

Full Council

Title:	Thame Museum – Roof Repairs
Date:	15 October 2024
Contact Officer:	Andrea Oughton, Operations Manager

Action Required

1. To approve emergency expenditure for repairs to Thame Museum roof.

Background

2. A Building Condition Survey carried out on 15 January 2024 was presented to the Policy & Resources Committee on 27 February 2024. Within the report immediate action was identified related to work to the roof to stop water ingress.
3. A Scope of Works & Clarifications together with an extract from the 5-year PMP Report for work to the roof were drawn up. Following receipt of quotations, a report was presented to the Environment & Assets Committee on 2 July 2024, following which a contractor was appointed and work commenced on 28 August 2024.
4. These works included the remedial works to the flat lead roof and flashings above the main exhibition hall and there have been no leaks to this roof during the recent periods of heavy rainfall. However, the current works have unexpectedly revealed the poor condition of the timber substrate directly below the slates to the roof at the front of the Museum and a large proportion of the slates are fractured and de-laminated. (See photographs at the end of this report).
5. The poor state of the exposed timbers, some of which have rotted to the extent that a finger can be pushed through, has meant current works cannot continue as the contractor is unable to attach slates to the rafters that have rotted.
6. The good news is that two volunteers from the museum (one experienced in construction project management) have inspected the inside of the roof. Whilst there is evidence of some minor water leaks, the timber rafters and sarking boards appear to be in good condition.



Resource Appraisal

7. The contractor has provided a quotation to dispose of existing tiles, slates, battens and felt. New 1st grade slates will be fitted to full roof area along with new battens, felt and new hip and ridge tiles. New code 4 lead cover flashing will be installed to the concrete monument at the front. The cost of the work is £37,500 plus £175.00 per new rafter should replacements be required. The condition of the top of the rafters will not be revealed until the slates are progressively removed. It is estimated that 'worst case' up to 30 rafters may need to be replaced.

8. The Town Council has a duty of care given the potential risk to the building, public and artefacts housed in the museum. It is recommended that this is treated as emergency work and the contractors are instructed to carry out the work as per quotation dated 28 August 2024.

9. Finances:

Quotation:	£37,500
Rafters (30 estimated @ £175 per rafter):	<u>£5,250</u>
Total:	£42,750

Available funds:	
Museum Ear Marked Reserve:	£7,315
Museum Maintenance Budget 2024-25:	<u>£5,000</u>
Total:	£12,315

It is proposed the £30,435 shortfall in funding is taken from Ear Marked Reserves for Renewals and Contingency.

Legal Powers

- Local Government Act 1972 s144

Recommendation:

- i) To approve that emergency works to the museum roof are carried out at a cost of £42,750 with funding coming from Ear Marked Reserves and 2024-25 Maintenance Budget for the museum.***

