

Pye Green Community Centre Roof Report

March 2026

Overview and History

The replacement flat roof covering in 2018 should have lasted 20 years. Leaks were constantly occurring in the entrance area, main foyer area, meeting room 3 and the fuse board area.

Attempts were made by HTC officers to contact the original roofer for them to attend and make good the flat roof covering. The previous administration and caretaker had also tried to get them to out to review the issues. The son of the original roofer did come out on one occasion but due to high winds and rain, was not able to go onto the roof. We tried again but they never attended.

Remedial works had been undertaken by the roofer used previously to try and alleviate the leaks. A run-off area was added to the back of the building as he notified us that the drainage was insufficient for the size of the roof which would be the causation of the MR3 leaks. Whilst the leaks in MR3 reduced, this did not resolve the main issue.

The previous roofer also attended for the entrance area leaks which again, improved the number of leaks, but these were not resolved by the additional sealant applied to the fixings. Leaks continued to occur during heavy rain.

In 2024, Council requested HTC officers obtained quotes for the replacement of the flat roof cover.

In June 2024 Full Council meeting, 3 quotes were presented for consideration to replace the flat roof covering.

These were: -

- A W Roofing £21,800
- T Newman £16,000 + VAT
- Finn Contracts £11,800 + VAT (fibreglass replacement option)

Council approved T Newman Unit 19 Saltbrook Trading Est, Saltbrook Rd, Cradley Heath B63 2QJ

Works completed to date

August 2024

1. Flat Roof replacement

Renew flat roof area, as per quote Extra Works include alterations to timber work, re-clad small roof buildings:

Remove all existing roof covering to the 2 flat roofs, approx. 56ms and dispose.

Remove all existing timber deck and dispose.

Carry out repairs in isolated areas to timber joists.

Supply and fit new 18mm OSB board to roof area.

Invoice total £16,000.00 (plus VAT)

As part of the roof works, T Newman fitted small vents on the flat roof. The original roof covering prior to 2018 was CFC laden. To remove all of the original roof covering would release these into the environment. T Newman had identified that the 2018 roof covering and the original roof covering had sweated resulting in damp / wet boards which had never dried out. This along with repair issues that were never addressed by the roofer HTC used in 2018, had resulted in a roof structure that had been unsafe to walk on.

December 2024

2. Additional works for foyer roof and roof flashings

Repairs to Roofs adjacent to new flat roof as required;

Flashings, bolts + replacement sleeve for foyer roof gulley

Total £5,950.00 (plus VAT) December 2024

The roofers came back out and sealed around the vents last year due to a number of small leaks where the vents were fitted, when the additional roof works for the entrance roof and flashings were completed.

Following the completed works

During the long summer of 2025, no leaks were identified when the limited rain we had occurred. When the heavy, relentless rain started, leaks started appearing in the reception area. The roofers attended to check the roof and looked at possible areas where the leaks may be occurring. They identified the valley between the metal roof as per picture 1, as an area of concern requiring further investigation. They cleared away visible debris from the roof drains. However, due to the constantly wet and cold weather, they

were not able to investigate further on the day. The roofers advised that they would return when conditions were better.

During the heavy rain, the PGCC Caretaker has attempted to minimise the leaks where possible and the skylight, which was leaking due to previous sealant erosion, was re-sealed in February 2026.

Return Site visit 9.3.26 by T Newman

As the weather had improved, we requested another site visit by the roofers. We asked them to provide pictures for Council to assist. They reviewed the metal valley that runs between the metal roof areas and abuts the flat roof. The valley drainage is located at the MR1 meeting room end, not the end where the leaks are occurring. The valley was found to be full of sludge / debris / moss which they cleared out whilst they were here. Having looked at where the leaks are, they believe the valley between the metal and non-metal roofing (this is outside of the main flat roof) is the causation of the leaks over winter. (Figures 1 and 2) as the water was not running down to the MR1 end as it should have been.



Figure 1

Roof gulley length with drainage at MR1 end



Figure 2

The configuration of the valley above the foyer (corner by leaflets in the reception area). Drainage opposite end.

The valley drainage should run to the end by MR1 but is potentially running back towards the main roof rather than running away. Whilst they were here, this was cleared out as best as possible and should improve the situation so that water runs away freely.



Figure 3, flat roof side overview.

In Summary

The PGCC caretaker is monitoring how much and where water comes through now that the valley has been cleared. If the problem re-occurs, the roofers have suggested that the metal valley may need replacing and the end closest to the flat roof raised sufficiently for the water to run off. They have recommended this be replaced with aluminium. They also recommended that the valley be cleared out regularly 3-4 times per year to ensure that the water disperses quickly.

Whilst the rain has not been at the levels over winter, any rain we have had recently has not resulted in water ingress in the foyer.

The PGCC caretaker has therefore replaced some of the stained tiles and is monitoring the situation on an on-going basis.