

## LEDBURY TOWN COUNCIL

<b>ENVIRONMENT &amp; LEISURE COMMITTEE</b>	<b>20 JULY 2023</b>	<b>AGENDA ITEM: 10.1(additional information)</b>
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Report prepared by Julia Lawrence – Deputy Town Clerk

### **MARKET HOUSE PLASTER REPAIRS**

#### **Purpose of Report**

The purpose of this report is to update Members of the Environment & Leisure Committee regarding quotations received for the plaster repairs to the Market House.

#### **Detailed Information**

As noted in the report, Agenda Item No. 10, submitted to Members of the Environment & Leisure Committee for the meeting on 20 July 2023, quotations have now been received from three companies to carry out repair works as detailed in the report referred to above. However, it should be noted that it now transpires that Company C are property and construction consultants and have not actually quoted for the works to be carried out; their quotation relates purely to preparatory work in order to achieve a quotation. Their role is similar to that of Caroe & Partners.

Members are now asked to give consideration to the quotations received in order that one company can be selected so that works can be undertaken as soon as possible.

#### **Company A**

This company specialises in stone masonry and building conservation and is based in Tewkesbury. The company has carried out works for Ledbury Town Council in the past.

Their costs are as follows:

Supply of mobile tower and cherry picker access. Traffic/ pedestrian control.	£ PC 2,000.00
Carry out a full inspect of all lime render panels and recent Repairs.	750.00
Carry out full repair to road side panel and re-render recent repaired panel on North elevation – 1 x backing coat of washed 2mm sand and NHL2 Hydraulic lime ratio 3:1. Smooth top coat of silver sand and hydraulic lime ratio 3:1 (Provisional sum of £300 for lath repair).	1,300.00
Carry out localised repair/pinning to cracking and loose render Work.	<u>PC 1,000.00</u>
Estimated cost	5,050.00
15% contingency	<u>750.00</u>

**Final estimated costs, excluding VAT**

**5,800.00**

Members are asked to note that this company has included what it believes to be the maximum amount of work required but this would be adjusted accordingly following a full inspection albeit it would be sensible to deal with any minor works whilst access for inspection is in place. The quotation does not allow for decoration at this stage.

**Company B**

This Company, again known to Ledbury Town Council, has also carried out works for the Council due to its specialist expertise when dealing with heritage buildings.

Their costs are as follows:

£

Apply for a pavement licence with Herefordshire Council.

Place signage on the pavement either side of the scaffolding.

Lay protection on the pavement.

Erect independent allow tower on the pavement adjacent to the bus Stop, this will be only on the pavement and will not affect the bus.

Clean off existing timber laths and check fixings etc, if required, refix.

The company will have some split laths should they need to replace

Any of them.

Apply a base coat of reinforced BM2 mortar mix as supplied by

Trad Lyme of Cheltenham, cover panel with damp hessian and leave

To dry.

Carry out whilst onsite inspections of other panels and report findings,

To be done via a ladder.

Remove scaffolding and clear any debris from site.

Return 3 to 4 days later, re-erect the tower scaffolding and signage and

Protection as before and apply a top coat of plaster. This will be covered

Again and left to cure.

Remove scaffolding and clear site.

Once finally cured/dried, return back to site and paint plasterwork with

White Kiem mineral paint to match that of the existing.

**Costs, excluding VAT**

**1,312.00**

The Company propose to carry out each of the operations early in the morning so as to minimise disruption to pedestrians etc.

**Company C**

Company C are property and construction consultants, based in Cheltenham and when the plaster had fallen off the Market House, expressed a wish to submit a quotation for the works. However, on receiving their quotation, Members must be aware that should Ledbury Town Council decide to proceed with the recommended repairs, this company would be happy to offer their expertise as project managers, specifiers and contract administrators for the project; they would not be undertaking the works. As noted above, this company is, in effect, offering the same services that we receive from Caroe & Partners.

The company has explicitly stated that they would be happy to organise a tender process involving three suitable contractors for an additional fee.

Their costs have been broken down into two areas, survey and project management services, as follows:

<b>Façade Survey</b>	
Façade survey and report including marked-up sketch drawings, And recommendations for repairs	1,200.00
MEWP Hire	750.00
Preparation and submission of pavement closure application to Herefordshire Council	
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	1,950.00
 <b>Project Management Services</b>	
Production of schedule of works/specification for contractors to Price	1,800.00
Initial consultation with Local Planning Authority (excluding any Fees that may be payable)	800.00
Technical due diligence and works quality monitoring (£375 per Site visit and report, assuming 4 visits)	1,500.00
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<b>Costs, excluding VAT</b>	<b>6,050.00</b>
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The £6,050.00 (ex VAT) does not cover for actual works to take place and carry out repairs.

### **Recommendation**

**That Members of the Environment and Leisure Committee give consideration to the costings put forward provided above and decide which, if any, of the companies to appoint to undertake the repairs to the plaster on the Market House to enable that the works being commenced as soon as possible, subject to ensuring that planning permission will not be required for these works. Members will recall that Herefordshire Council Building Control had attended at the time when the plaster had fallen off and were content that everything had been made safe. Whilst the Planning Team/Conservation Officers had also been contacted to obtain their views, no response has been received.**