



Case Study

Flooding hits 15th Century The Old Prebendal House which has been converted to a residential care home for older people.

Major disruption to residents and potential long term damage to historic Grade II Listed building prevented by use of ISS Rapid Drying System.

Background

The Old Prebendal House is a high quality residential care and nursing home situated in the heart of the Cotswolds. The main house dates back to the 15th century and is a Grade II Listed Building. Nearby a new building – Prebendal Court – has been established providing retirement cottages and apartments built and finished to a high standard.

The complex was badly affected by the floods that swept across Britain in the summer of 2007. The River Evenlode burst its banks causing extensive damage with floodwater inside the building up to a depth of nearly one metre.

Recovery solution required which would enable high dependency care for residents to be quickly resumed while also providing a sensitive approach to drying and refurbishing the building.



ISS Restoration Recovery Plan

- Building interior fully surveyed using thermal imaging camera to detect moisture in walls.
- This enabled informed and intelligent decisions to be made on need for removing plaster from walls and resulted in stripping out being kept to a minimum.
- Interior of building was decontaminated and sanitised prior to ISS Rapid Drying System being deployed. System uses hot air pressure to force moisture out into the atmosphere.
- A tenting system was put into place to ensure drying techniques target the source of moisture at a low level. Some walls were 800mm thick.
- Drying process was enhanced by drilling 50mm holes to allow hot air to be injected directly into wall cavities.
- Comprehensive sanitisation carried out throughout the complex including all sanitary ware.
- All 21 bathrooms in main house had tiles removed and replaced along with replacement of damaged skirting boards.
- Specialist treatment used to remove water marks from stone fireplaces.
- Certificates of cleanliness and dryness were issued.

Benefits

- Disruption to residents kept to a minimum with recovery completed in five weeks.
- Grade II Listed Building thoroughly dried and restored without damaging the integrity of the structure.
- Use of ISS RDS drastically reduces cost of claim by drying building in days rather than weeks using traditional methods. Further savings made by minimising need for stripping out and secondary damage.
- Insurers also benefit from significant reduction in Business Interruption costs.

One Call, One Response, One Solution

01889 570 777

www.iss-restoration.co.uk