

**Arundel Town Council**  
**Report of the Town Hall Roof repairs working group**  
**1<sup>st</sup> February 2021 update 08/02/21**

We have a proposal from Michael Fountain of Savills to replace the roof with lead covering the same material as existing but to an enhanced design to incorporate increased falls, deeper gutters allowing water to escape more quickly, and the provision of new insulation and ventilation underneath. The latest estimate prepared by Savills own Internal Department puts this coat at nearly £350,000.00.

This latest design cost includes some assumptions on the method of installation which the repair group have questioned. Specifically, the estimate assumes the work will need to be carried out with the provision of a fully enclosed temporary structure to waterproof the whole roof whilst replacement proceeds. We have asked if the roof can be executed in sections with each section protected in turn with the same moveable security. **Spoken to MF this morning who is reasonably confident we can execute without scaffold which also may prevent planning complications if party wall awards can be avoided. This will give a considerable saving maybe £75,000.00 or more.**

This group have also asked Savills to consider options to reduce cost:

Can we replace only the lead itself on top of the original timber work with no new falls or deeper gutters? **Michael F concedes that new penny gap boarding may not be necessary and we can use existing timber work buy that we should install to new profiles and gutters as set out below. We will be better informed on this issue after inspection hatch is installed.**

Can we replace only lead itself using existing timber work but adding tilting pieces to introduce step in roof and create deeper gutter? **See note above.**

We have also asked Michael Fountain to explore alternative roof coverings. Any change will need listed building consent, therefore preliminary discussions have been initiated with Arun DC Conservation Officer. His preliminary reaction is that Historic England would not support synthetic non metallic materials, they may permit Zinc as a substitute but this may be required to be similar in appearance to lead with rolls at the joints which is not the norm for Zinc. Discussions are ongoing. **After discussions with ADC Michael F is more convinced than ever that straight lead replacement which will avoid the need for listed building and planning consent is his preferred option.**

ATC have approved the installation of an inspection hatch which will help inform actual construction and state of repair of the underside of roof. Savills have been instructed to proceed. **This is now scheduled for installation on 1<sup>st</sup> March.**

The temporary repairs are holding up reasonably well despite the severe weather. Sue Rodderick tells me today that a small leak has occurred.

Robin Lovell  
Lead working group