

PRE-SCHOOL EXTENSION

AGENDA ITEM No. 20

MEETING: POLICY AND RESOURCES COMMITTEE

DATE: 23rd OCTOBER 2019

REPORT BY: TOWN CLERK

1.0 Purpose of the Report

- 1.1 The purpose of the report is to provide costs of two alternative construction methods for the proposed extension to the pre-school building located in St Oswald's Park.

2.0 Background Information

- 2.1 Reports have previously been presented to the Asset Management Member Working Group and the Policy and Resources Committee in September 2019. The report to Policy and Resources provided two alternative drawings of the proposed extension – one based on a conservatory-style structure and the other on a more traditional build.
- 2.2 It was agreed that costings and information be obtained and submitted to a future meeting for consideration.

3.0 Current Situation

- 3.1 An estimate has now been obtained for the option of traditional build construction. This may be used to compare against the estimated cost of a conservatory-style extension.

Conservatory-Style Construction

All groundworks/brickwork, featuring PVCu double-glazed, A+ rated windows and doors.

Lightweight tiled roof replacement Garden Room roof features:

Thermal insulation u-value 0.17. 50mm continuous external thermal barrier, which insulates the bars and eliminated potential bridging issues.

100mm internal insulation below the bars, retaining the head within the room.

Breathable waterproof membrane between top panels and tiles.

Dry fit slate-effect black tile system.

All internal walls and ceiling to be drylined.

No electrics are included in the price.

£24,960

Traditional Build Construction

Masonry extension as per drawing numbers 032 and 012, including tree removal, wall removal, 2m deep foundations and provisional sum for drainage, M&E would be:

£28,280

Note

- i) The conservatory quotation was obtained very early in consideration of the proposed extension (April 2019) and does not include a price for tree removal or provisional sums for drainage or M&E.
- ii) Neither budget estimate includes light fittings or heating (such as under floor) or floor covering.

3.2 If allowances are made between each estimate for the items in one and not the other, there would appear to be very little price difference between the two types of construction. It is pointed out that these are budget estimates, with the final costs being reached by the provision of tenders for the works. Based on the above budget construction quotations, a realistic price would seem to be circa £30,000.

4.0 Matters for Consideration

4.1 Members are requested to choose which method of construction is required to provide the pre-school extension. Following this decision, a planning application will be submitted based on the choice of construction method.

5.0 Policy Implications

5.1 This complies with the Council's Aims and Targets Nos. 1 and 2:

Aim No. 1 - To provide good quality governance and management of the Council.

Aim No. 2 - To Manage the Council's finances and assets in a responsible manner.

6.0 Staffing Implications

6.1 The Town Clerk is currently leading on the project, with assistance from Thornton Architectural.

7.0 Financial Implications

7.1 Financial provision has not been made at the present time in the Council's Capital Programme Budget.

7.2 The final net cost of the proposed works, after any approved external grant funding has been taken into account, would need to be added to the Council's 2019/2020 Capital Programme Budget and funded from the Council's earmarked capital reserves.

7.3 As the estimated cost is now established for either construction method at circa £30,000, the balance to be financed is £20,000. Additional funding to the £10k allocated from Durham County Council may be requested from DCC members, although there is no guarantee that this will be agreed to be allocated to the project.

8.0 Crime and Disorder Implications

8.1 None.

9.0 Equal Opportunity Implications

9.1 None

10.0 Environment Implications

10.1 The proposal will involve the removal of one semi-mature cherry tree. Additional trees will be planted in the vicinity in compensation for the removal.

11.0 Risk Assessment

11.1 It is not considered that the matter contained in this report poses a risk to health and safety of staff or to the financial or public standing of the Council to a degree that a risk assessment should be appended to this report.

12.0 General Data Protection Regulation (GDPR)

12.1 Is any personal or sensitive data required for this proposal which may have any implications for GDPR? **NO**

13.0 Recommendations

13.1 It is recommended that Members

- i) Consider which construction method they wish for the extension.
- ii) Confirm that the chosen construction method is submitted to DCC for planning permission.

Town Clerk