



Restoring The Banks & The Channel

Moving Forward Together



Restoring The Banks & The Channel

- Waterproofing: A Top Priority
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Lack of maintenance

For an extended period, The Banks and The Channel have suffered from inadequate maintenance, resulting in considerable damage to the building's structure, and devaluing our property. This neglect of planned upkeep has resulted in numerous pressing issues that demand urgent intervention.

From corroded brick ties and structural steelwork to water damage, the building urgently requires repairs. These issues not only jeopardise the safety and comfort of residents but also detract significantly from the building's overall appearance.



Waterproofing: A Top Priority

Ensuring effective waterproofing is paramount to preserving the structural integrity of any building. Given our location in a marine environment, it's crucial that we prioritise this aspect of maintenance. Corrosion of structural steelwork and steel reinforcement bars in reinforced concrete poses a significant risk, potentially leading to structural collapse.

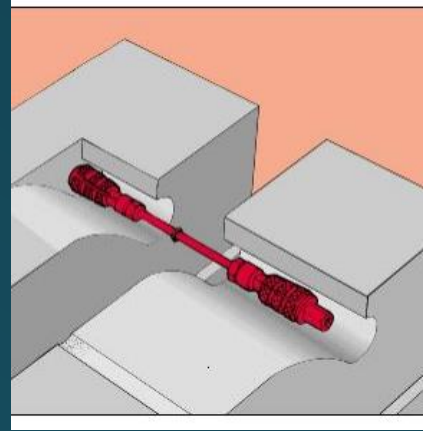
Studies have consistently highlighted water damage as a primary cause of building deterioration. Therefore, investing in robust waterproofing measures, such as the capping of brick piers implemented in 2022, was essential. Not only does this help prevent future damage to the building, but it also saves us from incurring costly repair expenses.



Corroded Brick Ties: A Major Concern

Corroded brick ties are a major concern for the safety of any building. These metal ties hold the brick facades together and when they corrode, the bricks can become loose and unstable. The outer skin of brickwork can fall leading to costly repairs and potential risk to life. This is what happened recently at Portland Court, thankfully without causing any injuries.

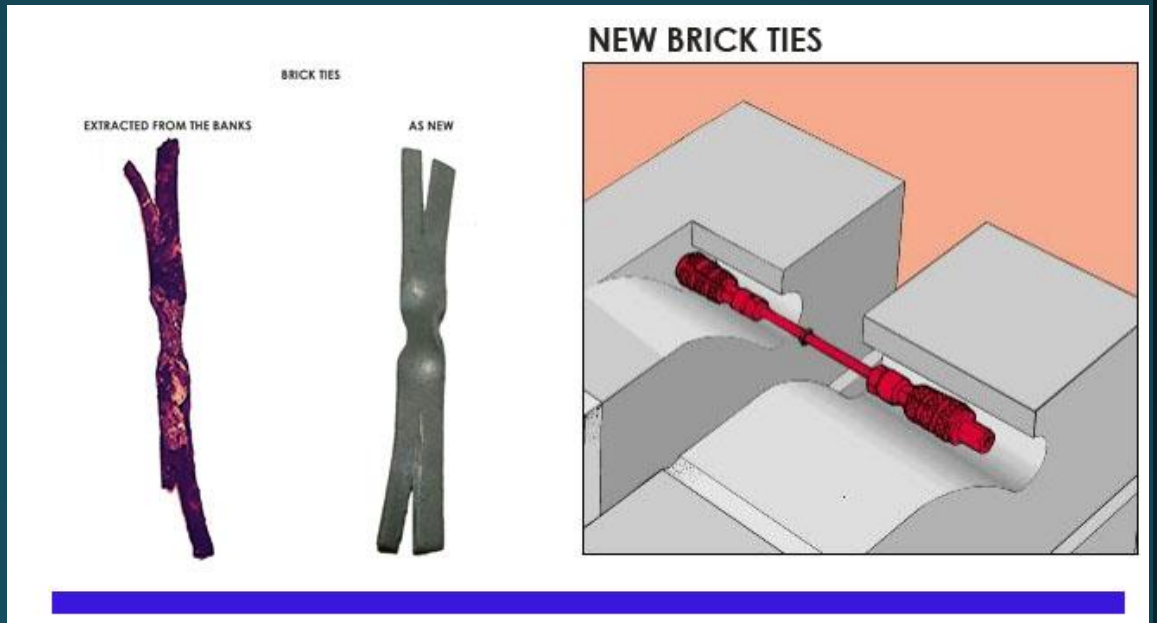
The impact of corroded brick ties is not limited to just the structural integrity of the building. Water can seep through the gaps created by the loose bricks, causing further damage to the interior and exterior walls. This can lead among other things to mold growth, which can be harmful to the health of the occupants. Immediate replacement of corroded brick ties is necessary to prevent further damage and ensure the safety of the building.



Corroded Brick Ties: Update 2024

In February we started work on Phase 1 of the remedial works, the Evens wing of The Banks, and some gable end work in The Channel.

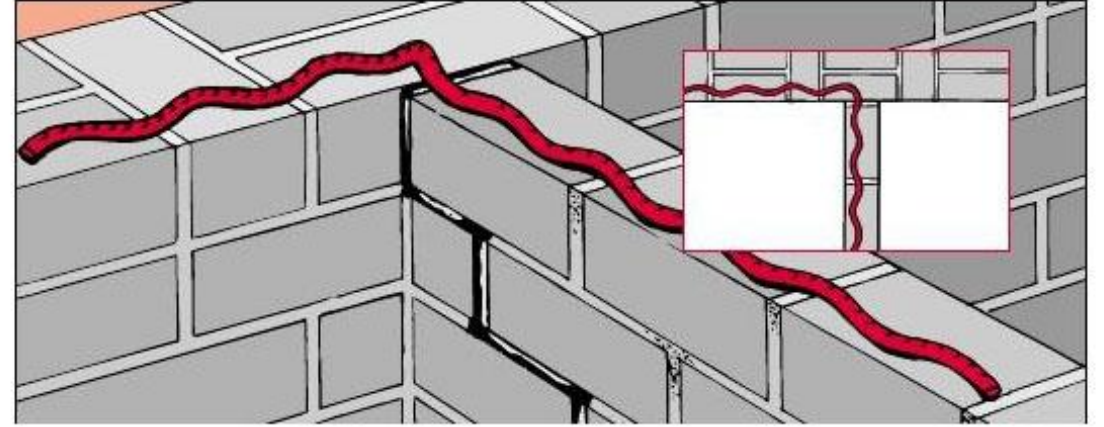
The work is progressing well, and the photos/diagrams on this and the following slide show some issues identified and how they will be addressed.



Corroded Brick Ties: Update 2024 continued

There is urgent repair work required to brickwork at the side of the rear entrance in The Channel. This work has now been programmed into the current Phase 1 plan.

We had to carry out work last year ahead of the main contract to repair a pillar on the front elevation of The Channel, as there was an immediate danger of it failing.



Example of how a corner crack tie can be used.

The example crack is an actual one in The Channel





Repairs to Brickwork: Update 2024

Once the removal/stabilisation of the brick ties is completed then work will commence on the re-pointing of brickwork



Updated Costs & Timeline

The projected expenditure for the repairs and renovations to The Banks and The Channel over the next decade is approximately £1.3 million at current prices. This encompasses all envisaged work, with priority given to addressing the replacement of corroded brick ties, implementing waterproofing measures, and conducting necessary repairs to the brickwork. These initial repairs are anticipated to span a period of 2 to 3 years.

It's crucial to emphasise that while this constitutes a substantial investment, it is indispensable for ensuring the safety and durability of the building. We cannot afford to allow the continued deterioration witnessed over the past 10-15 years to persist. Neglecting these repairs could exacerbate existing issues and lead to even greater costs in the long term. Initiating the work now is imperative to halt further degradation and safeguard our homes moving forward whilst also protecting the value of all our homes.

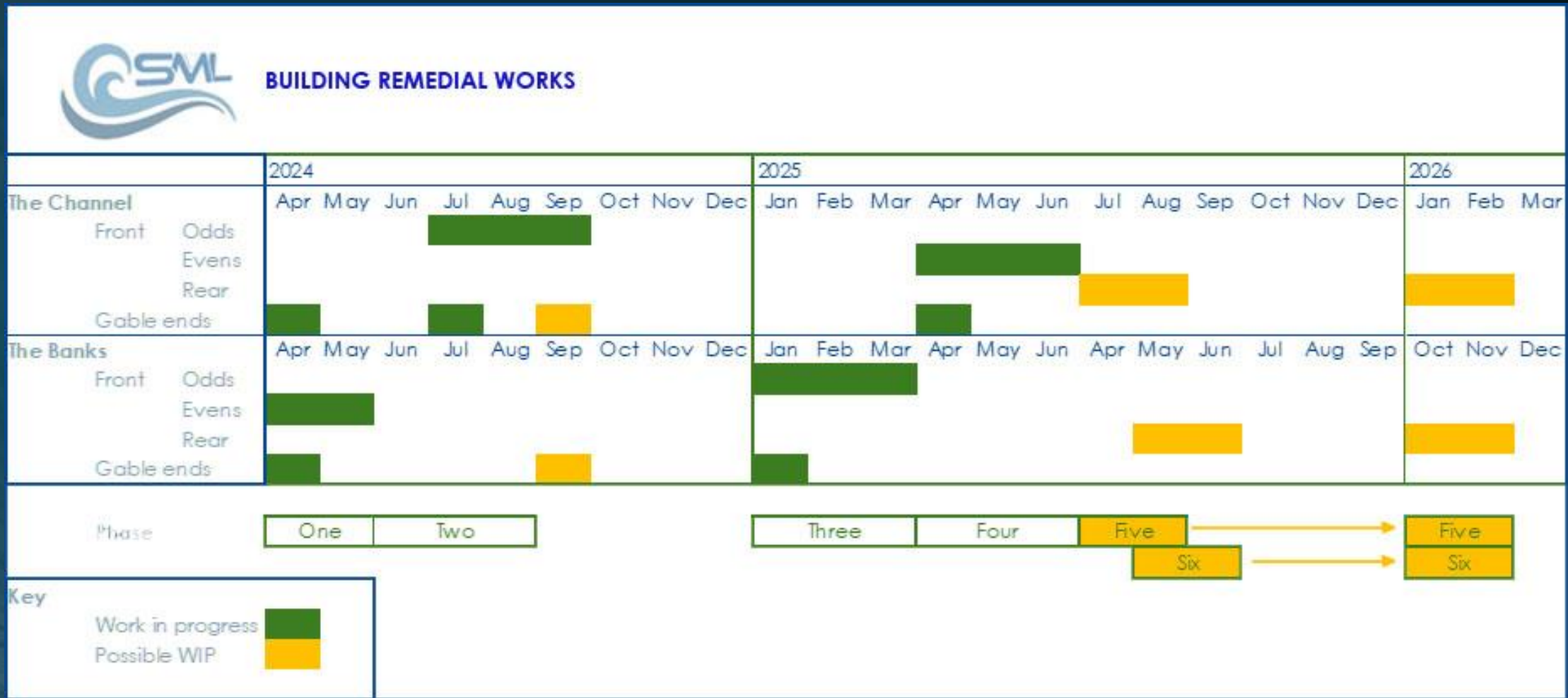
Further details outlining the estimated costs of planned works are provided on the next page and a forecast timeline on the subsequent page

Forecast Costs

Cash out-flows	Description (as required)	Starting point	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Refurbishments and Improvements	Heating (Replacement of Capital equipment)	£0	£300,000	£0	£0	£0	£0	£0
Refurbishments and Improvements	Building Remedial Work Gable Ends	£0	£0	£50,000	£0	£0	£0	£0
Refurbishments and Improvements	Building Remedial Work Front The Channel Wing 1	£0	£0	£150,000	£0	£0	£0	£0
Refurbishments and Improvements	Building Remedial Work Front The Banks Wing 1	£0	£50,000	£100,000	£0	£0	£0	£0
Refurbishments and Improvements	Building Remedial Work Front The Channel Wing 2	£0	£0	£0	£120,000	£0	£0	£0
Refurbishments and Improvements	Building Remedial Work Front The Banks Wing 2	£0	£0	£0	£0	£0	£0	£0
Refurbishments and Improvements	Building Remedial Work Rear The Banks	£0	£0	£0	£0	£40,000	£40,000	£0
Refurbishments and Improvements	Building Remedial Work Rear The Channel	£0	£0	£0	£0	£40,000	£40,000	£0
Refurbishments and Improvements	Repainting/Rendering The Banks	£0	£0	£0	£0	£0	£0	£0
Refurbishments and Improvements	Repainting/Rendering The Channel	£0	£0	£0	£0	£0	£0	£0
Refurbishments and Improvements	Replacement Balcony Ballustrades The Channel Wing 1	£0	£0	£15,000	£0	£0	£0	£0
Refurbishments and Improvements	Replacement Balcony Ballustrades The Channel Wing 2	£0	£0	£0	£15,000	£0	£0	£0
Refurbishments and Improvements	Replacement Balcony Ballustrades The Banks Wing 1	£0	£0	£0	£0	£15,000	£0	£0
Refurbishments and Improvements	Replacement Balcony Ballustrades The Banks Wing 2	£0	£0	£15,000	£0	£0	£0	£0
Refurbishments and Improvements	Garage Replacement Phase 1 <i>inc solar on roofs</i>	£0	£0	£0	£60,000	£0	£0	£0
Refurbishments and Improvements	Garage Replacement Phase 1 <i>inc solar on roofs</i>	£0	£0	£0	£0	£60,000	£0	£0
Refurbishments and Improvements	Garage Replacement Phase 1 <i>inc solar on roofs</i>	£0	£0	£0	£0	£60,000	£0	£0
Refurbishments and Improvements	Garage Replacement Phase 1 <i>inc solar on roofs</i>	£0	£0	£0	£0	£0	£60,000	£0
Refurbishments and Improvements	Roof refurbishment The Banks	£0	£0	£0	£0	£0	£0	£60,000
Refurbishments and Improvements	Roof refurbishment The Channel	£0	£0	£0	£0	£0	£0	£60,000
Refurbishments and Improvements	Access Road Resurfacing	£0	£0	£0	£0	£0	£0	£0
Refurbishments and Improvements	Access Road Repairs	£0	£0	£0	£1,500	£0	£0	£0
Refurbishments and Improvements	Parking Improvements	£0	£0	£0	£20,000	£0	£0	£0
Refurbishments and Improvements	Lift Equipment Refurbishment The Channel	£0	£0	£10,000	£0	£10,000	£0	£0
Refurbishments and Improvements	Lift Equipment Refurbishment The Banks	£0	£0	£10,000	£0	£10,000	£0	£0
Refurbishments and Improvements	Solar Panels on main roofs	£0	£0	£13,566	£13,316	£13,316	£13,316	£13,406
Refurbishments and Improvements	Electric Vehicle Charging Points	£0	£0	£0	£0	£0	£0	£0
Refurbishments and Improvements		£0	£0	£0	£0	£0	£0	£0
Refurbishments and Improvements		£0	£0	£0	£0	£0	£0	£0
Refurbishments and Improvements	General only used in Starting Point Calculation	£0	£0	£0	£0	£0	£0	£0
Projects Sub Total		£0	£350,000	£363,566	£229,816	£248,316	£153,316	£133,406
Total cash out-flows (B)		£217,759	£604,873	£628,508	£499,539	£530,388	£445,589	£435,991



Forecast Timeline



Conclusion: Taking Action

In conclusion, it is crucial that we forge ahead with the necessary work and take decisive action to prioritise essential repairs, ensuring the safety and longevity of the building. The neglect suffered in The Banks and The Channel has inflicted considerable damage that will no longer be disregarded. It falls upon us to confront these issues head-on and forestall any further deterioration.

By giving precedence to waterproofing measures and replacing corroded brick ties, we can thwart further damage and enhance the overall safety of the building. Addressing necessary repairs to the brickwork will not only elevate the building's aesthetic appeal but also bolster its long-term value. We recognise that the costs and timeframe for these repairs may appear daunting, but the repercussions of inaction far outweigh any hesitations.

