

## OFFICER DECISION – Additional Information

### Remarks / Background

The subject building is an early 1900's lace factory mill which is currently used for a mixture of uses but is predominantly office use. This additional information outlines the proposal to perform works to the external fabric of the building for which the Council is responsible and if not completed then the Council would be in breach of the lease agreements with the tenant's within the building. The works that are required are as follows;

- Repairing areas of the roof to make it watertight with the required scaffolding implemented around the building in order to access the roof to perform any additional works to the roof where required to ensure it is repaired and cleared;
- Replacing guttering on the building in two different areas to prevent water dripping down the side of the property causing damp to ingress;
- Installing seagull spikes to all of the windows to prevent pigeons around the property;
- Sanding down and painting the external parts of the metal windows of the property (whilst the scaffolding is in position); and
- Render the external areas

These works shall be completed by the same contractor that has completed the first two phases of the works and the value of the works shall be £34,700.00.

By performing these works, it will allow the roof and the other external fabric to be restored/maintained to extend the lifecycle of these parts of the building. It will also make the building more attractive to new occupants and retain and increase the current level of rental in the building going forwards.

It is therefore recommended that the work be instructed to Whitley Roofing and Building Ltd. as they have completed the original two phases of the works. After liaising with the building maintenance team they have confirmed that the works are considered well priced for the works being performed.