

Item 159  
Costs of Flat Roof Replacement

**Background**

The flat roof which covers the Landor Suite has been leaking over the past few years. To date we have been getting the leaks mended as and when required but the number of leaks and the damage being caused is getting uneconomic. Cllrs have been considering Solar Panels for the Theatre and Town Council in order to possibly reduce the cost of utility bills and supporting green energy. One of the prime sites for the solar panels would be on the flat roof of the Landor Suite. Contractors have said that before we put any panels on that roof, it will need to be repaired / replaced so that it was a sound structure with a decent life.

**Quotes**

A number of companies have been approached to replace the flat roof over the Landor Suite:

| Company    | Work   | Quote            |
|------------|--|------------------|
| Company 1  | Cut back felt and burnt back flat. A layer of 2ml heavy duty torch on felt to be applied finished with 4ml mineral cap sheet to whole area, wall and parapet upstands. Trims to be fitted to wall and pointed with a mastic joint sealer in brickwork. Scaffolding. 10 year guarantee. Remove rubbish. Approx 257 m2.                                  | £17,000 + VAT    |
| Company 1a | As per quotation 1 but use 4ml high tensile base felt and high tensile mineral.  | £22,000 + VAT    |
| Company 2  | Supply and install scaffolding. Bauder Thermofol U15 single ply membrane fully bonded to mechanically fixed 150 Pu insulation board. All laps of membrane welded with hot air weld gun. Bauder detail finished to perimeter with coated trim over the to the front edge of the copings. New weir outlet to installed into sump outlets. Approx 376 m2. | £42,652.67 + VAT |
| Company 2a | Supply and install scaffolding. Supply and install a 3 layer felt system with 150mm Pu installation. New weir outlet to installed into sump outlets.   | £44,233.48 + VAT |
| Company 2b | Tile repairs to main roof replacing any damaged and missing tiles.   | £6,856.98 + VAT  |
| Company 3  | Remove existing felt covering and dispose of. Lay new 18mm osb decking boards. Apply adhesive to deck and lay seamless firestone epdm rubber membrane. Fit all edge, wall flashings and gutter trims. Replace all damaged and missing roof tiles. Remove all waste from site.  | £48,000.00 + VAT |

**For Consideration**

Cllrs are asked to consider the above quotes and if appropriate, agree a contractor for the work.