



XERIC

CASE STUDY

Customer: Maghull Manor House Apartments, Liverpool
Date: June 2025
Project Duration: 3 Weeks
Project Co-Ordinator: Watts Group Ltd & Simmonds-Group Ltd

In October 2024, a historic manor house in Liverpool, originally built in 1780 and now converted into luxury residential apartments, suffered extensive water damage following a significant roof leak. The incident affected eight high-specification apartments across three floors, causing substantial damage to interior finishes, fixtures, and building materials, with losses amounting to many thousands of pounds.

Due to the scale of the flooding, moisture had penetrated deep into the fabric of the building, saturating walls, ceilings, floors, and structural elements throughout the affected areas. Given the age and heritage of the property, a carefully managed restoration programme was essential to protect both the building's historic character and its modern residential accommodation.

Xeric was appointed to deliver a comprehensive drying and remediation solution. Following detailed moisture mapping and condition assessments, our specialists implemented a targeted mould remediation programme to eliminate contamination risks and prevent further deterioration. High-energy drying systems were then deployed throughout the property to rapidly remove moisture from the building fabric while closely monitoring environmental conditions.

Despite the complexity of the project and the challenges associated with restoring a historic structure, all remediation and drying works were completed within just 3 weeks. This swift response enabled reinstatement works to commence immediately, helping minimise disruption for residents and accelerating the property's return to full occupancy.

