



TITLE OF CONSULTATION: **WORKS REQUIRED TO REPAIR THE ROOFS OF RYEDALE DISTRICT COUNCIL'S INDUSTRIAL UNITS 1 TO 8 AT WESTGATE CARR INDUSTRIAL ESTATE, PICKERING.**

OFFICER REQUESTING: **PHILLIP SPURR
PROGRAMME DIRECTOR FOR PLACE AND
RESOURCES**

1.0 PURPOSE

1.1 The purpose of this report is to seek budget approval of £87,376 to undertake roof repairs to RDC's units 1 to 8 at Westgate Carr Industrial Estate, Pickering.

2.0 RECOMMENDATION(S)

2.1 It is recommended that:

- (i) Approval is granted for £87,376 (Including £75,376 construction cost, £4,000 contingency for possible material cost increase + £8,000 fees) to cover the total cost of the works required to repair the roofs to a satisfactory standard of Ryedale District Council's industrial Units 1 to 8 at Westgate Carr Industrial Estate, Pickering.

3.0 REASON FOR RECOMMENDATION(S)

3.1 The reason for the additional costs is that following many concerns raised by tenants who occupy the units that they suffer from leaking roofs and following the subsequent repairs to the roofs it has been identified that a more permanent repair is required to resolve the inherent problem. A recent survey dated 23rd March 2022 was carried out by Oasis Site Inspection Services (Appendix 1) who have recommended a scheme of repair. Tom Willoughby Ltd, via NYCC Property Services, have provided a cost to carry out this work which equates to £87,376.

3.2 The Council owned units are showing signs of deterioration and it is now evident that substantial work is required to the roofs of all the units to prevent further leaks which result in complaints/concerns being raised by the tenants of the units.

3.3 Maintenance and repair work is required as detailed in the attached report to extend the lifespan of the roof covering. The defects have reached a critical point, particularly with regard to the roof light condition and the corrosion of the roof coverings, which if left, may result in total failure beyond the point of reasonable remedial work being effective.

3.4 It is proposed that the works highlighted in the attached report are commissioned which will provide a suitable repair to the roofs prior to the autumn/winter period of 2022. It is expected that works will start by October 2022 and be completed by December 2022.

4.0 SIGNIFICANT RISKS

- 4.1 If the Urgency Power is not invoked, there is a significant risk to the Council for the continuing costs of having to carry out small repairs to the roofs on a reactive basis which will place a further burden on the council's resources and there is a further significant risk to our tenants as not carrying the permanent repair of the roofs may lead to untenable conditions and result in current tenants seeking alternative premises which will result in a loss of income for the council.
- 4.2 Ensuring a suitable contractor is appointed to undertake the roofing works at the premises is essential to mitigate the reputational risk associated with unsatisfactory standards of the buildings owned by Ryedale District Council.

5.0 IMPLICATIONS

5.1 The following implications have been identified:

- a) Financial
£87,376 is requested to cover the total cost of the works required to repair the roofs of Ryedale District Council's industrial Units 1 to 8 at Westgate Carr Industrial Estate, Pickering.

Carrying such work will result in less reactive maintenance costs in patching up the roof when leaks are reported which also has an impact on officer time in dealing with such reports and ensuring the works are carried out.

Apart for the reputational damage to the Council, failure to carry out such work may also result in tenants seeking other premises which will mean less income in terms of rent with the properties being vacant and the costs associated with seeking new tenants.

- b) Legal
As a landlord Ryedale District Council does have a responsibility to ensure our properties are maintained to a satisfactory standard and failure to do this may result in a legal challenge from the Council's tenants which may also impact on the reputation of the Council.
- c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental and Climate Change, Crime & Disorder)
There are no other implications arising directly from this decision request. Health and safety, staffing and equalities implications are considered as part of the procurement process.

6.0 MONITORING OFFICER ADVICE

Group Leaders to be advised that it is necessary to invoke Urgency Powers to ensure that urgent funds are made available to undertake building works. Undertaking smaller repairs places a further burden on the Council's finances and could lead to reputational damage to the Council in terms of the management of the premises. Further, there is a significant risk to our tenants in not undertaking the permanent repair of the roofs leading to untenable conditions and the possibility that current tenants may seek alternative premises which will result in a loss of income for the council.

7.0 CONSULTATION RECORD

According to the Constitution, under urgency powers, decisions usually taken by the Council and its committees are taken by the CEO following consultation with the appropriate elected members.

The appropriate elected members are:

- Group Leaders
- The Chair of the appropriate committee, for matters relating to that specific committee¹

Name of Consultee	Councillor D Keal
Agreed. "I am happy to agree to this via urgency powers as it relates to essential works that must be completed before the autumn/winter. If not dealt with in a timely manner it will leave the council open to claims from tenants and potentially serious health and safety risks".	
Date consultation completed	15.09.22

Name of Consultee	Cllr S Arnold
Further explanation requested from Rob Harper as to the following: <i>Why are the roof repairs needed?</i> <i>The roof is needed to be repaired following concerns raised by tenants who occupy the units that they suffer from leaking roofs and following the subsequent repairs to the roofs it has been identified that a more permanent repair solution is required to resolve the inherent problem.</i> <i>How old are the buildings?</i> <i>The buildings were built in 1986 so they are 36 years old.</i> <i>What kind of roof is it?</i> <i>Profiled steel sheet on a structural steel frame.</i> <i>Is there are a regular maintenance schedule?</i> <i>Unfortunately there isn't, however such maintenance is carried out on a reactive basis when issues are highlighted. This may well be something that is addressed further within the new authority when further resources will be able to provide a more robust planned maintenance regime.</i> <i>Who is responsible for this?</i> <i>Ryedale District Councils Facilities and Property Department.</i> Proposal advised in an email dated 14 September 2022. Advised that if No formal response received by close of business on 16 September 2022, the request would be deemed 'Agreed'. No formal response received following receipt of the answers to the questions detailed above.	

¹ "Chairman of the appropriate Committee" refers to committee specific matters and does not mean that all Committee Chairs will be consulted on everything

Date consultation completed	20.09.22
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Name of Consultee	Cllr L Burr
Proposal advised in an email dated 14 September 2022. Advised that if No formal response received by close of business on 16 September 2022, the request would be deemed 'Agreed'. No formal response received.	
Date consultation completed	

Name of Consultee	Cllr K Duncan
Does not agree to the use of the Urgency Powers.	
Date consultation completed	15.09.22

Name of Consultee	Cllr J Frank
Proposal advised in an email dated 14 September 2022. Advised that if No formal response received by close of business on 16 September 2022, the request would be deemed 'Agreed'. No formal response received	
Date consultation completed	20.09.22

Name of Consultee	Cllr M Potter
Agreed. "It appears clear to me that there is an urgent need for this repair work before winter sets in and therefore am content to approve this action under urgency powers, given the unfortunate delay in decision making due to the period of mourning".	
Date consultation completed	15.09.22

8.0 DECISION

Decision of the CEO based on consultation	To be completed after consultation
	I approve the decision notice on the basis that there is a need to complete essential works as soon as possible to ensure our units meet required standards. 20.09.22