

## Leeds Tower Blocks, Phase 2



Two of the four tower blocks



Most work was carried out from cradles



Repointing and brick replacement



Concrete repair to roof parapets



Re-roofing with high spec mastic asphalt



One block required window replacement

Client negotiates follow on contract to repair and refurbish four further residential tower blocks to a high standard with minimum tenant disruption.

Client	Leeds City Council
Principal Contractor	Balvac
Contract Value	Approx £ 2.2m
Programme	35 weeks
Completion	March 2003

On the strength of work carried out previously, Leeds City Council awarded Balvac a negotiated contract to repair and refurbish a further four tower blocks across the city following on directly from the similar sized Phase 1 contract. Two tower blocks were in Armley, one in Seacroft, and one in the city centre. All the tower blocks were 17 storeys high.

The project featured brickwork repairs, re-pointing, concrete repairs, tie replacement, roofing works, window replacement, and decorative coatings.

Work commenced with the roofing package. The existing roofing was removed and replaced with a high performance mastic asphalt system. The air extraction plant serving the residents bathrooms was also replaced with new. Roofing works were serviced using an Alimak type hoist on each building. Once complete access cradles were suspended from the roofs allowing work on the building elevations to start.

After an initial survey, perished and damaged bricks were removed and replaced, and areas of failed bedding mortar removed and re-pointed. Many of the original brick ties were found on inspection to be spaced too far apart and beginning to corrode – significant numbers of replacement ties were installed using drilled fixings. Concrete repair work was focussed in particular on the roof parapets and floor slab edges, defective concrete was replaced with a repair mortar, and then a decorative finish applied throughout.

Replacement UPVC windows were fitted in one of the four tower blocks, significantly increasing tenant's comfort. Tenant liaison and attention to tidiness was an important aspect of this part of the contract when access through flats was required.

## Balvac

Sherwood House, Gadbrook Business Centre, Rudheath, Northwich, Cheshire. CW9 7TN

Tel: 01606 333 036 Fax: 01606 812 497

Email: [enquiries.balvac@balvac.co.uk](mailto:enquiries.balvac@balvac.co.uk)

[www.balvac.co.uk](http://www.balvac.co.uk)