

Agenda Item: 15.6
Report to: Full Council
Date: Wednesday 17th February 2021
Subject: Roof at the community centre
Summary: To note obligations under lease.

Decision Required:

To note KHCC roof repairs under lease obligations £23,030.10 exc vat to be spent from contingency funds.

1. Background

The community centre has a history of leaks in the vicinity of the old parish council offices. This has been investigated by Liberty Property Trust whilst undertaking the community centre extension.

2. Liberty Property Trust

The following email has been received from Liberty Property Trust

"As discussed earlier following further investigations into the condition of the Community Centre office area roof, it has been discovered that the damage from the prolonged roof leaks is considerable greater than originally thought and the Service Cost works to rectify the defective roof will cost significantly more than the £7,021.30 + VAT previously estimated, we are now looking at Service Costs ranging from £47,316.38 exc vat to £23,030.10 exc vat as set out below. The Landlord considers that repairs Option 2 costing £23,030.10 ex VAT should take place as soon as possible. These works are Service Cost works that are to be fully funded by KHPC under the terms of the Community Centre Lease dated 17 December 2020.

Please note the rectification and repair works for the Community Centre office area roof are not part of the RKRL new hall extension works.

Background to the Office Roof Leaks:

The further investigations into the condition of the Community Centre office area roof has shown that when the previous extension was undertaken to create the two offices by the Parish Council, the existing roof was left in-situ and a new pitched roof built over the top without removing the battens and

cutting into the valley (please see the copy of the letter we received from the clerk at the time dated 5 March 2010 stating that the extension to the offices was undertaken by Ballast Wiltshire). The old roof runs on its existing line and can be seen within the ceiling void in the office (please see the photos below).

The roofing felt should have been cut and dressed over a fillet fixed to the valley board running down both sides, see example plan attached (which is not shingle but the principal is the same). You can see on the photo below that there is only a valley board on one side, the battens carry through under the valley, and the felt has not been dressed up, so any water getting through the shingles at a higher level will run on the felt, right under the valley and continue on the old roof and into the office.





Evidence of old roof within the office ceiling void:





Water has been leaking into the office for a number of years and we understand has not been previously reported to the Landlord, these on-going leaks are therefore damaging the fabric of the building. In order to prevent further degradation the Landlord urgently requires that the roof is properly repaired which is a Service under the terms of the Lease.

As you are aware the office area is currently exposed and only protected by a tarpaulin which is only a very short term solution. The Landlord or its contractors cannot be held responsible for any damage to the contents of the building whilst the temporary tarpaulin is in place.

Repair Costs:

As the works to rectify the roof are considerably more extensive than previously thought, new quotes for three possible roofing options have been obtained for the works to re-roof the two pitched roofs that abut the valley over the existing office which are as follows:

Option 1

To replace the roof finish using new shingles and leadwork

Erect scaffold to the eaves elevation and provide access on to the low level roof

Strip the existing shingles and battens

Strip out the existing valley boards and provide new correctly laid boards

Provide timber trims and details to roof

Supply and fit new breather membrane to existing rafters

Supply and fit 25x38mm timber tile battens

Supply and fit new Cedar Shingles fixed with silicone bronze nail providing a double course of shingles to the eaves course

Supply and fir new lead valet gutter and cut shingles to rake over the valley junctions

Re-dress the existing lead top cover flashing

For the sum of £47,316.38 exc vat

Option 2

To replace the roof finish using a 2 layer felt system

Erect scaffold to the eaves elevation and provide access on to the low level roof

Strip the existing shingles and battens

Strip out the existing valley boards and provide new correctly laid boards

Supply and lay new 18mm WBP plywood deck

Supply and lay new Icopal Total Torch two layer felt system consisting of one layer of Icopal Total Torch Vapour Dispersion layer Anderson Total Torch Vapour Dispersion Layer - Icopal fully bonded to the plywood deck and a second layer of Icopal Total Torch SBS mineral capsheet in a brown finish Anderson Tecnatorch SBS Torch-on Roofing Capsheets - Icopal

Turn down felting at eaves and form welted drip to gutter.

Dress felt over timber check fillets and form welted apron to fascia

Re-dress the existing lead top cover flashing

For the sum of £23,030.10 exc vat

Option 3

To replace the roof finish using a single ply roofing system

Erect scaffold to the eaves elevation and provide access on to the low level roof

Strip the existing shingles and battens

Strip out the existing valley boards and provide new correctly laid boards

Supply and lay new 18mm WBP plywood deck

Supply and lay fully bonded to the plywood deck Amourplan single ply roofing system Single Ply - IKO Group Plc

Aluminium liner to the gutter

Metal drips formed and installed around ridge line and both verges, mechanically fixed

Re-dress the existing lead top cover flashing

For the sum of 24,605.10 exc vat

We recommend Option 2.

Provisions of the Lease:

The Landlord provides the Services to KHPC and the cost of the Services, the Service Cost, is fully rechargeable to KHPC as Service Rent. The Services include the maintenance, repair and rebuilding and renewal of the structural parts of the building which includes the roof. Please see the definition of Services in the Lease. Due to the urgent nature of these repairs the Landlord

requires that they take place as soon as possible to prevent any further damage to the building fabric.

Next Steps:

Under the Lease the Landlord does not need KHPC's acknowledgement to undertake the Services, however given the good relationship between KHPC and LPTUK we wanted to notify KHPC of the roof repair Service Cost before the works are ordered, please note this upfront notification does not vary in anyway, now or going forward, the terms of the Lease. We would be grateful if you could confirm receipt of this email and its contents.

Please do not hesitate to contact me if you need any further information on the nature of the roof issue or the proposed Service Cost repairs.

Thank you and kind regards,

Decision Required

To note KHCC roof repairs under lease obligations £23,030.10 exc vat to be spent from contingency funds.

Contact Officer: Julie Miller, Clerk and RFO

Date: 4th February 2021