

Committees:	Dates:
Residents' Consultation Committee Barbican Residential Committee	04/03/2019 18/03/2019
Subject: Repairs and maintenance to roofs/balconies following water penetration	Public
Report of: Director of Community and Children's Services	For Information

Summary

The purpose of this report is to update Members on the progress made by the Working Party in relation to the City of London Corporation's (the City Corporation) approach to dealing with repairs and maintenance to roofs and balconies to the residential units on the Barbican Estate.

Recommendations

The Committee is asked to note the progress made by the Working Party and the contents of this report and make any observations and comments as it sees fit.

Main Report

Background

1. At previous meetings of the Barbican Residential Committee (BRC) and the Residents' Consultation Committee (RCC), there have been discussions and questions relating to roof and balcony repairs to the various blocks on the Barbican Estate. Some of the discussion has revolved around the application and validity of the various warranties that were taken out at the time major roof or balcony replacement works were undertaken by the City of London.
2. Over a period of 10 years between 1996 and 2005, the surfaces to the flat roofs, barrel roofs and top-floor balconies to most blocks on the Barbican Estate were recovered. The scope of these works included the provision of warranties for the materials and workmanship. Such warranties typically ranged from 10 to 20 years and were largely underwritten by the manufacturer of the roofing system chosen at the time.
3. One of the key reasons for obtaining the warranties was the independent assurance they provided that the roof works were adequately designed and executed. The warranty provider would have carried out an inspection of the works upon completion before issuing the warranty.

4. A Working Party comprising officers and members of the RCC was set up to review the City Corporation's approach to dealing with repairs and maintenance to roofs and top-floor balconies to the residential units on the Barbican Estate with regard to the application of the warranties that were taken out at the time major roof or balcony replacement works were undertaken.

Considerations

5. At its meeting in December 2016, Members of the BRC and RCC received a report from the Working Party outlining its initial findings from its review into the City Corporation's approach to dealing with repairs and maintenance to roofs and top-floor balconies to the residential units on the Barbican Estate.
6. Subsequent reports have been brought back to the RCC (22/5/17 and 5/3/18) and BRC (5/6/17 and 9/3/18) setting out the progress made by the Working Party in relation to the City of London Corporation's (the City Corporation) approach to dealing with repairs and maintenance to roofs and top-floor balconies to the residential units on the Barbican Estate. In addition, verbal reports have also been given to subsequent meetings of both the RCC and the BRC.
7. Members of the BRC and the RCC have previously noted that the Working Party has been making good progress particularly in respect of the following:
 - The agreement of Langley Waterproofing Systems (LWS) to work with the City Corporation to evaluate the condition of its 14 'live' warranties on the Barbican Estate.
 - The agreement of LWS, as a gesture of goodwill, that it will continue to honour its 14 'live' warranties for the remainder of the guarantee periods subject to the following:
 - the full replacement of the failed section of the main roof at Mountjoy House to the Langley Waterproofing standard and specification;
 - the completion of all minor repair works to areas identified during the survey process and included in the report;
 - the implementation of a standard routine maintenance schedule to include the clearing of all rainwater outlets, gutters and other drainage outlets, as well as removing any vegetation, loose debris and repair of any paving slabs as required;
 - the reapplication of white solar reflective paint every 5 years to all exposed asphalt areas to protect against UV degradation.
 - The agreement of LWS, again as a gesture of goodwill, to carry out minor repair works at Ben Jonson House and Breton House, which are not covered by its own warranties, free of charge.
 - The agreement of LWS to carry out a similar evaluation on the condition of roof areas on the Barbican Estate whose warranties are guaranteed by others to give officers and Members an indication as to whether there are any issues with these roofs and expected remaining lifespans of the roofs.

This work has now been completed and a detailed survey submitted, which has been shared with Members in previous meetings. The updated survey is included at Appendix 1 to this report.

Progress

8. Since the last written updates given to the RCC and the BRC in March last year, there has been further work done and good further progress made as outlined below:

- The full replacement of the failed section of the main roof at Mountjoy House to the Langley Waterproofing standard and specification agreement of Langley Waterproofing Systems (LWS).
- The implementation of a routine drainage maintenance schedule to include the clearing of all rainwater outlets, gutters and other drainage outlets, as well as removing any vegetation and loose debris.
- The introduction of a planned programme of roof inspections to ensure the LWS warranties are maintained and remain valid.
- The completion of outstanding surveys to previously restricted areas including Brandon Mews and Lauderdale Tower.

9. The findings of the survey of Lauderdale Tower are included in the updated roof survey included at Appendix 1 to this report. Unfortunately, the survey of Brandon Mews was done much later and has not yet been included in the updated report. However, the findings from the survey are summarised below:

- The roof terrace areas are enclosed by barrel-vaulted polycarbonate canopies.
- Drainage is primarily provided via high-level central gutters that run the full length of the polycarbonate canopies. Secondary external perimeter gutters with external hoppers are also provided.
- Most of the gutters have impeded drainage blocked by debris and organic growth. This has likely contributed to ongoing moisture ingress problems evident at:
 - the junctions between the top of the parapet wall and stanchions of the enclosing canopy;
 - the soffits of the primary central gutter.
- It is recommended that the central primary/external gutters should have all debris and organic materials removed, suitably waterproofed and waterproofed with a liquid coating system.

Further Work and Wider Issues

10. It had been previously agreed with LWS, that the minor repair works to areas identified during the survey process would be completed in the Spring/Summer last year. Unfortunately, due to work commitments, LWS was unable to carry out this

work as planned. Following further discussions however, it has been agreed that LWS will carry out this work, which includes work at Ben Jonson and Breton House, starting on 20 March.

11. The LWS survey included recommendations that the barrel roofs on all the Barbican residential blocks should be cleaned, essential repairs undertaken, and the barrels then resurfaced with a liquid membrane coating to eliminate current leaks and to extend their current life expectancy. This work has now been successfully procured and work has now started on site.
12. With specific regard to Ben Jonson House, there have been ongoing problems with leaks from the balcony walkways. It has been agreed that these leaks will be dealt with on an ad-hoc basis and, subsequent areas that have been repaired appear to have been successful. If, however, the problem of leaks from the balcony walkways intensifies, it may well be necessary for more extensive and intrusive remedial works to be implemented. The RCC and BRC will be advised on this in due course.
13. It is generally accepted that there is nothing more that can be done with the other warranty providers to reinstate those warranties that have not yet expired. As such, there is no alternative but to continue with the ad-hoc approach of dealing with leaks to these roofs as and when they occur. It should be noted however, that the planned programme of routine standard maintenance on the roofs, outlined above, should go some way to ensuring that problems with the roofs are kept to a minimum.
14. As has been stated in previous reports, when future major works are to be done on the Barbican, explicit consideration, with resident involvement, must be given to the question as to whether manufacturer's warranties or guarantees are a sensible investment. At the time the roof works on the Barbican were done, the warranties gave residents some assurance that the quality of the works had been independently assessed and validated. In future however, residents may wish to explore alternative methods of independently assuring the quality of the works carried out around their homes. It has been previously agreed that this task could be picked up by the Asset Maintenance Working Party.
15. Similarly, due consideration needs to be given to the most economic and efficient way to procure such large estate-wide projects in future as, from the information we have seen previously, original roof replacement costs and subsequent repairs vary widely between blocks. Similarly, this is something that the Asset Maintenance Working Party could also consider.
16. Now that we have robust information on the condition of the roofs to the residential units, it is intended that this will be used to inform the future Asset Management Strategy for the Barbican Estate. It should also be used to determine future major works programmes for the estate as well as providing a basis for sound financial planning and future works estimates.

Appendices

Appendix 1 – Langley Roof Report

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