



ROOF CONDITION REPORT

for

FLAT & PITCHED ROOF AREAS

at

94-96 FAIRFIELD STREET

Manchester
M1 2WR

prepared for

MANCHESTER ACTION ON STREET HEALTH

94-96 Fairfield Street
Manchester
M1 2WR

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EXECUTIVE SUMMARY

A roof condition survey was carried out by Lancaster Maloney Martin on 27th February 2025. The brief was confirmed by Josh Martin to inspect the roof build-up and advise on defects and remedial repairs.

At the request of the client, roofs were inspected that were presenting issues with persistent water ingress. The client has instructed the report to determine whether it is “safe” to operate within the premises below the affected roof areas. Following our inspection, we are unable to fully determine whether the roof structure has become compromised from the prolonged water ingress. We strongly advise that further structural investigations are undertaken. Live leaks were identified at the time of the survey.

The main areas of concern are identified below:

- Saturated fibreboard to flat roof areas.
- Rainwater goods defects and flashings.
- Leaks occurring within internal areas.
- Lack of weatherproofing to pitched roof areas.

The roofs are of an aged condition/high priority works - **Condition/priority rating D1**. Original pitched roofs at end of service life and present numerous persistent and increasingly frequent leaks. Extensive previous patch repairs undertaken.

Roof leaks have disrupted working conditions. It was reported extensive damage has occurred to carpet and vinyl finishes as well as damage to electrical fixtures and fittings. The leaks have created an unpleasant working environment. It is not advised that long hours of work are undertaken within the premises prior to remediation of the defects causing water ingress.

Roof leaks give rise to condition damp conditions which support the growth of toxic mould. This can lead to adverse respiratory health effects - Asthma can be aggravated or even induced with exposure to certain fungal species and some fungi cause skin infections. Slip risk due to slippery surfaces caused the presence of water on floor roof leaks.



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1.0 Introduction

1.1 Background

Further to your instructions a review has been undertaken together with a site inspection to identify external defects pitched and flat roof coverings and rainwater goods.

The report and location plan in Appendix B refer to the building locations. The front of the property faces North Western Street which lies to the west. Fairfield Street is located North. References to north, south etc. are made on this basis throughout.

1.2 Brief

Lancaster Maloney Martin was instructed to inspect the roof areas to 94-96 Fairfield Street.

1.3 Site Survey

The areas were inspected by Mr Alex Rice BSc (Hons) on 27 February 2025 from 11:00 a.m. onwards. The weather conditions were sunny and dry during the survey.

The property inspection was based on a non-intrusive visual inspection of the property from safe vantage points. The purpose of the inspection was to identify causation if any of external elements aforementioned areas.



2.0 Location and General Description

2.1 Location

94-96 Fairfield Street is located on the corner of Fairfield Street and North Western Street in Manchester.

2.2 General Description

The survey is restricted to the external roof area only.

External walls are formed in masonry wall construction.

Fenestration is formed in mixed glazed windows and panels.

Internal walls are a mixture of masonry and lightweight partition walls.

The roofs are a mix of profiled metal sheet flat roofs, a single felt covered mono-pitch roof section and slate covered pitched roof areas.

3.0 Inspection

3.1 Pitched Roofs

The existing slates are almost at the end of their lifespan (75 years), many are chipped and loose sections resulting in slippages to the roof. The main issues around the roof leaks center around the missing section of sarking felt to the underside of the pitched roof structure, which is suffering from water ingress primarily due to wind driven rain. The roofs are not boarded; however, timber struts have been installed retrospectively to support the existing pitched roof structure.

The gutters run the perimeter of the building approximately 155mm x 75mm and metal and showing signs of corrosion. It was noted that a section of gutter has been replaced with PVC-u to the north elevation which includes a replacement hopper head.

The eaves gutter to pitch roof sections cannot be safely accessed for maintenance and is a prime detail for excessive rain and snow to back up and overflow to internal areas. The extent of damage to internal timbers can only be fully assessed once the roof is stripped.

Whilst the lifespan of felt roof coverings varies between 10 – 25-year guarantees. These roofs have several defects such as inappropriate falls to discharge surface water, outlets are at incorrect heights, upstand heights not within prescribed limits of British Standard, The Flat Roofing Federation Guidelines, and the Felt Manufacturers recommendations.

There are no records of existing guarantees for the roof.

The mono-pitch felt roof coverings are blistered and debonding. Whilst isolated blisters in themselves can be repaired, in this instance blistering is so extensive its poor adhesion between the layers of felt and is indicative of poor installation and workmanship. This coupled with the other defects noted justify replacement.

The felt to Roof has not been carried out in accordance with the current Codes of Practice for Roofing defined by the National Federation of roofing Contractor or BS 8217:2005 - Code of practice for built-up felt roofing

3.2 Flat Roofs

Whilst the lifespan of metal roof coverings varies between 10 – 25-year guarantees. These roofs have several defects such as inappropriate falls to discharge surface water, outlets are at incorrect heights, upstand heights not within prescribed limits of British Standard.

There are no records of existing guarantees for the roof. The existing fiberboard deck is saturated, which has caused bulging of the deck and widespread leaks internally. The structural integrity of the fiberboard deck is of immediate concern due to the widespread leaks and general deterioration from persistent ingress.

Ceilings tiles are heavily stained and have failed and collapsed in places. These are imperial sizes and increasingly difficult to source and replacement in metric sizes and new frames is likely. The impact on working is affected by the sub-standard finish to the areas with tiles missing due to the difficulty in replacement.

The roofs therefore are **significantly failing their design life**, and the ceilings are showing numerous defects and signs of general deterioration.

The roofs are of an aged condition/high priority works - **Condition/priority rating D1**. Extensive previous patch repairs have been undertaken which are inappropriate such as overlaying existing sections of the metal coverings with felt. It is therefore suggested more economical to replace the roof coverings and include for new structural deck to eliminate the need for additional makeshift repairs.

It is likely that there are considerable heat losses from the roof which is not insulated to current standards, and any insulation build-up sandwiched between the deck and roof coverings will be saturated with rainwater.

4.0 Conclusion

The pitched roof coverings are aged and at the end of their economic life presenting increasing maintenance costs due to height access costs.

Lack of sarking felt causing water ingress due to wind driven rain to pitched roof areas.

The timber rafters to the pitch roof structure showing high readings of damp from members inspected. This will worsen over time if water ingress is persistent.

Poor detailing including minimal upstand heights, inappropriate patch repairs and defective flashings allowing further ingress worsening issues internally.

The roof spaces are unvented and do not meet current insulation standards.

The clients maintenance schedule would be forced to include regular redecoration because of unsightly marks and stains caused by the roof leaks, these works may require staff to be relocated from working areas whilst the works are undertaken causing further disruptions.

5.0 Recommendations

The following recommendations are made:

5.1 Proposed Scope of Works

- A schedule of work should be compiled to tender works to reputable and competent contractor's familiar with these specialist areas of works to undertake the following repairs.
- New felt should have a minimum 30-year lifetime guarantee and the provision of new metal tiles will have a minimum 40-year guarantee and expected lifespan in excess of 60 years.
- Provide new cast aluminium gutter and connections to downpipes to discharge water via external gutters and downpipes.
- Replacement of potential rotten roof timbers and structural restraints determined upon further intrusive investigations.
- New fascia and flashings to exposed blockwork following other roofing works. Allow to raise existing parapet details to allow for new robust termination of upstands to new felt coverings.
- Internal plasterwork repairs as necessary
- Immediate investigation from a structural engineer to confirm the integrity of the existing fibreboard deck to the flat roof areas.



Appendix A

Photographs



1.0 PHOTOGRAPHS

Photo 1
Location: North Elevation



Remarks: Rotten timber fascias due to lack of check kerb/parapet detail with rainwater falling onto face of building.
Condition/Priority rating: D1

Photo 2
Location: West Elevation



Remarks: General overview of flat and pitched roof sections from North Western Street.
Condition/Priority rating: D1

Photo 3
Location: Pitched roof (felt)



Remarks: Degraded membrane and rotten timbers to felt coverings.

Condition/Priority rating: D1

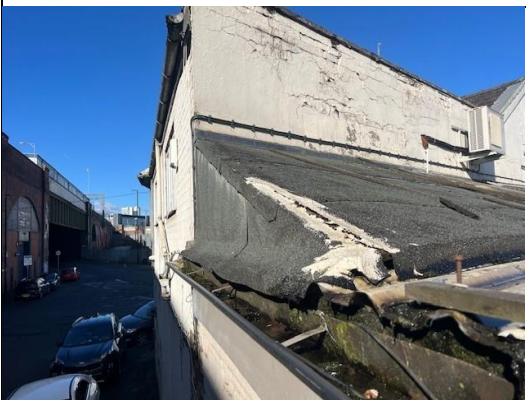
Photo 4
Location: Flat roof



Remarks: Rotten timbers to profiled metal coverings.

Condition/Priority rating: D1

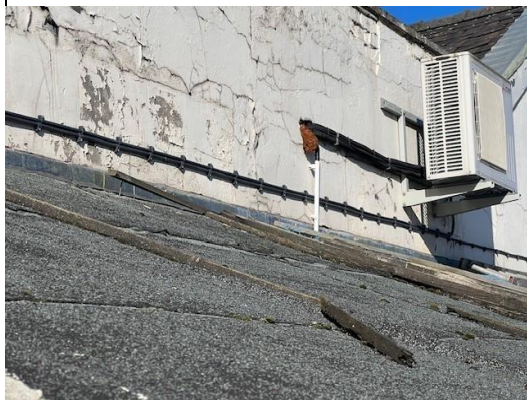
Photo 5
Location: Pitched roof (felt)



Remarks: Debonding of lap joints to felt coverings exposing structure.

Condition/Priority rating: D1

Photo 6
Location: Pitched roof (felt)



Remarks Upstand detail does not meet 150mm requirements.

Condition/Priority rating: D1

Photo 7
Location: Pitched roof



Remarks: Makeshift flashing repairs to gable end.

Condition/Priority rating: D1

Photo 8
Location: Pitched roof (felt)



Remarks: Blistering of felt coverings to abutment detail to mono pitch roof section.

Condition/Priority rating: D1

Photo 9
Location: Rainwater goods



Remarks: Section of gutter is loose due to defective fixings.

Condition/Priority rating: D1

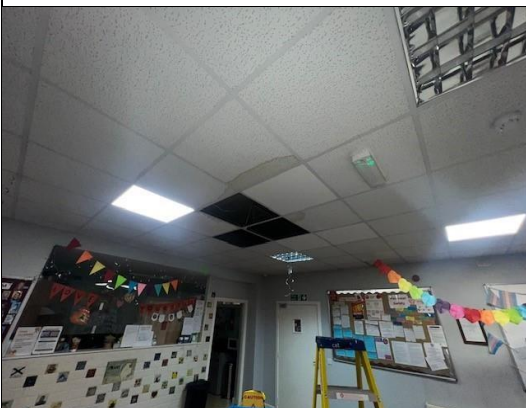
Photo 10
Location: Rainwater goods



Remarks: Deterioration of rainwater goods.

Condition/Priority rating: D1

Photo 11
Location: Internals



Remarks: Failure of ceiling tiles due to water ingress.

Condition/Priority rating: D1


Photo 12
Location: Internals



Remarks: Secondary suspended ceiling with heavy damage due to water ingress.

Condition/Priority rating: D1


Photo 13
Location: Internals



Remarks: Secondary suspended ceiling with heavy damage due to water ingress.

Condition/Priority rating: D1


Photo 14
Location: Internals



Remarks: Underside of fibreboard deck which is saturated.

Condition/Priority rating: D1

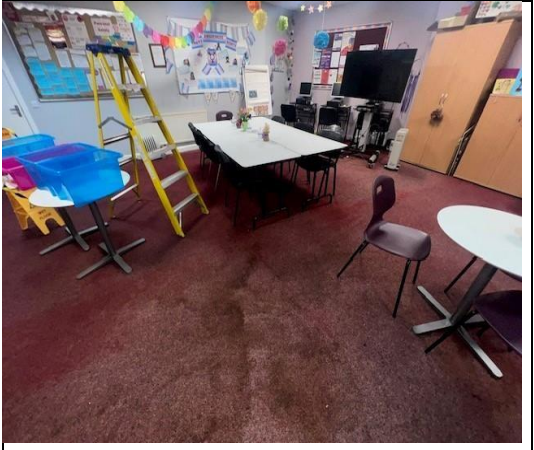
Photo 15
Location: Internals



Remarks: Damp reading to fibreboard deck.

Condition/Priority rating: D1


Photo 16
Location: Internals



Remarks: Historic staining to carpet finishes as a result of water ingress.

Condition/Priority rating: D1

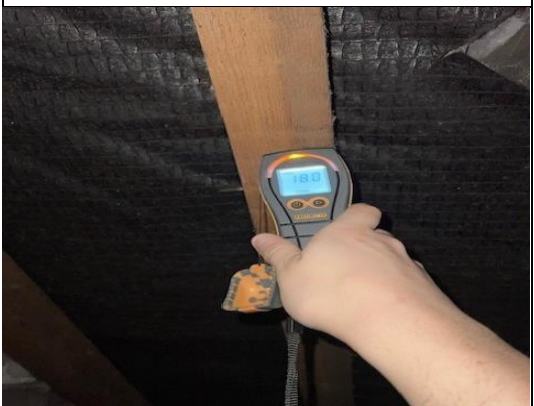
Photo 17
Location: Internals



Remarks: Historic ingress noted to plaster due to water ingress.

Condition/Priority rating: D1


Photo 18
Location: Internals



Remarks: Damp reading noted to pitched roof timbers at high risk of wet rot.

Condition/Priority rating: D1

Photo 19
Location: Internals



Remarks: Historic lath and plaster ceiling finishes within pitched roof area failing as result of ingress.

Condition/Priority rating: D1


Photo 20
Location: Internals



Remarks: Historic lath and plaster ceiling finishes within pitched roof area failing as result of ingress.

Condition/Priority rating: C2

Photo 21
Location: Internals



Remarks: Removal of defective light fittings due to water ingress.

Condition/Priority rating: D1


Photo 22
Location: Internals



Remarks: Historic ingress noted to plaster due to water ingress.

Condition/Priority rating: D1

Photo 23
Location: Internals



Remarks: Damage to plastered ceiling finishes due to water ingress.

Condition/Priority rating: D1

