

# KETTERING TOWN COUNCIL

## REPORT FOR DECISION

Item No:- 2022/053

Committee:-	Council
Date:-	19 <sup>th</sup> October 2022
Author:-	Cllr Emily Fedorowycz
Report Title:-	Buzz Stop Green Roof Proposal – report of the Climate Change Working Group
Wards Affected:-	All

### 1. Purpose of Report

To consider a proposal from the Climate Change Working Group to develop green roofs for bus shelters in Kettering

### 2. Recommendations

**Council is recommended** to consider developing a business case and business plan for this proposal.

### 3. Information

3.1 The Climate Change Working Group has considered a proposal to place a “green roof” on selected bus shelters in Kettering. In doing so they looked at three potential “runs” of shelters

- Option 1: 5x bus shelters on Newland Street
- Option 2: Long connected bus shelter on Eskdaill Street (approx. 7-8 bus shelters)
- Option 3: 6x Horsemarket bus shelters

Option 1 was preferred because of the flat nature of the bus shelter roofs, meanwhile option 2 has slightly sloped roofs and option 3 has very sharp sloped roofs. The Groundwork advisor suggested that flatter surfaces would reduce visibility and reduce vandalism.

3.2. The broad proposal is that agreement is reached with North Northamptonshire Council and Clear Channel PLC (who are the owners of most bus shelters in town) for a green roof installation to be placed on 5 shelters. Groundwork would be contracted to install and

manage the roofs, upskilling volunteers to maintain them. The issues to be determined are likely to be

- the structural integrity of the shelters and their ability to support a sedum roof – a structural survey would be required and NNC would expect the Town Council to pay for that.
- the likely demand from NNC that any such shelters would be **transferred into the ownership of the Town Council** – this would also need to involve Clear Channel PLC, whose principal interest in the shelters is an income earning facility so the nature of any transfer would be complicated by that interest. In turn, transfer of ownership would involve agreement as to the maintenance of the structures, e.g. glass replacement, vandalism, painting etc as well as the new roofs. No contact has been made with Clear Channel as yet.
- **Acquisition costs of the materials.** There are various options for the sedum and for the casings, which in turn will be determined by the conclusion of the structural survey. Appendix One sets out the options the Groundwork specialists views on what could be considered.
- **The ongoing sedum maintenance** – the proposal is that Groundwork would upskill local volunteers who would sign a contract to maintain the green roofs for 5 years, at which point it would be Groundwork's responsibility to upskill a new set of volunteers. If a volunteer wished to end their maintenance contract early then they would be required to upskill a new volunteer to sign up for the remainder of their contract. The volunteers have a responsibility to keep the sedum alive, and Groundwork would be required to replace any sedum that died from lack of volunteer care
- Where there was **accidental (or deliberate) damage** such as that caused by weather, the Town Council would need to agree funding to restore the green roof. This could include replacing a broken metal trim or replacing the liner in the event of a puncture or leak
- **Ordinary maintenance costs** are expected to include for watering and replacing dead sedum tiles in the case of very hot weather. Metal rims could rust or get damaged over time.
- **Insurance costs** would need to be investigated and if ownership of the shelters themselves were to be transferred, then the insurance policy would need revising

#### 4. Consultation and Engagement

Initial contact has been made with NNC and Groundwork have provided technical expertise on the options available.

#### 5. Finance, Legal and Resource Implications

5.1. There is £3000 in the Councils budget for biodiversity and tree planting.

5.2. The total costs of the project have yet to be established. At this stage, there are known unknowns around

- The costs of a structural survey
- The transfer costs of the assets should the Town Council take them on

- Ongoing maintenance costs including watering, repair, and replacement of the shelters as well as the roofs
- Increased insurance costs

5.3. The cost of providing the casing and sedum on a roof would be about £600 per bus shelter, and will vary slightly according to the method used. (see appendix one below), so five shelters would consume the existing budget provision.

## 6. Policy Implications

### The corporate plan says

1. The Council has approved motions declaring a climate emergency. It has established a climate change working group, which is exploring ways of encouraging and supporting sustainable habits and opportunities for local people. It is currently prioritising widening the scope and opportunities for recycling and supporting more tree planting.
2. The Council will continue to expect high sustainable standards, improved energy and water use and insulation standards when responding to planning application consultations; it will oppose applications which unsustainably reduce or do not replace natural habitat or damage water courses, or which do not seek to optimise the use of public transport, walking and cycling as means of travel.
3. The Council will, within its own remit, strive to protect, restore and enhance our local biodiversity and the natural world that surrounds us and of which we are all a part and will strive to take the most sustainable approach to the design and delivery of its own services

### Background Papers

#### Groundwork Trust commentary on options

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13/10/22

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- KTC will need to organise and pay for the structural survey to be done as part of this project (price needed)
- KTC would need to take on ownership of these assets with regards to ongoing maintenance (could we get some idea of the current maintenance costs of these/other similar bus shelters please?)
- Proposal required outlining: location of proposed shelters, the option we wish progress, insurance and ongoing maintenance costs, and outline of liability in the case of a damaged shelter.



## APPENDIX ONE GROUNDWORK COMMENTS ON

### **Recommended options for purchasing**

Sedum options:

Option 1: Sedum tiles - more expensive but will offer a quicker and easier install and easier for long term maintenance as if one 'tile' dies you can just replace it.

Option 2: Sedum rolls (like a turf roll) – cheaper but more difficult to fit and harder replace dead patches if needed.

Casing options:

Option 1: Wood – cheapest option, but will need replacing every few years, but could work this into our contract with Groundwork

Option 2: Metal - £14.50 +VAT/m – expensive option but should be durable. Not sure though if this would rust.

Option 3: Composite material – no quote for this, but could be a good durable option.

### **Green Roof costs**

The system in use by Groundwork at the Green Patch is the EverMat Shed system.

[EverMat™ Shed | Green Roofs Direct](#)

That base cost is then £38 + VAT /m<sup>2</sup>, which would equate to around £325 + VAT per bus shelter.

In addition to that we would need the root membrane which is £6/m<sup>2</sup>, therefore around £51+ VAT per bus shelter.

The edging used was quite substantial in terms of size, material and price, at £14.50 +VAT/m, which would be £210+ VAT per bus shelter, Also, these edging strips would not work on the curved ends of the roof. So, I would propose using either plastic or wood striping, or a composite material. Some form of adhesive fixing would be required. Adhesive bonding is probably preferable to mechanical fixing such as screws.

This system doesn't use 'tiles' of sedum, but sedum on a turf roll, just like lawn turf on a roll. There is however another system that you may consider using which utilises sedum grown in tray modules, which I suppose you could consider to be more like tiles.

An example system for this would be as below -

[Mr Green Modular Sedum Trays - per sq.m \(ukflatroofing.com\)](http://ukflatroofing.com)

This system has advantages and disadvantages compared with the other system. The only big disadvantage really is the loadbearing weight issue. The overall weight is near double the other system. A structural survey would be needed.

A modular set up would certainly be cleaner to manage also. cost per m2 is around £54 + VAT . cost per bus shelter would be about £459m + VAT. Modular means we are very slightly limited with the size of the trays, I would still add the membrane under this system, so again around £51+ VAT per shelter. This system, just like the other, should have some form of edging around it. The edging obviously gives a neat finish, hides the material layers and stops wind getting directly under and lifting the sedum. However, the edging material offered by this modular system company is expensive What we could do much more simply here is make a wooden edging framework, which may need replacing in a few years' time, but would be considerably cheaper in the first instance. wood rather than metal gives a different overall feel/look to it. We could do this wooden edge on the modular system for no more than £50 per shelter, possibly much cheaper. This wooden system would not be so practical for the roll -turf system.