

Residents Consultation Committee (for information)	Dates: 25 th March 2024
Barbican Residential Committee (for decision)	8 th April 2024
Projects and Procurement Sub-Committee (information only)	15 April 2024
Subject: Barbican Postern Roof renewal	Gateway 2: Project Proposal Regular
Report of: Director of Community & Children's Services Report Author: Francis Connolly	For Decision
<h1>PUBLIC</h1>	

Recommendations

1. Next steps and requested decisions	<p>Project Description: Roof renewal for The Postern and a garden balcony for No.2 Wallside is required because of continual water leaks.</p> <p>Next Gateway: Gateway 3/4 - Options Appraisal (Regular)</p> <p>Next Steps:</p> <ol style="list-style-type: none"> 1. Procure Design Team 2. Obtain Listed Building Consent 3. Produce tender documents <p>Funding Source: Long lessee contributions and Barbican Residential Local Risk Budget</p> <p>Requested Decisions:</p> <ol style="list-style-type: none"> 1. That budget of £24,000 is approved for reaching the next Gateway 3/4; 2. Note the total estimated cost of the project at £230,000 (excluding risk) 3. That a Costed Risk Provision of £105,000 is approved (to be drawn down via delegation to Chief Officer).
2. Resource requirements to	

reach next Gateway	Item	Reason	Funds/ Source of Funding	Cost (£)
	Design Team	Apply for Listed Building Consent, produce designs and tender documents	Long lessee contributions 95%/ Barbican Res. Local Risk Budget 5%	£20,000
	Staff fees	After speaking with Ann Mason the lease holders will have to contribute 5% of the total cost- £4,000	Long lessee contributions 95%/ Barbican Res. Local Risk Budget 5%	£4,000
	Total			£24,000
3. Governance arrangements	<ul style="list-style-type: none"> • Service Committee - Barbican residential Committee. • Senior Responsible Officer - Pam Wharfe • Project will be monitored by Housing Programme Board. 			

Project Summary

4. Context	Rainwater is leaking through the roof into occupied properties below and significant repairs are required to resolve the issue. The Barbican Estate is a listed estate and therefore as there are current design changes to the existing, listed building consent/planning is required before works can commence.
5. Brief description of project	A roof renewal for The Postern and a garden balcony for No.2 Wallside is required because of continual water leaks seeping into the substrate and into the residents' homes below. Failure to address these leaks will cause further damage inside the properties and to the structure of the building. As the insulation is saturated with water the only option is a complete strip of the roof and a new one installed. The stock condition survey by Savills shows that the roof is due for replacement within the next five years.

6. Consequences if project not approved	<ul style="list-style-type: none"> • Potential water damage to services such as fixed wiring and accessories. • H&S issues with risk of electric shocks to the resident through direct and indirect contact. • Flooding being the result of water leaks. • Damage to internal decorations, soft furnishings and personal belongings, leading to insurance claims. • Damage to structural concrete through corrosion. • Reputational risk of not completing repairs in a timely manner.
7. SMART project objectives	<p>The project is required to achieve water tightness, free from rainwater leakage and be compliant with the latest Building regulations. The roof will also be complimented by a insurance backed warranty from the roofing manufacturer.</p>
8. Key benefits	<ul style="list-style-type: none"> • External rainwater tightness. • Comfortable and safe home for the residents. • New insulation will meet Building Regulations and contribute towards the climate action targets (scope 3).
9. Project category	<p>1. Health and safety</p>
10. Project priority	<p>A. Essential</p>
11. Notable exclusions	<p>Other roofing on other blocks.</p>

Options Appraisal

12. Overview of options	<p>A roof renewal is the only option as the insulation is saturated with water and requires stripping out and replacing hence a rood renewal.</p>
--------------------------------	---

Project Planning

<p>13. Delivery period and key dates</p>	<p>Key dates:</p> <ul style="list-style-type: none"> • Specification Production and Design Drawings - October/ November 2023. <u>Still awaiting Project Number as of 6th March 2024.</u> • Listed Building Consent Application – December 2023 <u>Still awaiting Project Number as of 6th March 2024.</u> • Gateway 3/ 4 - March 2024 • Section 20/1 • Tender – April 2024 • Section 20 2/3 • Post Tender section - 20 May 2024 • Gateway 5 - June • Works on site – July 2024 • Gateway 6 - July 2025 <p>Other works dates to coordinate</p> <p>None.</p>
<p>14. Risk implications</p>	<p>Overall project risk: Low</p> <p>Further information available within the Risk Register (Appendix 2) and Options Appraisal</p> <p>Key risks:</p> <ul style="list-style-type: none"> • Any delay to project start will increase the risk of significant water ingress to the properties causing further damage and health and safety issues. • S20 challenge could undermine project funding. • Economic uncertainty raises the risk of cost inflation running above current estimates.
<p>15. Stakeholders and consultees</p>	<ol style="list-style-type: none"> 1. Residents 2. Barbican Estate management 3. Planning and Historic England

Resource Implications

<p>16. Total estimated cost</p>	<p>Likely cost range (excluding risk): £230,000 Likely cost range (including risk): £324,000</p>
--	---

17. Funding strategy	Choose 1: All funding fully guaranteed	
	Funds/Sources of Funding	Cost (£)
	Long lessee contributions 95%/ Barbican Res.Local Risk Budget 5% Average cost per unit £25,681.	230,000
	Total	230,000
18. Investment appraisal	N/A	
19. Procurement strategy/route to market	Options to procure via open market tender or via framework will be explored in conjunction with City Procurement	
20. Legal implications	Maintaining the assets in a compliant way discharges the City's legal and statutory legal obligations.	
21. Corporate property implications	N/A	
22. Traffic implications	To be agreed with nominated contractors where the works have any impact on highways. Implications are expected to be virtually nil.	
23. Sustainability and energy implications	1. The project will have a positive impact due to compliancy with Building Regulations and ensuring the asset is compliant with Part L for the Conservation of Heat and Power.	
24. IS implications	N/A	
25. Equality Impact Assessment	An equality impact assessment will not be undertaken. The project has no impact on protected characteristics.	
26. Data Protection Impact Assessment	N/A	

Appendices

Appendix 1	Project Briefing
Appendix 2	Risk Register

Contact

Report Author	Francis Connolly
Email Address	Mobile: 07856 281217
Telephone Number	Email: francis.connolly@cityoflondon.gov.uk