



COLNEY HEATH PARISH COUNCIL

Highfield Park Office
Highfield Park Visitor Centre
Hill End Lane
St Albans AL4 0RA

Village Office
83 High Street
Colney Heath
Hertfordshire AL4 0NS

Tel: 01727 825314 Email: clerk@colneyheathparishcouncil.gov.uk

MEETING:	Full Council
MEETING DATE:	Thursday 23 rd September 2021
SUBJECT:	ROOF REPAIRS OLD AIR RAID SHELTER
AGENDA ITEM No.	21/22 51E
REPORT BY:	Clerk to the Council and Responsible Finance Officer

1. BACKGROUND

The Old Air Raid Shelter and associated land strip is in the process of being registered. The garage door has been replaced and to ensure the building is able to be used the roof requires repair.

2. TENDER RESPONSES

All responses received are noted – all pricing shown are exclusive of VAT.

Contractor A response:

- Remove existing stone chippings
- Remove existing perished fascia
- Install new black half round guttering to the front of the building
- S/F Sika trocal SGK membrane
- Install new white UPVC fascia
- S/F Sika Trocal metals and membrane to water check drip detail
- S/F Sika Trocal metals and membrane to drip detail
- Rubbish removed on completion.

The roof comes with a 20 yr Sika warranty, 10yr insurance backed guarantee and a 10-year company guarantee.

Cost £6,615

Contractor B response:

1. To supply one four-yard skip for all roof and associated rubbish.
2. To strip back as required existing coverings.
3. To remove all existing defective softwood fascia and guttering.
4. To supply and fit all new softwood 25mm x 150mm to 200mm fascia to painted with two coats of Ebony Sadollins prior to fitting.
5. To supply and fit form @450mm centres\25x50mm softwood framed deck & perimeter detail.
6. To supply and fit all new OSB 19mm decking.
7. To supply and fit all classic bond drip and edging trims.
8. To supply and fit Classic Bond rubber roof system.
9. To leave site clean and tidy as found.

All works guaranteed for ten years with additional ten-year insurance backed guarantee.

Cost £9,010



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Contractor C

To rip off old roof and fascia soffit and guttering, to install screwed and glued ply to current roof and to lay Edpm rubber roofing on top with 20-year guarantee. Install new fascia soffits in upvc and black guttering extending all the way round so water runs away from building, price includes all waste removal and material

Cost £16,346

3. OTHER CONSIDERATIONS

The overhanging trees that affect the roof and would need cutting back prior to any repair have been reported to HCC with no success. As they overhang the Parish Council asset and property, they can be cut back with branches removed at a cost of £240 if Council are happy to proceed with this work and include in the overall budget.

Shortly a delivery of 34 20kg bags of winter salt will be delivered to the shelter so the area used will require to be watertight.

4. COUNCIL DECISION

A resolution is required on the following:

1. To appoint a contractor to commence repairs on the roof of the old air raid shelter
2. To approve tree cutting back of the overhanging branches is completed prior to roof repair
3. To determine a level of budget required and where should the budget be taken from
4. The Clerk will take further instructions at Council