

## **Annexe 1**

### **Wey Court East Roof Replacement Background and Detail**

#### **1. Background**

- 1.1 The Council is currently undertaking a construction project to remodel its property, Wey Court East, to become a new doctor's surgery in central Farnham.
- 1.2 The Council's significant capital investment in the building, secured by an Agreement for Lease supported by Frimley Integrated Care Board, has created a substantial uplift in the valuation of the asset.
- 1.3 The project has a strong business case, is supported by a CIL contribution, and meets multiple strategic objectives of The Council in improving health outcomes and investing in place.
- 1.4 The project to remodel Wey Court East is in construction phase, approximately three months from completion in Autumn 2024. Russell Cawberry Ltd are the contractor.

#### **2. Issue to be Addressed**

- 2.1 The project did not include roof works. It is an internal remodelling project with some works related to the roof – photovoltaic (solar) panels, safety railing and the requisite alterations for the air-handling system. However, as the building has been opened up for works, multiple leaks from the roof have been discovered, which have required addressing.
- 2.2 Addressing the leaks as simple low-cost repairs to be met from the contingency budget of the remodelling works will not be possible due to the significant level of works required and the need to retain contingency funding for the remodelling project.
- 2.3 Instructing works now, so they can be completed before the existing building works are complete, is possible but cannot be delayed.
- 2.4 Wey Court East has a complicated roof. There are multiple roofs and types – two flat roofs; one main mansard roof that is slate tiled on the lower section with zinc on the upper section; and four separate slate tiled roofs with twenty lead dormer windows. Box gutters of the same material type as the flat roofs run around the perimeter and feature complicated internal and external outlets.

- 2.5 The flat roofs were replaced in 2021, after The Council's acquisition of the property but before the commissioning the current remodelling works. They are in good condition and have a long guarantee. The other roofs on the building were not deemed to need works when the building was acquired or when the flat roof works were commissioned.
- 2.6 The leaks must be addressed to protect The Council's significant investment in the building and ensure it is fit for use by the tenant, Downing St Group Practice (DSGP).
- 2.7 The Agreement for Lease signed by The Council and DSGP contains plans and specifications agreed by both parties based on the remodelling works currently taking place. Roof works are not featured, however the tenant will require The Council to ensure a watertight building is handed to them, together with an understanding that because their lease is to be Full Repairing and Insuring, a reasonable longevity of watertightness should be understood.
- 2.8 The company that supplied the flat roof system, Garland Ltd, visited site as part of its guarantee commitment and confirmed the leaks were not due to the flat roofs and observed that leaks were present where tiled roofs were failing. A report was issued.
- 2.9 Four quotes from roofing contractors were sought by Russell Cawberry Ltd for assessment of condition and proposed works. Three valid quotes suggested full replacement of the slate roofs, lead dormer roofs and zinc roof.
- 2.10 The Council's quantity surveyor, WT Partnership Ltd (WTP), and its project manager, Allen Construction Consulting Ltd (ACC) who are chartered building surveyors reviewed both the need for the works and the costs.
- 2.11 The tiled roofs require a full replacement due to numerous failures to both the tiles themselves and the materials beneath. The project team, with approval from the Project Sponsor, instructed the replacement of the tiled roofs and associated building works. The costs of the slate roofs will be met from the existing Wey Court East roof repair budget from which the earlier flat roof works were met. These funds had been retained for if the roof showed further need for repair.
- 2.12 The tiled roofs are very closely integrated with the zinc and lead roofs at numerous locations and are joined with leadwork. Whilst the leaks will have been addressed by the slate replacement, it will not be possible to achieve good compliance and warranties on the works if they are not

completed in conjunction with a replacement of the zinc and lead roofs. The zinc and lead roofs are also showing signs of wear and failures of workmanship so there would be a continuing risk to the building if the zinc and lead roofs are not replaced.

- 2.13 The slate roof replacement is with Spanish 75-year slate which represents a like-for-like replacement and a long guarantee. As the site is opposite the Conservation Area, a like-for-like solution for the zinc and lead roofs are the appropriate choice.
- 2.14 If alternative materials to zinc and lead were to be chosen in pursuit of cost savings, this would be a false economy in the long term. Whilst the initial cost of lead is higher than a lead-alternative, the longevity is far shorter for alternatives. A lead-alternative has an expected life-span of 20 years and so a replacement cost would likely be required soon after 20 years at a similar cost plus extra costs for scaffolding and welfare. Completing the works now with lead gives an expected life of 50 years and will utilise the existing scaffolding and welfare on site. The difference between zinc and an alternative of coated steel would only be approximately £5K, a relatively small saving.
- 2.15 WTP interrogated the quotes and produced a like for like comparison with recommendation of the supplier to accept. The best value provider was RTB Roofing for both the slate works and the lead and zinc works. The works instructed for the slate replacement are being delivered as a variation to the existing works covered by the JCT contract. The zinc and lead works will be delivered as a second phase to these works if this report's recommendations are approved.
- 2.16 Approving the roof replacements as a second phase to the slate roof replacements would allow the existing scaffolding and welfare to be used and for the roof works to be completed in conjunction with the completion of the main works contract to remodel the building. This would allow all works to end before the start of the lease and opening of the building to the public.
- 2.17 Separately from the roof matters are the performance of the box gutters and their outlets. These are observed to be of poor original design in that they have a very shallow decline to the outlets and therefore allow for standing water. They also have minimal outlets which contributes to a risk of overflow into the building during intense and prolonged rain events.

2.18 As a guard against the risk of box gutter failure impacting The Council's completed high-value remodelling of the building, a budget allowance is also being requested for the design and construction of improved gutters and outlets to support effective rainwater management in the building.