



Consultancy Services
Within The Built Environment

6 June 2002

Our ref: DAB/M3775

Community Services
Harborough District Council
Adam & Eve Street
Market Harborough
LE16 7AG



For the attention of Mr Peter Clipstone

Ref paragraph 4.4

Dear Peter,

Roofing Repairs to Council Offices

Further to our telephone conversation, we attach Jennings' fax dated today, for the omission of Ubink slate vents, which should be read in conjunction with their letter of 31 May.

Comparing the quotations provided by both Jennings and Warkton Roofing, and by using prices from their respective tenders, we tabulate below the saving options as discussed:-

	Jennings Roofing		Warkton Roofing	
	saving	revised tender	saving	revised tender
Original tender		£173,987		£174,421
Spanish slates in lieu of Welsh slates & retain vent slates as tender	£11,082 (calculated*)	£162,905	£13,600 (as quoted)	£160,821
Spanish slates in lieu of Welsh slates & Ubink vent slates in lieu of tender	£17,037 (as quoted)	£156,950	-	-
Spanish slates in lieu of Welsh slates & omit all vent slates from tender	£20,102 (as quoted)	£153,885	£21,442 (calculated*)	£152,979

* to be confirmed by tenderer

Please let us know if you require any further details.

Yours sincerely,

Derek Bevin

Derek Bevin
QMP Management and Design

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roof over the north wing of the building (Planning Wing). (**Referred to as Tender B**)

- 4.3 Members will note that in error W.T. Cragg and Cobsen Davies Roofing have omitted to combine their price for tender A and as a result their prices for submitted for Tender B appear to be significantly lower than the rest of the tenders received for this alternative. A copy of the tender report produced by the project managers QMP is included at Appendix ~~???~~ for information.
- 4.4 The available budget for the proposed repairs and renewals is £109,200 and Members will see that all tenders received have exceeded this and as a result none have been accepted. Jennings Roofing and Warkton Roofing were contacted by QMP and asked to put forward their suggestions for possible savings and QMPs analysis of their proposals can also be found at Appendix ~~????~~.
- 4.5 The proposals for savings received from Jennings Roofing and Warkton Roofing both suggest the use of best quality Spanish slates in lieu of the Welsh slates as specified which were deemed to be the closest match to the existing by the Councils Conservation Officer. However, following subsequent consultation with officers from the planning department this option has effectively been ruled out because of the following reasons:
1. It is the consideration of the Planning Policy Manager that the use of Spanish slates would not constitute a like for like replacement and as a result Listed Building Consent would be required. Any application would have to be referred to the Secretary of State for approval since the Council can not consider such applications for buildings in its ownership. It is also the Planning Policy Managers view that the Secretary of State would refuse permission in line with current planning guidance.
 2. Concern over the longevity of Spanish slate over Welsh slate in the British climate and that any savings may only be short-term.
 3. The Councils moral duty to set an example to owners of other listed buildings.
- 4.6 For members information during recent heavy rain, water poured onto an officers desks from the roof above the Environmental Health Section.

5 Legal Issues

- 5.1 The Council has a legal duty to ensure that its premises are adequately maintained.

6 Resource Issues

- 6.1 The Chief Officer (Resources) advises that the roof repairs relating to **Tender A** can be fully funded by re-allocating the Councils capital resources without affecting the current capital programme and a contract can therefore be awarded accordingly. However a contract based on **Tender B** can not be awarded without reductions being made to the current approved capital programme as this would result in a shortfall of funding in the region of £47,000.