

17 September 2014

Asset & Enterprise Committee

Hutton Community Centre

Report of: *John R Parling, Strategic Asset Manager*

Wards Affected: *Hutton North*

This report is: *Public*

1. Executive Summary

1.1 This report provides an update on this subject which was presented to the Committee on the 15 July 2014 as “Urgent Business”.

1.2 The Committee on 15 July 2014 resolved that:

1. An investigation to be undertaken by the Audit & Scrutiny Committee on how, why and whether the funds were allocated in the correct fashion for the refurbishment of the building
2. Report to a future Finance & Resource Committee with regards to the funding of any necessary further repairs
3. To undertake a Health & Safety Inspection on Hutton Community Centre immediately and report back to either Audit & Scrutiny or Asset & Enterprise Committee

1.3 This report deals with Item 3 and sets out the findings of the inspection and also an independent survey of the roof of the facility. The remaining items above are considered by other Committees.

2. Recommendation(s)

2.1 Members are asked to note the findings of the inspection and also the independent survey of the roof to the facility.

3. Introduction and Background

- 3.1 Following the Committee on the 15 July, officers from the Health & Safety and Strategic Asset Management Services inspected the property on the 18 July and their report is attached (Appendix A).
- 3.2 An external and independent firm of building surveyors was instructed to inspect the roofs of the building, an inspection was undertaken on the 1st August, their report is attached (Appendix B).

4. Issue, Options and Analysis of Options

- 4.1 The Health & Safety report identifies a number of issues that needed addressing, including:
- Small Roof Leaks – 4 in total identified
 - Small Hall – restrictor mechanism not working
 - Small Hall – missing light bulbs
 - Water Meter – missing
 - Roller Shutter – require servicing
- 4.2 The full Health and Safety report is attached as Appendix A to this report.
- 4.3 The roof report indicates that the parts of the roof are at the end of their useful life and if replacement is not undertaken there is the likelihood of continuing maintenance issues.

Summary & Recommendations (extract from the report)

“The roofs are seen in varying conditions ranging from fair to poor condition. This is representative of how the building has been adapted and extended during its life, and also a reflection of the lack of good and proper maintenance to the roof areas as a whole.

There was no evidence of any significant leaks during the time of our inspection and we anticipate that the roofs are generally watertight. That said, we are sceptical that the recent patch repair above the lounge area will have been successful and furthermore we would not be surprised if further leaks are experienced in the short term to the areas where the coverings were found to be in poor condition.

On the basis these roofs have not been subject to good maintenance and they have broadly reached the end of their useful life it is our opinion that there will be further failings by way of leaks. We therefore recommend that roofs 2,3,4,5 & 6 should be overlaid (in a single phase of works) with insulation and a mineral felt system to provide a 20 year insurance backed guarantee and that these works are carried out as soon as possible. In doing so, we would strongly advise that upstands, parapets, rooflights and drainage is reviewed, improved and encapsulated to benefit from the guarantee. This will address a large amount of the overall roof area and provide a basis for a planned replacement of the remaining roofs over a 10 year period (as well as helping improve the building EPC rating).

Assuming the existing decks area sound a budget cost of £75,000 plus VAT and fees is suggested for the overlay to roofs 2,3,4,5 & 6. If the decks are not sound and require replacement the budget cost should be increased to £100,000 plus VAT and fees.

The other roofs should then be subject to a planned maintenance programme with replacement anticipated in the mid to longer term. A planned maintenance programme would be beneficial to help manage and prolong these roofs.”

- 4.4 The full Roof report is attached as Appendix B to this report.
- 4.5 Options to fund the identified roof replacement could be from a number of sources, including:
 - 1. The replacement could be funded from the capital budget of the Council – no current allocation and a bid will have to be submitted to secure funding.
 - 2. As part of any letting to a tenant the responsibility for the replacement of the roof could be made a requirement of the granting of the lease – likely to deter potential occupiers and depress any revenue.
 - 3. Secure funding by a public fund raising campaign and grants where available – potential delay in undertaking the works

5. Consultation

- 5.1 None at this stage

6. References to Corporate Plan

- 6.1 Corporate Plan 2013 –16, specifically:

- a) A Prosperous Borough
- b) Set planning policy that supports discerning economic growth and sustainable development
- c) Promote a mixed economic base across the Borough, maximising opportunities in the town centres for retail and balanced night time economy

7. Implications

7.1 Financial Implications

Name & Title: Jo-Anne Ireland, Acting Chief Executive

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The Building Surveyors report indicates that part of the roof requires replacement as soon as possible at a likely cost of £75,000 - £100,000 plus fees. Currently this cost is not included within the 2014/15 budget. As part of the discussions for the future management and operation of the Centre, it will need to be identified who will assume responsibility for this cost in order that this can be earmarked in a medium term financial plan.

7.2 Legal Implications

Name & Title: Chris Potter, Monitoring Officer and Head of Support Services

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None arising directly from the report itself.

7.3 Other Implications (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

None

8. Background Papers

9.1 None

10. Appendices to this Report

Appendix A – Health & Safety Inspection Notes

Appendix B – Roof Report

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