

Report of	Meeting	Date
Deputy Chief Executive (Introduced by Executive Member (Resources))	Council	Tuesday 17 May 2022

Astley cottage roof repairs

Is this report confidential?	No
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Is this decision key?	Not applicable
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Purpose of the Report

1. To agree a new budget to undertake necessary repairs to the cottage roof at the rear of Astley Hall.

Recommendations to Council

2. To agree a new capital budget of £340,646 to fund the cottage roof replacement.
3. To transfer £107,163 from the asset improvements capital budget to undertake associated refurbishment to the cottage
4. To agree the variation of the contract with Bullen Construction to allow the work to be completed.

Reasons for recommendations

5. The cottage roof is in need of urgent repair and a new budget is required to fund the work.
6. The contractor who has completed the renovations to the front of Astley Hall had tendered for this work.
7. Once the slates had been removed we identified a significant amount of structural repairs being required.
8. The value of this additional work would require a variation of the contract.

Other options considered and rejected

9. We cannot simply replace the tiles because the structural disrepair is significant and it would be unsafe to leave it in that condition.

10. We have considered re-tendering this as a separate package of works but this has been discounted because the original contract award included the project to repair the cottage roof.
11. We would incur significant cost if we were to demobilise the current contractor and in effect start again with the scaffolding works and prelims.
12. The repairs have had to be designed with listed building consent in mind and an independent structural engineer has assisted with the solution.
13. The costs submitted have been evaluated by our quantity surveyor and the costs have also been reviewed by our external project team to demonstrate value.

Executive summary

14. The cottage roof at the rear of Astley Hall is in a poor state of disrepair.
15. Work to repair the roof has previously been out to tender but on removing the slates it has become apparent that the amount of work needed is more than originally anticipated.
16. This report requests additional funding to allow the work to be completed so the cottage can be utilised again.

Corporate priorities

17. The report relates to the following corporate priorities:

Involving residents in improving their local area and equality of access for all	A strong local economy
Clean, safe and healthy communities	An ambitious council that does more to meet the needs of residents and the local area

Background to the report

18. The cottage at the rear of Astley Hall has had significant issues with the roof. The building is home to the staff areas, art store and general stores.
19. With the work identified as a priority for the integrity of the building the work was put out to tender alongside the main renovations to provide best value and allow us to get the repairs done at a time when the Hall was due to be closed.
20. In the autumn, once the bat surveys were undertaken, the contractor was able to remove the roof tiles and additional work was identified as the state of repair was significantly worse than anticipated.

21. The extent of the disrepair can be seen here – while it doesn't show the whole of the roof it equates to about 20% of the roof space on Astley Hall:



Budget and costings

Roof Replacement

22. The contractor submitted their price for the cottage roof repairs as part of a competitive tender process alongside the main renovation works. The breakdown of work included in the original tender was:

Item	Cost
Works allocated to the cottage roof to include removal, recover, insulation, leadwork and rainwater goods – this has been extracted from the original bill of quantities	£63,136
Provisional sum for repairs	£11,500
Provisional sum for supply of slate	£6,900
Allowance for scaffolding	£29,343
Allowance for prelims	£20,751
Total allocated for roof repairs	£131,630

23. Given the uncertainty as to the state of disrepair the proposal was that we would provisionally fund these works from the asset improvements capital budget but that would be reviewed once we knew the full extent of the works.

24. Unfortunately, the state of disrepair was significant and an additional schedule of works has been produced.

25. A contingency has been added, together with prolongation costs and consultant fees associated with the extended contract period.

26. The updated costs can be summarised as:

Item	Cost
Additional repair works to the roof	£88,459
Contingency to works	£10,000
Prolongation costs for contractor (33 weeks)	£64,557
Council's professional fees	£46,000
Sub total of additional work for contractor	£209,016
Initial allocation of costs for cottage roof repairs	£131,630
Total costs for the works	£340,646

Cottage General Refurbishment

27. A provisional sum has also been provided for associated repair works to the cottage to include some render removal and repairs to brickwork on the cottage, window frame repairs, ceiling repairs, plaster repairs to the internal walls and internal and external decoration to tidy the building up ahead of the return to its use for staff and art stores.
28. This totals £107,163 – given this work is in part necessitated by the extent of the repairs required to the roof it would provide best value to undertake this as part of the same contract. This element of the work would be allocated to the asset improvements capital budget.

Climate change and air quality

29. The work noted in this report does not impact the climate change and sustainability targets of the Council's Green Agenda and all environmental considerations are in place.

Equality and diversity

30. This is in relation to repair the roof to the cottage so has no implications for equality and diversity.

Risk

31. A number of key risks have already passed with the project namely bats roosting in the roof and the requirement to satisfy listed building consent.
32. The main risk remaining is if any further problems are identified with the work.
33. This has been mitigated with the contractor pricing for a worst case scenario in terms of the number of items that need replacing and a contingency has been included.

Comments of the Statutory Finance Officer

34. The £107k works to refurbish the cottage are to be funded from existing approved capital budgets. The £341k works to the roof will be an addition to the existing capital programme and will result in an additional cost to the revenue budget of £3k MRP and £10k interest.

Comments of the Monitoring Officer

35. The works to the roof identified in the existing contract were subject to further inspection due to limited access to the space preventing a full assessment. As the

report confirms the works now identified are significantly more extensive and fall outside the scope of the original contract. As confirmed in the report a variation to the existing contract is the best option for the delivery of these works. This is permitted by the contract terms.

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