



## Scoping Paper – Reroofing and Improvement of Hade Edge Stone Shelter

**Project Title:** Reroofing and Structural Improvement of Hade Edge Stone Shelter **Location:** Hade Edge, Dunford Road, HD9 2DF (near junction with Greave Road; adjacent to Hade Edge Band Room)

**Asset Owner:** Holme Valley Parish Council

**Prepared by:** HVPC Clerking Team

**Date:** July 2026

See link to Holme Valley Asset Map to view information about the shelter:

<https://www.google.com/maps/d/viewer?mid=17yaWljOFB92Nzg-oGta9kNAvWysg89YeCll=53.5506232681479%2C-1.7740186697417437Cz=14>

It is labelled as SH21 on the map.

### 1. Purpose of the Scoping Paper

This document sets out the background, issues, and requirements for the reroofing and improvement of the Hade Edge stone shelter. It is intended to support the invitation to quote and ensure contractors have a clear understanding of the Council's expectations.

### 2. Background

The stone shelter is a Council-owned asset of unusual double-ended design:

- One open side faces Dunford Road and functions as a bus shelter.
- The opposite open side faces the recreation ground.
- Both sides have significant roof overhangs.
- The structure is located in an exposed, high-wind environment.

The shelter has experienced ongoing deterioration despite repeated remedial works.

### 3. Condition Issues Identified

The Council's maintenance contractor reports:

- The roof now requires full removal and replacement.
- Supporting timbers are rotten and no longer hold fixings securely.
- The roof has been re-felted twice in the last ten years.
- A gulley has previously been professionally repaired.
- The current "V"-shaped wall profile complicates roof installation and contributes to water ingress and instability.

### 4. Options Identified to Date

Contractors are invited to propose their own solutions, but the following options have been suggested:

#### Option A – New Flat or Slightly Sloping Roof

- Remove existing roof.
- Level the "V"-shaped side walls.
- Install a flat or shallow-pitch roof with reduced overhangs.

#### Option B – Truss Roof

- Build up walls to a horizontal level.
- Install a truss roof capable of withstanding high wind exposure.

Contractors may propose alternative designs that improve durability and reduce long-term maintenance.



## **5. Project Requirements**

Contractors should:

- Undertake a site visit before quoting.
- Provide a clear proposal for improving the shelter's structure and roof.
- Ensure all works comply with relevant building and safety standards.
- Hold valid public liability insurance.
- Complete all necessary risk assessments.
- Provide a breakdown of costs (materials, labour, total).
- Provide an estimated programme of works and earliest availability.
- Provide examples of similar projects successfully completed.

## **6. Budget**

The Council has initially allocated £10,000–£15,000 for the project. This may be reviewed in light of quotations received.

## **7. Timescale**

The Council wishes the works to be completed by 30 November 2026 or earlier if possible.

## **8. Procurement s Decision-Making**

- Three quotations are being sought in line with Financial Regulations.
- Quotations must be received by **5pm, Friday 11 September 2026**.
- The Service Provision Committee will consider next steps at its meeting on **Monday 21 September 2026**.
- Previously submitted quotes will continue to be considered need not reapply.

## **9. Contact**

Gemma Sharp

Assistant Clerk

Email: [assistantclerk@holmevalleyparishcouncil.gov.uk](mailto:assistantclerk@holmevalleyparishcouncil.gov.uk)

Phone: 01484 687 460