



# Ministry of Defence

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23 January 2017

Ref. FOI2017/00043

Dear [REDACTED]

Thank you for your email of 1 January 2017 requesting the following information:

*"I am requesting the Damp and mould report done by an outside civilian company in June 2016 for [REDACTED]"*

I am treating your correspondence as a request for information under the Freedom of Information Act 2000 (FOIA).

A search for the information has now been completed within the Ministry of Defence (MOD) and I can confirm that all the information in scope of your request is held.

The information you have requested can be found enclosed, at annex A, but some of the information falls entirely within the scope of the absolute exemptions provided for at sections 40 (Personal Data), of the FOIA and has been redacted.

Section 40 has been applied to some of the information in order to protect personal information as governed by the Data Protection Act 1998. Section 40 is an absolute exemption and there is therefore no requirement to consider the public interest in making a decision to withhold the information.

If you are not satisfied with this response or you wish to complain about any aspect of the handling of your request, then you should contact me in the first instance. If informal resolution is not possible and you are still dissatisfied then you may apply for an independent internal review by contacting the Information Rights Compliance team, 2<sup>nd</sup> Floor, Zone N, MOD Main Building, Whitehall, SW1A 2HB (e-mail [CIO-FOI-IR@mod.uk](mailto:CIO-FOI-IR@mod.uk)). Please note that any request for an internal review must be made within 40 working days of the date on which the attempt to reach informal resolution has come to an end.

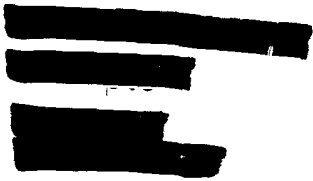
If you remain dissatisfied following an internal review, you may take your complaint to the Information Commissioner under the provisions of Section 50 of the Freedom of Information Act. Please note that the Information Commissioner will not investigate your case until the MOD internal review process has been completed. Further details of the role and powers of the Information Commissioner can be found on the Commissioner's website, <http://www.ico.org.uk>.

Yours sincerely,

DIO Secretariat

7

Relating to:



Building  
Surveying.

Project  
Management.

Cost  
Consultancy.

Report Date: 13 July 2016  
Version Number: 01

BUILDING  
RELATIONSHIPS.

A large graphic element consisting of a large black curved shape on the left and a smaller black curved shape on the right, connected by a white, textured, funnel-like shape pointing towards the bottom right.

Watts.

# Project preface

|                 |  |
|-----------------|--|
| Client name:    | [REDACTED]   |
| Client address: | [REDACTED]<br>[REDACTED]<br>[REDACTED]<br>[REDACTED] |

|                       |  |
|-----------------------|--|
| Supervising Director: | [REDACTED]                             |
| Prepared at:          | [REDACTED]<br>[REDACTED]<br>[REDACTED] |
| Document prepared by: | [REDACTED]                             |

|                |        |
|----------------|--------|
| Job reference: | 124011 |
|----------------|--------|

|              |            |
|--------------|------------|
| Reviewed by: | [REDACTED] |
|--------------|------------|

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Photographs



View of [redacted] taken from [redacted]

## 2 General description of property

is a 3 bedroom detached house constructed circa 1960. The walls are of cavity construction and the cavities have received cavity insulation retrospectively. The roof is concrete tiles on sarking felt on traditional timber roof. The rain water goods are PVCu throughout. The roof space is insulated with 270mm of fibre roof insulation. The external doors are PVCu with multi locking features with post 2002 double glazed units fitted. The property is heated by a gas fired baxi solo HE boiler feeding radiators fitted with TRVs. The boiler is controlled by an independent controller and wall mounted thermostat. The property is on an estate of similar properties.

# 1 Introduction

## 1.1 Instructions and brief

We received instructions to proceed with a damp and mould inspection of [REDACTED] LSCO NHP A W 50005718\_4.

In summary, we have been requested to make a visual inspection of the property and to report our findings as to its general features, form of construction and identify any areas affected by damp and/or mould. We have been requested to assess the property against the Housing Health and Safety Rating System (HHSRS) in respect of Damp and Mould hazard. Where relevant you have asked us to provide a cost for undertaking works to rectify the damp and mould.

The survey is to consist of internal visual inspection with damp meter readings to be taken in every room using a protimeter.

## 1.2 Site inspection

The occupied property was inspected on 13<sup>th</sup> July by [REDACTED]. We were not accompanied during our inspection.

The prevailing weather at the time of our inspection was warm with sunshine and there had not been rain within the previous 48 hours. The temperature was in the region of 18° C.

The elevation of the building containing the front entrance is assumed to face north and other parts of the property take their compass reference from this orientation.

Where the terms "right hand" or "left hand" are used, they assume that the reader is facing the element being described.



### Damp Meter Readings

Damp meter readings were taken in each room with the following results:

|              |            |
|--------------|------------|
| Lounge       | 16.6% W ME |
| Dining Room  | 17.7% W ME |
| Cloakroom    | 16.7% W ME |
| Hall         | 14.2% W ME |
| Kitchen      | 32.5% W ME |
| Under Boiler | 21.2% W ME |
| Utility      | 22.0% W ME |
| Landing      | 15.2% W ME |
| Bedroom 2    | 16.2% W ME |
| Bedroom 3    | 14.6% W ME |

### Housing Health & Safety Rating System

Although the dwelling is compliant with regard to HHSRS as it does not score as a category 1 hazard, it does score slightly higher than the national average.

### 3 General condition of property

Generally, the structure and fabric of the property is considered to be in a fair condition. It would appear that recent maintenance works have been carried out to treat and remove several areas of mould growth. Areas of concern are to the right elevation housing the kitchen, utility room and cloakroom. Despite annual treatment to remove mould in these rooms, it is reported that the mould returns every winter. Further inspection externally indicates that a concrete path has been laid on top of the existing ground level which has left the top of the path at the same level and, in some places, above the level of the damp proof course. This is allowing standing water on the path to bridge the damp proof course.

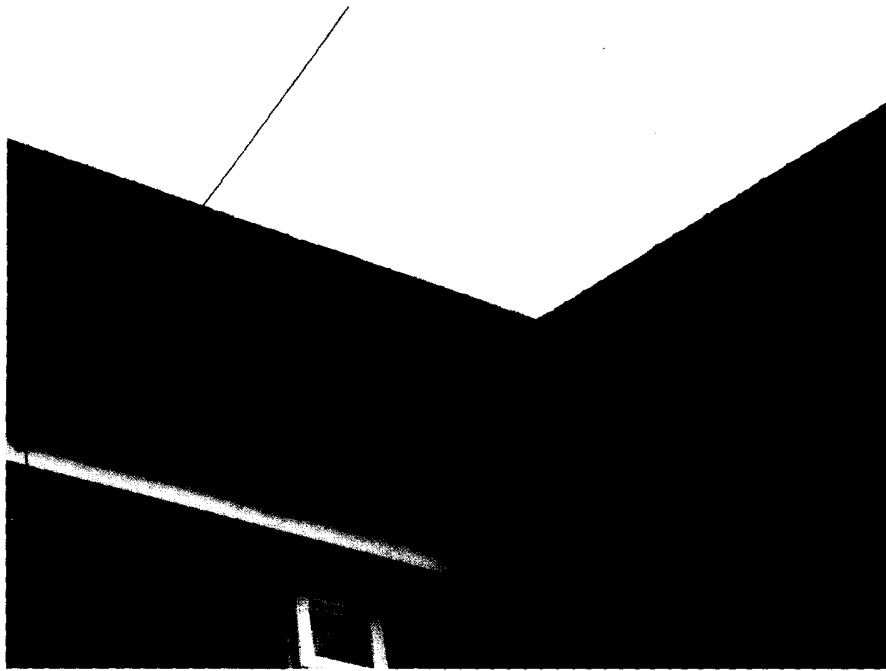
Additionally, water penetration has been taking place to the bedroom due to the gutters and downpipes being blocked by moss. There is a considerable buildup of moss growth on the roof on the front elevation. Evidence of the blockage is seen on the front elevation of the property due to staining of the brickwork caused by blocked rainwater goods.

#### 4 Remedial Works Required

| Suggested Proposed To Works  | Cost (£)         |
|--|------------------|
| Take up concrete path to right hand side of the building, excavate and reinstate concrete path ensuring that the finished level of the path is at least 150mm below the DPC level. | £850.00          |
| Clean off all the moss growing on the roof tiles and clear out all gutters, rain water pipes and gulleys.  | £450.00          |
| Carry out repairs to the damaged sarking felt in the roof space.   | £100.00          |
| Redecorate and paint all mould affected areas.   | £350.00          |
| Replace the existing kitchen and bathroom fans with humidistat controlled extract fans.  | £500.00          |
| <b>Total:</b>  | <b>£2,250.00</b> |



## Photographs



1. Accumulated moss on the roof blocking valleys and rainwater goods.



2. Evidence of rainwater having cascaded down the wall due to blocked rainwater goods.

Job Ref: PC/LH/124011  
Client: Carillion Amey

## 5 Conclusion

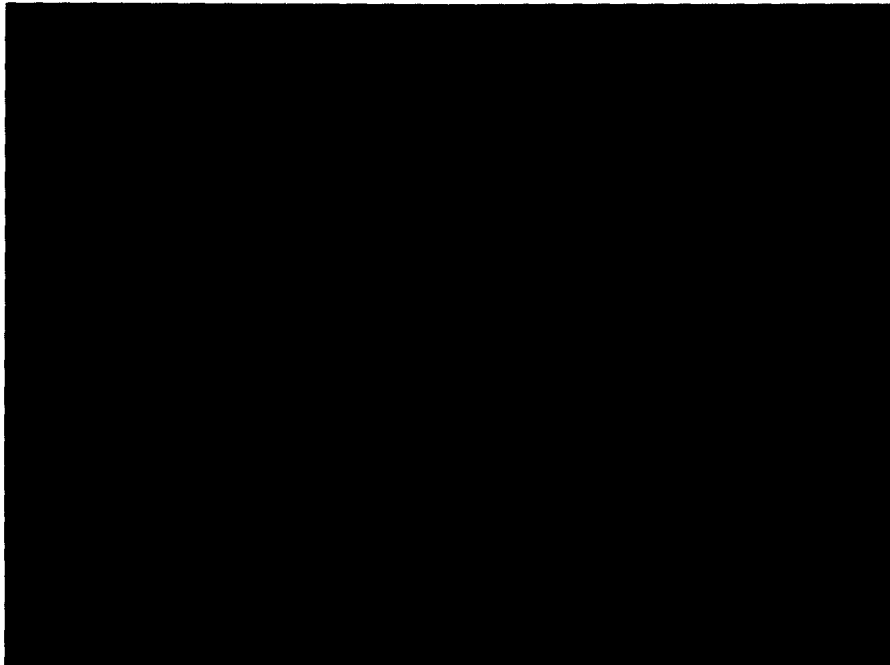
It would appear that there has been recent maintenance works carried out within this property to address historic issues of mould growth. However, this remedial work has only dealt with the results, and not the cause of dampness taking place within this property.

With regards to the ground floor, there will always be an issue here whilst the external path bridges the damp proof course. The external path should be re-laid allowing the finished level of the path to be at least 150 mm below the DPC level.

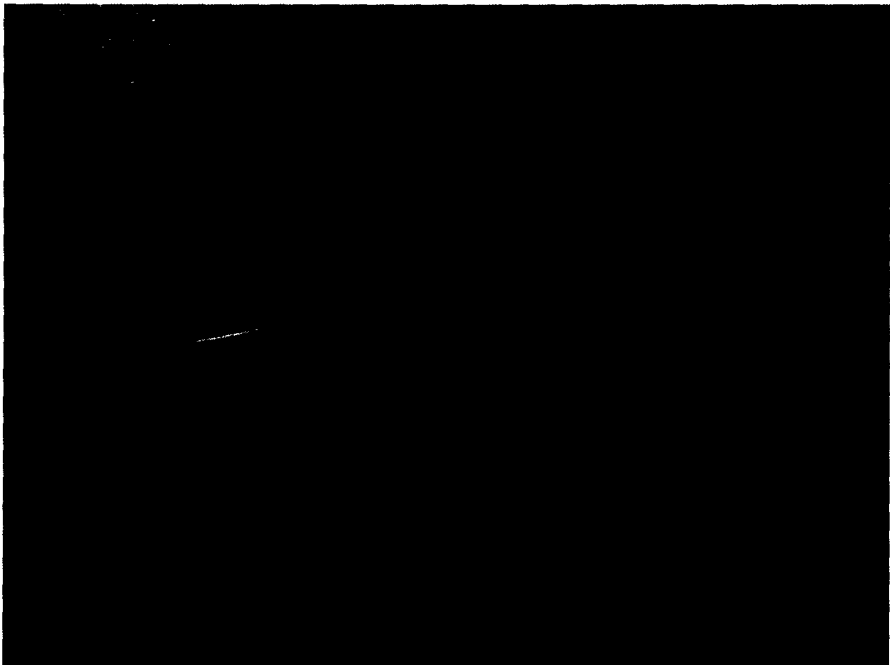
The roof requires all the accumulative moss removing to stop rain water goods blocking up and overflowing down the brick work.

Repairs to the sarking felt is required to remove the risk of penetrating damp taking place in periods of wet weather.

A higher capacity humidistat controlled bathroom and kitchen extract fan would be advised to deal with periods where humidity may be at its highest.



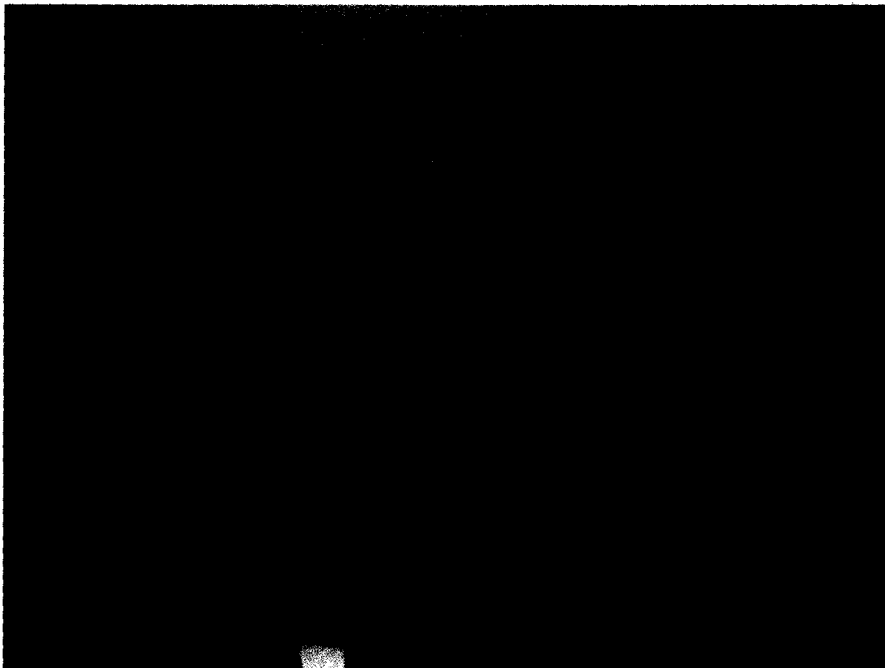
5 Damaged sarking felt in roof space.



6 Protimeter reading in kitchen.

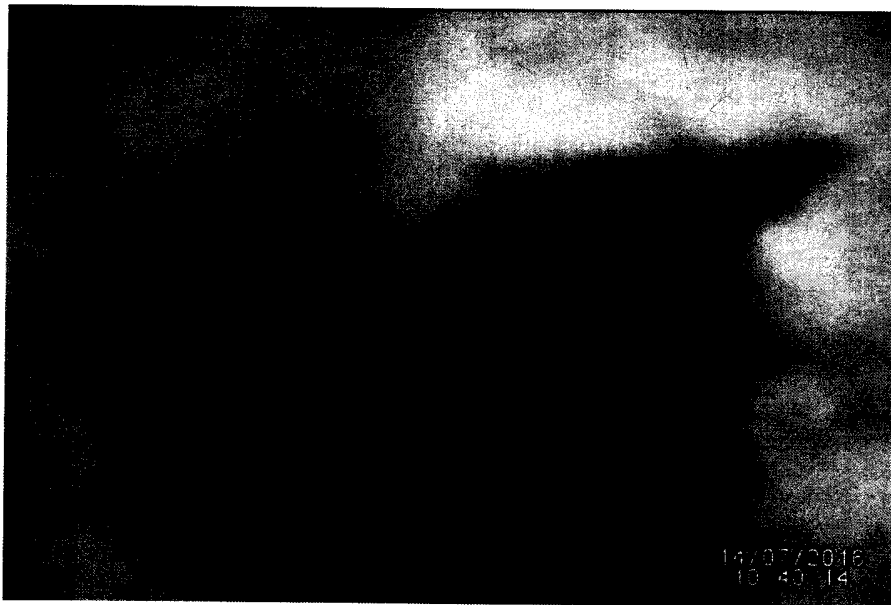


3 External path at the same level as the DPC.

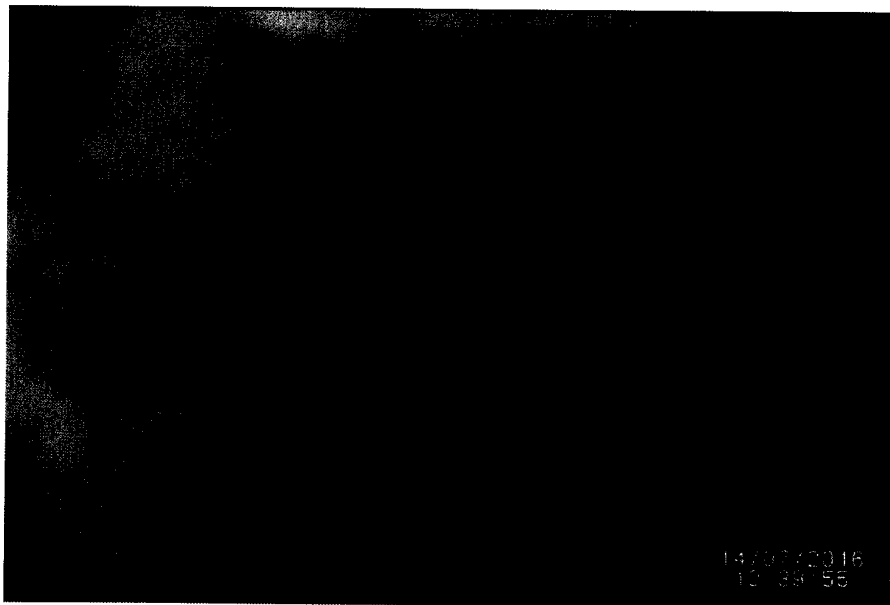


4 Evidence of frequent treatment to areas of mould growth.





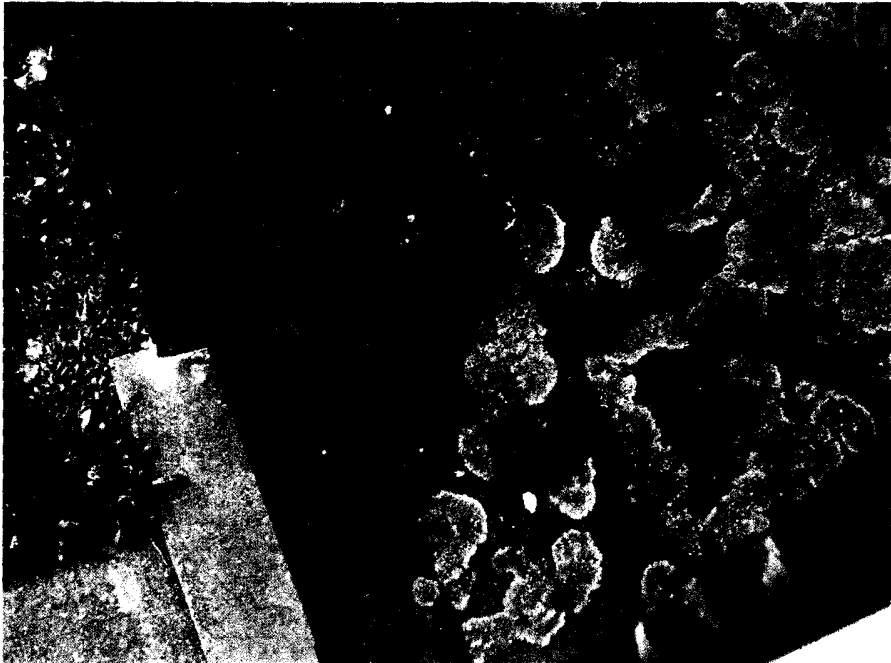
9 Cavity wall insulation.



10 Cavity wall insulation.



7 Protimeter reading in utility room.



8 Accumulated moss on the roof and in the gutters.

Building  
Surveying.

Project  
Management.

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Consultancy.

**Watts.**

