

BALLARD HOUSE ROOF REPAIRS

Briefing Report for Executive Decision



BACKGROUND

Ballard House currently accommodates a high percentage of the Council's workforce acting as a central office. The building also accommodates external tenants in the upper floors.

SUMMARY

Ballard House roof is nearing the end of its efficient life (expected 2-5 years maximum) with no records of a roof replacement since its build. It is damaged in places with multiple match repairs and is not efficient at retaining heat.

As part of the City's commitment to Carbon Reduction grant funding is available to install insulation to the roof and fit a PV Solar array.

If roof repairs are not undertaken prior to these works, the council will incur significant removal and storage costs of the PV Solar array to allow the roof to be replaced in future years.

Proposal is to strip back the roof covering, lay insulation across the whole roof space, replace the roof covering (new) and install increased edge protection in order to protect PV maintenance workers. Works will take in the region of 12 – 16 weeks with a scaffold present for the duration – see access costs below.

Should the works not take place, significant maintenance costs will be encountered as the roof fails below the solar panel installation. Further to this the grant funding allocated to decarbonisation of Ballard House will be lost if we are unable to deliver a full scheme.

FINANCIAL IMPLICATIONS

- Total works plus fees and contingency is £665,500
- A proportion of funds is already approved in the Capital Programme
- Additional funds required to meet the total project cost

RECOMMENDATIONS

It is recommended that the Leader of the Council:

- Approves the Business Case
- Allocates funding for the project into the Capital Programme funded by Corporate Borrowing
- Agrees transfer of PCC funds from Service Borrowing, from the Ballard House Acquisition & Refurbishment project.
- Delegates the award of the roof repair contract to Facilities Manager (Hard Services), against existing Term Contracts, where they would not otherwise have the authority to do so.