

	AGENDA ITEM NO.	
Report Cover Sheet		
Name of Meeting:	Executive	
Date of Meeting:	10/12/07	
Report Title:	Re-roofing work to flats at Whites Row, Kenilworth	
Summary of report:	To seek approval for the conversion of existing flat roof of HRA flats at Whites Row, Kenilworth to a pitched roof construction and for the work to be tendered subject to the granting of appropriate Planning & Building Regulation approvals.	
For Further Information Please Contact (report author):	Tony White, Building Construction and Surveying Manager 01926 456042 anthony.white@warwickdc.gov.uk	
Business Unit:	Property Services	
Would the recommended decision be contrary to the Policy Framework:	No	
Would the recommended decision be contrary to the Budgetary framework:	No	
Wards of the District directly affected by this decision:	Kenilworth - St Johns	
Key Decision?	Yes	
Included within the Forward Plan?	Yes - Ref No 45	
Is the report Private & Confidential	No	
Background Papers:	Property Services	
Consultation Undertaken		
Below is a table of the Council's regular consultees. However not all have to be consulted on every matter and if there was no obligation to consult with a specific consultee they will be marked as n/a.		
Consultees	Yes/ No	Who
Other Committees	No	
Ward Councillors	No	
Portfolio Holders	Yes	Councillor Michael Doody
Other Councillors	Yes	Councillor Mrs. Moira-Ann Grainger
Warwick District Council recognised Trades Unions	No	
Other Warwick District Council Service Areas	Yes	Housing Services
Project partners	No	
Parish/Town Council	No	
Highways Authority	No	

Residents	No	
Citizens Panel	No	
Other consultees	No	
Officer Approval		
With regard to officer approval all reports must be approved by the report authors relevant director, Finance Services and Legal Services.		
Officer Approval	Date	Name
Relevant Director(s)	19/11/07	Mary Hawkins
Chief Executive	19/11/07	Chris Elliott
CMT	19/11/07	
Section 151 Officer	19/11/07	
Legal	19/11/07	Simon Best
Finance	19/11/07	Philip Morgan
Final Decision?		Yes
Suggested next steps (if not final decision please set out below)		

1. RECOMMENDATION(S)

- 1.1 That Executive approves the seeking of tenders to convert the existing flat roof to the Whites Row residential flats to a pitched construction.

2. REASON(S) FOR THE RECOMMENDATION(S)

- 2.1 The existing flat roof construction is nearing the end of its usable and maintainable life and is in need of replacement.
- 2.2 A flat-to-pitch conversion is considered the best value option for the necessary replacement. Such a conversion has a higher initial outlay compared to a replacement flat roof but offers a significantly improved life expectancy, of approximately 60 years, reduced maintenance costs over this life span and would be more aesthetically pleasing than existing structure.
- 2.3 Subject to planning and Building Regulation approvals it is proposed to tender the specified work

3. ALTERNATIVE OPTION(S) CONSIDERED

- 3.1 An alternative option would be to replace the roof with another flat roofing system. Such a roof would have a shorter estimated usable life of around 15-20 years and has the potential for higher maintenance costs due to the problems associated with water pooling on roofs of this type of construction.

4. BUDGETARY FRAMEWORK

- 4.1 The budget estimate for the work is £120,000. Budgetary provision is available within the 2007/08 HRA Housing Improvement Programme previously approved by Executive.
- 4.2 All properties can remain occupied during the works so there will be no void rent loss accruing from the proposed work.

5. POLICY FRAMEWORK

- 5.1 The proposed work will assist the achievement of the Decent Homes Standard for the Council's housing stock by 2010.
- 5.2 The work would support two targets within the existing Corporate Strategy: CO6 – to meet the housing need and CO7 – to target resources to areas of greatest need.