

TEST VALLEY BOROUGH COUNCIL

HEAD OF SERVICE'S DECISION

Committee: Executive
Chairman: Councillor I Carr
Head of Service: Brian Nicholas

SUBJECT

**Plot 47, Unit 2F, Duke Close, West Way, Walworth Industrial Estate, Andover.
Defective Roof Coverings.**

REASON FOR URGENCY

(After consultation with the Chief Executive)

Supplemental to the attached Urgent Decision completed 8th to 10th November 2006 I have now been advised by the Council's Finance Service that the preferred contractor Survey Roofing (Hampshire) Ltd is not financially acceptable to the Council despite being the cheapest quotation.

In these circumstances I now propose to instruct the second placed contractor W T Roofing Contracts Ltd, a local West Portway company to complete the contract for the sum of £29,484.00 plus £9,100 ancillary costs making a total contract price of £38,584. I confirm that £170,000 is presently allocated within the budget previously approved by the Executive.

The revised contract must be executed in the next few days so that the materials can be ordered and the replacement roof completed before this coming Christmas holiday.

DECISION

(After consultation with the Chairman (or in his absence the Vice-Chairman), who has not requested that the matter be referred to a special meeting of the Committee).

That the Council instruct W T Roofing Contracts Ltd to strip off and renew the roof covering at unit 2F as soon as possible on terms to be agreed by the Officers.

~~Chief Executive's/~~
Director's Signature: *Clare E. Ansley 16th* Date: November 2006

~~Chairman's/Vice-Chairman's~~
Signature: *Brian Nicholas* Date: 20 November 2006

Chairman's/Vice-Chairman's

(Overview & Scrutiny Committee)

Signature:  Date: November 2006:

Head of Service's

Signature:  Date: 16 November 2006

Reported to Committee on Date: November 2006

DISTRIBUTION

1. Chief Executive
2. Corporate Director (BS)
3. Corporate Director (CC)
4. Head of Legal Services
5. Head of Administration (original for report to Committee)

BACKGROUND PAPER: File WAL 47 2F

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HEAD OF SERVICE'S DECISION

Committee: Executive
Chairman: Councillor I Carr
Head of Service: Brian Nicholas

SUBJECT

PLOT 47, UNIT 2F, DUKE CLOSE, WEST WAY, WALWORTH INDUSTRIAL ESTATE, ANDOVER. DEFECTIVE ROOF COVERINGS.

REASON FOR URGENCY

(After consultation with the Chief Executive)

The asbestos roof coverings have been earmarked for replacement since 2004/5 and a capital sum of £170,000 allocated with the approval of the Executive.

MRT Castings Ltd (the tenant) took possession of the above unit in September this year and during a heavy storm on the 4th October the majority of the warehouse floor area became flooded. Temporary patch up roof repairs quotations at a cost in the region of £2-3,000 were considered but unfortunately no building contractor was prepared to guarantee the work to make wind and water tight.

The tenant wishes to remain in possession and commence a new assembly process in the next few weeks. Terms are agreed to pay a rent to the Council in the region of £1,700 every four weeks, however they will move elsewhere if this unit cannot be quickly repaired. As a temporary measure the tenant has moved into a smaller Council vacant unit at Plot 47 pending the completion of the new roof.

We have received very few enquiries from potential occupants and so clearly in these circumstances I need to assure the tenant that in the next few days the Council will agree terms to replace the roof to encourage the tenant to remain and wait for unit 2F to become habitable and then sign up to a long term lease.

The estimated replacement cost is in excess of £15000 and so our consultant Building Surveyor has obtained three quotations. The quote from Survey Roofing (Hampshire) Ltd is the best option in the region of £35663.06 on terms to be agreed by the officers.

Authority is requested under the provisions of Contract Standing Orders 3(b) to dispense with the requirement to use the restricted procedure in preference to the negotiated procedure consequently three selected contractors have been invited to quote for the work. A report concerning the remaining units roof replacement at Duke Close will follow in due course recommending expenditure of the remaining balance of allocated funds.

DECISION

(After consultation with the Chairman (or in his absence the Vice-Chairman), who has not requested that the matter be referred to a special meeting of the Committee).

That the Council instruct Survey Roofing (Hampshire) Ltd to strip off and renew the roof covering at unit 2F as soon as possible on terms to be agreed by the officers.

~~Chief Executive's/~~
Director's Signature: Clare E. Austrey 9/11/06
Date: November 2006

~~Chairman's/Vice-Chairman's~~
Signature: [Signature]
Date: 9th November 2006

Chairman's/Vice-Chairman's
(Overview & Scrutiny Committee)
Signature: David N.A. Drew
Date: 10th November 2006

Head of Service's
Signature: [Signature]
Date: 8th November 2006

Reported to Committee on
Date: November 2006

DISTRIBUTION

- 1. Chief Executive
- 2. Corporate Director (BS)
- 3. Corporate Director (CC)
- 4. Head of Legal Services
- 5. Head of Administration (original for report to

Committee)

BACKGROUND PAPER: File WAL 47 2F