

APPENDIX C1 “Project Mandate”

Agenda item number: Date of issue: 18/10/12

Meeting: REEA 31/10/12
Date: 18/10/12

Report by: David Blanchard Job title: Corporate Property Officer
Service: Central Services

Status:
Subject: Snow Hill Industrial Units – Roof Repairs

1 Purpose of report

Seek approval for urgent repairs/ improvement to Snow Hill Industrial Unit roofs

2 Recommendations

Members approve budget of £90k to complete remedial works as recommended by external consultants Gleeds.

It is recommended that the contractor that has already undertaken substantial repairs to the roof and guttering this year, ARC Roofing Systems Ltd. is instructed to complete the over clad system. This will ensure that there are no disputes on warranty issues should there be problems with leakages to the roof or guttering in future years.

3 Background

The Snow Hill Units are approximately 50 years old. Recent works to renew/repair original roof-lights and guttering to relieve water ingress were completed. However, the torrential rain and winds have taken their toll and water ingress has become very obvious and continual via the roof sheets and fixings. It is evident that patch repairs are no longer effective or viable and a more comprehensive repair/improvement must be undertaken.

Professional building surveyor and roofing contractor advice has been received on the recommended way forward.

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- 4 Legal, financial and IT implications
MBC has an obligation to repair the roof under the terms of the lease in a reasonable time frame
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- 5 Initial Assessment of risk
Risk of tenants withholding rent
Risk of further water ingress to rented units and subsequent claims
Risk of winter weather conditions adding to the problem
Risk of reputational damage
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- 6 Equalities and diversity and staffing implications
None relevant to this project.
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