

**report regarding condition of and repairs to the
roof at :**

Saltash Library

following storm damage over the weekend

Undertaken for and on behalf of:

Saltash Town Council

Prepared by:

Geoff Peggs AssocRICS
38 Callington Road
Saltash
Cornwall
PL12 6DY

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1.0 BACKGROUND

- 1.1 During early summer of 2019 instructions were given to me to produce recommendations and tender documents for recovering the roof to Saltash Library.
- 1.2 Advice was taken, from roofing companies and various trade texts regarding the materials to be used and eventually a decision was taken to recover the roof with a single layer polymeric sheet roof covering. This was the preferred roofing material for a number of reasons including:
 1. A 25 year guarantee for the material was given by the supplier – this is far longer than a traditional 3 layer bituminous mineral felt roof covering that was already on the roof and that would likely be coming towards the end of its life as noted in a survey carried out in March 2017. Some leaks were apparent during that survey
 2. The supplier of the material visited site and confirmed that the existing mineral felt roof covering was nearing the end of its life but that it could be left in situ as a breather membrane for the new roof covering. This would obviously save money on the overall works. This would also allow for the installation of insulation forming a ‘warm roof’ thus increasing the overall energy efficiency of the roof structure.
 3. The roofing supplier would produce a detailed specification for the material that could be included in the overall specification for the works. This would ensure that the material would be laid in accordance with manufacturer’s recommendations.
- 1.3 The work was tendered in the normal way that clients such as Saltash Town Council insist upon in order that public money can be seen to be spent in the correct manner.
- 1.4 Tenders were received and dealt with in the normal process and, on examination of the lowest tender; a roofing contractor was recommended to STC. The recommendation was accepted and work started and was completed on site during June of 2019.
- 1.5 Throughout the contract period I made site visits and inspections of the work a number of times each week of the contract to ensure that work

was progressing well and in accordance with the specification. The supplier of the material also visited site to ensure that work was being carried in the correct manner.

- 1.6 During the course of the weekend of 8th / 9th February storm Ciara hit the UK and gusts along the south coast were reported up to 80mph. This led to both flooding in certain areas and also to structural damage to buildings.
- 1.7 On Monday 10th February a Town Warden left a mobile telephone message informing me of roof covering and insulation blowing around and from the roof of the library. Being unable to contact me immediately he spoke to the Office Manager and it was agreed that the original roofing contractor, Stormforce, should be contacted. Stormforce went to site as soon as possible and made the situation as safe as possible that afternoon. By the time I returned from Exeter that evening it was dark and unsafe to access the roof although scaffolding had been erected.. The following morning I went to the library, met personnel from Stormforce, accessed the roof and examined the damage. Stormforce were again in the process of stripping the damaged section of roof and clearing debris away from the site. It was noted that members of Stormforce were wearing harness and wire rope to prevent the possibility of being blown off the roof where they were working close to the perimeter areas.

2.0 **INSPECTION**

The roof is divided into a number of areas and the main damage was done to the south westerly bay and associated parapets. The edge trims had been damaged and wind, still at considerable strength, had got under the roof covering and was lifting it in a number of places. It was clear to both me and Simon Kalis of Stormforce that the way to deal with the problem and to minimise further damage to both the roof and surrounding areas was to strip the sw bay completely and any other minor defects to adjacent areas, carefully remove remaining insulation to that particular bay, and remove damaged edge trim.

I gave instructions to firstly make all areas clear of debris, secondly to remove, as noted above, all damaged and dangerous materials, and thirdly to consider when the areas could be safely recovered and secured.

When roof covering of this type is laid it forms a single sheet of material over the whole of the roof and is weakened should 'raw' edges be exposed to wind and rain and so following further conversations with Stormforce it was considered prudent to recover the roof and secure new edge trims, as soon as safely possible to do so.

I also suggested that STC notified the situation to their insurers.

3.0 SUMMARY / CONCLUSIONS

By Friday of last week – 14th February – it was reported that the work to the roof was now concluded and the property was now wind and water tight again and no further was required.

On Saturday 15th I had a report from the Town Warden that library personnel reported ‘flapping’ noise on the roof. He had looked from ground level but as access was not possible to the roof (the bottom section of ladder had been removed by the roofing contractor for safety reasons) had not been able to inspect the roof itself. I tried a similar action with the same result. I called Stormforce but the office was closed. I left a message for someone to contact me on Monday morning. This they did and I arranged a site visit with Stormforce to inspect the work and agreed all required work was completed and that scaffold could be removed.

I have considered reasons for the damage caused:

- 1 poor workmanship when the roof was re-covered last year
- 2 vandalism to edge trims and/or roof covering
- 3 storm damage

- 1 As noted earlier in the report me and representatives of the suppliers of the roof materials made a number of site visits and all of us were satisfied with the standard of workmanship. The weakest points in any such roof coverings are the edge trims and any joints. The sheet material itself was bonded correctly and all joints were correctly formed and lapped. Edge trims, from further inspections since the damage, are of 50mm length – the minimum required by the suppliers of the trim is 40mm.
- 2 There is some minor vandalism to the front sw corner of the roof where graffiti can be seen. Although I have no photographic record of graffiti prior to the works to the roof, given the faded colour of the graffiti, I consider it unlikely that this is recent
- 3 As noted earlier in the report there were reports of structural damage caused by storm Ciara in the local area and reports of trees falling. Extremely strong gusts of wind up to 80mph were also reported close by.

The library is a relatively exposed and vulnerable building in the locality especially the south west corner of the building. This is the area of the roof that was damaged and my conclusion is that the extreme weather was the cause of the damage and, presumably, is insurable.

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