



Wednesday 27 January 2010



Welcome to the first Flood Bulletin of 2010. This occasional bulletin is to keep you informed of developments and work in progress following the Stonehaven floods. It's brought to you by the Stonehaven Flood Recovery Group, led by Aberdeenshire Council and members of the local voluntary sector.

Drying Out By Paul Hendy,

Scottish Flood Forum

Water is an amazing substance, most healthy adults need between one and a half to three litres a day, so we should aim to drink six to eight medium glasses of fluid daily.

That's the good side, however by now many of us will have a different attitude to water especially when it gets into our homes and properties. The effects then are devastating, with the repair process and return to what once was normal life a long, long journey for many people affected by floods.

Over the past three weeks I have visited a number of flood damaged properties where the owners have been really concerned about the proper drying of their homes.

As if that isn't bad enough – determining a dry state of a property when for instance there is evidence of rising damp, defective damp courses, cracked mortar joints all add complexity to the situation.

So here is my attempt at a layman's (and Ladies) guide to drying property. It's a guide not a technical exposition – if you need more information please give me a call.

How do we know when a building that has been affected by water is considered dry? The underlying principle is that the moisture levels found in the property after the damage should be reduced to levels that existed before the flooding.

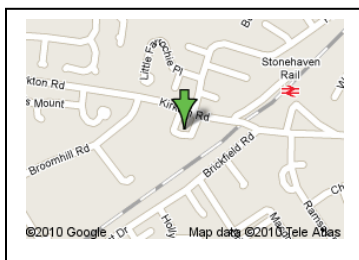
What this means is the materials and general structure of the property – floors, walls ceilings, doors etc – must be returned to their pre-flood moisture condition. These criteria must be achieved before it can be accepted that drying equipment and services are no longer required;

What the drying company should be looking for is when –

- The condition of internal construction materials is at or better than that normally considered acceptable, or compares favourably with areas not associated with the flood
- The moisture levels will not support the growth of mould and mildew
- The levels of trapped or bound water within the building envelope, construction materials or contents will not migrate or transfer to areas or surfaces which may promote mould growth, cause failure or damage to areas restored or repaired, or damage to previously unaffected areas.

What I have found during a number of my visits is that drying equipment is being used where there is no removal of wall cladding (plaster, plasterboard or equivalent), protective waterproof membrane / insulation etc to allow the drying equipment to dry the brickwork (walls) or stud partitions. This means property is not being effectively dried out and may lead to longer term problems. If water has entered your property and you are concerned, please speak to the drying company, ask questions - if you are still concerned please contact **01569 778077 or 07747 702 299 Mon-Fri 10-4pm.**

Now for the more technical amongst our readers may I suggest a guide, available in the Construction Industry Research and Information Association (CIRIA) publication *Flood damaged Property*. - <http://www.ciria.com/flooding/index.html>



SANDBAGS (DURING FLOODING)

It is planned to remove the old sandbags that are still around. If you wish to keep some, please take them into your property. If sandbags are required during heavy rain, they can be collected from the Council Depot at Kirkton Rd, behind the Esso garage, if necessary sandbags will also be located at Market Square and Carron Terrace

Furniture Store

The furniture store is open to anyone affected by flooding. The goods and furniture have been donated by the community for use by those that have lost household items in the flooding. The store has everything from ironing boards to beds, from cut glass to snugly blankets, from wardrobes to deep fat fryers. Don't go without.

Opening times are; **Tues, Wed, Thurs; 11-4 Sat Sun: 11-3** (phone 01569 767425). Please phone or visit the store if you require any furniture or household items.

Flood Fund

The local community has been very generous, both with their time and their money. If you have been affected by flooding there is no need to suffer in silence. **Help is available.** The flood fund is available to financially help out those affected by flooding. If you require access to the funds for any flooding related issue, please come and see us at the Flood Support Centre (to the rear of the MRI building on the Old Pier, Stonehaven), or phone us and we will come to you. All claims will be handled in a confidential manner.

Flood Support Centre

If you need any advice regarding any aspect of the reviewing process, we offer free and impartial advice. If you don't understand something or need a second opinion on any information you have received then please get in touch. We have trained experts on hand to answer your queries. **01569 778077 or 07747 702 299.**