

Appendix 1 - Flooding - 24.09.19

Property	Leak Location	Cause	New or Existing	Short Term Mitigation Actions	Long Term Mitigation Actions
Girls School	Art Room (top floor)	Blocked drainage downpipes from roof were overflowing	New	Blocked downpipes were rodded and debris in immediate area removed. However, the room has been taken out of use due to water damage to the ceiling and possibly to electrical supplies.	Debris (mainly stones and moss) across roof has been removed. Detail to the downpipe outlet is being opened up to make the gap larger and increase water flow. The same will then be carried out to all similar outlets on the flat roofs. Fabric and electrical repairs to the Art Room are also required and being arranged.
Girls School	Main Hall and Main Hall Extension	Overflow of gutter outside MHE and overflow of Barbican Lake	New	Gutter cleared. Dry sacks organised from Islington Council to barricade in event of further overflow incidents	As the Barbican fountains were not running one of the key valves was turned off. This meant that there was no release mechanism for the vast volume of water that fell that day which led the lake to overflow blocking pedestrian walkways between the lake and the school and flooding the school main hall. Once the valve was opened the issue was resolved.
Girls School	FM Office (basement)	Ingress from leaks in the surrounding underground blockwork which supports the tiled area outside the school (part of the Barbican Estate)	Existing. Inspection earlier in the year suggests it has been deteriorating for a long time (probably years) before it broke through the walls of the office.	Very little could be done. The damaged blockwork is in the demise of the Barbican. The school and the City Surveyor cannot access it and repairs required are substantial.	The Barbican maintenance team is arranging repairs with their contractor, but this is proving very slow, and they have been unresponsive to repeated update requests.
Boys School	Sports Hall and Swimming Pool	Presumed to be failed roofing fabric and seals	Existing	Little can be done in the short term and the leaks are being managed by the school.	The entire roofs are overdue for replacement in the forward maintenance plan, but have been deferred due to possible crossover with the school's master plan project(s). Minor repairs have been identified and proposals provided by Wates. We are looking to carry these out during holiday period, probably next Easter, to be agreed with the Bursar. However this is not guaranteed to resolve the issues.
Central Criminal Court	Above Court 1 – water ingress into the Court Room	Excessive rainfall	Existing	Patch repairs to roof	Gateway report to be prepared for the survey and repairs to the whole of the roof space and external brickwork at CCC
Central Criminal Court	Above Court 3 – Water ingress into the Court Room	Excessive rainfall	Existing	Patch repairs to roof	Gateway report to be prepared for the survey and repairs to the whole of the roof space and external brickwork at CCC
Central Criminal Court	Public Gallery Corridor – Level 2 (1907 wing) – water ingress coming through the window and through the brickwork causing major flooding	Excessive rainfall	Existing	Patch repairs to roof and clearing of gutters and gully's Obtain cost for replacing the window by the side of Gallery No3 – window rotted. Repointing of side elevation (into the lightwell) required to stop water penetration.	Gateway report to be prepared for the survey and repairs to the whole of the roof space and external brickwork at CCC
Central Criminal Court	Main Door – Lower Ground Level. Main entrance at Old Bailey flooded up to 6inches of water. Water came from below as the drainage system couldn't cope with the excessive rain. All flooring in this area has been damaged	Excessive rainfall – external drainage couldn't cope putting pressure on our internal drainage	Existing	Aquaflow attended site to clear any blocked drains.	Replace flooring with a more resilient material such as a heavy duty vinyl. This will avoid a repeat of having to have the flooring replaced. Keeper to contact Highways to ensure the external drainage is cleared on a regular basis reducing the risk of water backing up into CCC.
Freemen's School	Kemp House	Electrical fault with skylight keeping the windows open.	New	Further works to investigate the electrical fault due - one window could not be released.	Regular inspection of roofs carried out as part of building checks.
Freemen's School	Music School	Roof Leak	Existing	With major projects - ongoing fault.	TBC.

Magistrates Court	3rd Floor	Heavy downpour which has caused flooding at the 3rd floor balcony. Excess water overspilled into the 3rd floor and travelled through building causing damage to the courts and lobby areas	Existing	PSDNs were raised to unblock the gullies on the 3rd floor balcony. PFM team have requested that the technical advice group survey and advise on water proofing measures PFM team visited site with maintenance contractor in order to identify point of entry, assess damage and consider proofing measures	We will carry out TAG recommendations. Increase the frequency of gutter/rainwater goods clearance. PFM advised the onsite team to visually check balcony once a week and to raise jobs as required.
Mansion House	Various	Excessively heavy downpour at approximately 4.30pm penetrating through roof in multiple locations.	Existing	Attended by maintenance contractor's roofing company who inspected and cleared areas that were slow to drain. Localised sealing was carried out at locations where rainwater may have been allowed into the building.	Increase the frequency of gutter/rainwater goods clearance. PFMs to collect all information from reports and to progress any works advised. PFMs to then consult with minor works team to consider current external CWP projects. High level glazing pane replacement has been quoted and are to be progressed through the maintenance contractor.
Guildhall Complex	Irish Chambers	Overflow of drain pot on the west facing gully, seeping into front façade and down through the building	Existing	Remedial works to the Georgian Ceiling Dehumidifiers Hire and Cleaning	The diameter of the roof outlet located at the front elevation right hand corner to be increased to allow the captured rainwater to flow away effectively. A larger opening would have be formed and a new cast iron hopper head introduced in the moulded cornice and parapet wall to the front of the building. The rainwater downpipe from the adjoining building should be diverted away from the main rood and run independently onto its building
Guildhall Complex	North Wing - basement Corridor between the Guild and the GJR	Water accessing void in ceiling via piazza, and caused ceiling above access hatch to collapse. Carpet needs cleaning	New	Cleaning Dehumidifier Repair to cleaning and redecoration	Water proofing of the Guildhall Yard to be undertaken as a Capital Project once the works have been completed at St Lawrence Jewry
Guildhall Complex	Events space plantroom Basement Level 1	Water flooded into West Crypt	Existing	Repair to Wall and Cleaning	Gully to be diverted to ensure that rainwater is discharged correctly
Guildhall Complex	Function Area - Catering Changing Rooms Basement Level 1 (Female and Corridor)	Drain behind wall backed up due to volume of water through downpipe, from drain on Great Hall west elevation parapets. A blockage in the pipe below basement and no cap on the drain	New	Repair to Wall Cleaning Potential damage to floor due to the amount of water	Enhanced PPM regime in place
Guildhall Complex	Basement Kitchen 20/21 Aldermanbury	Flooding - Source Unknown	Existing	Water cleaned up and area dried	Further investigation into the leak is underway
Guildhall Complex	Staff Restaurant	Water came up through drains into kitchen area	New	Drains Cleared	Regular maintenance of the drains
Guildhall Complex	Basinghall Street Entrance Staircase	Water came down walls and caused damage to walls and carpets	New	Drains Cleared	Regular maintenance of the drains