courses.

In the last few years, Rentokil has developed a range of treatment techniques aimed at reducing the amount of pesticides and solvent used without affecting the quality of protection offered to our clients.

Our treatments are designed to cause the minimum of inconvenience and our technicians are trained to use our formulations safely and with care. All treatments have been approved for use by the Health and Safety Executive under the Control of Pesticides Regulations, where appropriate.

You should observe the warning signs that will be displayed in a prominent place before work commences.

1. Access to all work areas:- you should not enter an area whilst work is in progress.
2. Allergies:- it is recommended that people who suffer from respiratory problems, such as asthma, should not enter the property whilst work is in progress.
3. Pets:- cats, dogs, birds and other household pets should be removed from the work area.
4. Fish:- should be removed from the work area.
5. Plants:- should be removed from the work area.
6. Food and drink:- should be removed from the work area.
7. Other items:- should be protected or removed from work area, where necessary
8. Naked flames:- all naked flames (fires, pilot lights, boilers) in or adjacent to the work area should be extinguished.

You should also observe the warning signs that will be displayed in a prominent place after the work has been completed.

The type of work undertaken and the ability to ventilate the work areas will determine the time for which the safety precautions will need to apply after completion of the work. The minimum access restriction that will apply after treatment and of which you need to be aware is two hours.

However, it may be necessary to restrict access to certain areas for longer periods of time. For example, we would recommend that the minimum access restriction be extended to 24 hours for people who are known to suffer from allergies.

RENTOKIL LONG TERM GUARANTEES

1. WOODBORING INSECT TREATMENTS

We undertake the necessary treatment should an attack by woodboring insects reoccur in the timbers treated by us. Your protection lasts for 30 years.

2. WOOD-ROTTING FUNGI TREATMENTS

We undertake any necessary treatment, including timber replacement, should an attack by wood-rotting fungi reoccur in the timbers treated or replaced by us. We ask you to keep the property in good repair so as to keep the water out. Your protection lasts 30 years.

3. RISING DAMP

We undertake to repair our damp proof course should any defect occur in our work. In addition, where we carried out re-plastering work in association with our damp proof course installation, we undertake to carry out any necessary re-plastering work in such cases. Your protection lasts for 30 years.

4. WALL TIE CORROSION

We undertake to replace any of our stainless steel wall ties should they corrode. Your protection lasts 25 years.

5. OTHER SERVICES

Rentokil long term guarantees are also available for roof insulation (30 years) and wall tanking works (10 years)

Part of **Rentokil Initial**

-  Rentokil Pest Control
-  Rentokil Insurance
-  Initial Hygiene
-  Initial Medical
-  Ambius Interiors
-  City Link Parcel Delivery

Contact us today

**For further information on Rentokil Property Care services
please contact us on:**

t **0800 731 2343**
e **propertycare.callcentre@rentokil.com**
w **rentokil.co.uk/propertycare**

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