



Saxilby with Ingleby Parish Council

Confidential

Summary of Structural and Roofing Survey Report

Report to: Full Council 24-12

Report by: Clerk

Power/duty which decision falls under:

- LGA 1972, section 133: Power to provide and equip community buildings
- Local Government (Miscellaneous Provision Act 1976 s19): Power to provide buildings for use of clubs having athletic, social, or educational objectives

Which council objective(s) it falls under:

- Maintain and improve community facilities and amenities

Public Sector Equality Duty (*Consider how policies/decisions affect those protected under the Equality Act*)

N/A - Report summary

Consideration on carbon reduction:

N/A - Report summary

Consideration of risk management in relation to the proposal¹

It is impossible to list every risk faced by a local council. Risk, in the general sense, means the likelihood of an event happening, and the severity of the negative consequences. The insurance industry regards risk as representing loss or damage. Risk always involves uncertainty. When protecting a local council effectively, it is important to consider if risk is present in the following areas (SLCC AN241)[Tick]

- | | |
|------------------|----------------|
| ✓Decision making | ✓Legal |
| ✓Finances | ✓Inspections |
| ✓Property | Written/verbal |
| Staff | communication |
| Events | Insurance |

Does the report consider any new activity? If 'Yes', has a risk assessment including risk management proposals for consideration been included for consideration and adoption by the council? (Financial Regulation 17b)

N/A Report Summary.



¹Risk areas to consider - strategic/operational, likelihood/impact, add to risk register? Any contingency planning needed?

REPORT

The structural (including roofing) survey of St. Andrews Community Centre, Saxilby, LNI 2LP was carried out on 30 Oct 2024. It identified a number of key findings and recommendations:

Key Findings

1. General Property Condition:

- a. The building is of brick block cavity construction and assessed as being in average condition.
- b. The property appears well constructed with cavity block/brick walls throughout with no evidence of any structural cracking or movement detected to any of the ground or upper floor external elevations during the inspection.
- c. The dual-pitched concrete-tiled roof is generally in good condition, but requires repairs and has a limited life span.

2. Roof and Guttering

Actions: Short-Term

- a. Cracked and missing mortar and broken roof tiles in the gable verge and entrance porch.
- b. Failed lead flashing at junctions causing water ingress.
- c. The gable verge overhang at the right-hand gable end of the building is degraded, with loose mortar present. The verge should be repointed to prevent loss.
- d. Removal of disused boiler flue and re-tile roof areas to prevent water ingress.
- e. The tiled surface of the entrance cover be removed and the tiles placed in storage. These can be utilised to repair the main roof surfaces as necessary (such as to recover the area of the disused flue pipe).
- f. Clearing and repairing guttering systems to prevent water damage.

Action: Medium-Term to Long-Term

- g. The roof surface of the building will likely require resurfacing in full within the next 10-15 years.

3. Fire Escapes:

a. Right Hand Fire Escape

Action: Short-Term to Medium-Term

The steel-framed right-hand fire escape structure shows rust and degradation, especially the staircase, which is considered hazardous. Whilst the staircase is repairable, it is recommended that specialist contractors are appointed to assess for repair and if not reasonable, then replacement of the structure will be necessary.

It should be considered for replacement to ensure it is safe for future use and a low liability risk (p.9)



Figure 1: Right Hand Fire Escape

b. Left Hand Fire Escape

Action: Short-Term

The roof over the left-hand fire escape is severely degraded, posing a safety risk and needs replacing. The surface covering and decking material should be replaced.



Figure 2: Left-hand Fire Escape

4. Asbestos Risk:

- Textured ceilings potentially contain asbestos; testing and an asbestos register are recommended [Present. Register in place].

5. Internal Condition:

- No significant structural issues noted internally; floors, ceilings, and walls are in satisfactory condition.
- The kitchen and washrooms are in good repair, with all services operational.

Maintenance

1. Building Maintenance

- Implementing periodic maintenance to avoid escalation of minor issues [ongoing - develop building maintenance plan].

2. Long-term Maintenance Needs:

- A full roof replacement is anticipated within 10–15 years, with projected costs exceeding £130,000.

Report Costings

The report outlines several estimated costs for repairs and maintenance at St. Andrews Community Centre. Here are key costs, timelines, and their purposes:

Major Costs (p.10 in report):

1. Main Roof Resurfacing:

- **Cost: £130,000+.**
- **Timeline:** 10-15 years
- **Purpose:** A full roof replacement is anticipated within 10–15 years. This includes resurfacing the roof and addressing the lack of availability of matching roof tiles.

2. Entrance Roof Replacement:

- **Cost:** No specific amount provided
- **Timeline:** No specific timeline.
- **Purpose:** Re-tile the main entrance roof area in order to supply tiles for required repairs to the main roof and prolong its lifespan.

3. Fire Escape Replacement:

- **Cost: £10,000+**
- **Timeline:** No specific timeline – specialist contractor to advise
- *Note: Estimate excludes removal and disposal of existing unit and a risk assessment to determine if the building can be in use during periods of work should also be factored as this could affect revenue or insurance.*
- **Purpose:** To address the degraded right-hand fire escape, including removal and disposal of the current structure.

Other Costs:

4. Repairing Minor Roof Defects:

- **Cost:** No specific amount provided, but includes:
 - Repointing gable verges to prevent water ingress.
 - Replacing broken tiles and repairing flashing.
 - Retiling areas around disused boiler flue.

5. Gutter Cleaning and Repairs:

- **Cost:** Not detailed but considered essential to prevent water damage.

6. Left-Hand Fire Escape Roof Repairs:

- **Cost:** Not specifically estimated but involves replacing the mineral felt roof surface and underlying timber.

Overall Budget Guidance:

- The report recommends budgeting **£170,000** to cover defect repairs outlined, including roofing, fire escapes, and other essential works.

Budget and Insurance Implications

These costs reflect significant long-term maintenance needs, with emphasis on preventing further deterioration and ensuring safety compliance.

Repair costs for identified issues are significant, and delays in addressing them might affect insurance claims.

The report emphasises the need for further specialist inspections in certain areas, (e.g., gas and electrical systems) prior to signing a lease and stresses the importance of adhering to health and safety standards during repairs.

Estimated repair budget: £170,000.

RECOMMENDATION(S):

That Full Council notes the paper and structural report and agrees for them to be released to the public with the background papers for the Extra-Ordinary Full Council meeting where a decision on the lease will be made.