

## **WIRRAL COUNCIL**

### **COMMUNITY AND CUSTOMER ENGAGEMENT OVERVIEW AND SCRUTINY COMMITTEE**

**4 JUNE 2007**

#### **REPORT OF THE DIRECTOR OF FINANCE**

##### **PENNANT HOUSE ROOF WORKS**

### **1. EXECUTIVE SUMMARY**

- 1.1. This report details work at Pennant House for urgent roof and essential work as agreed by the Council (minute 134) on 1 March 2007.

### **2. BACKGROUND**

- 2.1. Pennant House is part of the original municipal complex at Bebington prior to the construction of the Town Hall and Civic Centre in the 1970s. After a period of providing Trade Union offices, the ground floor of Pennant House was refurbished at a cost of £155,100 in 1999 to provide a One Stop Shop service on the ground floor and Housing offices on the upper floors accommodating approximately 30 staff overall. In addition, the WRVS occupies the Caretaker's Offices within the same building.
- 2.2. Prior to the transfer of the Housing Stock to Wirral Partnership Homes in 2005, the upper floors had been occupied by the Tenancy Support team, the Anti-Social Behaviour team and the Right-to-Buy team, but the upper floors have remained vacant since April 2005. Approximately 10 full-time-equivalent Finance Department staff are in the One Stop Shop and 1 WRVS representative currently occupies the building.
- 2.3. The fabric of the building has progressively deteriorated since vacation of the upper floors in 2005, with roof leaks being the largest single problem which are being addressed by the current work.
- 2.4. A scheme and estimate report was submitted to the Cabinet on 24 January 2007 proposing refurbishment at Pennant House. Minute 252 detailed acceptance of the scheme and estimate. At Council on 12 February 2007 (minute 111) the January Cabinet report minute was amended to proceed with essential work to make Pennant House watertight and safe. At Budget Cabinet on 19 February 2007 (Minute 261) it was agreed to proceed with the full repair and refurbishment of Pennant House. Budget Council on 1 March (minute 134) agreed to amend the Cabinet minute to proceed only with watertight and essential repairs.

### **3. WORKS INFORMATION**

3.1. The estimates for the proposed works were as follows:

Re-roofing Works (Using a roofing system to match Mayer Hall)	£51,700
Departmental charges including: Professional fees Planning Supervisor Other fees (including building regulation fees)	£7,221
Total for re-roofing works	£58,921

An estimate of £60,000 was made for the works.

3.2. Under delegated powers the Director of Technical Services was able to use the Schedule of Rates and appointed Mac Roofing as the approved contractor.

3.3. Work began on 14 May 2007 and should last between five and six weeks. The One Stop Shop remains open for this period and advertising was undertaken to ensure users of the facility are aware it remains open despite the scaffolding that surrounds the building.

3.4. After the re-roofing is complete, Pennant House will still require considerable work to be undertaken on it to make the upper floors suitable for occupation once again, and to bring the ground floor up to an acceptable standard. These works include the following:

New damp course,  
Renew roof,  
Replace windows and doors,  
Rewire and upgrade electrics,  
Renew flooring,  
Renew kitchen fittings, and  
Total redecoration.

### **6. FINANCIAL IMPLICATIONS**

6.1. The current expenditure on the roof and essential work at Pennant House will be approximately £60,000. This is being funded from the Capital Programme.

### **8. STAFFING IMPLICATIONS**

8.1. There are no specific staffing implications arising from this report.

**9. EQUAL OPPORTUNITIES IMPLICATIONS**

9.1. There are none arising directly from this report.

**8. PLANNING IMPLICATIONS**

8.1. Planning Approval is not required.

8.2. The property is not in a Conservation Area, nor listed as a Building of Special Architectural or Historical Interest.

**9. COMMUNITY SAFETY IMPLICATIONS**

9.1. There are none arising directly from this report.

**10. HUMAN RIGHTS IMPLICATIONS**

10.1 There are no Human Rights implications in this report.

**11. LOCAL AGENDA 21 IMPLICATIONS**

11.1. All timber used will be from sustainable sources regulated by the Forestry Stewardship Council and the successful contractor has been encouraged to employ local labour and source materials from local suppliers.

**12. ACCESS TO INFORMATION ACT**

12.1. Background papers used in the preparation of this report are Cabinet minutes and the Quantity Surveyors working papers.

**13. LOCAL MEMBER SUPPORT IMPLICATIONS**

13.1. Pennant House is located in the Bebington Ward.

**14. RECOMMENDATION**

14.1. That the report be noted.

IAN COLEMAN  
DIRECTOR OF FINANCE