

Report to: Cabinet

Date of Meeting: 3 October 2022

Report Title: Castleham Industrial Units roof refurbishment

Report By: Amy Terry
Estates Manager

Purpose of Report

To seek an increase in the capital budget allocation for this project following the return of tenders which exceed the revised budget.

Recommendation(s)

1. The Capital programme budget is increased from £250,000 to £325,000.

Reasons for Recommendations

Costs have increased since the budget was set.

Background

1. In May 2022 our consultants, SHW, produced an initial cost estimate for works to numbers 6 to 10 Castleham Road to include over roofing (with a similar uninsulated system to numbers 1 to 5), gutter lining, preliminaries, contingency, and fees. This identified a total project cost of £250,000 and the capital programme budget was increased accordingly.
2. It was subsequently agreed to include gutter lining of the remaining units in the block (numbers 1 to 5 Castleham Road). This was proposed to “complete” the works to this block as during periods of heavy rain the units are still susceptible to flooding.
3. A tendering exercise was carried out through East Sussex Procurement Hub (ESPH). The returns have now been analysed and due to the proposed system being insulated, the inclusion of the additional works to the gutters and rapid inflationary rises the total project cost, including fees, is currently estimated to be £322,700.40. Further details are included in the Part 2 report.

Conclusion

4. It is recommended that the capital programme budget is increased to £325,000 so that a contractor can be appointed to carry out the works.
5. The works to refurbish the roof are essential as the buildings have widespread damp issues owing to water ingress. This will both help to avoid future loss of income and improve the environmental credentials of the units.

Timetable of Next Steps

| Action | Key milestone | Due date (provisional) | Responsible |
|---|---|--|--|
| Budget increase agreed and contractor appointed | Cabinet & Full Council approval | Cabinet 3 October Full Council 12 October | Estates Manager to submit reports to Cabinet & Full Council Legal to complete construction contract |
| Works | Instruction issued Mobilisation period | October October to December | ESPH/Legal/SHW Contractor |

| | | | |
|--|---------------|---|----------------|
| | Start on site | December | Contractor |
| | Completion | Approx. 16-week contract period | SHW/Contractor |
| | | Note assumes the weather remains favourable | |

Wards Affected

Hollington

Implications

Relevant project tools applied? Yes/~~No~~

Have you checked this report for plain English and readability? Yes/~~No~~

Climate change implications considered? Yes/~~No~~

Please identify if this report contains any implications for the following:

| | |
|---------------------------------------|---|
| Equalities and Community Cohesiveness | N |
| Crime and Fear of Crime (Section 17) | N |
| Risk Management | Y |
| Environmental Issues | Y |
| Economic/Financial Implications | Y |
| Human Rights Act | N |
| Organisational Consequences | N |
| Local People's Views | N |
| Anti-Poverty | N |

Additional Information

Report to Cabinet and Full Council – Budget Update – June 2022.

Officer to Contact

Officer Name Amy Terry
Officer Email Address aterry@hastings.gov.uk
