

# PUBLIC SECTOR CASE STUDY

## DAMP & WATERPROOF TREATMENT FOR INVERCLYDE COUNCIL

Matheson Damp Services were engaged by Inverclyde Council to carry out damp and waterproofing works at the vacant Prince of Wales Bar in Port Glasgow. The building had a long-standing history of rising and lateral damp affecting both the ground floor and basement. The property was under regeneration as part of the Council's ongoing commercial improvement programme.

We were asked to provide treatment, with minimal disruption and a short turnaround time for re-letting.

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### INITIAL SURVEY (22ND MAY 2024):

#### Findings:

The surveyor identified that the timber cladding on the ground floor was rotten and affected by rising damp. Behind the cladding, the brickwork showed signs of moisture ingress.

In the basement, there was evidence of significant water penetration, including heavy salting, debris on the brickwork, and areas of vegetation growth.

#### Next Steps:

Await customer authorisation to proceed with the recommended works.

Once approved, schedule site attendance for treatment, with photographic documentation upon completion.

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### SCOPE OF WORKS DELIVERED (24TH - 28TH JUNE 2024):

Damaged timber cladding on the ground floor was stripped to allow inspection and preparation of the underlying surfaces.

DPC injection and salt neutralisation treatment were carried out.

Half of the area received a mesh membrane system secured with water-seal plugs, while the remaining section was treated with SBR primer, two coats of cementitious tanking, and barrier mortar.

Walls were left ready for the customer to reinstall new timber cladding.

In the basement, all surfaces were cleaned and prepared.

Salt neutralisation and fungicide treatments were applied, followed by SBR priming, two coats of cementitious tanking, and barrier mortar.

A mesh membrane system with water-seal plugs was installed in the rear section to complete the works.

## CHALLENGES

During works, we encountered an unexpected ground-level opening at the rear of the building, which was allowing rainwater to enter one area of the basement during heavy weather. This caused ongoing dampness at the base of one internal wall, making it unsafe to proceed with the tanking system as planned in that section.

#### Action Taken:

- Works were temporarily paused in the affected area
- The issue was escalated to the Council's Estates team and a repair was organised to seal the external opening
- We adapted our sequencing to continue unaffected works in the rest of the basement while this repair was carried out
- After confirmation of the repair and drying, the final section was completed safely and effectively

This responsive approach avoided costly rework, maintained system integrity, and ensured client confidence in the finished result.

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## OUTCOME

**Project Completion:** The works were completed within the original agreed timeline and without any reported issues or complaints.

**Quality Assurance:** All treatments were applied in full accordance with the manufacturer's specifications and recorded for audit purposes.

**Handover:** The Council was provided with a comprehensive photographic handover pack along with a written warranty covering the completed works.

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## LESSONS LEARNED

Ground-level vulnerabilities can be a hidden cause of ongoing damp even in properties that appear sealed.

Early stage strip-out and moisture monitoring are critical to identify such issues before full installation.

Flexible sequencing and open communication with clients allow works to proceed around unexpected challenges without compromising quality or programme.

Council appreciated the transparency and responsiveness shown by our team when the issue was identified.

