Riverside Library roof and insulation works: progress report 3

Hartley Building Ltd · for Riverside Borough Council · 31 March 2027

1 Summary

This report covers the roof and insulation package from 1 to 31 March 2027. Roof works were programmed to start on 4 January 2027. Under our contract, the roof and insulation package is due to be completed in April 2027. Our contract for the roof and insulation package is valued at £1,240,000.

2 Progress

Forty-two operatives worked on site during March. Insulation to the reading room ceiling was 60 per cent complete by the end of March. Two working days were lost to high winds in the first week of March. The scaffolding was supplied and erected by Apex Access Ltd.

The roof must be watertight before the lift installation can begin. Lifts and ramps are being installed by Hartley Building Ltd under the same contract.

3 Site and logistics

The site compound takes up half of the staff car park. Progress meetings are held every Tuesday at the council offices. All waste from the strip-out has been recycled.

4 Risks and costs

Asbestos removal in the boiler room ceiling was priced at £64,000 in the March 2026 survey. The bat survey found no roost under the eaves. Our site manager walks the eaves with an ecologist every week.

The council's contingency is held at 15 per cent of the works cost. The total renovation budget is £3.2 million. The new roof membrane carries a 25-year manufacturer's warranty. The replacement windows for the reading room will be triple-glazed.

5 Next month

We look forward to the next progress meeting and thank the library staff for their patience.