

BEAUFIELD GATE

Maintenance Programme

Hanging tiles • Balconies • Gates & railings

Condition, priorities and planned works | 2026–2036

DIRECTORS' REVIEW

Updated September 2026



Executive Summary

Immediate focus

01 Hanging tiles

Prioritise repairs around Flat 8 and other affected elevations. Replace missing or defective tiles and repoint vulnerable edges.

02 Balconies & walkway

Commission contractor assessment of corrosion, balcony floor integrity, drainage and the F1–6 walkway. Strip defective coatings before treatment.

03 Railings & gates

Assess concealed corrosion, prepare metalwork back to a sound substrate and use a durable exterior metal coating system.

Director action: approve RFQs and prioritise safety-led inspections before cosmetic works.

Recommended Mitigation Approach

Hanging tiles

Coordinate with roof and soffit access where practical.
Use suitable access equipment already mobilised where possible.
Replace defective tiles and secure/pin where appropriate.
Repoint joints and exposed perimeter edges.

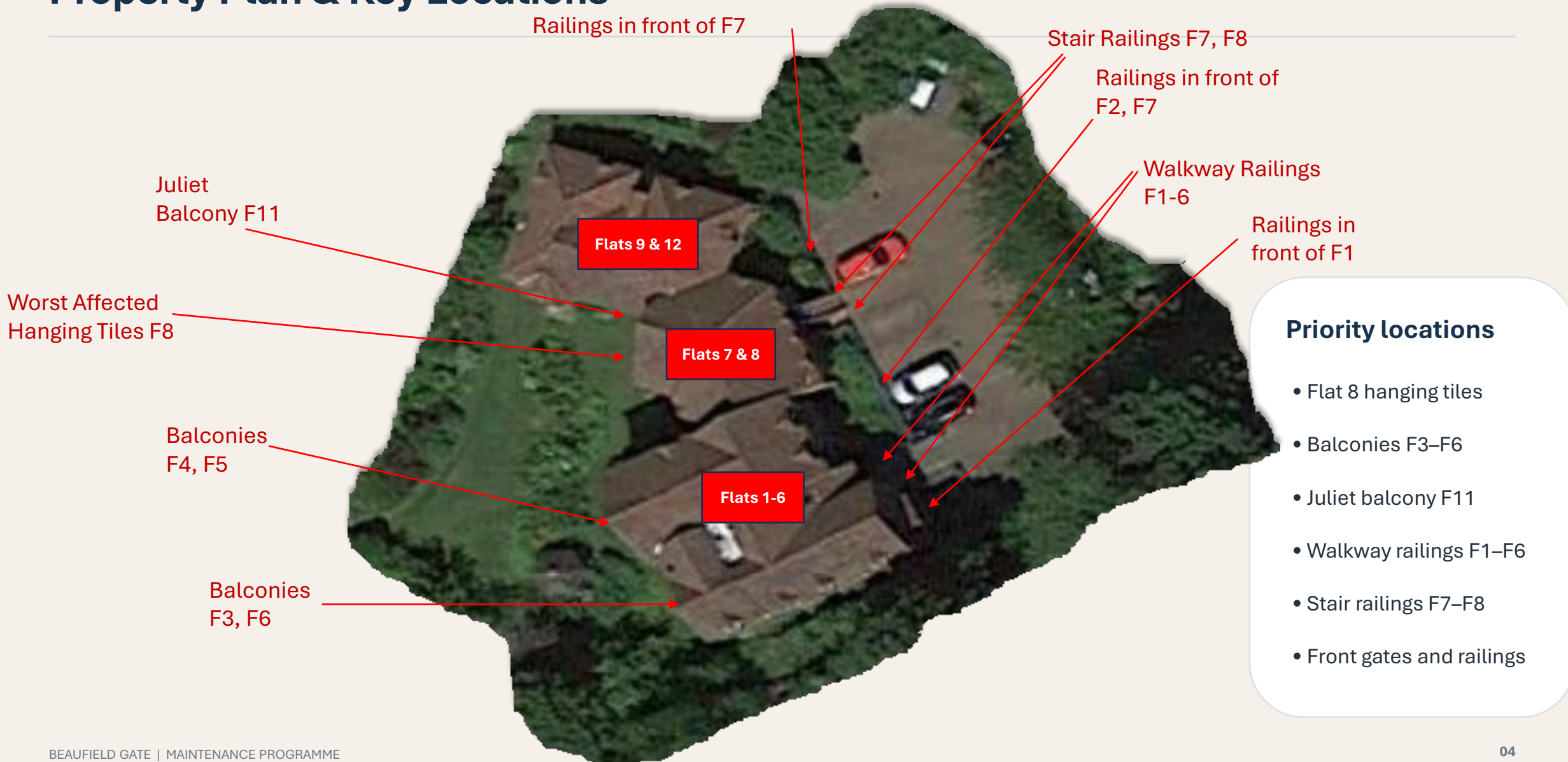
Rear balconies

Remove failed coating back to a sound substrate.
Assess whether corrosion is surface-level or structural.
Repair drainage defects and associated masonry staining.
Prime and repaint with a durable rust-resistant system.

Front gates & railings

Prepare metalwork thoroughly before repainting.
Inspect concealed faces of posts and joints.
Use Anthracite Grey RAL 7016, subject to approval.
Specify a durable anti-slip solution at F7/F8 stairs.

Property Plan & Key Locations



Balconies, Railings & Walkway



ATTENTION

Front railings • bubbling / minor rust



ATTENTION

Stairs F7 • bubbling / minor rust



MONITOR

Walkway F1-6 • monitor



ATTENTION

Flat 5 balcony • heavy corrosion



ATTENTION

Stairs F8 • heavy rear corrosion



ATTENTION

Flat 6 balcony • heavy corrosion

Balconies & Structural Interfaces



ATTENTION

Flat 4 balcony • poor condition



ATTENTION

Flat 4 underside • heavy rust



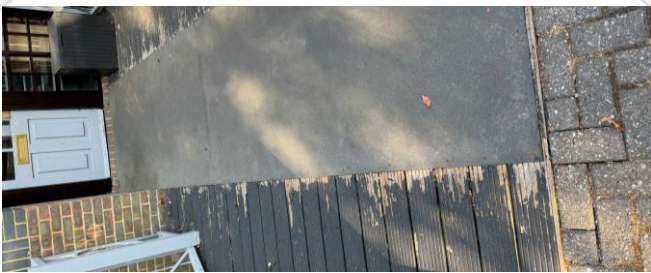
ATTENTION

Flat 6 balcony • heavy rust



MONITOR

Juliet balcony F11 • monitor



ATTENTION

F1-6 walkway • movement / collapse risk



ATTENTION

Walkway joists • coating failure / rust

Hanging Tiles • General Condition



MONITOR

Flat 8 front left • local repair



MONITOR

Flat 8 front right • local repair



MONITOR

Flat 8 front • local repair



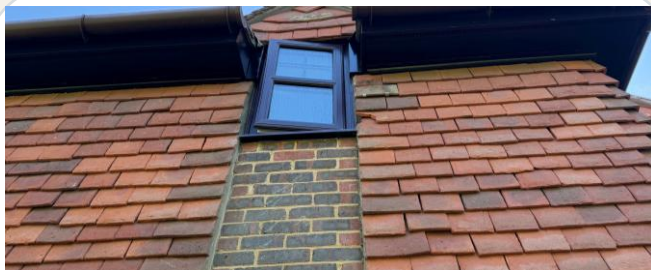
MONITOR

F9/F11 side • good



MONITOR

F9-11 entrance • local repair



MONITOR

Flat 11 first floor • local repair

Hanging Tiles • Entrance & Side Elevations



MONITOR

F9-11 entrance • local repair



MONITOR

Left inner side • local repair



MONITOR

Flat 12 first floor • local repair



MONITOR

Right entrance • local repair



MONITOR

Right inner side • local repair



MONITOR

Above Flat 10 • good

Hanging Tiles • Priority Repair Areas



MONITOR

Above Flat 10 • good



ATTENTION

Rear Flat 8 to roof • bad



ATTENTION

Rear elevation Flat 11 • bad



ATTENTION

Rear Flat 8 living room • bad



ATTENTION

Flat 8 living / ensuite • bad



ATTENTION

Rear Flat 8 • bad

Proposed Exterior Colour Palette

A restrained palette that works with the existing brick and brown window frames.



Anthracite Grey

RAL 7016



Cotswold Green

Entrance doors



Existing brick

Context

Recommendation

Use Anthracite Grey for balconies, gates and railings. Use Cotswold Green as the preferred entrance-door accent, subject to final approval.

Rear Balconies • Anthracite Grey



Concept finish: RAL 7016 to prepared metalwork.

Front Railings • Flats 1–6



Anthracite Grey railings with Cotswold Green entrance-door accent.

Front Railings • Flats 1–6



Consistent metalwork colour with a coordinated entrance door at Flat 8.

Front Gates & Signage



Metal signs: sand and restore to the original finish as part of the external refresh.

Maintenance Roadmap 2026–2036



Programme is indicative and subject to condition, access opportunities, emergencies and prudent financial control.