

The following section contains documents relating to the Manxonia House roof replacement tender process.

Some of this information formed part of the Appendix 4A previously submitted to the Information Commissioner, however further searches have been carried out through the pc and the following documents have also been included;

- Letters to contractors dated 9th January 2017
- Expression of Interested dated 27th January 2017
- Expression of Interest dated 18th August 2017

Collated by H. Fargher 25/9/2019 through the hard copy of the report & further additional searches carried out on 7/10/2019 resulting in the additional 3 documents listed above.

A handwritten signature in black ink, consisting of a series of loops and a long, wavy tail extending to the right.

Port St. Mary Commissioners

Town Hall, Port St. Mary, Isle of Man. IM9 5DA
Tel: (01624) 832101



www.portstmary.gov.im

Email: commissioners@portstmary.gov.im

Mr D Skinner,
Kennaugh and Skinner Ltd,
Athol Place
Port Erin IM9 6HT

9th January 2017

Dear Doug,

Manxonia House Port St Mary

Thank you for providing us the estimate of costs for roof repair work on Manxonia House. Given the scale of the repairs we have decided to seek comparative figures for complete replacement of the roof.

If you are interested in tendering for this work please let me know, or respond to the advertisements appearing soon seeking Expressions of Interest in this work.

Kind regards,

Yours sincerely,

Alastair Hamilton
Clerk

Port St. Mary Commissioners

Town Hall, Port St. Mary, Isle of Man. IM9 5DA
Tel: (01624) 832101



www.portstmary.gov.im

Email: commissioners@portstmary.gov.im

Mr M Keggin,
T S Keggin and Sons Ltd,
Shore Road Underway,
Port St Mary

9th January 2017

Dear Mike,

Manxonia House Port St Mary

Thank you for providing us the estimate of costs for roof repair work on Manxonia House. Given the scale of the repairs we have decided to seek comparative figures for complete replacement of the roof.

If you are interested in tendering for this work please let me know, or respond to the advertisements appearing soon seeking Expressions of Interest in this work.

Kind regards,

Yours sincerely,

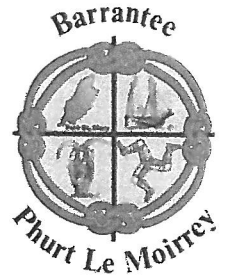
Alastair Hamilton
Clerk

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Town Hall, Port St. Mary, Isle of Man. IM9 5DA
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T.E.Leece and Son Ltd,
Main Road,
Colby IM9 4LR

9th January 2017

Dear Sirs,

Manxonia House, Port St Mary

Thank you for providing us the estimate of costs for roof repair work on Manxonia House. Given the scale of the repairs we have decided to seek comparative figures for complete replacement of the roof.

If you are interested in tendering for this work please let me know, or respond to the advertisements appearing soon seeking Expressions of Interest in this work.

Kind regards,

Yours sincerely,

Alastair Hamilton
Clerk

Re: Notice Manxonia roof

Olivia Savage <olivia.savage@jpress.co.uk>

Mon 09/01/2017 15:50

To: Margaret Davies <m.davies@portstmary.gov.im>;

*Keenanagh &
Skinner
Mark Wellin*

Hi Margaret

No problem, that's all booked in

Kind regards

On 9 January 2017 at 15:49, Margaret Davies <m.davies@portstmary.gov.im> wrote:

That's fine thanks Olivia

Kind regards Margaret

Margaret Davies

Port St Mary Commissioners Office

Town Hall

The Promenade

Port St Mary

Isle of Man IM9 5DA

01624832101

admin@portstmary.gov.im

From: Olivia Savage <olivia.savage@jpress.co.uk>

Sent: 09 January 2017 13:57:40

To: Margaret Davies

Subject: Re: Notice Manxonia roof

Hi Margaret

Please find attached a proof of your notice that I can arrange to appear in the Examiner 17th Jan

The cost is £177.60 plus vat

If all is okay, please confirm and I will go ahead with booking

PORT ST MARY COMMISSIONERS
Expressions of Interest

Port St Mary Commissioners invite Expressions of Interest from qualified and accredited contractors who are interested in tendering for the replacement of the roof at Manxonia House, Bay View Road, Port St Mary. Further information can be obtained from the address below.

Expressions of Interest should be submitted in writing or email to:

Mr A Hamilton, Clerk
Port St Mary Commissioners Office
Town Hall
The Promenade
Port St Mary
IM9 5DA
832101
Email: commissioners@portstmary.gov.im

Closing date for Expressions of Interest is 12 noon on Friday 27th January 2017.

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Closing date for Expressions of Interest

Responses

Keggins

Lee

Kennedy Skinn

M2 Construction

person seeks to exercise the right to vote to be qualified
TAKE NOTICE that all persons who are guilty of bribery, treating, undue influence or corrupt practices at the election, are, on conviction of such offence liable to a fine in that behalf in the Representation of the People Act 1995.

By Order

IAN MAULE

Clerk to the Commissioners

PORT ST MARY COMMISSIONERS
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Closing date for Expressions of Interest is 12 noon on Friday 27th January 2017.

**Make
sure**

**you know what's going on in
your neighbourhood**

Fw: Manxonia House

Port St Mary Commissioners

Wed 08/02/2017 09:43

To: Margaret Davies <m.davies@portstmary.gov.im>;

From: Mark Crellin <crellinmarkiom@gmail.com>

Sent: 17 January 2017 20:21

To: Port St Mary Commissioners

Subject: Manxonia House

Dear Mr Hamilton (Clerk) Port St Mary Commissioners,
I would be pleased if we Could be included to tender and be considered to undertake for the above works
Regards Mark Crellin
M2 Joinery and Construction Ltd

Regards Mark

Sent from my iPhone

Fw: Manxonia House

Port St Mary Commissioners

Wed 08/02/2017 09:44

To: Margaret Davies <m.davies@portstmary.gov.im>;

From: Gill Weldon <gill@kennaughandskinner.com>

Sent: 13 January 2017 12:20

To: Port St Mary Commissioners

Subject: Manxonia House

Dear Alastair,

Further to your recent letter regarding the above I can confirm we are still interested in tendering.

Kind regards

Gill

01624 836065

The Workshop
Athol Place
Port Erin
Isle of Man
IM9 6HT

www.kennaughandskinner.com



PORT ST MARY COMMISSIONERS
Expressions of Interest

Port St Mary Commissioners invite Expressions of Interest from qualified and accredited contractors who are interested in tendering for the repair and recover of roof, repair or replacement of rainwater goods and re-pointing of the building Manxonia House, Bay View Road, Port St Mary. Further information can be obtained from the address below.

Expressions of Interest should be submitted in writing or email to:

Mr A Hamilton, Clerk
Port St Mary Commissioners Office
Town Hall
The Promenade
Port St Mary
IM9 5DA
832101
Email: commissioners@portstmary.gov.im

Closing date for Expressions of Interest is 12 noon on Friday 18th August 2017.

Quotation

T. E. LEECE AND SON LIMITED

Main Road, Colby, Isle of Man.

Telephone : 832051

VAT Reg. No. : 0001174 59

To : Mr. Tom Brown
P S M Commissioners Works
Athol Street
Port St. Mary
I M 9 5 D S

Quotation Date 21/10/2016

	Labour	Materials
PROPOSED REPAIR WORKS @ "MANXONIA HOUSE"	6000.00	
1.Allowance has been made within this approximate estimate for PC Sums, as follows :-		9000.00
a.Scaffolding, scaffold towers and mobile-hoist charges....	3000.00	
b.Code 4 leadworks.....	1500.00	
c.Structural timber repairs....	500.00	
d.Haunchings and cappings....	1000.00	
e.Verge band renewals.....	750.00	
2.Remove all vegetation growth from the stacks, stone walling, valleys, gutters, etc., clearing debris from site. Spray areas with a strong weedkiller.		
3.Clean out all rainwater gutters and downpipes, trapped gulleys, etc.,		
4.Replace remaining cast-iron gutters and downpipes with new uPVC system, to match the existing.		
5.Existing timber fascia boards should be replaced with black uPVC fascias, fittings and fixings, etc.,		
6.Re-fix and, or replace sundry slipped, broken and missing slates.		
7.Ensure that all lead-strap-tails are secure, to various roof repair areas, where previously patched.		
8.All leadwork valleys, abutments and flashings to be inspected.....and if necessary carry out renewals under the allocated PC Sum figures.		

T. E. LEECE AND SON LIMITED

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	Labour	Materials
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9. Re-point the existing stonework faces of the 2no. existing chimney stacks.
10. Inspect the haunchings and cappings of the stacks and if necessary, carry out renewal under the PC Sum figures.
11. Carry out sundry re-pointing of the cracked verge band areas and if found to be necessary, carry out complete verge band renewals under the PC Sum allocation figure.
12. Replace the old CI skylight in the rear annexe roofing, with a new Velux conservation rooflight complete with flashing and making-good to slates.
13. Generally keep the working area clean and tidy, clearing away all debris and excess materials on completion.

** No allowance has been made within this approximate estimate for the following :-

- a. Electrical or plumbing works
- b. Window and door replacements
- c. Any internal making-good to walls, ceilings or floor areas
- d. Painting and redecoration works
- e. Asbestos sampling or testing

** This approximate estimate is subject to the enclosed General Conditions

Sub-totals	6000.00	9000.00
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Telephone : 832051

VAT Reg. No. : 0001174 59

To : Mr. Tom Brown
P S M Commissioners Works
Athol Street
Port St. Mary

I M 9

5 D S

Quotation Date 21/10/2016

Nett Total	15000.00
VAT at 20.00%	3000.00
Quotation Total	18000.00

7 November 2016

Mr T Brown
Commissioners' Office
Town Hall
Port St Mary
Isle of Man
IM9 5DA

Dear Tom

Proposed alterations to Manxonia House, Port St Mary

Thank you for your valued enquiry in connection with the above and we now have pleasure in offering our estimate as follows:

To:

- Erect scaffold for access and fall arrest
- Hack off existing cap to 1 no. chimney and dispose
- Shutter and form new concrete cap
- Make good all around
- Remove existing ridge and dispose of debris, setting aside ridge tiles for re-use
- Re-bed ridge tiles and point
- Remove leadwork from 1 no. stack, 1 no. dormer, 2 no. porch abutments and all lower roof abutments and dispose
- Supply and fit new leadwork, sealing all around
- Supply and fit new double-glazed units to 4 no. existing Velux windows
- Supply and fit new Velux window and flashing kit to rear elevation
- Strip off existing copings and barges and dispose
- Replace perished felt and battens as required
- Shutter and form new concrete barges and copings
- Make good all around
- Remove existing fascias and rainwater goods and dispose
- Supply and fit new fascias and rainwater goods to match existing
- Dismantle scaffold
- Dispose of all debris leaving the site clean and tidy

We would estimate the cost to be £29,475.00 plus VAT charged at the applicable rate.

T. S Keggen & Son Ltd

Joiners Builders, Manufactures, Contractors

Thie-Ny-Marrey, Shore Road, Port St. Mary, Isle of Man

Telephone: (01624) 833133

Date 07th December 2016

Mr A Hamilton
Commissioners Office,
Town Hall,
Port St Mary,
Isle of Man,
IM9 5DA

Re: Manxonia, Bay View Road, Port St Mary

Dear Mr Hamilton,

Please find estimate below for roof works:

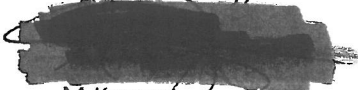
1. Replace cement copings
2. Replace lead valley
3. Replace cement hip
4. Replace top of stack
5. Replace lead valley
6. Replace cement copings
7. Replace lead and cement flashing
8. Replace lead valley
9. Replace both lead valleys
10. Fit new Velux window
11. Coat valley
12. Clean top of stack and fill cracks
13. Remove debris rear of stack
14. Coat lead valley
15. Replace and re-fit all missing and slipped slates on and over roof
16. Clean all gutters, drains and drop stoups around building
17. Check ridge and re-cement any lose ridge tiles
18. Remove all debris and leave site neat and tidy

For the sum of £27,600.00 plus V.A.T @ 5%

Any works outside of the above estimate will be charged at £26.00 per man hour.

Where we are fitting new copings on the gable ends a more cost effective and long term solution would be to run the slates over the wall and into a dry verge system.

Yours faithfully,


M Keggen