

Identifying Damp, timber mould and structural problems

04 November 2014, Glasgow



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Introduction

APSE training is offering a one day skills development event to all authority staff with an interest and/or to help them identify a range of problems within the sector of building maintenance and repairs in housing.

This event will explain the causes and categories of dampness, timber mould and structural problems. The course will also consider the issues faced by supervisors in early identification of these problems and suggestions what can be done to avoid depreciation and further damages.

The trainer has put together some of the issues and methods of recognizing and dealing with the problems with Dampness Rot and Structural Problems to generate discussion on how these can be helpful to any Council in identification and developing understanding what to do next.

The presentation contains a mix of photographs, construction design details and building science for interest and benefit to those attending.

Outcomes:

- Appreciate what skills are required in early identification
- Consider cause and solutions
- Understand the differences between issues to help choose best solution
- Identify the direction within your own organisation for best support.
- Stepping up the challenges within the current climate
- Taking action to improve customer service and performance

Who Will Benefit?

Housing repairs and building maintenance front line or technical staff who need to refresh their skills.

Trainer

The sessions will be delivered by Bill Henry supported by Jan Kennedy APSE Head of Training.

Bill Henry

Bill Henry has retired as Maintenance Manager for South Lanarkshire Council and previously Operations Manager with Hamilton District Council after 17 years. The multi functional role included providing Housing and Non Housing local Housing Co-ops and Strathclyde Police all Maintenance Repairs and complying with Service Level Agreements with KPIs set at 97% being achieved across the majority of categories of work. Included within the Planned and

Routine Work was the need to complete inspections and repairs involving dampness and rotworks.

Bill Henry is a Construction Engineer with an HNC in Building and 20 years experience in private sector construction before moving to local authority in 1994. After 8 years of Setting Out and managing structural works and underground services and roads construction on green field and gap sites Bill spent 4 years as a General Foreman and 8 Years as Site Manager on Contracts from £.5m to £15m (1993 prices). During the course of this experience Dampness and Structural issues arose and had to be overcome in various circumstances. Renovations in Housing and Commercial Properties have provided actual experience which he hopes can help him answer any questions on specific issues attendees may wish to ask.

Bill can be contacted via Jan Kennedy at APSE as below.

Jan Kennedy

Jan Kennedy is Head of APSE Training and has responsibility for skills, learning and development. Jan has a background in training and development, firstly as an executive training officer in central government where she gained her CIPD in Training & Development.

She moved to local government in 1999 where she joined Liverpool City Council as a member of the corporate training team. Jan has experience of managing and delivering a wide range of training and development including Liverpool's One Stop Shop training programme.

Prior to joining APSE Jan managed the Lifelong Learning Employability curriculum in Adult and Community Education. Jan holds a Certificate in Post 16 Education and a CLAIT Advanced in ICT.

Jan is also qualified in level A and level B psychometric testing.

Since joining APSE Jan regularly delivers training on a range of topics including Project Management, Leadership, Supervisory skills in building maintenance and housing repairs and Service Level Agreements.. Jan also co-delivers on the current Master Classes on Health and Safety Issues.

Jan can be contacted at e-mail address at: jkennedy@apse.org.uk or by telephoning her on either 0161-772-1810(Office) or 07764-252-107 (Mobile)

What's included?

Course fees include delegates' documentation and course material including case studies, suggested practices and appropriate toolkits and templates, lunch and refreshments.

Duration

1 day event: Start time: **9.30 am** Finish time: **4.30 pm**

Course Outline –Identifying damp, timber mould and structural problems

9.15 -9.30

Registration

Domestics, Objectives and Ice Breaker

Identifying Dampness & Condensation

- Recognising Symptoms
- Testing for Dampness
- Rising Damp
- Damp Proofing
- Failed DPC Repairs and Options

Building maintenance and repairs

- What are the current issues in the sector
- Task methodology

11.00 -11.15

Morning Break

Mould and Mildew and the Causes

- Recognition of Mould and Mildew
- Condensation
- Sources of Moisture
- Sources of Moisture and Problems
- Solutions to Condensation
- Discussion on Solutions to Other Moisture Problems

13.00 -13.30

Lunch Break

Dry Rot and Wet Rot

- What are the Differences?
- Wet Rot and Repairs
- Dry Rot
- Dry Rot Treatments

Woodworm

- Identification and Treatment
- What is Woodworm?
- Life Cycle of the Woodworm
- Woodworm Treatments

14.30 -14.45

Afternoon Break

Settlement and Structural Problems

- Recognise the Problem
- Engineering Solutions
- Causes of Subsidence
- Early Signs and Recognition
- Subsidence in Brickwork
- Recognise Shrinkage Cracks

16.30

Evaluations, Certificates and Close

For official use:
 Del No:
 Date:
 Database: Y / N
 Confirmation: Y / N

Identifying damp, mould and structural problems - booking form

Contact name: _____ Employer: _____

Address: _____

Post code: _____ Telephone: _____

Email: _____

Delegate name	Job title	Email address

Please state if delegates have any special requirements (dietary/access/information in alternate formats):

Booking information: APSE will take bookings up to 24 hrs prior to the course, subject to availability.

You are however advised to book early to secure your place and avoid disappointment.

Please tick all relevant boxes: 04 November 2014, Glasgow

Please note: places on the sessions will be strictly limited to a first come first served basis. Provisional reservations for places are not accepted on this form.

- APSE members:** 1 delegate: £149 + VAT per delegate per course
 3 or more delegates £129+ VAT per delegate per course
(Discount only applies to delegates attending same date.)
- Non-members:** per delegate £239 + VAT

Please quote your purchase order number (if appropriate): _____

I am paying in advance I am paying by cheque I am paying by bacs

Booking confirmation: APSE issues a written confirmation letter to the 'contact name' for all delegate bookings received. We **will not** send confirmation to each delegate named on the booking form, unless this has been requested in writing. Should the 'contact name' not receive a confirmation letter **by post within 10 working days** of sending the booking form, then please contact APSE on telephone: 0161 772 1810.

Payment: APSE will issue an invoice after the event to delegates attending from Local Authorities, public sector and local government organisations or APSE approved partners unless we are notified otherwise.

In the event of any delegates not being invoiced through the organisations stated above APSE will require payment in advance before the event. Payment must be submitted within 10 working days of making the booking.

Advance payment must be made either by cheque payable to: APSE or by bacs (details can be provided on request at jkennedy@apse.org.uk). A receipt will be provided on request.

All delegate fees are subject to vat, the rates quoted are exclusive of vat. Please ensure you include this in your payment.

Cancellation charges: Reservation is a contract. Substitution of delegates is acceptable any time in writing by post, email to jkennedy@apse.org.uk or fax to 0161 772 1811. Cancellations must be made in writing at least 10 working days before the event and will incur a £55 administration fee. The full delegate fee will be payable for cancellations received less than 10 working days before the event or for non-attendance. All fees are non-refundable after the cancellation period.

Booking transfers will only be acceptable, if there is availability on another date for the same course, and will incur a £55 administration fee. In the unlikely event of cancellation by the organisers, liability will be restricted to the refund of fees paid. APSE regrets we cannot accept any liability for associated transport or hotel costs in the event of course cancellations made by us.

The organisers reserve the right to make changes to the programme, speakers or venue should this become necessary.

Please return completed form to:

Jan Kennedy

APSE – 2nd Floor Washbrook House, Lancastrian Office Centre, Talbot Road, Old Trafford, Manchester, M32 0FP.

Tel 0161 772 1810 – Fax 0161 772 1811 - Email: jkennedy@apse.org.uk - Web: www.apse.org.uk