



# Hall Roof Replacement

April 2021

# Background – Roof Survey December 2021

- Covered in 12” x 24” white asbestos cement tiles laid with an overlap
- Heavily encrusted with moss, which if detached by a storm may carry asbestos fibres ‘ripped’ from the surface of the tiles.
- Some tiles near the start of the catslide element are displaced and need to be reinstated.
- Mortar detail to the ridge tiles is cracked and missing in several places
- Some lead flashing around the rear chimney stack is displaced/missing and needs to be reinstated
- Some areas of the timber Fascia/Bargeboards are affected by decay, and finial details are missing from gable elements
- The roof covering, although in a fair condition, should ideally be replaced as it has exceeded its normal life expectancy by some 30 years

# Considerations

- The work will require Building Regulations Approval.
  - The structural integrity of the roof must not be compromised by the choice of the replacement cladding;
    - *This rules out recladding with either standard slate, clay or cement tiles which would weigh near 4 times more than our present tiles*
  - The replacement cladding must not degrade the performance of the roof in the event of a fire;
    - *So cannot opt for say, cedar shingles*
  - The new roof construct **should** have a thermal transmittance (U-Value) of  $0.18 \text{ W}/(\text{m}^2 \cdot \text{K})^2$ 
    - *We can probably only achieve a U-Value of  $0.37 \text{ W}/(\text{m}^2 \cdot \text{K})^2$  given the depth of our rafters*
- We have a duty of care to ensure that all potential contractors are competent to remove & dispose of the asbestos tiles

# Request for Quotation sent to Contractors

- Core Tasks

- Carry out, or arrange for, the safe removal and proper disposal of the existing roof tiles that contain white asbestos;
- Remove and dispose of the existing tile batons and roofing felt;
- Select & install a new cladding solution, mindful of the load bearing capacity of the existing metal trusses, purlins & rafters. Note that we are open to any solutions that might improve the appearance of the hall, and improve the level of roof insulation;
- Repair, or replace as appropriate the bargeboards & soffits;
- Repair or replace as appropriate the cast iron roof guttering & downpipes;
- Repair, or remove if necessary, the existing cupula;

- Optional Task

- Install Velux type windows on the catslide element of the roof at two locations – Sizes to be determined.

# Contractor Responses – Core Task

Contractor	John Alderson & Son Ltd, based in Pudsey	Premier Roofing & Services Ltd, based in Hull	Peter Dodds Roofing & Maintenance Ltd, based in Driffield
Price (exc. VAT)	£24,268	£37,898	£26,938 – Option 1 £24,119 – Option 2
Proposed Solution	Reclad with blue-black coloured fibre cement tiles - Chimney stack at rear of building to be taken down to below roof level and roofed over	Reclad with galvanised metal tile effect sheets. The sheets would be mounted atop 40mm of sandwich fleeced insulation	Option 1 –Reclad with Thrutone fibre cement tiles (choice of colours)  Option 2 – Reclad in Metrotile roman tile effect metal profiles (in red)
Exclusions	Installation of roof insulation	Refurbishment of cupula	Refurbishment of cupula
Building Approval Responsibility	Village Hall Trustees	Contractor	Contractor

# Contractor Responses – Optional Roof Windows

Contractor	John Alderson & Son Ltd, based in Pudsey	Premier Roofing & Services Ltd, based in Hull	Peter Dodds Roofing & Maintenance Ltd, based in Driffield
Price (exc. VAT)	£1,173	No bid	No bid

# Risks owned by the Hall Trustees

- The risks below may materialize after the existing roof covering has been removed
  - The physical state of some of the rafters may necessitate their replacement
  - Sarking boards may be found on top of the rafters, which will have to be removed to allow rigid PIR insulation to be placed between them
  - The state of the cupola may be beyond refurbishment necessitating its complete replacement
- A risk provision should be included in the budget to cover the above & other unforeseen risks – circa £3k is recommended.

# What colour & type of cladding do we want?

- Colour of the replacement cladding either blue/black; russett; terracotta; stone green; brown or heather?
  - *The present roof, prior to turning grey due to weathering, was once a shade of red.*
  - *Most of the roofs of nearby houses are covered in terracotta coloured, roman clay/cement tiles*
  - *Only one nearby house, Jasmin Cottage has a grey slate roof*
- Type of replacement tiles – Either fibre cement slates or metal profile sheets?
  - *The last would better match the nearby houses with roman tiled roofs*



# Should we install the optional roof lights?

- Installing roof lights on the catslide portion of the roof would:
  - Allow the present kitchen window to be “bricked-up” thereby greatly increasing the number of potential kitchen layouts that could be accommodated in future;
  - Allow the present ladies toilet window to be “bricked-up” so that the cubicle stud wall no longer bisects a window – Which is a bit of an eye-sore

# Other decisions

- Do we feel the cupula is a distinctive feature of our village hall which needs to be kept, or should we simplify the job and ask for its removal?
- Should the chimney stack, as one contractor suggested, be taken-down to below roof level and roofed over?
  - *This would produce a neater looking roof, albeit from an angle that few people see.*