



Public Document Pack

Melksham Town Council

Town Hall, Melksham, Wiltshire, SN12 6ES
Tel: (01225) 704187

Town Clerk and RFO Linda Roberts BA(Hons) PGCAP, FHEA,
FLSCC

Full Council

Melksham Town Council

Monday 30 October 2023
At 7.00 pm at the Town Hall

SUPPLEMENTARY AGENDA

21. Repair of Assembly Hall Roof (Pages 1 - 8)

To receive the report of Head of Operations and quotations for repairs.

For decision.

This page is intentionally left blank

MELKSHAM TOWN COUNCIL
MEETING OF THE FULL COUNCIL
30th October 2023

Repairs to Assembly Hall Roof

Report of the Head of Operations

1. Purpose of the report

There have been several leaks from the assembly Hall roof for a number of years. We have 2 quotes to consider for 2 of the leaks and one further leak requires more investigation.

2. Current Situation

At a recent Council meeting, quotes were asked to be sought from local contractors to provide short term solutions, varying between 6 and 24 months. This has proved difficult to evaluate and cost as no contractor wants to quote for a job that will fail in the short term so two of the three leaks have been addressed as full fixes. The third leak needs further investigation.

3. Background

As above

4. Financial implications

The costs are shown on the attached quotes below.

5. Links to Town Council policies and core values

To keep amenities and facilities open and available for residents to use

6. Risk assessment

It is not an option to do nothing as invariably, the leaks will get worse.

7. Crime and disorder implications

N/A

8. Biodiversity considerations

N/A

9. Safeguarding

N/A

10. Recommendations

To select a contractor to carry out the works.

Contractor 1

Melksham Assembly Rooms Roof Repairs

Right End Flat Roof Only

To remove existing flat roof covering and recover with EPDM rubber Cover including making good around rooflights.

£ 9065.00

Replace roof decking if necessary.

£2250.00

Insulation on top of new decking to form a warm roof.

£3487.00

Cladding Repairs to corner

£1801.00

Scaffolding to conform to HSE requirements.

£1128.00

Total £ 17,731.00 plus VAT at the applicable rate

Contractor 2

This page is intentionally left blank

QUOTATION

Ref: #21985

24/10/23

FAO: - Hugh Davies

Roofing Works at

Melksham Town Council
Town Hall
Market Place
Melksham
Wiltshire
SN12 6ES

1) FLAT ROOF REPAIR:

New Firestone EPDM Single ply roof covering (right end flat roof only).

- To remove the existing flat roof covering and clear from site. To inspect the boards for any damage or deterioration, if boards require replacement, then please see additional costs below. To supply and fix a Super Duty (1.52mm) EPDM RubberCover™ one piece if possible (cut to size) roofing system, fully adhered directly to roof substrate and to abutment walls etc. Only using Firestone and approved Bonding Adhesives. Perimeter of roof to be mechanically fixed up the parapet wall a minimum of 150mm and to encapsulate the right-side copings only. To redress the original lead flashings and reseal, any replacement flashings will be charged extra. To remove and replace the 2 roof lights with new triple skin polycarbonate opaque roof domes. To make good around the 2 number roof windows and into the box gutter as necessary. Box gutters to be kept as wide as possible. These installation details will ensure the integrity and long-term performance of your EPDM Roofing System. On completion of works leaving property clean and tidy.

This price also covers the porch.

This comes with a 25-year written guarantee.

Please bear in mind that this roof will be in one piece if practical or as economically as possible and manufactured by Firestone and have no joins unlike other products which are welded stuck or glued every metre or so.

Pre-Works: - For yourselves to remove all debris from the roof space before works can proceed.

Please note: - If there is any making good of internal surfaces required (in the corridor below for example) this will be quoted for separately following roof structure inspection.

£9,379

<p>Possible extra works depending on what is found when existing flat roofing is removed:</p> <p>a) Roof decking only if necessary If your roof decking is not in a serviceable condition, it will be re-placed or over boarded, with 18mm external grade roofing boards (decking), as the roof deck cannot be seen or inspected until the existing roof is removed. If only part of the roof deck needs boarding, we will charge you at pro-rata rate.</p> <p>b) Insulation Either: Top up the insulation within the flat roof area (only if decking is being replaced) using 100mm loft wool. This is a very good opportunity to top up the insulation when the roof deck is being changed.</p> <p>Or: If the roof decking is in good condition we can fix a hard insulation over the top of the original decking, this will be a 45/50mm Celotex hard insulation or similar we will then have to board over the top with 18mm external grade Smart Ply OSB Conditioned Grade 3 roofing board, this will stabilise the surface. If a UPVC finishing strip is required to make-up fascia (i.e. 50mm) this will be charged extra. This will turn your flat roof into a "Warm Roof". Also, this will make your roof more soundproof and help to prevent condensation and save on valuable heat lost.</p>	<p>£2,437</p> <p>£852</p> <p>£3,777</p>
<p>2) <u>CLADDING REPAIRS TO MELKSHAM ASSEMBLY HALL ROOF</u> (Stage roof area leak)</p> <p>To carefully remove all the previous repairs from the corner junction of the cladding section above the leak and clear from site. To remove any necessary cladding and set aside for reuse. Inspect for the leak and carry out any necessary repairs all in an effort to stop the leak. To check for foam fillers on the ridge line. To refit any cladding and carry out any further repairs all in an effort to stop the leaks. If any replacement cladding sections are required, we will advise you as this will be charged extra.</p> <p>All debris will be removed from the property upon completion of the works and disposed of in the correct manner.</p> <p>This comes with a 10-year written guarantee.</p> <p>Scaffolding & Health and Safety: For an external company to provide Scaffolding to the gutter edge and side of the cladding repair section in accordance with the Health and Safety rules and regulations working at height. We will try to keep this to a minimum, but I hope you understand this is a safety issue for the safety of yourselves and the safety of the men working on your property. Provide Risk Assessment and Method Statement in accordance with the Health and Safety Rules and Regulations. All P.E.P are supplied to our work men.</p>	<p>£3,411</p>

Pre-Works - It is down to yourselves to apply for any building consent i.e planning applications required for your works, we cannot be held responsible in any way. (If applicable)	
--	--

Terms:

All quoted prices exclude VAT.

Payment terms: 25% on order, 25% at start of works & 50% on completion.

Quotation is valid for 30 days.

