

Cheshire West & Chester Council

Council Housing Management Service

Plastering Works Information



Cheshire West
and Chester

A recent inspection has identified plastering works are required in your home. This factsheet will help you prepare for this work.

What happens next?

Nearer the time when the work will be carried out you will be contacted by the planning team, to make an appointment. Large plastering jobs that are not damp remedial works, fall into the BATCH repair priority, so within 100 working days.

If we are planning to carry out works in numerous rooms, you can choose to have these carried out in phases rather than all at the same time to help with removal of contents from one room to another. Please tell us if this is your preferred approach to the works.

You will be given an approximate number of days from start to finish. Works will be carried out during working hours, Monday to Friday. All operatives on site will wear ID badges and safety signs will be visible.

What does the work involve?

Work may include the removal of old plasterwork, prior to re-plastering. We may just remove and replace the lower half of the affected wall up to 1 meter high, to create a gap for the air to flow between the floor and the wall.

Re-plastering is undertaken in several stages, which includes:

- Preparing wall(s), which may include removing existing plasterboard.
- Priming wall(s)
- Applying plaster
- The plaster will need time to dry/cure for each of the stages within this process.
- If any of the walls being replastered have a radiator, we will arrange for this to be removed before works begin and to have it re-hung once the new plaster has dried sufficiently to hold its weight. This typically takes a minimum of 3 days to be sufficiently dry.
- We may have to remove the existing skirting boards and replace with a new one once the plaster is dry. We will do our best to match any new skirting to the existing one, if this is not possible, the closest match will be installed.

There will be some inconvenience during the work such as:

- Dust and noise during working hours
- Relocation of your belongings prior to work starting
- For extensive plastering work we may need to arrange skips to be located on front driveways/footpaths/gardens/yards
- If new thermal boarding is required, please note that your existing blind may no longer fit.

We will do our best to keep dust, debris, and waste to a minimum when carrying out the work. It is the contractor's responsibility to ensure that the area(s) are kept clean at the end of each day.

What do I need to do before and during the works being carried out?

Plastering work can be extremely dusty, we provide floor coverings and dust sheets, but we ask that you remove all valuables and any personal belongings such as furniture, ornaments, pictures, rugs, curtains within the area(s) to prevent damage.

If you cannot move large items of furniture elsewhere, please move them into the centre of the room. You must ensure that these items are covered and protected prior to work starting and that the area is clear for operatives to work. If you require assistance, please do inform us prior to the work being undertaken.

When work is being undertaken, we ask you to supervise pets and children at all times as well as take due care to ensure your own personal safety. Warning signs advising of potential hazards where work is being carried out may be placed at various locations. We ask that you do not ignore them as they are there for your safety and welfare.

How long does the plasterwork take to dry?

Generally, a newly plastered wall can take around 2-4 weeks, but this will be dependent on:

- Thickness of plaster
- Temperature and weather when undertaking the work
- Humidity in the room

To prevent the new plaster drying too quickly and causing cracks or hazing, we recommend providing some ventilation, by opening a window slightly and if heating is needed in your home due to the time of year, ensure that the radiator thermostat is turned on low in the room(s) that have been plastered, if it hasn't been removed to allow for the plastering works.

The plasterwork needs to fully dry before decorating. We do not paint the fresh plaster; it is your responsibility to decorate.

It is recommended that you should seal the new plaster using a 'mist coat'. To do this you can buy paint specially for bare plaster or you can dilute some emulsion paint with water and apply with a roller or brush. Usually anything between 20% - 40% water mix is fine (depends on the brand) please read the instructions on the paint tin and do your own research to find out what works best for you.

Who can I contact if I have any further questions regarding this work?

If you would like to ask further questions about this work, please get in touch with us using the below methods:

- **Completing our online form** is a quick and easy way to get in touch as it helps us get all the information, we need to help you as quickly as we can. You can use the [contact us](#) form to ask a question about your rent, request an appointment with your housing officer, report ASB and any additional support you may require across all areas of our housing management service.
- **MyTenancy+** is the fastest way for you to contact us, manage your rent account, track home repairs 24/7, and more. Further information can be found on our [Tenant App/Portal](#) page.
- **By calling** 0300 123 7724 our advisors are available from 8am until 6.30pm, Monday to Friday (excluding Bank Holidays and Christmas). Please note that calls to 0300 numbers are charged at local rates whether from landlines or mobile phones. They are included as part of any inclusive minutes or discounts.
- **By email** housingbusinesssupport@cheshirewestandchester.gov.uk – please ask us to arrange for your housing officer to contact you and share brief details of what it is about and the best way for them to contact you.
- **By writing** to Council Housing Management Services, Cheshire West and Chester Council, The Portal, Wellington Road, Ellesmere Port, CH65 0BA.

Accessing Cheshire West and Chester Council information and services

Council information is also available in audio, Braille, large print or other formats. If you would like information in another format or language, including British Sign Language, please email us at: equalities@cheshirewestandchester.gov.uk

You can also telephone: **0300 123 8 123**
or textphone: **18001 0300 123 8 123**
website: www.cheshirewestandchester.gov.uk

Contact us on tel: 0300 123 7724