

	Meeting (No)	<b>Market &amp; Town Hall Committee (2)</b>
	Date	<b>26 September 2023</b>
	Document	Ref No
	<b>Roof Work</b>	<b>MTH2/29</b>

Quotes have been sought for the work to clear the gutters/gullies and inspect the roof on the Town Hall. This work had previously been carried out annually. However, it was reported to committee in February that work had not been carried out for some time due to both the covid pandemic and budget restraints.

For information the following are details of an initial inspection by a contractor:

*Upon looking around the building, we did notice that some of the guttering is completely blocked with large growths which stick out of the outlets. Other areas looked free from debris, the rear lower guttering has fallen away from the building and needs attention.*

2 contractors have recommended that a full roof clean of moss should be undertaken, however the cost for this would be higher than our limit agreed in the management agreement. I have contacted the property department at CWaC with the information given by the contractors to suggest that a full roof clear of moss is undertaken. I have not received a response at the time of writing this report.

## QUOTES

Contractor 1: Gutter clear and roof inspection - **£950**

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Contractor 2 (using a cherry picker):

- **Option 1** - to clean the roof, treat it to prevent moss growing back for a long time. Gutters cleared for free on this visit. (It is predicted that the gutters would not need to be cleared of moss for 5 years following this visit) - **£3500**
- **Option 2** – Gutter clear and roof inspection - **£950**

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Contractor 3:

- **Option 1**
  - Remove all debris from guttering around all four sides of the building.
  - Flush all guttering out and wipe external faces. Unblock all downpipes also flush out with water.
  - Gain access to all flat roof areas.
  - Remove all moss and debris from the flat roofs. Remove all debris from the drains from around the building on all sides.
  - All associated debris will be removed, and area cleared.

Materials & Labour: **£975**

- **Option 2**

Work as detailed in option 1 above PLUS

- Remove all guttering from the rear lower level.
- Clean off all brackets and guttering.
- Replace any rubbers in unions if necessary.
- Re-install guttering properly onto the building.
- All associated debris removed, and area cleared.

Materials & Labour: **£375**

**Total cost = £1350**

- **Option 3**

Complete gutter clear and roof clear and preventative treatment, including checking tiles and flashings etc. To be completed in 4 stages, with scaffolding.

Total cost **£11035**

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### **Recommendation**

I would suggest putting work on hold for now until we hear from CWaC, regarding their capital maintenance budget in the autumn.

However, gutter/gulley clean at least will be required before the winter to ensure that the guttering is in good working order for the colder months.

I will hopefully have a further update in time for the November meeting.

**Nicky McMahon**

**Corporate Support and Facilities Officer**