

Officer Non Key Executive Decision

Relevant Chief Officer	Steve Thompson, Director of Resources
Relevant Cabinet Member	Councillor Mark Smith, Cabinet Member for Business, Enterprise and Job Creation
Report Author	Paul Jones, Head of Property Services and Asset Management
Implementation Date of Decision:	17 January 2021

ROOFING WORKS TO 12, 14 AND 16 KENT ROAD

1.0 Purpose of the report:

- 1.1 To seek formal approval to commission works to 12 – 16 Kent Rd for full roof replacements and external fabric repairs, asbestos removal and subsequent structural repairs.

2.0 Recommendation(s):

- 2.1 Following a competitive Tender exercise to approve commissioning of the works to the lowest bidder Acorn Park Construction Limited.

See Appendix 1 - Tender report.

3.0 Reasons for recommendation(s):

- 3.1 The existing slate roofs to 12 – 16 Kent Road are at the end of their life. The tenants have reported numerous areas of water ingress, and deterioration of the existing timber fascia boards and barge boards. Approximately 60% of the existing slates are damaged due to age and the method of fixing, hence replacement of the existing roof covering is required.
- 3.2 Following a structural report commissioned by Property Services the existing brick chimney stakes to the property are unsafe due to weathering and frost action undermining the mortar jointing, leaving brickwork unsecure. Temporary works have been carried out to make safe, however the chimney stakes require taking down and rebuilding.
- 3.3 The existing asbestos management survey has identified asbestos within the existing under cloaking of the roof, and shall be removed within the scope of the works.

See Appendixes for full schedule of works:

Appendix 2 – Preliminaries

Appendix 3 – Schedule of works

Appendix 4 – Roof Plan

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

3.3.1 Not to carry out the works which would leave the property unsafe and cause further business disruption and deterioration of the property.

4.0 Council Priority:

4.1 The relevant Council Priority is

- Priority One "The economy: Maximising growth and opportunity across Blackpool"
- Priority Two "Communities: Creating stronger communities and increasing resilience"

5.0 Background Information

5.1 12 – 14 Kent Road is operated as a local Bed and Breakfast hotel. The property has been leased to the same occupier since November 2004 under an internal repairs and maintenance lease agreement. The Council remains responsible as the landlord for external walls, roofs and structure of the building.

5.2 16 Kent Road is operated as a local Bed and Breakfast hotel. The property was leased to the current same occupier since July 2020 following being vacant for a number of years. The property required full renovation and improvement works which were carried out by the current tenant.

5.3 16 Kent Road is leased under an internal repairs and maintenance lease agreement. The Council remains responsible as the landlord for external walls, roofs and

structure of the building.

Does the information submitted include any exempt information?

No

List of Appendices:

Appendix 1 – Tender Report (Confidential item)

Appendix 2 – Preliminaries

Appendix 3 – Schedule of works

Appendix 4 – Roof Plan

6.0 Legal considerations:

6.1 Subject to legal contract JCT Minor Works 2016 between Blackpool Council and Acorn Park Ltd.

7.0 Human Resources considerations:

7.1 None.

8.0 Equalities considerations:

8.1 None.

9.0 Financial considerations:

9.1 The Capital cost of £139,725.00 will be funded from existing ring fenced Capital receipts from asset disposals from the investment portfolio.

See Appendix 1 Tender Report for full breakdown of costs.

10.0 Risk management considerations:

10.1 Prior to commencement of works a Health & Safety Plan will be submitted including Risk assessments and Method statements for the works to be carried out.

COVID Secure working practises will be in place and agreed prior to commencing works.

11.0 Ethical considerations:

11.1 None.

12.0 Internal/ External Consultation undertaken:

- 12.1 Liaison with the tenants of 12 – 14 Kent Road, and 16 Kent Road in regard to the works that are required and the programme of works.

13.0 Decision of Chief Officer

- 13.1 Following a competitive Tender exercise to approve commissioning of the works to the lowest bidder Acorn Park Construction Limited

14.0 Reasons for the Decision of the Chief Officer

- 14.1 The existing slate roofs to 12 – 16 Kent Road are at the end of their life. The tenants have reported numerous areas of water ingress, and deterioration of the existing timber fascia boards and barge boards. Approximately 60% of the existing slates are damaged due to age and the method of fixing, hence replacement of the existing roof covering is required.

Following a structural report commissioned by Property Services the existing brick chimney stakes to the property are unsafe due to weathering and frost action undermining the mortar jointing, leaving brickwork unsecure. Temporary works have been carried out to make safe, however the chimney stakes require taking down and rebuilding.

The existing asbestos management survey has identified asbestos within the existing under cloaking of the roof, and shall be removed within the scope of the works.