



COLNEY HEATH PARISH COUNCIL

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MEETING:	Full Council
MEETING DATE:	Thursday 24 th June 2021
ITEM NO.	26b
SUBJECT:	ROESTOCK HUT
REPORT BY:	Clerk to the Council and Responsible Finance Officer

1. BACKGROUND

At Full Council 22nd April 2021 the Clerk was instructed to obtain quotes for carrying out works to the building.

2. QUOTES

No quotes were able to be obtained for the roof of the building as there would need to be some cleaning work carried out prior to quoting. An assumption by the majority of companies quoted that the entire roof would be required to be replaced.

Of the one company JBD Building supplies that would offer a quote they would not offer any warranty with the work if carried out on the current building due to age and insurance issues.

3. SURVEY MATTERS

After the recommendation of the working party, the Parish Council insurance were consulted and the following advice is noted *'the opinion of a third-party surveyor is not relevant in this situation as the third party are not paying for the works or carrying the liability for any issues incurred in the work not carried out. The Council must either rely on the works as stated in the PPM report and make their own decision as a corporate landlord'*

4. NEW BUILDING

Given the difficulties obtaining quotes for works to the roof and reviewing the costs of Refurbishment and after receiving a positive outlook for a new building a quote for a new build with one builder came in at £187,000 this was based on a desktop exercise and not after a site visit. It is anticipated that the building would cost twice this amount as would need to include storage lost from the demolition of the garage. An initial budget of up to £300,000 would need to be ringfenced with a potential loan from public works loan board.

With this in mind an architect was approved with regards a feasibility study for a new building and a quote for this is offered with this report.

5. RESOLUTION

Council are required to make a decision on refurbishment of current building or proceed to feasibility study and consider a new building.