



DONCASTER
Doncaster Metropolitan Borough Council

Law, Property and Administrative Services, The Council House, College Road, Doncaster, DN1 3AJ.

- If enquiring about this matter please contact: **Mr R Cartwright**
- Our reference: **PS/RC/CH108/PJC**
- Your reference:
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29 September 1998

To: Whom it may concern

Dear Sirs,

Re: Open Reference in Respect of Quattro Seal Draughtproofing

My post of Council House Building Services Manager makes me responsible for the facilities management relating to DMBC's main central administrative headquarters.

The Council House building provides in excess of 1,000 sq ft (gross) of office accommodation in the form of a twelve storey tower block and two storey podium. Constructed in 1963, more than 50% of the external walling area is provided by glazing in the form of single glazed modules with metal frames and a total of more than 2,000 openable windows. As you will appreciate, over the years the effect of summer heat and freezing winters had an adverse effect on the metal window frames to the extent that daylight was visible through the frames of many units when fully closed, causing major heat loss and severe draught problems.

To rectify this situation, tenders were sought from various companies for the draughtproofing of the above building windows. Quattro Seal won the tender quite comfortably on price, less than £30,000, and in my opinion their product provides a much more substantial seal than their competitors. I was also very pleased to take advantage of a three year interest free repayment scheme on offer from Quattro Seal which enabled me to spread the cost over three annual budgets without financial penalty.

The installation took place over a period of six weeks with between four and six installers on site under the direction of an on-site foreman. The teams worked very cleanly and efficiently, having to work around staff in a fully occupied building. Testimony to this is that with approaching 1,000 staff in the building I received no complaints about the workmen on site. The installation team came fully prepared to work at height using the harnesses and safety equipment necessary and a full health and safety method statement and risk assessment was provided by the company

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and approved by our Safety Section prior to the work being undertaken. On several occasions it was necessary for some areas to be draughtproofed outside normal working hours and this work was picked up by the installers on Saturdays and the occasional late evening and at no additional cost to the contract. It was necessary for the contractor to return to two windows within the building which were rectified immediately and without argument.

No payments were made until the works were complete and then only one third of the contract total. The remaining two invoice dates were established to my requirements to suit my financial years.

The installation has been in operation for two full winters and is just commencing its third winter period. The difference made, not only to the heating comfort levels within the building but also to the noise reduction in a city centre office block, has been noticed by everyone within the building. The product is wearing well and although I have no problems, under the terms of the ten year guarantee Quattro Seal do keep in contact at regular intervals.

In summary, I have no hesitation in recommending both the Quattro Seal product and the installation service for applications similar to those outlined above.

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. ASD' with a long horizontal flourish extending to the right.

for Director of Law, Property
and Administrative Services