

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

---

meeting date: 18 MARCH 2021  
title: JOINERS ARMS – ROOF RENEWAL AND RENOVATION WORKS  
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING  
principal author: COLIN HIRST, HEAD OF REGENERATION AND HOUSING  
ADRIAN HARPER, HEAD OF ENGINEERING

## 1 PURPOSE

### 1.1 To seek agreement to:

- bring forward the proposed roof renewal capital programme scheme at the Joiners Arms; and
- recommend a new capital scheme for renovation works to make two flats at Joiners Arms available for use again.

### 1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – To meet the identified needs of households in the borough. To help make people's lives safer and healthier.
- Corporate Priorities – To be a well-managed authority.
- Other Considerations – None.

## 2 BACKGROUND

2.1 The Joiners Arms located at 90 Whalley Road, Clitheroe is the Council's homeless hostel. The unit provides a mix of self contained and shared facility flats to provide emergency temporary accommodation for those in need. The premises were taken back into Council management in 2017 following the ending of the previous agreement with Ribble Valley Homes (Onward) who managed the site for the previous 9 years.

2.2 Since being in Council management, repairs, maintenance and refurbishments have been undertaken to keep the building compliant and operationally fit for purpose. This has generally been ongoing maintenance and repairs, however the need to replace the roof was identified as a significant project out of the capital programme.

## 3. ROOF RENEWAL AND RENOVATION WORKS

3.1 Members will be familiar with the scheme in the current capital programme to re-roof the building. The relevant programme schedule is included at Appendix 1 to this report. This was initially programmed to be undertaken in the financial year 2023/24 at an estimated cost of £43,900, inclusive of an inflation uplift.

3.2 Recent adverse weather events and considerable, accelerated deterioration of the roof fabric has meant it is now a matter of some urgency that the re-roofing is undertaken. Consequently, Members are asked to approve the movement of the roof renewal capital scheme from the year 2023/24 to 2021/22 to enable the works to proceed. Bringing forward the scheme will reduce the scheme budget to £42,200, to reflect less inflation uplift.

- 3.3 In addition, at present two flats have had to be taken out of service as a result of damp and water ingress. The ceiling in flat 2 has collapsed as a result of water damage. Unfortunately, these units are two of the larger self-contained family flats which brings pressure on the service to accommodate users who need these larger units to meet their needs. Whilst temporary measures could be taken to mask the effects of damp in flat 1, without the roof renewal such measures would simply be a stop gap.
- 3.4 As Members will recall, most of the flats have been refurbished and renovated over a number of years to maintain a basic standard, however flats 1 and 2 have not had this work undertaken in part due to the damp. As well as dealing with the damp issues, these units also require redecoration, replacement of damaged and dangerous flooring, and kitchen renovations to flat 1 where the kitchen units are damaged and cannot be maintained to clean and hygienic standard.
- 3.5 The table below indicates the key renovation work needed to bring these two flats into service.

**Flat 1**

Strip out existing kitchen supply and install new contract kitchen, re-tile splashbacks and supply and install new 7L water heater.	£3,615.00
Strip walls of existing paper and re-paper with lining paper.	£1,450.00
Remove existing laminate flooring and replace with a suitable vinyl floor with weld joints.	£2,335.00
<b><u>Flat 1 Total</u></b>	<b><u>£7,400.00</u></b>

**Flat 2**

Strip walls of existing paper and re-paper with lining paper.	£1,500.00
Re-plaster to ceiling and wall in lounge area.	£2,300.00
Remove existing laminate flooring and replace with a suitable vinyl floor with weld joints.	£2,335.00
<b><u>Flat 2 Total</u></b>	<b><u>£6,135.00</u></b>

**Estimated Total Costs £ 13,535.00**

- 3.6 Work for maintenance repairs would normally be funded through established revenue budgets for Joiners Arms maintenance and in general work is undertaken within the normal programme of building maintenance and reactive repairs. However, as the work currently being proposed is considered beyond the scope of normal maintenance, it is proposed to undertake a new capital scheme for the renovation of flats 1 and 2 at Joiners Arms as soon as possible in 2021/22 to ensure the work can be progressed effectively and the flats brought back into use at the earliest point.
- 3.7 It is proposed to fund the £13,540 budget for the new capital scheme from amounts set aside in the Flexible Homelessness Support Grant earmarked reserve. This reserve funds measures necessary to meet the Council's homelessness duties.
- 3.8 Possible further work has also been identified in relation to the render to the rear of the building which is need of renovation and investigation is being undertaken. This will be the subject of a further report.

## 4 RISK ASSESSMENT

### 4.1 The approval of this report may have the following implications

- Resources – The Joiners Arms Roof Renewal capital scheme is already funded as part of this Committee's approved four-year capital programme, but bringing forward the scheme by two years from 2023/24 to 2021/22 will reduce the scheme budget and associated funding required by £1,700, due to less inflation uplift. The proposed new capital scheme in 2021/22 for the renovation of flats 1 and 2 at Joiners Arms will require additional budget of £13,540 and this will be funded from the Flexible Homelessness Support Grant earmarked reserve. Whilst the flats are out of use, there is no opportunity to secure rental income and any need to provide externally sourced accommodation for families that cannot be met through the remaining available flats is likely to be a significant cost on the service depending upon what accommodation can be sourced.
- Technical, Environmental and Legal – The Council has a duty to make provision to address homelessness and any accommodation within its management must be fit for purpose and meet minimum standards.
- Political – N/A
- Reputation – The issues considered in this report help demonstrate the Council is a well-managed authority and that accommodation offered is fit for purpose.
- Equality & Diversity – N/A

## 5 RECOMMENDED THAT COMMITTEE

- 5.1 Approve the move of the Joiners Arms Roof Renewal capital scheme from the 2023/24 capital programme to the 2021/22 capital programme, with a revised budget of £42,200, and refer this to Policy and Finance Committee for final approval.
- 5.2 Approve a new capital scheme for the renovation of flats 1 and 2 at Joiners Arms, with a budget of £13,540 funded from the Flexible Homelessness Support Grant earmarked reserve, and refer this to Policy and Finance Committee for final approval.

COLIN HIRST  
HEAD OF REGENERATION AND HOUSING

ADRIAN HARPER  
HEAD OF ENGINEERING

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

For further information please ask for Colin Hirst, extension 4503 or Adrian Harper, extension 4523.

### Joiners Arms Roof Renewal – Capital Scheme

#### Brief Description of the Scheme:

The existing roof coverings on the property (main & extension roofs) have reached the end of their expected life span, the roof felt has become brittle and perished in places and there are significant numbers of visibly broken tiles. It is anticipated that the majority of the roof tiles are degraded and brittle beyond repair. The chimneys and associated flashings and mortar flashing etc. are in need of repair work, as are the rainwater goods. Replacement of the roof covering will require installation of additional insulation in the roof between the rafters to comply with Building Regulations. The property is a Grade II Listed Building, this scheme proposes to remove and replace the existing roof covering to ensure the fabric of the building is protected from further water ingress and the property is fit-for-purpose in-line with the Council's policies. The existing covering will be removed and replaced with Blue Slate as per the requirements of RVBC's Planning department.

#### Revenue Implications:

Lost rent income implications, only if any of the flats become uninhabitable, but work should be scheduled without the need to close any of the rooms during the scheme.

#### Timescale for Completion:

It is anticipated that the works will take 6-8 weeks to fully complete.

#### Any Risks to Completion:

Adverse/inclement weather conditions, so schedule work in summer.

#### Capital Cost:

	<b>2021/22</b> <b>£</b>
Contractors	41,330
Internal Staff Time	670
Planning Fees / Building Regulations	200
<b>Total Capital Cost</b>	<b>42,200</b>