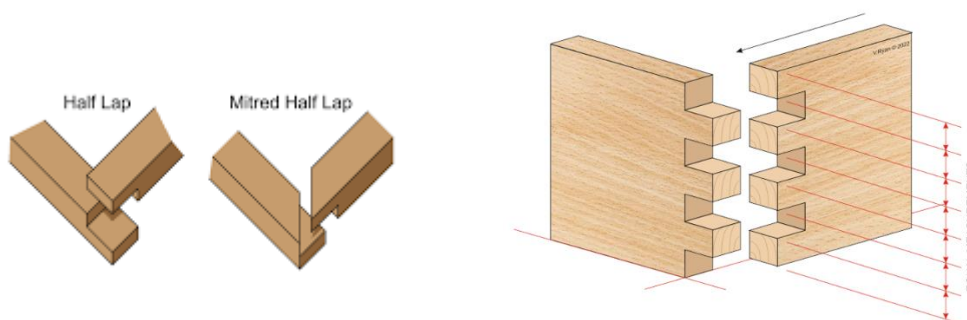


	Meeting (No)	Market & Town Hall Committee (2)
	Date	10th September 2024
	Document	Ref No
	Installation of Market Square Handrails	MTH2/28

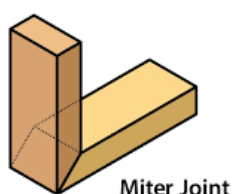
Background

It has been recommended by the Chair of M&TH Committee and our caretaker that the type of joint to use when fitting the handrails in the market square should be either a half lap joint or finger/bridle joint. This is both for aesthetics and to make the joints stronger and more durable.



However, using either of these joints would require the use of specific tools that the council do not currently own.

Our caretaker could also fit the handrails with mitred, glued joints as they are now. However, it is important to note that, over time, as the wood expands and contracts, and also as water gets in, there is a risk that the joints could split, which is what has happened with the existing rails in a significant number of places. If the rails were treated regularly then it is possible that this risk could be mitigated to some extent.



Approximate cost of tools

For the finger/bridle joints:

Tool	Rental per month	Purchase
Mitre saw	£780 per month	Up to £600
Router	FOC borrow from Cllr Jones	
Router bits		£20 x approx. 5
Dust mask		£15

Total for rental, £895 **PER MONTH**

Total for purchase, £715

Half lap joints:

Tool	Rental per month	Purchase
Circular saw	£187 per month	Up to £120
Saw blades		£20
Large Square		£20
Height gauge		£15
Dust mask		£15

Total for rental, £257 **PER MONTH**

Total for purchase, £190

Mitre joints:

Tool	Rental per month	Purchase
Circular saw	£187 per month	Up to £120
Saw blades		£20
Large Square		£20
Screws & wood dowels		£20
Dust mask		£15

Total for rental, £262 **PER MONTH**

Total for purchase, £195

Please note that it could take several months for our caretaker to complete this work given that he has a limited number of hours to work on this task each week (2 – 3 hours per day on a Tuesday and Thursday, weather permitting). Therefore, the rental cost could increase significantly.

The purchase of a circular saw, rather than rental, is recommended as there are other jobs that this could be used for in the future.

Cost to appoint joinery firm

The profiled sections of rail are being provided by Jardines Joinery as resolved at the meeting on 25.6.24. For continuity I have asked them what the cost would be if they fitted the rails. They have quoted as below:

Charge for 2 joiners on site is £520.00 + VAT per day

They would use mitred joints which would be glued.

The handrail would set on a bead of silicone and screwed through the metal plate with stainless steel screws.

They estimate that it would take up to 2 days to complete the work. Jardines Joinery have also stated that they see no benefit for using the more complicated and time consuming half lap or finger/bridle joint. By selecting this option, the Council could guarantee timely completion of this project prior to winter.

The timber would be treated prior to fixing in place, but would need an additional coat of wood stain by our caretaker once in place.

The recommended wood stain is £55.71 + VAT for 2.5L

Budget

We now only have the Halloween market to come out of the Marketing and Promotion budget 4140 for the remainder of this financial year. Therefore, we do have spare funds in this budget that could be vired over to pay for either option.

However, we should also consider the hidden cost of the time it would take our caretaker to carry out this work, which, working on his own, would be a significant number of weeks or months. It would take much less time for him to use the mitred joints instead of the finger or half lap joints, but would still take several weeks. As we head into autumn and winter, the weather will slow down the opportunities to complete the work in a timely manner.

Recommendation & considerations

This is a time sensitive project and the timber is unlikely to be delivered until late September early October, which is bringing us into the colder winter weather, making fitting by our caretaker more difficult and likely to take longer than expected. It would therefore be preferable to appoint the joinery company which would be much time efficient.

Option 1: To select a suitable type of joint and *hire* the tools required for our caretaker to carry out the work, in-house, as time and weather allows. The cost for the labour would come from existing staffing budget.

Option 2: To select a suitable type of joint and *purchase* the tools required for our caretaker to carry out the work in-house, as time and weather allows. The cost for the labour would come from existing staffing budget.

Option 3: To appoint Jardines Joinery (wood suppliers) to fit the handrails and to give delegated authority to the Market & Town Hall Manager, in consultation with the chair, to arrange this work up to a maximum budget of £1,300 (not including the purchase of the wood stain).

The committee is also requested to agree to vire £1,300 from the Marketing & Promotion budget 4140 to the Responsive Maintenance 4417 budget to cover the cost of this work from one of the above options and anything unforeseen once work has commenced. Any unspent budget from this allowance not required would remain unspent, with potential to be returned to its original code at a future meeting.

Nicky McMahon
Market & Town Hall Manager