



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, Corporate Director Communities	Councillor Lesley McKay, Resources Portfolio Holder	1 June 2023

Re-roofing Works at Units 11, 12, 14, 17 and 18 Croft Court, Butts Close, Redmarsh Industrial Estate, Thornton Cleveleys

1. Purpose of report

- 1.1 To seek approval for re-roofing works at Units 11, 12, 14, 17 and 18 Croft Court, Butts Close, Redmarsh Industrial Estate, Thornton Cleveleys and to include the scheme in the Council's 2023/24 Capital programme.

2. Outcomes

- 2.1 To deliver the Asset Management programme of works and improve the return from the council's investment assets.

3. Recommendations

- 3.1 That approval is given for re-roofing works at Units 11, 12, 14, 17 and 18 Croft Court, Butts Close, Redmarsh Industrial Estate.
- 3.2 That the scheme, costing £131,488 is added to the Council's 2023/24 Capital Programme.

4. Background

- 4.1 The existing roofs to the industrial units are aged and have suffered leaks. There has also been previous fire damage to unit 17. Units 14 and 18 are currently vacant. The units generate a good return for the council and it is therefore important to undertake these works to enable the units to be fully let. Upgrade works to re-roof the complete block will see both improved weather tightness and insulation to current standards, improving the unit's internal environment. Works to upgrade the aged rain water goods will also take place to effectively disperse water.

4.2 For units 11, 12 and 17 the council currently receives a combined annual rent of £15,704 for the three units. Once units 14 and 18 are let, these are expected to achieve a combined annual rent of approximately £12,600 for the two currently vacant units. Once all units within this block are let the combined annual rent is expected to total approximately £28,304 (total for 5 units). When existing leases are renewed increases will see a combined annual market valuation rent of approximately £30,550 (total for 5 units).

4.3 The replacement roof panels will be more insulated and therefore maintain an improved internal environment contributing to the council’s climate change agenda. The lifespan of the replacement roof is in excess of 15 years.

5. Key issues and proposals

5.1 Quotations for the works have been sought on two occasions via the Chest system. Unfortunately both times there were no expressions of interest. Quotations were then sought outside of the Chest and quotations were received. The most cost effective supplier who can complete the project has been selected at a cost of £131,488 (excluding VAT).

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.”

Financial and legal implications	
Finance	The cost of the works totalling £131,488 (including contingency) will be funded from capital receipts and added to the 2023/24 Capital Programme accordingly. The payback period for the work equates to 4.3 years.
Legal	Where contracts exceed £100,000, the Council’s Financial Procedure Rules (Appendix F- Contract procedures) require a competitive tendering exercise to be undertaken on the Chest, involving a minimum of three suppliers. As stated in the report, quotations for the works were sought on two occasions via the Chest system. Unfortunately both times there were no expressions of interest. Quotations were then sought outside of the Chest and quotations were received. A contract will be entered into with the successful contractor.

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	x
equality and diversity	x
sustainability	✓
health and safety	x

risks/implications	✓ / x
asset management	✓
climate change	✓
ICT	x
data protection	x

Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

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List of background papers:		
name of document	date	where available for inspection
None		

List of appendices

None