

Permanent works to stop a recurring roof leak

The works order raised from ticket TKT-2026-03847: permanent replacement of corroded lead flashing at Aldgate Central Library, after three reactive calls to the same roof valley in seven months. Scope, cost build-up, listed building consent and programme, issued for authorisation as a variation under the term contract.

CLIENT

Aldgate Borough Council · 42 buildings

CONTRACT

Term maintenance · reactive and planned

REFERENCE

ALD-WOR-M18

WORKS ORDER

WO-2026-00847

PREPARED BY

Sentinel FM Ltd · via BuiltAI

STATUS

● Awaiting consent

Illustrative example: fictional project and parties.

£1,800

Works order value, estimate

3

Reactive calls, one roof, in 7 months

8 wks

Delivery, from consent grant

Grade II

Listed building, consent required

01

ORIGIN

Why this works order was raised

This works order follows ticket TKT-2026-03847, the third reactive call to the same north-east roof valley at Aldgate Central Library in seven months. The lead is corroded at the lap joint, so each temporary repair has held only briefly, and every call closes public areas of the library.

ORIGINATING TICKET	TKT-2026-03847 · P2
ASSET	North-east roof valley gutter
LOCATION	Aldgate Central Library, 14 Corporation Street, M4 2FB · Grade II listed

02

SCOPE

Scope of works

From scaffold or tower access to the north-east valley gutter, replace approximately 2.4m of corroded lead flashing and reinstate the roof to a watertight, consent-compliant finish.

- 01

Strip the temporary repairs

Remove the felt patch (October 2025), the silicone sealant (January 2026) and the flashing tape (May 2026).
- 02

Replace the lead

Install approximately 2.4m of new Code 5 lead flashing, dressed into the existing slate courses.
- 03

Reinstate and finish

Refit any slates disturbed during the works and apply patination oil to the new lead.

The internal ceiling tiles were already replaced under ticket TKT-2026-03847.

03

PROGRAMME

Delivery programme and method

Works are sequenced around listed building consent and around keeping the library open to the public. The valley is watertight on the interim repair, so there is no emergency driver to start before consent is granted.

- 01

Consent, submitted 20 May 2026

Listed building consent applied for to Aldgate BC planning; a decision is expected in 4 to 6 weeks, and no works proceed until it is granted.
- 02

Mobilise, the week of consent grant

Confirm the specialist lead worker, book scaffold or tower access, and agree working hours with the library to avoid closing public areas.

03

Works, up to 8 weeks from grant
Strip the three temporary repairs, replace approximately 2.4m of Code 5 lead and reinstate the disturbed slate courses, weather permitting.

04

Close out
Apply patination oil, leave the roof watertight, sign off the works order and update the asset history so the recurring fault is closed at source.

METHOD AND HERITAGE CARE

Grade II listed: this order proposes Code 5 renewal; Asset History records existing Code 4. Confirm the detail through design and consent review before authorising work. Scaffold or tower access only; review the interim flashing-tape repair on 6 June 2026 while consent is awaited.

04

SIGN-OFF

Cost, consent and authorisation

ITEM	DETAIL	ESTIMATE
Materials	Code 5 lead sheet, fixings, patination oil, slate clips	£600
Labour	Specialist lead worker and mate · 2 days at £480 per day	£960
Access	Scaffold or tower	£240
Total estimate		£1,800

ONE PERMANENT FIX AGAINST THREE THAT DID NOT HOLD

The three temporary repairs have already cost £366 and have not lasted; the £1,800 permanent replacement is expected to clear the fault from the reactive log.

SUBMITTED

20 May 2026 · to Aldgate BC planning

CONSENT TARGET

23 May 2026 · unconfirmed

DECISION EXPECTED

4 to 6 weeks

WORKS DURATION

8 weeks from consent grant

INTERIM COVER

Flashing-tape repair holding · next review 6 June 2026

AUTHORISATION	PARTY	SIGNATURE	DATE
Raised by	Sentinel FM Ltd · via BuiltAI	_____	_____
Client authority	Aldgate Borough Council	_____	_____
Listed building consent	Aldgate BC planning department	_____	_____

Reference

ALD-WOR-M18

Works order

WO-2026-00847

Period

1 to 31 May 2026

Authority

Variation per Contract Schedule 6