

EXETER CITY COUNCIL
SCRUTINY COMMITTEE - RESOURCES
21 MARCH 2012

EXECUTIVE
3 APRIL 2012

ST KATHERINE'S PRIORY REROOFING FINANCIAL PROVISIONS

1 PURPOSE OF THE REPORT

- 1.1 To obtain approval to increase the financial provision previously approved for the necessary reroofing works at St Katherine's Priory, Polsloe.

2 BACKGROUND

- 2.1 The West Range of St Katherine's Priory represents the only remaining above ground structure of a priory for Benedictine nuns. The range is likely to have been built in the late 13th century. It is Listed Grade II* and is also a Scheduled Monument below ground level. The medieval roof was replaced in 1862 by the present roof structure, which was originally covered with Welsh slate. Following acquisition by Exeter City Council in the mid 1930s the building was opened to the public as an ancient monument until 1951. By the late 1960s it was in use as a building materials store. Substantial refurbishment took place in 1981, when a new floor and ceiling were introduced and kitchen and toilet facilities installed. It has been in use since that date as a community centre for the Stoke Hill Community Association.
- 2.2 The 1862 roof structure is in reasonable condition whereas the covering, consisting of concrete roof tiles probably fitted during the 1960s, is in a particularly poor condition. The tiles appear to be porous and breaking down with cracks and holes across the whole roof area, leading to water penetration. There is no underfelt. Eight bays of the roof have only 75mm of glass fibre insulation and two further bays are not insulated at all due to the position of a room in the roof space.
- 2.3 Exeter City Council has a statutory duty to protect its Listed buildings. As the building is Grade II* Listed and a Scheduled Monument, advice was sought from English Heritage. Following that advice it was considered that the present defective concrete tiles, battens and undersized gutters and downpipes should be removed. The rafters would be extended to provide better protection to the ancient masonry below and be boarded, thus allowing insulation to be installed across the whole roof before re-covering with new Welsh slates. Correctly sized, cast iron gutters and downpipes would then be fitted. A minor excavation is proposed in order to facilitate drainage from a porch roof. The proposed works will safeguard the Grade II* Listed building and by installing insulation to modern standards carbon emissions will be reduced.
- 2.4 On 8 February 2011 Executive confirmed the Scrutiny Committee-Resources decision of 26 January 2011 to set a capital provision of £47,000 for re-roofing of St Katherine's Priory for the financial year 2011/12. This level of provision was established from "ball park" estimates, in the main part as received from an approved roofing contractor, and a small contingency. Scheduled Monument Consent was sought and received in December 2011 and Listed Building Consent was confirmed in January 2012.

- 2.5 Following the receipt of tenders in January 2012 it was apparent that the original funding request was not sufficient. Though the tenders are regarded as consistently priced, the lowest tender indicates a shortfall in the sum set aside for the works of £27,994. The tendered figures include a contingency of £2,000 but it is considered advisable that this sum should remain due to the previous water penetration and relative inaccessibility of the roof for survey purposes.

3 PROPOSALS

- 3.1 It is proposed to carry forward the existing capital budget of £47,000 from 2011/12 into the next financial year and that approval be granted for additional funding of £28,000 to enable the works to proceed based on the lowest tender received.

4 RECOMMENDED

- 4.1 That Scrutiny Resources Committee notes and Executive approves the proposals as outlined in this report in such that the existing capital budget of £47,000 be carried forward from financial year 2011/12 into 2012/13 and that additional funding of £28,000 be provided from capital to enable the St Katherine's Priory reroofing works to be undertaken.

**ASSISTANT DIRECTOR PUBLIC REALM
ASSISTANT DIRECTOR ECONOMY**

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling this report:

None