

Consultancy

The property owner or occupant can be faced with many issues regarding water damage and biological amplification. In all cases the end result is likely to be building short- or long-term related health issues.

The issues generally revolve around:

- Poor Builders and contractors
- Poor restoration “Experts” often provided by insurers
- Decontamination “Experts” who invariably leave the property more contaminated than before they started
- Drying “Experts” who fail to dry the property properly
- Failure by landlords, and stakeholders to professionally review evidence of “potential” risk and hazard

The issue revolves around the unfortunate facts that most people don’t understand biological contamination, or its causes and contractors generally rely on this and invariably don’t understand it either.

There are various British Standards and legal requirements regarding water damage, mould and the possibly greater risk of bacteria and general biological amplification.

Building Forensics offer consultancy through their accredited and confirmed expert “Jeff Charlton” in water damage and biological issues which can affect property value and occupant’s health.

Typical reasons for Consultancy (excluding site visit and investigation)

1. Building related illness develops from acute to chronic phase where one or more of family reports new and worsening symptoms following:

- 1.1. Purchase of a new Build home and illness develops
- 1.2. Contractors remediation and who didn’t provide suitable clearance verification, e.g. drying certificate, surface and air decontamination certificates
- 1.3. Sale of home is held up because contractors didn’t provide suitable decontamination and drying certificates, *often required by conveyancing solicitors*

2. Contractors and Insurers scope of works post water damage/flooding

- 2.1. Unfortunately, there are very few contractors, loss adjusters or insurers who understand or recognise the issues of Building Related illness.
- 2.2. Unfortunately, there are even fewer companies who recognise the technical issues of decontamination or indeed provide suitable decontamination protocols.
- 2.3. Many contractors use products and systems that don’t work but which are invariably promoted with misleading information and evidence.
- 2.4. We provide you with a review of proposals and reasoning why the scope of works should be changed if or where necessary

3. Decontamination support

3.1. We can provide you or your contractors with a decontamination training package which will improve the likelihood of success

4. Insurance claim issues

4.1. While some insurers try to exclude mould from water damage claims the reality is mould is almost certain within 2 days and is therefore explained as Proximate cause
4.2. We can support you with claims against insurers or their nominated contractors regarding mould and biological contamination

5. Technical support for doctors and nutritionists

5.1. However good the doctor or treatment, it is unlikely you will see major improvements in building related illness if the property is still contaminated and or the main cause or reservoir of contaminates has not been identified.
5.2. We will work with all stakeholders to identify possible issues or failures in current or historic evaluation of potential or possible contaminates and methods to identify

6. Desk Top Review

We will review claim documentation and make assessments on your concerns and likelihood of further works and possible claims for personal injury and or loss or damage.

7. Clearance certification

7.1. As previously mentioned, the UK has a water and flood damage restoration industry that fails to provide the client with recognised requirements for competent decontamination.
7.2. Certificates of sanitation of air, surfaces and dryness are invariably NOT provided, despite this being a British Standards requirement. Where or if certificates are issued, they are usually worthless.
7.3. We will review all associated paperwork and provide a detailed report on suitability and or accuracy

8. Contamination/damage cause and effect

There are many reasons you may wish to assess contamination and damage and we provide leading edge technology to assist you.

Typically, consultation is required to:

8.1. Assess current or historic water damage and potential health impact
8.2. Identify cause and or responsibility of damage
8.3. Assess potential and likelihood of successful insurance claim, based on event NOT legal advice.
8.4. Assess levels and or types of contamination
8.5. Assess comparison/link between medical evidence and contaminates present
8.6. Did the restoration contractors fail to act in a competent way or provide expected and recognised results?

8.7. Landlord issues

We provide evidence in all cases

New legislation in the form of Homes (Fitness for Human Habitations) Act 2018 can now see tenants taking landlords directly to court without the need for legal assistance. Tenants simply have to prove a mould issue. Building Forensics

See Landlord Today article <https://www.landlordtoday.co.uk/breaking-news/2019/3/tenants-can-sue-landlords-for-damp-homes-under-new-laws-introduced-today>

8.8. Landlord refuses to remediate, repair in a satisfactory manner

See Advice from Shelter

https://england.shelter.org.uk/housing_advice/repairs/damp_and_mould_in_rented_homes

8.9. Tenants fail to use installed controls to minimise mould growth

8.10. Local Authority Environmental Health Officer (EHO) makes a decision on health hazards based on possible ***mis use*** of Housing Health and Safety Rating System

In all cases we can provide you with technical support regarding water damage, restoration, decontamination, biological amplification, mould and general risks and hazard assessments.

Jeff Charlton