

Committees:	Dates:
Residents' Consultation Committee Barbican Residential Committee	22/05/2017 05/06/2017
Subject: Repairs and maintenance to roofs/balconies following water penetration	Non-Public
Report of: Director of Community and Children's Services Report author: Paul Murtagh, Assistant Director, Barbican & Property 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 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 balconies to the residential units on the Barbican Estate with particular 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 on 12 December 2016, Members of the BRC 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 balconies to the residential units on the Barbican Estate. With specific regard to the warranties, the Working Party found that:
 - It was clear that the City Corporation had not adopted and implemented an accepted and prescribed inspection and maintenance regime for the duration of the warranty period. As such, the warranties had likely been invalidated and any subsequent claims under the warranty would almost certainly fail.
 - It was also clear that the warranties had never been invoked even though some repairs have been done to parts of the roof that would have been covered by the warranties.
6. With specific regard to governance, the Working Party found that, over time, there were a number of failings relating to the application of the warranties including:
 - an obvious lack of cohesive internal communication between officers within the City Corporation that meant some staff, including those in the Barbican Estate Office (BEO), understood that the warranties were being maintained and were in operation, whilst others, such as staff in the Accounts Team were unaware that the warranties were in place and the roof repair costs could have been avoided and set against the provisions of the warranties.
 - a lack of overall management and responsibility for the application of the application and implementation of the warranties and their subsequent maintenance.
 - the limitations of the accounting system, which does not separate out roof repairs from other repairs, which meant that no member of the RCC or the BRC spotted any discrepancy.

7. The Working Party was however satisfied that adequate systems are now in place to ensure that:
- repairs are recorded more specifically according to their type;
 - there are proper and effective communications between staff in the Repairs Team and staff in the resident-facing team in the BEO;
 - a Barbican specific Asset Management Strategy is being developed with resident members through the Asset Management Working Party, who will monitor its implementation and performance. A roof condition survey for the Barbican will be commissioned as part of the Asset Management Strategy work.

Progress

8. Since the last report of the Working Party to the BRC on 12 December 2016, there has been further work done and some good progress has been made. The main focus of the work done since the last meeting has been the condition of the roofs and balconies on the Barbican and the validity of the existing warranties.
9. Since the waterproofing works to the roofs and balconies to the residential units on the Barbican Estate began in 1995, there have been 43 different warranties issued by 10 different guarantors. Of those 43 warranties, 11 have subsequently expired, effectively leaving 32 warranties that are still 'live'.
10. Although attempts have been made to contact a number of the guarantors, only one so far to date, Langley Roofing Systems has been willing to work with us to take this matter forward. Langley Roofing Systems is currently the guarantor for 14 of the 32 'live' warranties, by far the largest number held by any of the 10 guarantors.
11. Following detailed discussions, Langley Roofing Systems agreed to work with the City Corporation to evaluate the condition of the current Langley Waterproofing Systems (LWS) Limited guaranteed roof areas on the Barbican Estate.
12. The evaluation process included a detailed survey of all the guaranteed roof areas in February/March this year. Langley Roofing Systems subsequently issued a report on its findings, which is attached as Appendix 'A' to this report.
13. It must be noted that Langley Roofing Systems has made it very clear that it does not accept any responsibility or liability for any repairs that have been carried out previously by others during the guarantee period. Such works and costs are entirely the responsibility and liability of the City Corporation.
14. The report seems to support the view of officers that the coverings to the balconies, barrel roofs, flat roof and patio areas to the various blocks on the Barbican Estate generally remain in a reasonably satisfactory condition. However, there are some areas that require attention and one area in particular,

a section of the main roof at Mountjoy House, has failed and requires full replacement.

15. Langley Roofing Systems has confirmed that it will continue to honour the 14 'live' warranties it has guaranteed 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.
16. As can be seen in the report, Langley Roofing Systems has, as a gesture of goodwill, offered to carry out minor repair works at Ben Jonson House and Breton House free of charge.
17. As a further gesture of goodwill, Langley Roofing Systems agreed to carry out a similar evaluation on the condition of roof areas on the Barbican Estate whose warranties are guaranteed by others. The purpose of this evaluation was to give officers and Members an indication as to whether there are any particular issues with these roofs and expected remaining lifespans of the roofs. Officers will continue to chase and liaise with the other guarantors to see what, if anything can be done to preserve the warranties.
18. Langley Roofing Systems report on the other roof areas is attached as Appendix 'B' to this report. The report indicates that most of the roof areas are in average condition with a remaining expected lifespan of 4-5 years. In general terms, the remaining lifespan of the roofs align with the remaining lifespan of the warranties.
19. Members' particular attention is drawn to the condition of the barrel roofs, which, Langley's have said are in 'average' condition with a remaining life expectancy of 4-5 years. In some cases, Seddon House for example, the remaining life expectancy is less than the final expiry date of the warranty. The reason for this is that the remaining life expectancy of the liquid coating on the barrel roofs is much more difficult to determine than other roof coverings such as asphalt and felt. As such, Langley has taken a cautious view whilst accepting that it is possible that the actual remaining life expectancy may exceed the 4-5 years stated. It is also obvious that a more accurate determination of the remaining life expectancy of the barrel roof coverings could be made once they have been properly cleaned.

20. The recurring theme on these roofs is the need to carry out routine standard maintenance including cleaning, maintaining and unblocking drainage and refixing lightening strips. It appears that this has not been done for some time.
21. Notwithstanding the recommendations made by Langley, it should be noted that the City Corporation has recently commenced a planned programme of annual maintenance/cleaning to the roofs on the Barbican. Last year work was carried out on:
- Bryer Court
 - Bunyan Court
 - Willoughby House
 - John Trundle Court
 - Thomas More House
 - Seddon House
 - Mountjoy House
 - Andrewes House
 - Lambert Jones Mews
 - Ben Jonson House
 - Speed House.

In addition, balcony drainage work has also been carried out at Breton House, Defoe House, Gilbert House and Thomas More House.

Further Work and Wider Issues

22. There is still some work to be done with the other warranty providers to see if anything can be done economically and sensibly to reinstate the warranties that have not, as yet, expired. The Committees will be given further information on this once negotiations have been concluded.
23. It should be pointed out however, that the success that we have had with reinstating the warranties guaranteed by Langley Waterproofing Systems may not be as easily achieved with other guarantors. Members will recall that the option of reviving the manufacturer's warranty for Ben Jonson House, for example, has been explored but the costs are particularly prohibitive. Hyflex Roofing, the company that carried out the original roofing works in 2003 has quoted a cost of £201,000 for works to the roofs and balconies to provide for a new 10-year warranty. However, the £201,000 does not include costs for access and scaffolding systems, welfare facilities, rubbish removal and a number of other site specifics. It is estimated that the cost of those elements Hyflex has not allowed for will be in the region of a further £100,000. This simply does not appear to be a realistic option to pursue.
24. Members will also note that some of the roofs were not surveyed due to access restrictions at the time. One example is Lauderdale Place which was not surveyed due to the risk of disturbing and disrupting the nesting wildlife. It is intended that all the remaining roofs will be surveyed in the near future once the restrictions on access are removed.

25. If and when major works are to be done in future, 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.
26. 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, it is clear that original roof replacement costs and subsequent repairs vary widely between blocks.
27. Now that we have robust information on the condition of the roofs to the residential units, this should be used to inform any 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 A: Langley Roofing Systems Report
Existing Langley Waterproofing System Guaranteed Roofs
- Appendix B: Langley Roofing Systems Report
Non-Langley Waterproofing System Guaranteed Roofs

Paul Murtagh

Assistant Director, Barbican & Property Services

T: 020 7332 3015

E: paul.murtagh@cityoflondon.gov.uk