



**Author/Lead Officer of Report: Chris Lake  
Operations Manager**

**Tel: 07711153422**

**Report of:** Executive Director Place  
**Report to:** Leader of the Council  
**Date of Decision:** April 2021  
**Subject:** Renewal of Roofing at Robertshaw High Rise Block

Is this a Key Decision? If Yes, reason Key Decision: -	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
- Expenditure and/or savings over £500,000		<input type="checkbox"/>		
- Affects 2 or more Wards		<input type="checkbox"/>		
Which Cabinet Member Portfolio does this relate to? Neighbourhood and Community Safety				
Which Scrutiny and Policy Development Committee does this relate to? Safer and Stronger Communities Scrutiny and Policy Development Committee				
Has an Equality Impact Assessment (EIA) been undertaken?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If YES, what EIA reference number has it been given?	Reference 910			
Does the report contain confidential or exempt information?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-				

**Purpose of Report:**

The purpose of the report is to seek authority for financial approval for the project and to procure a new contract for the renewal of the existing roof. The project is to address the current roof's poor repair condition and address the major leaks occurring at the Robertshaw High Rise.

**Recommendations:**

It is recommended that the Leader of the Council:

- 1) Approves a capital project budget of £158,000 funded from a 5-year investment plan allocation for Enveloping Works (Q0080) to be utilised as detailed in this report.
- 2) Approves the procurement strategy to enable the design work to be progressed by the Capital Delivery Partner Framework followed by direct appointment of a Principal Contractor through the YORBuild2 framework via rotation on a single stage basis.
- 3) Authorises officers conducting consultation with leaseholders, adhering to both the statutory process and timeframes.
- 4) Delegates approval authority to the Director of Finance and Commercial Services in consultation with the Director of Legal Services to award the contract.
- 5) To the extent not already delegated to them by the Leader's Scheme of Delegation, delegates authority to the Director of Housing Services, in consultation with the Director of Legal Services and the Director of Finance and Commercial Services, to take any other decisions necessary in order to meet the aims and objectives of the report.

### Background Papers:

Lead Officer to complete:-	
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.
	Finance: Damian Watkinson
	Legal: Gemma Day Equalities: Louise Nunn
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>	
2	<b>EMT member who approved submission:</b>
3	<b>Cabinet Member consulted:</b> Cllr Paul Wood
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Decision Maker by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.

Lead Officer Name: <b>Chris Lake</b>	Job Title: <b>Operations and Development Manager, Housing and Neighbourhood Services</b>
Date: 12/04/2021	

## 1. PROPOSAL

### Background

- 1.1 The high rise building at Brightmore Drive (Robertshaw Block) is a 14-storey concrete framed building constructed in the 1960's by Sheffield Works Department. In the early 1990's the building was over clad using an aluminium rainscreen cladding system with rockwool insulation behind. The current roof is a concrete slab covered with asphalt which has since been patched repaired
- 1.2 Following a number of complaints and reports of persistent leaks of the roof at Robertshaw, core samples of the roof covering were undertaken to establish the extent of the problem. Sampling found that the roofing materials were saturated which indicated water penetration. An electronic integrity test was carried out in September 2019 on the Robertshaw roof indicating numerous holes within the existing roofing system.
- 1.3 A more recent re-inspection of the roof provided evidence of significant bubbling across the roof surface, indicating that there is trapped moisture in the roof cover build up. This means that further overlay repairs will not be effective in stopping future leaks.
- 1.4 It is now necessary to urgently replace the full built-up roof system at the Robertshaw block.
- 1.5 The design work will be progressed by the Capital Delivery Partner Framework followed by direct appointment of a Principal Contractor through the YORBuild2 framework via rotation on a single stage basis.
- 1.6 **Plan for Replacement works**
- 1.7 Erect mast climbers to the side elevations of the high rise to provide access to the parapet cladding. Remove parapet cladding, store then replace after roof renewal.
- 1.8 Remove the exiting roof covering and replace with an insulated 'cut to fall' fire retardant roofing system.
- 1.9 Remove/check/test and replace if necessary, the existing lightening conduction.

## **2. HOW DOES THIS DECISION CONTRIBUTE?**

- 2.1 Strong economy – the project will help create jobs for Small Local Medium Enterprises.
- 2.2 Better health and wellbeing – Public health and well-being benefits through well designed repairs and improvements.
- 2.3 Thriving neighbourhoods and communities – The project will help achieve ‘A Great Place to Live’ by contributing to neighbourhood regeneration and place-making.
- 2.4 Tackling inequalities – NA

## **3. HAS THERE BEEN ANY CONSULTATION?**

- 3.1 Communication letters are in the process of being sent out to inform all tenants as well as the surrounding blocks of this work. Leaseholder letters have been posted on 29<sup>th</sup> January as part of the leasehold consultation process.
- 3.2 Further letters will be sent advising when parking restrictions will be in place while cranes and mast climbers are being erected.

## **4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION**

- 4.1 Equality of Opportunity Implications
  - 4.1.1 Other than some inconvenience by the vehicles and mast climbers while the work is taking place the impact assessment identifies minimal impact.
- 4.2 Financial and Commercial Implications
  - 4.2.1 There is a requirement for the Council to authorise a budget of £158,000 from the Housing Revenue Account to cover both the design and construction works required. The final costs of the scheme will remain unknown until the final design and negotiations are completed.
  - 4.2.2 Should the actual cost exceed the construction budget, a contingency of budget has been allocated to capture any overspend.
  - 4.2.3 The Council’s Housing Asset Management team forecast a leasehold contribution of approximately £1,500 per leaseholder, of which there are 17 in the Robertshaw high-rise. Generating a total recovery sum £25,500.
- 4.3 Legal Implications

- 4.3.1 The Localism Act 2011 provides local authorities with a “general power of competence” which enables them to do anything that an individual can do as long as the proposed action is not specifically prohibited. A purpose of the Act is to enable local authorities to work in innovative ways to develop services that meet local need.
- 4.3.2 In accordance with Section 20 of the Landlord and Tenant Act 1985, the Council have a requirement to consult which the Council are satisfying by writing to tenants and leaseholders.
- 4.3.3 Use of the YORBuild2 framework will ensure the Council complies with the Public Contracts Regulations 2015.
- 4.3.4 The procurement process and any contract awards must be undertaken in accordance with all relevant provisions of the Council’s Constitution including its Contracts Standing Orders.
- 4.3.5 The successful contractor will be required to enter into a formal legal contract with the Council following the compliant procurement process.

## **5. ALTERNATIVE OPTIONS CONSIDERED**

- 5.1 Do nothing – this is not an option as we have water penetrating through and underneath the existing roof
- 5.2 Council carries out open tender procedure – the construction line framework was considered however the timescales compared to using the suggested YORBuild2 framework would be too long given the current ongoing leaks in the roof.

## **6. REASONS FOR RECOMMENDATIONS**

- 6.1 Preferred option – using the YORbuild2 contract allows the appointment of a single contractor quickly with the skills to deliver this project.