



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, Service Director Performance and Innovation	Cllr Alan Vincent, Resources Portfolio Holder and Deputy Leader	21 August 2018

Roofing Works to Fleetwood Leisure Centre

1. Purpose of report

- 1.1 To seek approval to carry out roofing works to flat roofs over the Fleetwood Leisure Centre building and to include the scheme in the Council's 2018/19 Capital Programme.

2. Outcomes

- 2.1 To deliver the Asset Management programme of works to maximise the return from our assets.

3. Recommendations

- 3.1 That approval is given to carry out necessary roofing works to the flat roofs at Fleetwood Leisure Centre.
- 3.2 That the roofing works costing £157,318 are added to the Council's 2018/19 Capital Programme.

4. Background

- 4.1 The flat roofs over the Fleetwood YMCA building are almost forty years old and are well past their expected lifespan having been continually exposed to high winds and aggressive environmental conditions. The roof coverings have perished and deteriorated resulting in water ingress in a number of areas into the building. There is also evidence that water has been able to collect under the felt on some sections of the roof saturating the roof insulation.

5. Key issues and proposals

- 5.1** It is proposed to improve the water tightness of the building with an application of the Belzona liquid applied roofing system.
- 5.2** Belzona products have been successfully used on other council buildings. The manufacturer provides a 25 year warranty if the system is applied by a Belzona approved contractor.
- 5.3** Some areas of the roof have skylights; these will be repaired or in some areas removed and roofed over to reduce the potential for leaks in the future. All drainage outlets will be checked and where the covers are missing these will be replaced to prevent blockages.
- 5.4** Following a successful tender exercise via the Chest procurement portal, a Belzona approved contractor has been selected to undertake the roofing works at a cost of £157,318 plus 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 total scheme budget is £157,318 and will be funded from the Capital Investment Reserve and added to the 2018/19 Capital Programme accordingly.
Legal	The tender process is compliant with the Council's Contract Financial Procedure Rules (Appendix F). 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	x
health and safety	x

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

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

List of appendices

None

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