

3.2 - Exterior Mahogany Paint Finish on all properties.

Several Shareholders have enquired about the paint specification to ensure commonality around the development and particularly for the Town Houses where the properties are side-by-side. The following gives guidance:-

Included in the mandatory Conditions placed on the Builder for all 33 plots of this development, by Peterborough Development Corporation, dated 7th April 1988 were:-

External Timber – Hickson RSG Mahogany Stain.

[Also Rainwater Goods – Brown Coloured]

Subsequent Planning Approvals have required matching conformance, and the Agreements signed on house purchase imply conformance.

Hickson Paints are manufactured by Arch Coatings of Knottingley, now part of Ronseal, and marketed by Polyvine at www.polyvine.com . They are available on line or by ordering through local distributors.

I have spoken to both Polyvine and the Technologist at Arch Coatings to obtain up to date information.

Hickson RSG Mahogany Stain (also known as Predec Basecoat) is applied as initial protection by the Builder, to be followed at subsequent decoration by 'Hickson Décor Woodstain, Brown Range' from which in Thorpe Meadows case, Mahogany would be chosen.

The 'Décor' paint has 3 to 5 year life. It is available in solvent or water base, but solvent base is likely to be more generally available and easier to apply. I am advised that it is 'thicker' than Sadolin and therefore less likely to drip. This is a useful property for Thorpe Meadows with the expanse of ship lap and soffits (overhang undersides).

Not having seen Hicksons readily available in stockists, I initially (early 90's) tried Mahogany in Sadolin, Ronseal and Cuprinol products, coming down in favour of Cuprinol Trade Premier 5 Woodstain, now part of Dulux / Azko Nobel. I have used the Cuprinol product for over 15 years.

The Cuprinol product is almost non-drip, solvent-based, goes on well and does indeed last for 5 years – more on surfaces facing away / shielded from the sun. It's also good on interior surfaces such as conservatories, front door, etc. Hickson's Décor may be similar, but I can't vouch for it.

Thorpe Meadows Residents Company Ltd

Registered in England and Wales with company number: 02286463

Registered Address: 36 Thorpe Meadows, Peterborough, PE3 6GA

Cuprinol can be obtained at the Dulux Decorator Centre on special terms for Thorpe Meadows Residents Co Ltd [see Gary (Manager)] - it's just past Wickes; and Hickson's from Polyvine, Michael Abbott (Leicester, 0116 240 3235), Brewers (Peterborough 558161)- but I advise against Brewers on excessive price.

If you have a preference for Ronseal or Sadolin – easily available – then their exterior Mahogany should be ok, although shades can vary from make to make; but see below. The main thing is to use Mahogany colour.

It's possible that for applications such as the **Town House balconies**, the Ronseal 5-yr Woodstain (Mahogany) might be a suitable choice – I have spoken to their technical advice line; I am advised that it would be acceptable for walking on as well as for the vertical rails and handrail. If this were chosen, the same product could be used for windows and doors, subject to the information below. A soak-in preservative might be alternatively used such as decking oil, but here again, Mahogany colour should be chosen and decking oil requires annual renewal. In respect of the Town Houses, a joint painting arrangement by the owners – as originally suggested by Angus Cook (formerly no. 7) – might be worthy of consideration; this would ensure a common, uniform colour scheme.

Guide Prices incl VAT: -

Hicksons: Polyvine/Abbots: 5 Litre £69.92: 2.5 Litre £41.04: 1 Litre £17.28

plus delivery of £6 if under £150, for Polyvine / £8 delivery for Abbotts if under 30 Litres

Cuprinol: Dulux Decorator Centre: [see Gary re special price for Thorpe Meadows Res Co Ltd]:
5 Litre £45.47; 2.5 Litre £23.69

Ronseal 5-year Woodstain / Sadolin: Check prices at any Stockist, but recently both more expensive than the Cuprinol price we can get at the Dulux Trade Centre. Recent B&Q price for the Ronseal :- 2.5 Litre £28.98; 1 Litre £13.98

CONCLUSION

****Cuprinol Trade Premier 5 Woodstain on experience and price seems the best option.****

**** Ronseal 5 year Woodstain for balconies and may be suitable for the other external woodwork (but this is a relatively new product of which I have no experience in use).****

[Hickson Décor Woodstain is very expensive and not readily available].

[Sadolin products could also be ok technically, but not on price. With Sadolin it's difficult to avoid drips.]

Mahogany is available in all of these.

[Notes by Tony Lambert]