



Report of Head of Property Maintenance

Report to Chief Officer Civic Enterprise Leeds (CEL)

Date: 23/05/2015

Subject: Design & Cost Report: Replacement of roof at Chapletown Children's Centre 62 Leopold Street Leeds LS7 4AW

Scheme Number:

Are specific electoral Wards affected? Chapel Allerton	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	X <input type="checkbox"/> Yes	No
Is the decision eligible for Call-In?	x <input type="checkbox"/> Yes	No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

1. Summary of main issues

Chapletown children's centre forms a key part in providing pre-school child care in the Chapletown and North Leeds area. The building is approximately 10 years old and from information received via Asset management there are no plans to dispose of this property in the near future. Due to vandalism and previous problems which arose prior to the building been transferred into the CPM portfolio the roof covering in the opinion of the author has reached the end of its life. This opinion can be further supported due to extensive surveys carried out (Report attached)

2. Recommendations

The Chief Officer Civic Enterprise Leeds (CEL) is recommended to give Authority to spend £110,000.00 to replace the damaged roof covering at Chapletown Children's centre which should ensure the suitability of the facility for use in the foreseeable future.

3. Purpose of this report

The purpose of this report is to gain Authority to spend £110,000.00 to replace the whole roof at Chapletown Children's centre

Background information

The existing roof covering has been repaired many times over the years. The original roof covering consists of a 2mm membrane 100mm insulation and a 2mm separation layer laid on plywood sheets. The original roof has failed in many places to the point where patch repairs are no longer cost effective. The lifespans of such roofs are not generally more than 10 years and in most cases no longer available with insurance backed warranties. It is proposed that a much more robust system is used which will have a manufacturer's 20 year guarantee and shall be constructed to increase insulation and ultimately reduce energy consumption. The centre is now fully fenced in so the problems of roof access and ultimately potential vandalism have now been reduced. The robustness of the proposed new covering also makes any potential damage unlikely.

Main issues

- 1.1 To keep the centre operational and watertight and keep it as part of children's services key buildings,

Programme

Proposed tenders out subject to approval May 2015, Tenders back June 2015, Start on site July 2015, 8 week programme to be completed over summer period

4 Corporate Considerations

Loss of a well-used facility which is well supported by the surrounding community
.Future maintenance work to identified areas at extra cost

4.1 Consultation and Engagement

- 4.1.1 Consultation with service users, staff on site and local management has taken place. This consultation shall continue throughout the process. Local ward members will be informed as soon as approval is given; they will then be updated on a regular basis throughout. (FR)

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 Building is used by many nationalities and races due to its location

4.3 Council policies and City Priorities

4.3.1 This work will be carried out in accordance with the requirements of the Council's range of policies, plans and strategies.

4.4 Resources and value for money

4.4.1 Due to the nature of the work and situation, contractors will be procured via standard procurement methods, it will be made clear to procurement that due to the warranties required all contractors chosen to tender must be approved suppliers to the manufacturer and be registered under Construction line CHAS etc.

Full scheme estimate

The scheme has an estimated cost of £110.000 for all materials and labour.

4.4.2 Capital Funding and Cash Flow.

Funding Approval :							
Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2014 £000's	FORECAST				
			2014/15 £000's	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	110.000.00						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	110.000.00	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval							
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2014 £000's	FORECAST				
			2014/15 £000's	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	110.000.00		110.000.00				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)							
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2014 £000's	FORECAST				
			2014/15 £000's	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
Leeds City Council Funded	110.0						
Total Funding	110.0	0.0	0.0	0.0	0.0	0.0	0.0
Balance / Shortfall =		0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number

Title : Replacement of whole roof covering at Chapletown Children's centre

Revenue Effects

There will be no additional revenue consequences following the implementation of this proposal

4.5 Legal Implications, Access to Information and Call In

4.5.1 No legal implications or issues regarding the public are foreseen

4.5.2 This decision is potentially over £100k so would be subject to call in

4.5.3 The Chief Officer Civic Enterprise Leeds (CEL) has the authority to make this decision under powers granted under Part 3 of the Council's Constitution.

4.6 Risk Management

4.6.1 All work will be risk assessed and carried out using approved methods of working, and will be programmed as far as possible to minimise Health & Safety risks.

4.6.2 **Risk Assessments** – The appointed contractor will provide all site specific risk assessments and method statements prior to work starting on site.

4.6.3 **Design Issues** – Where required these will be agreed between CEL and the appointed contractor prior to the tendering of the works

4.6.4 **Financial Issues** – Regular monitoring will ensure work remains within its allocated budget.

4.6.5 **Service Delivery Issues** – Consultation regarding the works and the identification of any problems arising will ensure minimum disruption to service delivery.

4.6.6 **Programme Issues** – To be fully monitored to ensure start on site and completion dates are timely. As far as is reasonably foreseeable

4.6.7 **Other** - All work will be risk assessed and carried out using approved methods of working, and will be programmed as far as possible to minimise Health & Safety risks.

5 Conclusions

To keep the centre running in an effective manner the full roof should be considered for replacement.

6 Recommendations

6.1 The Chief Officer Civic Enterprise Leeds (CEL) is recommended to give Authority to spend £110,000.00 to replace the full roof and increase the insulation U values of the building.

7 Background documents¹

On file L/Propman/projects/Chapltown childrens/roof 2015 (Report attached with DCR)

¹ The background documents listed in this section are available for download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

