



## Portfolio Holder Report

The portfolio holder will make a decision on this item after seven days have elapsed (including the date of publication).

Report of:	Portfolio Holder	Date of publication
Marianne Hesketh, Service Director Performance and Innovation	Cllr Alan Vincent, Resources Portfolio Holder	25 August 2016

<b>Asset Maximisation/Investment: Roof Repairs</b>
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### 1. Purpose of report

- 1.1 To seek approval to progress roof repairs for Marine Hall, Fleetwood Market, Cleveleys Bus Station and Thornton Leisure Centre and to include the work in the Council's 2016/17 Capital Budget.

### 2. Outcomes

- 2.1 Continuing our programme of work to maximise the use of our assets.

### 3. Recommendation/s

- 3.1 That approval is given to proceed with the engagement of Garry Carr Building Services Ltd under the exemption to Contract Procedures contained within the Financial Regulations and Financial Procedure Rules on the grounds that exceptions may apply where "goods, works or services are of a specialised nature carried out by only one or a limited number of firms with no reasonably satisfactory alternatives available" and goods, works or services constitute an extension of an existing contract, or are required urgently".
- 3.2 That the approval is given to proceed with the roof repairs at the cost of £266,500 being met from the Capital Investment Reserve.

### 4. Background

- 4.1 On 7 December 2015 a report detailing the priorities for building maintenance based on a condition survey of all of the council's buildings carried out in 2014 was submitted to the Overview and Scrutiny Committee. A total of £3.9m had been identified as being required for building improvements, £427,400 of which was being submitted as a

capital growth bid for 2016/17, funded from capital receipts.

## 5. Key issues and proposals

- 5.1 It is proposed to repair flat roofs at Marine Hall, Fleetwood Market, Cleveleys Bus Station and metal roofs and gutters at Thornton Leisure Centre by applying Belzona liquid applied roof coating. The proposal also includes repairs to 12 concrete columns at Fleetwood Market using Belzona Magma Build System. Belzona products have been successfully used on other council buildings. In addition, the manufacturer provides a 20 year warranty if the products are installed by their approved contractor.
- 5.2 To date, the Council has tendered out the roofing works for the Marine Hall. Only Garry Carr Building Services Ltd, a Belzona approved local contractor returned the tender.
- 5.3 Due to the urgency for the works to be completed before the winter and the specialist nature of the works it is proposed to engage Garry Carr Building Services Ltd to carry out roof repairs on three other buildings. The company has previously undertaken work for the Council and the quality of their work and customer service has been found to be excellent.

The estimated costs of the repairs exclusive of VAT are:

- Marine Hall roofs and associated works - £142,000
- Fleetwood Market flat roofs and associated works - £87,000
- Fleetwood Market concrete columns repairs - £11,000
- Thornton Leisure Centre metal roof and gutters repairs - £23,500
- Cleveleys Bus Station, roof over toilets and mess room - £3,000

## 6. Delegated functions

- 6.1 The matters referred to in this report are considered under the following executive function delegated to the Resources Portfolio Holder (as set out in Part 3 of the council's constitution): " To consider the management, repair, maintenance and use of the Council's land and buildings" and "To consider departures from Rules relating to financial and contractual matters".

<b>Financial and legal implications</b>	
Finance	The cost of the roof repairs totalling £266,500 form part of the prioritised repair and maintenance schedule previously reported. The works are being funded through the capital investment reserve following capital receipts from the sale of Cleveleys Community Church and part of Hardhorn Road Car Park and the scheme will be added to the Capital Programme accordingly.

Legal	<p>The appointment of Garry Carr Building Services Ltd complies with the exemption set out in the report to Contract Procedures contained within the Financial Regulations and Financial Procedure Rules.</p> <p>A legal agreement for works will be entered into.</p>
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**Other risks/implications: checklist**

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	<b>x</b>
equality and diversity	<b>x</b>
sustainability	<b>x</b>
health and safety	<b>x</b>

risks/implications	✓ / x
asset management	<b>✓</b>
climate change	<b>x</b>
data protection	<b>x</b>

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<b>List of background papers:</b>		
name of document	date	where available for inspection

**List of appendices**

arm/ph/re/cr/16/0008mb1