

Committees:	Dates:
Residents' Consultation Committee Barbican Residential Committee	05/03/2018 19/03/2018
Subject: Repairs and maintenance to roofs/balconies following water penetration	Public
Report of: Director of Community and Children's Services 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 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 balconies to the residential units on the Barbican Estate.
6. An update report was subsequently brought back to the RCC (22/5/17) and BRC (5/6/17) 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 balconies to the residential units on the Barbican Estate.
7. Members of the BRC and the RCC noted that the Working Party had made 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.
8. 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.
9. The further 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.

10. 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 particular issues with these roofs and expected remaining lifespans of the roofs.

Progress

11. Since the last report of the Working Party to the RCC and the BRC in May and June 2017 respectively, there has been further work done and some progress made as outlined below.

12. LWS has now been able to complete its survey of those high-level roofs, which were not previously 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. LWS has subsequently issued a revised final report on its findings, which is attached as Appendix 'A'.

13. Now that we have robust information on the condition of the roofs to the residential units, this will be used to inform any future Asset Management Strategy for the Barbican Estate. It will 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.

14. It has been agreed with LWS that the minor repair works to areas identified during the survey process and outlined in the attached report, will be started in the Spring this year, with an anticipated completion date at the end of the Summer.

15. With regard to the full replacement of the failed section of the main roof at Mountjoy House, tenders have been invited and received and the contract awarded. The work is due to be completed by the end of April and, once completed, a new 25-year warranty for that section of roof will be issued. It has been agreed that leaseholders will not be recharged for this work.

16. Provision has been made for an ongoing planned programme of routine standard maintenance on the roofs including cleaning, maintaining and unblocking drainage and refixing lightening strips.

Further Work and Wider Issues

17. It is generally felt 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 appears to be 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.

18. 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. It is suggested that this task could be picked up by the Asset Management Working Group.
19. 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. Similarly, this may be something that the Asset Management Working Group may wish to consider.
20. 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 (updated)
 Non-Langley Waterproofing System Guaranteed Roofs

Background Papers:

RCC and BRC Reports: November/December 2016
 May/June 2017

Langley Roofing Systems Report:
Existing Langley Waterproofing System Guaranteed Roofs

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