



Assets, Community and Environment Committee

Date: 16th February 2023

ACE027i - To consider the quotes for the removal of the damp areas in the Men's Public Toilets of Broad street car park and improve the air quality

1. Introduction

An inspection of the men's toilets located in Broad Street car park has been carried out to confirm there is a condensation problem caused by a lack of ventilation with black mould growth forming on the internal walls.

The following recommendations were received.

2. Recommended repairs

Public men's toilets:

- Wash down walls/ceiling/tiles using a fungicidal wash killing mould spores.
- Apply two coats of water based catalyzed epoxy white paint specifically for facility restrooms.
- Repair the existing extractor unit in the men's toilet which appears to not be functioning.
- Install (up to 5) passyfier condensation vents which are self-maintained.

Before any work commences it would be required that the restrooms are fully cleaned and sterilised.

3. Quotes

Leading Damp Solutions – Gavin Horn – Partridge Green

Specifications:

- Lay protective flooring and plastic dustsheets.
- Using a core-drill install x5 passyfier condensation vents.
- Wash down walls/ceilings/tiles using a fungicidal wash.
- Lightly sand all walls and woodwork.
- Apply x2 coats of catalyzed epoxy white paint to all walls/ceilings/woodwork of restroom.
- Clear site of all debris.

Total cost: £2,950.00 (no VAT)

Archer Specialist Treatments Ltd - Paul Halliwell - North Chailey

Specifications:

- Electrician to supply and install an extractor unit within the disabled w/c, similar to that which is fitted within the men's.
- Electrician to survive the existing extractor unit within the men's and leave in working order.

- Engineers to erect access working platforms, prepare walls and ceilings within both w/c areas and apply a 2 coat PermaSeal anti condensation paint which dries to a semi-gloss finish to help reduce the cold surface area which encourages the moisture within the areas to condensate and form the black mould growth.

Total cost: £3,744.00 + VAT

4. Recommendations

The quotes proposed have come up quite high and therefore we would suggest to have one vent installed as a first measure as there is a flow of air coming in through the bottom gap of the men's entrance door. We would also suggest to fix the extractor fan already in place. By doing this we hope to improve the air flow and reduce the damp penetration.

It has been recommended to wash the walls down with a fungicidal wash and to apply two coats of PermaSeal anti condensation paint and we propose this could potentially be done in-house, dependent on time availability.

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