

Committee(s): Corporate Asset Sub Committee	Date: 29 th January 2020
Subject: Extreme Weather Implications – Operational Property	Public
Report of: City Surveyor CS: 518/19	For Information
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Summary

On the 24th September 2019 London experienced an exceptional amount of rain in a short period of time. This presented several unforeseen problems with flooding and water damage across the operational estate. This report sets out the lessons learned from this extreme weather event and what has been undertaken to ensure that we can minimise the risk to properties in the event of a reoccurrence.

This report also details properties that are affected by other aspects of extreme weather such as intense heat and cold and what the City Surveyor's Department is doing to prevent damage to properties to ensure that departments who occupy those buildings are able to continue to deliver the required service.

Recommendation

Members are asked to:

- Note the content of this report.

24th September 2019

1. On the 24th September 2019 the City saw a significant exceptional amount of rainfall in a short period of time. As a result, the drainage facilities within many operational properties could not cope with the unprecedented flow of water which resulted in damage to various parts of the buildings.
2. Appendix 1 details the specific problems at the operational properties relating to the 24th September 2019. Each problem which occurred is listed with the short-term fix which has been undertaken and the longer-term solution to ensure that should such an event happen in future the damage to property is limited.
3. All works have been undertaken and where possible the cost has been recovered through the City's insurance.
4. The main themes of long-term actions to ensure minimal damage going forward are:

- Increase to a Quarterly Planned Preventative Maintenance (PPM) regime for clearing gutters and drainpipes – the industry standard is 6 monthly.
- Weather watching to proactively ensure that should such rain be forecast again we inspect all gutters beforehand to ensure they are debris clear and therefore will flow correctly
- Completion of works to ensure that all gutters and drainpipes are connected and discharge into the correct area
- Waterproofing of large surface areas such as the Guildhall Yard to ensure it is water tight, this will be progressed, subject to funding, as a Capital project once the works to St Lawrence Jewry Church have been completed

Other Extreme Weather Events

5. Appendix 2 details other operational properties that are affected by different extreme weather events such as excessive heat and excessive cold.
6. Work is underway as with flooding to ensure that disruption in the event of such occurrences is minimalised and ensures that occupying departments can continue to operate and deliver their service.
7. Key steps which have been or are being undertaken are:
 - Replacement of the Heat Source Pumps at the City Information Centre to ensure that the heating system works correctly during the winter. Undertaken in the summer of 2018.
 - Replacement of the Chiller plant at the City Information Centre to ensure that the building can be cooled sufficiently during the Summer. Works to be undertaken in April 2020
 - Major Capital Project proposed for replacement of the Chillers which supply the West Wing at the Guildhall Complex. Bid submitted through the Capital Bid process for 2020/21.
 - Replacement of the Chiller Plant at the London Metropolitan Archives (LMA) to ensure that the archive space can be kept constantly cooled during all weather conditions.
 - Flood barriers have been installed in the Guildhall Yard East to negate water ingress into the Art Gallery (These worked effectively for the adverse weather on the 24th September 2019)
8. To date we have not had to shut a building due to effects of adverse weather.

Appendix

- Appendix 1 Operational Properties Affected by Flooding
- Appendix 2 Operational Properties Affected by other Extreme weather

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