



# High level decision for DPC



Damp penetration at the roof level of Latham House – a housing association property in the London borough of Tower Hamlets – has been overcome by using the physical dpc installation method from Dampcoursing.

So severe was the problem, water seeping through was taking calcium deposits from the concrete, and forming stalactites on the ceilings of the flats immediately below the roof.

As soon as the damp problem manifested itself, the Family Housing Association (now known as Family Mosaic) took immediate action by moving the tenants to alternative accommodation. It was then a matter of trying to source the root of the damp penetration.

Initially, it was difficult to discover the reason for damp penetrating to the flats below the water tank room at the top of the building. The water tanks themselves showed no signs of degradation. Also, problems would often manifest themselves several weeks after heavy rainfall.

On further investigation, it was found that the render was in a state of disrepair, allowing water to penetrate into the blockwork. The blocks acted as a sponge, and when they became saturated with rain, dampness would penetrate into the flats below.

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Refurbishment work called for the replacement of the render coat, and the insertion of a physical dpc in the block wall.

Latham House has proved to be one of the more unusual projects for physical damp course specialist Dampcoursing, as the work was carried out to stop water penetration from falling from above rather than rising from below.

Using specialist cutting equipment, operatives from Dampcoursing cut a groove along the length of the blockwork, working on a 1m section at a time. Into this groove, the new dpc was inserted with a mortar bed and strategic packing.

Code 4 lead was the material used for the dpc, as a flashing detail was also required in the remedial work. An acrylic joint sealant was also used, to ensure a complete and effective installation was carried out.

In total, some 70m of lead dpc was physically inserted into the roof structure. This also incorporated a continuous flashing detail.

The fact that Dampcoursing offers a 50 year guarantee on the work – the first 20 years of which can be insurance-backed – is further proof that a long-lasting, reliable option was chosen for the remedial work.

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Fax: 0870 706 4661  
Email: [colourseps@pspublicity.co.uk](mailto:colourseps@pspublicity.co.uk)

Editorial contact: Phil Stronach – 01626 330440

**Readers' Enquiries to:**

Dampcoursing Ltd  
10/12 Dorset Road  
Tottenham  
LONDON N15 5AJ  
Tel: 020 8802 2333  
Fax: 020 8809 1839  
Website: [www.dampcoursing.com](http://www.dampcoursing.com)  
Email: [dampcoursingltd@london.com](mailto:dampcoursingltd@london.com)