



# Saxilby with Ingleby Parish Council

## Confidential

### Replace Roofing on St Andrews Community Centre Northern Fire Escape

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**Report to:** Full Council 25-09

**Report by:** Clerk

**Power/duty which decision falls under:**

- Health & Safety at Work etc. Act 1974 – Duty of care to ensure facilities are safe for users.
- Local Government Act 1972, s.133 – Power to provide and maintain community buildings.

**Which council objective(s) it falls under:**

- Maintain and improve community facilities and amenities
- Retain and encourage employment and tourism opportunities
- Improve the well-being of residents

#### **Public Sector Equality Duty**

*Consider how policies/decisions affect those protected under the Equality Act)*

Ensures safe access for all users of the Community Centre, including those with protected characteristics under the Equality Act 2010.

#### **Duty to conserve and enhance biodiversity**

*Consider how the policy/decision will contribute to conserving or enhancing biodiversity*

Works will have limited direct biodiversity impact but consideration should be given to material sourcing and waste disposal.

#### **Consideration on carbon reduction:**

- Council may wish to consider roofing options with longer lifespan (to reduce waste and future carbon impacts).
- Contractors to be encouraged to minimise landfill waste and recycle materials where possible.
- EPDM rubber roofing is generally considered the more environmentally friendly option than GRP fibreglass.

## Consideration of risk management in relation to the proposal<sup>1</sup>

*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

Finances

✓Property

✓Staff

Events

✓Legal

✓Inspections

Written/verbal communication

✓Insurance

## **Does the report consider any new activity? If 'Yes', has a risk assessment, including risk management proposals, been included for consideration and adoption by the council?**

*(Financial Regulation 17b)*

Yes. This is new contracted work on council property. Contractor to provide insurance, risk assessment and method statement.

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

# REPORT

## Introduction

### 1. Purpose of the Report

Seek approval of expenditure of the CC Fire-escape & Roof RFF for the replacement of the Youth Club Room Fire Escape Roof (covered external staircase, north elevation).

The fire escape roof at the St Andrews Community Centre has been identified in the Structural Surveyors report as requiring replacement due to rotten framework and degraded covering.

### 2. Background and Context

As part of the lease process and negotiations a full roof and building survey has been carried out by the council. The report recorded youth club external stairwells roof covering was in poor condition.

#### Building Survey, HICH 30 Oct 2024

- The mineral felt roof surface above the left-hand fire escape is severely degraded, failure of this roof surface can result in failure of the timber structure above the staircase, which could become a risk to users.
- Recommend the roof structure and surface be repaired or replaced as necessary after further investigation.

In the 2025/26 budget a ring-fenced fund was set-aside to undertake works on the fire escapes and roof where required.

£2,000 has been set aside in a ring-fenced fund this financial year to start building a fund to repair/replace the fire escapes.

To ensure the building remains safe, compliant, and weatherproof, quotations have been obtained.

### 3. Proposal

As a lower cost item, where the risk of failure is increasing, replacement of the youth club fire escape roof is being proposed as a starting point for the works required.

## Quotes

Item	G. Richardson	Dave Stokes Lincs Roofing Property Services	S B Roofing Lincoln Ltd
System Type	Rubber roof,	Fibreglass + Stirling board	GRP Fibreglass + new boards
Fascia & Guttering Included	Yes	Not specified	Not specified
Waste/Skip Included	Yes	Yes	Yes
Guarantee	Not specified	10 years	10 years
Cost (exc. VAT)	£3,032	£1,695.00	£2,352.00

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## **RECOMMENDATION(S):**

1. That Council appoints D.Stokes Lincs Roofing Property Services to undertake the works
2. That the ring fenced fund is used for the works.
3. Contractor to provide insurance, risk assessment and method statement prior to starting.