

APPENDIX 3

Roofing Projects

Woodrow

This is one of the main areas of concern as there are problems with the roof, felt, fascias and guttering at Astley, Bushley, Crophorne, Doverdale, Eckington and Fladbury Closes. (Fladbury Close bungalows have already had some remedial work done using Capital budgets - pointing of ridges etc).

Problems occurred when the existing roofs were braced during the 1970 – 1980's. This was done by removing the roof tiles then cutting holes (externally) in the roof felt and pushing timbers through to carry out the additional bracing. The reason timber bracing could not be passed through internally was because the bracing timbers needed to be as long as possible. The holes in the felt were never repaired. There are two consequences arising from poor (roofing) felt :-

1. If there are any damaged tiles to the roof then there is a 100% chance of ingress of water during rainfall.
2. Because of the low pitch of the roofs they are more susceptible to wind attacking the roof and in extreme cases if the wind blows under the tiles and into the roof space, tiles etc can be blown off.

To compound the problems with these roofs, in Woodrow the contractor at the time saved on one row of tiles per property, by fitting the roof tiles with minimal overhang, which means that tile coverage at present is below the minimum requirement.

If a roof replacement project were to be considered then replacing the fascias and guttering must be considered as these are old and often in a poor state of repair and having paid for scaffold to be erected, it is not cost effective to do this work at a later date (or keep patching up the existing as we are doing at present).

Air Vents have been put on many of these properties to combat condensation but have been fitted too low down on the roof - they should be $\frac{1}{3}$ distance from the ridge to expel air so they are mainly ineffective. The vents are on the roof to expel hot air which is why they are at a high level (as hot air rises), so insulation is to prevent heat from coming into the loft space and vents are to expel air if this occurs. When hot air meets the cold roof this is the cause of condensation.

The said vents have an extended pipe beneath the roof surface which, if too low, can sit on the existing insulation so there is no air exchange. With the new insulation regulations adding an extra 200mm in depth to the insulation this becomes more of an issue.

The cost to do the roof replacement works required would be c£4500 and this would include replacement of guttering and fascias.

N.B. scaffold to end properties would cost more. Existing whole tiles removed would be stored for use for repairs on other properties.

It should be noted that where a Council property adjoins a Sold property, we would need to have a Party Wall Agreement drawn up by Legal and gain the consent of the Owner/Occupier for the work to proceed.

Details of the number of Council properties in each Close, as above, and examples of current scaffold costs are at the end of this report.

Woodrow/Winyates Centre

The other main area of concern is at these two centres. These properties have flat asphalt roofs that due to their age are cracking and also the drainage channels on these roofs are blocking on a regular basis due to the volume of rain and the shallowness of the channels. Both cause water ingress into properties. Additional drainage channels have been added to existing to resolve the problems, but the asphalt itself cannot be patched for much longer. A typical cost of re-roofing one property is £1200

Batchley

Locke Close & Cardy Close – Three storey flats

Condensation within the flats is the main problem (exacerbated by tenant's lifestyle no windows opened, drying wet clothes on radiators etc). Upgrade of insulation required to all however the "raked" ceilings to the top floor flats require rigid insulation fitted (with 50mm air gap to both sides) either externally, which would incur great expense for the scaffolding requirements, or internally by removing the existing plasterboard. Carrying out the work internally will be cheaper in respect of not requiring scaffolding, however there will be disruption to tenants and repainting/papering of the internal walls may be required once works have been carried out (decorating vouchers could be offered).

The condensation problems are very visible to the tenants as "water" can be seen running down the interior walls causing mould. We undertake a high proportion of mould treatments in the three storey flats and often we have to return year on year. We also educate the tenants on the importance of air circulation in the flats, so to open windows, not pushing furniture against the walls. It should be noted that carrying out work to the top flats will not prevent condensation to lower flats which occurs because of living conditions e.g. drying clothes on radiators, steam from kitchen / bathroom, poor ventilation, calor gas heaters (portable) and overcrowding of bedrooms.

Salters Lane, Bridley Moor Road and Poplar Road

All above require insulation upgrade and felt replaced.

Maisonettes have a larger floor area so larger roof area this then becomes an expensive exercise in terms of the scaffolding and roofing materials.
 (110-120m² average home – 70m²)

Lakeside & St Georges

Sillins Avenue, Beoley Road, Holloway Lane St Georges.

These areas contain the oldest properties so problems can be expected due to the age of the roofs.

There are a number of properties which still have the original composite slates (mainly Holloway Lane) which are in poor condition.

All of these properties will have at least one chimney which cause additional problems with flashings requiring work on a regular basis.

Conclusion

Woodrow properties, as listed above, are the main area of concern as we are continually carrying out roofing and guttering “patch up” works. Although the problem may not always be visible to the tenant, not doing roof replacement works will put a huge strain on the limited roofing repair budget as patch repairs would continue to be required (involving costly scaffolding).

Address	Total number of Properties (from Saffron)	Total Council Properties
Astley Close	129	70
Bushley Close	110	65
Crothorne Close	94	56
Doverdale Close	89	43
Eckington Close	41	22

Costs of scaffolding

2 storey property
 roof up to 5 metres in length £182.50 per side

2 storey property
 roof 5 - 10 metres in length £229.16 per side

2 storey property
 roof 10 -15 metres in length £309.21 per side