



BRADDAN PARISH
COMMISSIONERS

Petitions Officer
Local Government Unit
Central Support and Change Division
Department of Infrastructure
Sea Terminal Building
Douglas, IM1 2RF

1st May 2024

Dear Sir

Re: Coronation and Jubilee Terraces, Braddan- Construction costs

I am instructed by Braddan Parish Commissioners who request the consent of the Department of Infrastructure, under section 51 of the Local Government Act 1985 to borrow a sum of money not exceeding £475,186 repayable within 30 years to defray the cost of replacing roofs, doors and windows to the above properties.

The Quantity Surveyors Stage I3 and a background report is attached.

The monies are to be borrowed from the HSBC over a period of 30 years with the quarterly capital and interest payments of £8,401.

The total interest payable at the present variable interest rate of 5.84%. will be £532,916

A copy of the advert placed in the newspaper is attached,

Should you require any further information I should be pleased to assist.

Yours faithfully

J C Whiteway *MBA*
Clerk

Colin.whiteway@braddan.im

Coronation Terrace and Jubilee Terrace – The Strang

Summary Report

On 28th July 2021 Braddan Parish Commissioners submitted two Business Cases (copies attached) to the Department of Infrastructure in relation to: the replacement of doors and windows at certain properties on both Coronation and Jubilee Terraces, and the replacement of roofs on both terraces.

In particular the roofs have been a matter of serious concern for approximately three years and had been included in the Planned Maintenance programme issued to the Public Estates and Housing Division.

On advice from the Project Management Unit the schemes were merged in an expectation there would be economies of scale if both projects could run concurrently.

The scope of the work remains the same.

Both reports are attached and a combined estimated cost (construction and fees) was £372,542 as at July 2021.

After design work and the receipt of planning approval for the removal of chimney stacks (approval notice attached), in September 2023 an advert was placed in the newspapers seeking expressions of interest from suitably qualified contractors. Unfortunately there was no response.

A number of contractors were contacted directly and finally in January 2024 three contractors agreed to tender for the work. On the closing date for the tender only one wish to reply.

Whilst the actual tender price was £399,950 the pre-tender price proposed by the Quantity Surveyor was £520,000. After consultation with the Department the Commissioners were advised that, in the circumstances, the project did not need to be re-advertised and the one tender could be submitted.

The construction costs are included in the I3 report and the following costs are:

Construction costs (as tender): £439950 (includes preliminaries)

Fees:

Quantity Surveyor and Project lead: £23197

Planning Supervisor: £ 2995

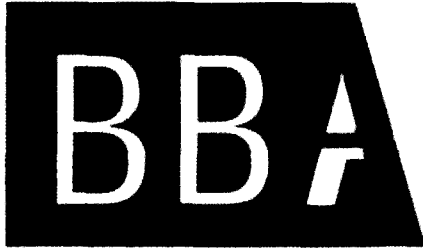
Quantity Surveyor £ 5965

Site supervisor (to be determined) £ 3079 (represents 7% of construction costs)
£35236

Total scheme cost £475186

J C Whiteway,
Clerk

1st May 2024



BELL BURTON ASSOCIATES
CHARTERED QUANTITY SURVEYORS
PROJECT MANAGERS & COST CONSULTANTS

RE-ROOFING AND NEW UPVC WINDOWS AND DOORS

JUBILEE AND CORONATION TERRACE

for

BRADDAN COMMISSIONERS

QUANTITY SURVEYING REPORT

STAGE I3

QUANTITY SURVEYORS
STAGE I3 TENDER REPORT

CONTENTS

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16 April 2021
1912/RM

1 INTRODUCTION

1.1 This Report confirms the completion of the tender process (Procedure Notes Stage I.3) in connection with the proposed re-roofing and replacement windows and external doors to Jubilee and Coronation Terrace to a total of 18 number commissioners' properties 1-10 Coronation Terrace and 11-8 Jubilee Terrace.

1.2 The following three contractors were issued with tender documents via e-mail

1. J Clawson Ltd
2. MSN Roofing Ltd
3. Organic Roofing Ltd

1.3 Tenders were based upon Drawings, Scope and Bill of Quantities and the stated Form of Contract was the JCT Minor Works 2016.

The contract was tendered on a firm price basis, that is all prices are fixed in terms of future increases in price during the contract duration.

1.4 Consideration that best value for money is being obtained for this project commences with the means by which both the design for the scheme and its method of procurement have been established and we believe that this has been achieved in a competitive tendering process.

The Project has been fully designed and meets the Client's requirements.

The Project has been procured by means of competitive tender by contractors who:-

- were considered appropriate for the nature of the scheme at the time of application and were deemed eligible to be included on a select list of tenderers.
- submitted tenders that in competition.

2 TENDERS RECEIVED

2.1 Tenders were only received from one of the three contractors as follows:

Tenderer	Tender	Index
1. J Clawson Limited	£ 399,950.63	100.00
3. Organic Roofing Ltd	£ 0.00	N/A
2. MSN Roofing Ltd	£ 0.00	N/A
QS Pre-Tender Estimate	£ 520,000.00	130.02

3 REVIEW OF TENDERS RECEIVED

- 3.1 The analysis in the table below is an outline comparison of the pricing between the tender return and the pre-tender estimate (PTE) as priced by the Quantity Surveyor.

	Bell Burton Associates Pre-Tender Estimate	J CLAWSON LTD	Difference
Preliminaries	72,000.00	57,460.00	(14,540.00)
Measured Works	398,000.00	342,490.63	(55,509.37)
Contingency	50,000.00	0.00	50,000.00
Total	£ 520,000.00	£ 399,950.63	£ (70,049.37)

- 3.2 Comments on the level of pricing within the Bill of Quantities submitted by each of the tenderers are as follows;

An arithmetical check of the returned tender submissions was undertaken and no arithmetical errors were discovered, however Organic Roofing and MSN Roofing Ltd both failed to make a tender submission so these tenders could not be checked.

- 3.3 A comparison between the tender returned and the Quantity Surveyors PTE was undertaken and the following was noted:

- Preliminaries have been allowed by J Clawson at 14.36% which is lower than the PTE which was based on a 18%. The supervision is low which is likely due to the simple nature of the works. Overall the preliminary costs compare favourably with the PTE.
- There has been no contingency priced into the J Clawson tender and we would recommend that a 10% contingency is added into the budget for the works, especially due to the nature of works on existing buildings.
- The measured works J Clawson were less than the PTE on the demolitions and alteration works by around £20,000 and less on the roofing works by around £15,000 and £10,000 less on the External window and doors.
- Overall the measured works and preliminary costs are competitive when compared to the PTE and the rates present value for money even though there are no other tenderers to compare the prices against.

4 CONCLUSION AND RECOMMENDATION

- 4.1** The recommendations in the report are from a financial perspective only and should be read in conjunction with the recommendations contained in the other Design Consultants report.
- 4.2** Subject to any comments that other members of the Design Team may have, it is considered that the tender of J Clawson Limited in the tender sum of £399,950.63 is competitive, represents value for money compared to similar schemes, and is suitable for acceptance.
- 4.3** The Total Construction Costs for the proposed scheme are set out below, based on J Clawson tender return:

a) J Clawson Limited tender	399,950.63
b) Contingency to be held outside the contract	40,000.00
	<hr/>
TOTAL ANTICIPATED CONSTRUCTION COST	£439,950.63
	<hr/>



BELL BURTON ASSOCIATES
CHARTERED QUANTITY SURVEYORS
PROJECT MANAGERS & COST CONSULTANTS

SCHEDULE FOR RECEIPT OF TENDERS

PROJECT NO ~~4712~~ 1912

PROJECT TITLE ROOFING AND WINDOWS CORONATION AND JUBILEE TERRACE


EMPLOYER BRADDAN COMMISSIONERS

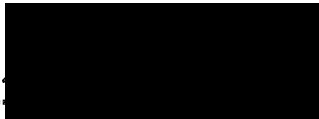
ARCHITECT MCGARRIGLE AND JACKSON

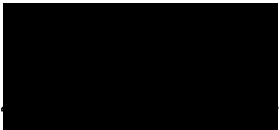
QUANTITY SURVEYOR BELL BURTON ASSOCIATES

TIME & DATE FOR TENDER RETURN MIDDAY, FRIDAY 24 FEBRUARY 2024

CONTRACTOR	TENDER
	£
A MSN ROOFING LTD	
B J CLAWSON LTD	399,950.63
C ORGANIC ROOFING LTD	

BUDGET ESTIMATE ^{QUIN WHITEWAY}  520,000

OPENED BY ~~SOLIA WHITEWAY~~ ROSANNA MANCY 

WITNESSED BY  ALISTAIR LYNE

TENDER DETAILS: MAIN CONTRACT / TENDER

Designer: McGarrigle Architects Ltd

Project: External Refurbishment at Coronation and Jubilee Terrace, Strang

Client: Braddan Commissioners

Job Number: 1875.01

Part of Works: Architectural (Stage D1/i1)

Date: January 2023

ITEM	Activity / Element	Potential Hazard	Population at Risk	Risk Rating			Action		
				L	S	R	Control	Designer	Contractor
01	Site access and vehicle deliveries to site.	Vehicle contact with pedestrians and road traffic accidents.	Public/Operatives	M	M	M	Reduce number of deliveries.	Identify hazard to principal contractor and request traffic management plan.	Traffic Management Plan. Employ Banksman.
02	Security	Unauthorised access to site compound by public including children.	Public	M	M	M		Identify hazard to principal contractor and request site security plan.	Review hoarding and site compound security plan. Liaise with local police.
03	Working at heights Installation of PVC roof fascia's & soffits and Installation of new gutters and down pipes.	Manual/mechanical handling/lifting. Falls from height. Uncontrolled collapse. Crush injuries.	Operatives	L	M	M		Identify hazard to principal contractor.	Employ competent personnel. Ensure proper working platforms are established and/or fall arrest systems are in place. Refer to HSG 32 Health and Safety in Roof Work. Monitor winds.
04	Scaffolding	Falls during erection.	Operatives	L	M	M		Design out the need for scaffolding where possible.	Scaffolds to be constructed in accordance with the Construction Health, Safety & Welfare Regulations.

Designer Risk Assessment

KEY: L - Likelihood (Low, Medium, High) S - Severity (Low, Medium, High) R - Risk (L x S)

05	Chimney demolition.	Falls from height. Noise, dust and vibration during demolition and rendering. Eye injury.	Operatives	L	M	L	Identify hazard to principal contractor. Request RAMS and Waste Management Strategy.	Provide suitable access. Employ competent personnel. Carry out COSHH assessments on all materials. PPE to be worn especially gloves and eye protection.
06	Roofing works. Stripping and replacing the existing roof finish.	Falls from height. Effects of noise, dust. Eye injuries. Dermatological/respiratory injuries due to dust from Lime parging under slates.	Operatives	L	M	M	Identify hazard to principal contractor. Request RAMS and Waste Management Strategy.	Provide suitable access. Employ competent personnel. Carry out COSHH assessments on all materials. PPE to be worn especially gloves and eye protection.
07	Disc cutting.	Effects of noise, dust and vibration during disc cutting operations.		L	L	L	Identify hazard to principal contractor.	Adequate Method Statement. Safe system of work. Adequate protection.

Designer Risk Assessment

KEY: L - Likelihood (Low, Medium, High) S - Severity (Low, Medium, High) R - Risk (L x S)



Braddan Parish Commissioners

LOCAL GOVERNMENT ACT 1985

The Braddan Parish Commissioners have submitted a Petition seeking the approval of the Department of Infrastructure:-

- Under Section 51 of the Local Government Act 1985 to loan the sum of £475,186 payable over 30 years to cover the costs of the replacement of roofs, doors and windows at certain properties at Jubilee and Coronation Terrace The Strang

Further details of the Petition may be obtained from the Braddan Parish Commissioners Office, [REDACTED] Braddan or from the Commissioners' website www.braddan.im

The Petition will be considered by the Department of Infrastructure and any views on the proposal should be submitted to the Petitions' Officer, Local Government Unit, Central Support and Change Division, Department of Infrastructure, Sea Terminal Building, Douglas, IM1 2RF, no later than noon on 17th May 2024.

Dated this day 1st May 2024

J C Whiteway *MBA*
Clerk to the Commissioners



Braddan Commissioners

Business Case

Jubilee Terrace and Coronation Terrace, Doors and
Windows

1. Strategic Context

This reports relates to properties either side of the road leading from the Strang to Ballamillaghyn.

Coronation Terrace, on the right hand side of the road heading from the Strang, is elevated from the road and is south facing with no protection from prevailing winds. There are 10 properties built in 1938, with two terraces of 5 two bed properties.

Jubilee Terrace has two distinct front and back rows. Properties 1-8 on the northern side adjacent to the main road were built in 1935. There are 2 two bed properties and 6 three bed properties .

Number 1 has been fully refurbished internally , but like the other properties the front and rear upvc windows and the rear doors are in a poor condition and are not cost effective to repair. Major patching work has been undertaken since 2012 when they were marked as a level 5 requiring early attention.

Properties 9-16 which form the back row has a rear elevation overlooking Camlork Farm with no protection from prevailing winds. In 2008 rear storm porches with aluminium doors were installed to protect against the wind and weather.

There are numerous complaints about the windows and doors from both rows being draughty.

2. Statement of Need

The properties have been subject to a number of alterations over various periods of time, but they have all reached or surpassed their useful life.

Over a period of time numerous complaints have been received from tenants, copies and pictures are included, but these have reduced in the expectation that a scheme is being proposed by the Commissioners.

These are the works required:

Property	Works required	Estimated ave cost (£)	Total (£)
1-10 Coronation	84 Windows	700	58,800
	20 Doors	1000	20,000
1-8 Jubilee Tce	71 Windows	700	49,700
	16 doors	1000	16,000
9-16 Jubilee Tce	40 windows	700	28,000
		Total	172,500

3. Cross departmental Impact

None

4. Impacts:

None

5. Key Risks or dependencies

Like all authorities the cost of the materials and labour are subject to major fluctuations at the moment. Its hoped the industry will stabilise over the next 12 months.

6. Capital cost of Construction

The costs of the materials and installation are £172,500 but there has been no allowance made for scaffolding if required.

There are a variety of window sizes and shapes, so the price of £700 per unit has been given as an average based on previous recent prices.

7. Total Capital cost of the Project

With the fees for all consultants expected to be in the region of 15% which would be £25875 the cost of the scheme would be £198,375. A site supervisor may be a consideration with fees estimated at £4000.

8. Revenue cost of operation

There would be no costs over and above existing.

9. Personnel cost of operation

None

10. Programme and Cashflow

With approval, the work could commence in May/June 2022 which would avoid any cold weather.

A cashflow would be produced by an appointed QS.



Braddan Commissioners

Business Case

Coronation Tce/ Jubilee Tce Roofs

1) Strategic Context:

This relates to two rows of houses either side of the road from the Strang leading to Ballamillaghyn.

Details are included in the BPC Housing Planned Maintenance Programme 2019 (HPMPM) Pages 10-15 of 42.

The Commissioners seek funding to undertake major repairs to the roof structures

2) Statement of Need

Coronation Terrace has 10 properties built in 1938. There are two terraces of 5 two bed properties.

Jubilee Terrace has two distinct rows but this report relates only to properties 1-8 on the front row which were built in 1935. It consists of 8 properties, and there are 2 two bed properties and 6 three bed properties .

There have been complaints from tenants as far back as 2012 about being able to see daylight through the tiles and water ingress. At that time a survey was undertaken by Marshall Cryer Architects (copies attached), but a scheme was not brought together in the hope the life of the roofs could be extended.

The Commissioners feel that the roofs have exceeded their life expectancy.

With funding the Commissioners hope to provide safe and secure roofs free from leaks. However it also provides an opportunity remove the mostly unused/ defuncted chimneys.

The following reports are attached :

- Inspection Report on Roof Spaces – Marshall Cryer June 2012
- Supplemental letter – Marshall Cryer 21st August 2012
- Letters of complaint from residents January 2018 and December 2019
- Photographs produced by Clawson Ltd
- Report of Mark Murphy 22nd November 2016

3) Cross departmental Impact

None

4) Impacts:

This is work that can be addressed by a local roofing contractor however an asbestos report will be required prior to the roofs being stripped.

The slates are the originals but will be too fragile to re-use.

5) Key Risks or dependencies

Poor weather may lead to delays in the ability to complete the task and therefore the contractor will be required to produce a contingency plan to cover such eventualities.

Failure to complete the repair could lead to significant damage to roof spaces (including insulation), plastered ceilings and any electricity cabling.

There are no untested technologies involved in this scheme.

6) Capital cost of Construction

The original report of Mr Cryer confirmed that the total roof area is 994m².

A price per m² given by Silva Quantity Surveyors in July 2021 is £175. The total construction cost would be £173,950.

Disposal costs need to be determined in the knowledge that none of the slates are re-usable.

7) Total Capital cost of the Project

A cost of 15% for consultant fees has been calculated as £26092.

The total cost of the scheme is therefore £200,042.

8) Revenue cost of operation

There are no ongoing costs.

9) Personnel cost of operation

None

10) Programme and Cashflow

To be determined



McGarrigle Architects Ltd
19 Mount Havelock
Douglas
Isle Of Man
IM1 2QG

TOWN AND COUNTRY PLANNING ACT 1999

The Town and Country Planning (Development Procedure) Order 2019

In pursuance of powers granted under the above Act and Order the Department of Environment, Food and Agriculture determined to **APPROVE** an application by Braddan Commissioners, Ref **22/01036/B**, for the **Alterations including removal of chimney stacks, replace existing roofing with artificial slate, and installation of replacement fascias, water goods, windows and doors at 1-10 Coronation Terrace Strang, Braddan Douglas IM4 4TA.**

Any conditions or notes which apply to the approval are set out below. This approval is subject to compliance with any conditions listed and may not be implemented until it becomes final (see guidance notes).

1. The development hereby approved shall be begun before the expiration of four years from the date of this decision notice.

Reason: To comply with Article 26 of the Town and Country Planning (Development Procedure) Order 2019 and to avoid the accumulation of unimplemented planning approvals.

2. The development hereby approved shall be carried out in strict accordance with the submitted mitigation scheme and method statement Bat Survey Report dated 20th March 2022 to provide appropriate mitigation for bats.

Reason: To safeguard a statutorily protected species.

This decision relates to the following plans and drawings, date stamped received on 18th August 2022;

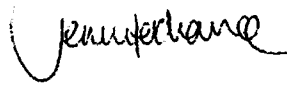
- o Drawing No. P-01
- o Drawing No. P-02 Rev A
- o Drawing No. EX-01

This decision also relates to the Bat Survey dated received 24th March 2023.

This decision has been made for the following reasons(s)

The proposal complies with General Policy 2 of the Isle of Man Strategic Plan 2016.

Date of Issue:
17th April 2023

A handwritten signature in black ink, appearing to read 'Jennifer Lane', written in a cursive style.

**Director of Planning and
Building Control**

Guidance Note

This decision was made by the Director of Planning and Building Control in accordance with the authority delegated to them.

This decision refers only to that applied for under the Town and Country Planning Act 1999 and its subordinate legislation.

A copy of the Officer's report and any correspondence which led to the assessment and decision is available to view on the Government's website (via Online Services www.gov.im/Viewapplications) or at the Department's offices Murray House, Mount Havelock, Douglas.

Implementation

The decision does not become final until either

- Any appeal has been concluded; or
- 21 days have passed since the date on this notice and no appeal has been submitted

Development must progress in accordance with the plans approved under, and any conditions attached to this approval (irrespective of any changes that may separately be requested at the Building Control stage or by any other Statutory Authority). This approval does not remove the need to also comply with any other relevant legislation.

Any conditions requiring certain works, submissions etc. prior to commencement of development must be fulfilled prior to work starting on site. Failure to adhere to this approval and meet the requirements of all conditions may invalidate this approval or result in formal enforcement action.

Appeal

Any appeal must be in writing and submitted to the Department within 21 days of the date of this Notice. The appeal must contain:

- the grounds for making the appeal;
- payment of the planning appeal fee (currently £305); and
- if relevant, confirmation that the appellant wishes to have the appeal determined by means of an inquiry and payment of the additional inquiry fee (currently £115).

Where the appeal is submitted by the applicant they must:

- specify in detail and by reference to material planning considerations the reasons why the appellant disagrees with that determination; and
- Where against a refusal, on the grounds of deficient detail or supporting documentation, set out why they consider the information or documentation forming part of the application was sufficient in the circumstance.

If the appeal is submitted by someone who has interested Person Status but is not listed in Article 4(2) of the Development Procedure Order 2019, that person must relate their grounds for making the appeal to issues which they included in representations made prior to the application being determined.

Failure to meet all of the relevant above requirements will mean that the appeal cannot be validated.

An appeal form and more detailed guidance are available either from Planning & Building Control, Tel 685950, or from the Department's website www.gov.im/planningappeal

If this decision becomes final because there is no appeal, the Department's public reference copy (counter copy) of the planning application (should one have been received) may be collected by the applicant or their agent from Murray House. Please note that if the counter copy of the application is not collected within thirty days following the last date on which a planning appeal can be made it will be destroyed without further notice.



McGarrigle Architects Ltd
19 Mount Havelock
Douglas
Isle Of Man
IM1 2QG

TOWN AND COUNTRY PLANNING ACT 1999

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Any conditions or notes which apply to the approval are set out below. This approval is subject to compliance with any conditions listed and may not be implemented until it becomes final (see guidance notes).

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- o Drawing No. P-03
- o Drawing No. P-04 Rev A
- o Drawing No. EX-02
- o Drawing No. EX-03

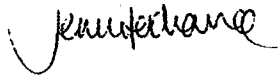
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Department of Environment Food and Agriculture, Planning & Building Control Directorate, Murray House,
Mount Havelock, Douglas, Isle of Man, IM1 2SF. Email planning@gov.im. Tel 01624 685950

Date of Issue:
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Braddan Parish Commissioners

Notice to Contractors

Expressions of Interest –

Applications are invited from experienced, suitably qualified persons, companies in being included on a Select List of Tenderers to install

(a) Roofs

(b) External doors and windows at properties at Jubilee Terrace and Coronation Terrace at the Strang in Braddan.

(They may be considered as two separate schemes)

To register your interest in this enquiry please write to:

J C Whiteway ^{MBA}
Clerk to the Commissioners
Close Corran
Union Mills
Braddan
IM4 4LZ

Or email: colin.whiteway@braddan.im

The closing date by which expressions of interest must be received is 12 noon on Thursday 19 October 2023.