

Marlborough Town Council



29 March 2022

To: Councillors serving on the Property Committee – Councillors Richard Allen, Kymee Cleasby, Jane Davies, Lisa Farrell, Nicholas Fogg, Mervyn Hall (Vice Chair), Guy Loosmore (Chairman), Jo Waltham plus the Town Mayor, Councillor Mark Cooper

Dear Councillor

PROPERTY COMMITTEE

You are **summoned** to attend the next meeting of the **Property Committee**, which will be held on **4 April 2022** following the Planning Committee and **not before 7.30pm**.

Yours sincerely

Richard Spencer-Williams

Richard Spencer-Williams, PSLCC

Town Clerk

This meeting will be held in the Court Room at the Town Hall according to the latest Government Covid Safety Guidelines, and managed according to the Health and Safety at Work Act 1974(2)e.

There will be twenty places for members of the public to attend. If members of the public wish to attend they should notify the Town Clerk of this by noon on the Friday prior to the meeting. Places will be allocated on a first come first served basis. Organisations and interest groups are asked to send one delegate. Some members of the public may not be allowed to attend if all the allocated seats are taken.

If members of the public wish to attend and ask a question they should also notify the Town Clerk of this by noon on the Friday prior to the meeting and provide their question in writing at the same time.

If members of the public wish to ask a question, but not attend, they can provide the question in writing to the Town Clerk by noon on the day of the meeting, and a written response will be provided.

PUBLIC QUESTION TIME

In accordance with Standing Order 3(f), members of the public may ask questions of the Property Committee. The time allocated for this should not exceed 10 minutes and be limited to 1 question per person unless directed otherwise by the Chairman. A full response may not be possible without further research, and the Chair may direct that a written or oral response be given.

AGENDA

- 1. Apologies for absence**
- 2. Declarations of interest**
To receive any declarations of interest or requests for dispensation
- 3. Chairman's announcements**
- 4. Minutes**
To approve and sign the minutes of the meeting held on 24 January 2022
- 5. Action Log**
To note and review the Action Log
- 6. Budget Update Report for Month 11**
To note the Property Committee budget update report for month 11
- 7. Report on Town Council Properties**
To note the contents of a report by the Office Manager about Town Council-owned properties
- 8. Town Hall and Community and Youth Centre bookings**
To consider the three-year comparison report on the Town Hall and Community and Youth Centre bookings
- 9. Town Hall Marketing**
A general discussion to consider the opportunities for the marketing of the Town Hall
- 10. Merchant's House**
To note a status report on the Merchant's House
- 11. Town Hall Roof Insulation**
To consider the advised plan for insulating the Town Hall roof
- 12. Public Toilets**
To consider a proposal by Cllr Hall to trial a card (cashless) payment system at the public toilets
- 13. Exclusion of Press and Public**
- 14. Rent Review**



Marlborough Town Council



Property Committee

Minutes of a meeting of the Property Committee held Monday, 24 January 2022
in the Court Room, Marlborough Town Hall at 7pm

PRESENT Councillor Guy Loosmore Chairman
Councillor Mark Cooper Town Mayor
Councillor Nicholas Fogg
Councillor Lisa Farrell
Councillor Mervyn Hall
Councillor Jo Waltham
Councillor Richard Allen

ALSO

PRESENT Richard Spencer-Williams Town Clerk
Councillor Andrew Ross
Dawn Whitehall Administrator

PUBLIC QUESTION TIME

There were no questions.

346/21 APOLOGIES
Apologies for absence were received from **Councillors Cleasby and Davies** and **Councillor Fogg** (after 8pm).

347/21 DECLARATIONS
Councillor Hall – agenda item 16 – Tenancies and Leases – Bowls Club – non-pecuniary interest.

348/21 CHAIRMAN'S ANNOUNCEMENTS
There were no announcements.

349/21 MINUTES
RESOLVED: that the minutes of the meeting held 4 October 2021 were approved as a true record and signed by the Chairman

350/21 ACTION LOG
Members noted the updated Action Log report.

351/21 BUDGET UPDATE

Members noted the Property Committee update report for Month 9.

352/21 TOWN COUNCIL PROPERTIES

Members noted the Office Manager's report. Discussion points included:

- The **Town Clerk** provided a detailed sheet showing examples of the type of small maintenance/repair expenditure arising from the Town Council's property agent recommendations (e.g., replacing taps). Any major items of expenditure, such as a replacement fence, would always be brought to the Committee for authorisation.
- With approximately £7,000 budget remaining, whether to inspect all properties to identify issues that could be put right in the current year
- Whether budget would be required for shop refurbishment costs should there be a change of tenancy in a commercial building
- Whether to arrange annual inspections of all properties by the Chairman of Property and Town Clerk to identify potential issues, improvements or remedial actions

RESOLVED: to arrange an annual inspection visit to all properties for the Chairman (or his representative) and the Town Clerk

353/21 TOWN HALL BOOKINGS

Members noted the report on Town Hall bookings. Discussion points included:

- A request for comparison figures against hirings in 2019 for a future report
- That given the recent uncertainties due to Coronavirus the hiring rate seemed to be healthy
- Whether hirers were asked to provide feedback after events, and if not, to initiate a request for feedback
- Whether customer testimonials could be added to the Town Hall pages of the website
- Whether a half-yearly report of customer feedback could be provided

RESOLVED: to collate feedback from Town Hall hirers and provide a report twice per year

ACTION POINT: a report in the April meeting to include 2019 comparisons

354/21 COMMUNITY AND YOUTH CENTRE BOOKINGS

Members noted the report on bookings for the Community and Youth Centre. Discussion points included:

- The venue was popular and getting busier all the time
- That **Councillor Farrell** would like to hold Youth Clubs on more than one day per week if availability allowed



- Whether to apply the same customer feedback process as discussed for the Town Hall

ACTION POINT: to collate customer feedback from Community & Youth Centre hirers and provide reports twice per year

355/21 **BUS SHELTERS**

Members noted the report on bus shelters. Matters arising included:

- Whether there were still bus services stopping at shelters
- To continue with weekly checks for litter and tidying
- To continue with annual deep clean/graffiti removal
- How to prevent graffiti being immediately repainted
- Whether to apply anti-graffiti paint
- Whether to approach a professional graffiti artist, for example via the Local Youth Network, to create artwork
- Whether to replace missing or damaged bricks
- Whether to add shrubs or flowers to enhance the appearance
- To check whether there were timetables in each and add them if required

ACTION POINT: the **Town Clerk** to discuss suggestions with the **Grounds Manager**

356/21 **LEGIONELLA**

Members noted the report on the status of the Council's Legionella monitoring.

357/21 **VENUE HIRE CHARGES**

Members considered the hire charge % increase for 2022-23 for hiring Marlborough Town Hall and Marlborough Community and Youth Centre. Matters arising included:

- That the cost of maintaining the buildings was always greater than the income received from hiring
- Whether to revisit unused areas, e.g., the second floor and/or basement, to explore possibilities to create a heritage centre
- Whether a heritage centre could potentially generate revenue
- Whether the bar, kitchen and toilet facilities were adequate for hirers and whether improving them would attract more hirers
- That there had been complaints about the size of the bar area; whether there were opportunities to reconfigure the building to create more space
- Whether the layout and facilities of the kitchen made catering for large numbers difficult, and whether improving it would lead to more hirings
- That **Councillor Farrell** had experienced difficulties when catering an event for 60 people from the Town Hall kitchen
- Whether to redesign and improve toilet facilities; whether some toilets could be relocated to provide more space for the bar and kitchen
- Whether to create a single project to incorporate existing and potential options (Members had already agreed to investigate improving the insulation of the building)

- Whether to phase any building work to improve existing facilities before creating a heritage centre
- Whether improving facilities would attract more big events, weddings or parties leading to increased revenue
- To seek professional advice for design, fixtures and fittings e.g., from catering professionals e.g., **Councillor Cleasby**
- To review plans that had been drawn up in 2012 but not pursued

RESOLVED: (i) the **Town Clerk** and **Chairs** of the **Property** and **Finance & Policy Committees** to hold an on-site meeting to review the building layout, the 2012 plan and return to a future Committee meeting with an outline proposal for further discussion to include:

1. opportunities for upgrading the kitchen
2. opportunities for extending and improving the bar
3. creating access to the second floor and basement
4. potential sources of funding
5. a phased approach to any work

RESOLVED: (ii) that a 5% increase for 2022-23 hire charges is confirmed for Marlborough Town Hall and Marlborough Community and Youth Centre

358/21 FENCE AT 2, RECREATION GROUND COTTAGES

Members noted an update report about the completion of work to create a new fence at 2, Recreation Ground Cottages. Comments included:

- Whether the new fence would create a satisfactorily secure boundary for the tenant
- That the design was more robust: it included composite gravel boards and metal posts and allowed for easier maintenance

359/21 TOWN HALL MARKETING

Members held a general discussion to consider opportunities for the marketing of the Town Hall. They received a demonstration of existing marketing material, including the website, a stand-alone online brochure and the inclusion of the Town Hall as an event venue on Google together with customer reviews. Comments and suggestions included:

- To include references and/or photos of past prestigious events which had taken place in the Town Hall in marketing materials, e.g., Lit Fest, Jazz Festival, Wiltshire Life Awards, Royal Visits

Councillor Fogg left the meeting

- Whether to create and photograph a demonstration of the building as if set up for a wedding and use the photographs in marketing material
- Whether to hold a wedding fair with mock-ups of room layouts
- Whether to attend other wedding fairs to promote the Town Hall as a venue

- Whether to take a stall at an upcoming Wedding Fair at Marlborough College
- Whether a Town Hall Marketing Working Party from the previous Council should be restarted, and outstanding actions reviewed
- To continue to evolve the Town Hall section of the website and future brochures, e.g., to add links to local florists, caterers etc

ACTION POINT: to keep Town Hall Marketing as a standing agenda item

360/21 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: that under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted

361/21 TENANCIES AND LEASES

Members noted the Property Committee budget update report for tenancies and leases.

RESOLVED: that the renewal of the lease for Marlborough Bowls Club was agreed

The meeting closed at 8.16 pm

To note and review the Action Log

#	Description	Minute #	Source	Owner	Status	Meeting or Start Date	Notes
61	Town Hall Hirings: provide comparison report vs 2019 for April 2022 meeting	353/21	Property Committee	Town Clerk/Office Manager	Complete	24 January 2022	Item 8 on agenda 4.4.22
62	To collate customer feedback from Community & Youth Centre hirers and provide reports twice per year	354/21	Property Committee	Town Clerk/Office Manager	In Progress	24 January 2022	Town Clerk discussed with SF, DW 10.3.22. Existing questionnaire to be updated and linked into online survey; and sent to hirers via email. Report to be generated.
63	Bus shelters: discuss Committee suggestions with Grounds Manager	355/21	Property Committee	Town Clerk	In Progress	24 January 2022	
64	Town Hall Marketing to be a standing agenda item	359/21	Property Committee	Town Clerk	Complete	24 January 2022	

To note the Property Committee budget update report for month 11

		Actual	Budget	%
110	CORPORATE PROPERTIES :- Income	85953	91190	94.30%
4054	LEGAL & PROFESSIONAL	7000	10000	70.0%
4062	MTCE/ELEC CORP. PROPS.	13567	15000	90.4%
4066	MARKETING	0	250	0.0%
4070	Defibs	219	1000	21.9%
	CORPORATE PROPERTIES :- Indirect Expenditure	20786	26250	79.2%
201	TOWN HALL			
1050	INCOME-TOWN HALL	19644	20000	98.2%
1112	Income Toilets	671	800	83.9%
	TOWN HALL :- Income	20315	20800	97.7%
4004	WAGES/NI/SUPERANN	43012	60933	70.6%
4011	BUSINESS RATES	16467	16900	97.4%
4012	WATER/SEWERAGE CHGS	0	1000	0.0%
4014	ELECTRICITY	3520	5200	67.7%
4015	GAS	5315	12000	44.3%
4019	CLEANING MATERIALS	316	800	39.5%
4030	INTRUDER ALARM	1076	2000	53.8%
4035	SANITARY DISPOSAL	1417	1500	94.5%
4037	LIFT MAINTENANCE	2247	3000	74.9%
4038	MAINTENANCE	30565	50000	61.1%
4039	PERSONNEL CLOTHING	158	800	19.8%
4072	EQUIPMENT	128	800	16.0%
4300	BOILER MAINTENANCE	390	900	43.3%
4301	FIRE EXTINGUISHERS	0	450	0.0%
4304	LICENCES/PERFORMING	1739	2600	66.9%
4305	BROADBAND	1720	2000	86.0%
4315	REFUSE COLLECTION	805	800	100.6%
4998	MARKETING	0	500	0.0%
4999	PUBLIC TOILETS	6360	7000	90.9%
	TOWN HALL :- Indirect Expenditure	115234	169183	68.1%

		Actual	Budget	%
205	PUBLIC TOILETS			
1112	Income Toilets	5425	3250	166.9%
	PUBLIC TOILETS :- Income	5425	3250	166.9%
4011	BUSINESS RATES	(1,572)	2000	(78.6%)
4306	COOPERS CORNER	277	2000	13.9%
4313	PUBLIC TOILETS	12830	16000	80.2%
	PUBLIC TOILETS :- Indirect Expenditure	11536	20000	57.7%
206	MC and YC			
1329	MY & MC INCOME	7155	6100	117.3%
	MC and YC :- Income	7155	6100	117.3%
4004	WAGES/NI/SUPERANN	10878	14286	76.1%
4011	BUSINESS RATES	2794	2900	96.4%
4012	WATER/SEWERAGE CHGS	663	1200	55.2%
4014	ELECTRICITY	1657	1900	87.2%
4015	GAS	1012	1600	63.2%
4019	CLEANING MATERIALS	279	1000	27.9%
4030	INTRUDER ALARM	1025	2000	51.3%
4035	SANITARY DISPOSAL	533	750	71.1%
4037	LIFT MAINTENANCE	240	750	32.0%
4039	PERSONNEL CLOTHING	0	200	0.0%
4072	EQUIPMENT	496	1000	49.6%
4301	FIRE EXTINGUISHERS	0	250	0.0%
4304	LICENCES/PERFORMING	552	200	275.8%
4329	MC and YC	717	3000	23.9%
	MC and YC :- Indirect Expenditure	20845	31036	67.2%

ITEM 7 REPORT ON TOWN COUNCIL PROPERTIES

To note the contents of a report by the Office Manager about Town Council-owned properties.

- **5 High Street Offices** – Gas Safety Certification to be carried out, annual fire extinguisher service complete
- **5 High Street Shop** – Current lease expired and tenants remain under a 'Tenancy at Will' letter which continues the terms and conditions of the lease.
- **5 High Street Flat 2** – Nothing to report

- **1/2 Kingsbury Street Shop** – Nothing to report
- **1A Kingsbury Street Flat** –Nothing to report
- **2A Kingsbury Street Flat** – Nothing to report
- **3 Kingsbury Street Shop** – Nothing to report
- **3a Kingsbury Street Studio Flat** – Nothing to report
- **3b Kingsbury Street Studio Flat** – Carpets to be cleaned and mould around windows to be addressed.
- **Recreation Ground Cottage No. 1** – Annual Gas Safety Inspections carried out and certificate issued.
- **Recreation Ground Cottage No. 2** – Annual Gas Safety Inspections carried out and certificate issued.
- **Elcot Lane Pavilion/Boxing Club** –Nothing to report
- **Bowls Club** – New lease agreement to be finalised.
- **Marlborough Community & Youth Centre** – Well used by local groups, annual fire extinguisher service complete
- **Coopers Corner Toilets/Community Room/Tourist Information Point** – Community Fridge Project is running successfully and is well supported.
- **Bus Shelters** – Refurbishment ongoing.
- **General** - Legionella testing continues to take place monthly at the Town Hall, Offices and MC&YC. Fire Alarm works completed at Kingsbury Street.

Office Manager – March 2022

ITEM 8**TOWN HALL AND COMMUNITY & YOUTH CENTRE BOOKINGS
3 YEAR REPORT**

To consider the three-year comparison report on the Town Hall and Community and Youth Centre bookings

VENUE HIRE – 3 YEAR COMPARISON**INCOME**

TOWN HALL	2019/2020	2020/2021	2021/2022
	£28,085	£5,782	£19,643
MC & YC			
	£10,013	£808	£7,154

HIRINGS

TOWN HALL	2019/2020	2020/2021	2021/2022
Wedding Ceremonies – Court Room	4	7	11
Wedding Ceremonies – Council Chamber	13	6	5
Wedding Receptions	4	1	3
Sales	20	10	12
Meetings (Excluding MTC)	17	3	5
Plays/Films/Concerts	29	5	20
Elections			2
Charity Dinners/Private	38	1	9
Organisations/Local Groups	33	2	21
TOTAL	158	35	88

MC & YC	2019/2020	2020/2021	2021/2022
Pre School-Groups	74	16	137
Youth Groups	62	2	49
Fitness Groups	118	11	59
Education	85	17	81
Organisations/Local Groups	21	-	12
Parties/Private Hire	2	2	4
Football	14	-	-
TOTAL	379	48	342

ITEM 9**TOWN HALL MARKETING**

Standing agenda item to allow general discussion.

To note a status report on the Merchant's House

In the week beginning 14th March the Merchant's House Trust reported to the Town Council they had become aware of a structural issue in the upper level of the building, with evidence of structural movement in the 'Great Staircase' (upper-level stairway) and the stone fireplace in the 'Panelled Chamber'.

Construction props have been fitted to the stairs and fireplace to temporarily ensure support.

A complete full structural survey of the house to ensure that there aren't any other issues has been commissioned by the Merchant's House Trust, scheduled to start on 29th March.

The house remains closed and the staircase completely out of use.

To consider the advised plan for insulating the Town Hall roof.**Architect's Report****Marlborough Town Hall – Report on feasibility of insulating the town hall roof.**

1. Introduction

I have been asked to report on the feasibility of insulating the Town Hall roof to reduce the energy use. I have looked carefully into the roof space and used simple calculation techniques to assess the potential savings in energy.

2. Recommendation and conclusion

The Town Hall roof is complicated by having a number of accessible areas which are relatively easily insulated and also some inaccessible areas particularly over the barrel vaulted ceiling to the Assembly Room which are much harder to insulate.

My conclusion is that it would be feasible to insulate about 75% of the roof and that would have a potential benefit of saving of up to approximately 17/18 % of the heat lost through the fabric of the building if we can achieve an insulation thickness of 300mm or 12/13 % if we can only achieve 200mm thickness.

3. Insulation material and location.

I recommend the use of Rockwool insulation¹ which comes in quilt and slab form. This is a blown rock product. It is easy to work and is completely fireproof. I recommend that insulation is laid at ceiling level where possible to avoid heating the mostly unused voids in the roof space.

4. Different areas:

Area at the east end of the building with flat floor. (shown as blue on the plan).

This area is currently used for storage and to maintain this use I propose that the floorboards are lifted, insulation placed between the ceiling/floor joists and then the floorboards refixed. There are a number of light fittings set in the ceiling below which may make this difficult so if necessary a new joisted floor could be overlaid over the existing floor leaving it undisturbed (extra over cost).

¹ See appendix



Higher level floor and area over the assembly room (shown as yellow on the plan).

The higher level floor (over the stage etc.) could have Rockwool loose laid over it (as in a typical domestic loft). An area of walkway formed in timber would be required to give access to the cupola. The curved ceiling over the assembly room could have the same Rockwool laid over it fixed at the top to keep it in place. Certain areas over the assembly room are simply inaccessible. The only option to insulate these areas would be to blow in insulation but I don't believe this is practical due to the complexity of the spaces. However this could be investigated in more detail.

Area at the top of the loft ladder where water tanks are located.

It may be difficult to insulate this area at floor level so I propose that this area is enclosed as a room with insulated walls and insulation to the sloping rafters above.

5. Estimated costs

It is hard to be precise about costs because much of the cost of this project resolves around access and dealing with the many complex areas in the roof.

However in my opinion the cost would be of the order of:

Insulated floor (yellow areas) – insulation cost		£ 5 300
Insulated floor and ceiling (blue areas) - insulation cost		1 500
Vertical areas –insulation cost		750
Enclosure around the area with water tanks (green area)		2 000
Labour for fixing insulation	30 man days @300	9 000
Timber walkway for access to cupola		3 000

		26 850
Preliminary/ contingency costs (15%)		4 025

		30 875 +VAT
Extra over for installing new floor if necessary		say 5 000

6. Potential savings

Approximately 25% of the heat lost from the building will be via the roof. Even partial insulation will reduce that element by about 75%. Therefore there is a potential maximum saving of approximately 17/18% of the energy use of the building.

7. Next steps

Should the Town Council wish to take this further I should like to discuss proposals with one or two local contractors to confirm the feasibility of my proposed approach and establish more detailed costs. I should also like to engage a specialist energy assessor to confirm my calculations.

Andrew Bumphrey Architect

15 March 2022

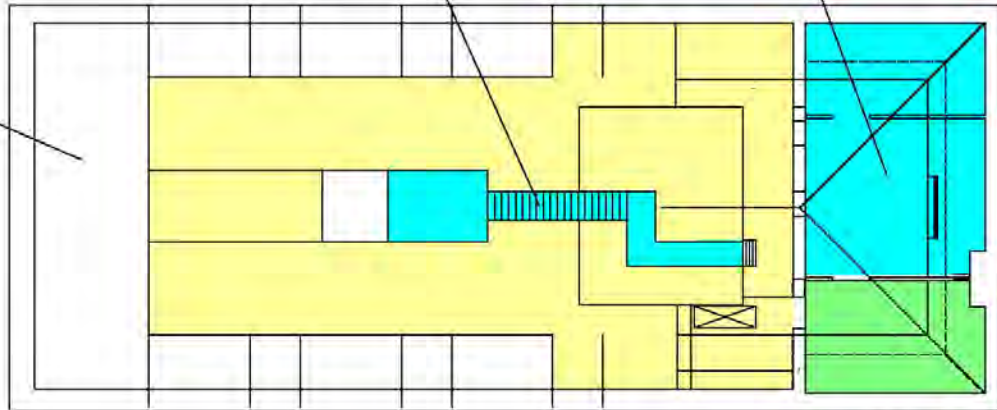
Roof Insulation : Roof Space and Section Plans



BLUE AREAS TO HAVE BOARDS LIFTED, INSULATION PLACED BETWEEN FLOOR JOISTS AND BOARDS RE-FIXED OR NEW INSULATED FLOOR LAID OVER THE EXISTING TO ALLOW THE AREAS TO CONTINUE TO BE USED FOR STORAGE ETC

WALKWAY TO ALLOW ACCESS TO CUPOLA

HARD TO INSULATE AREAS UNSHADED

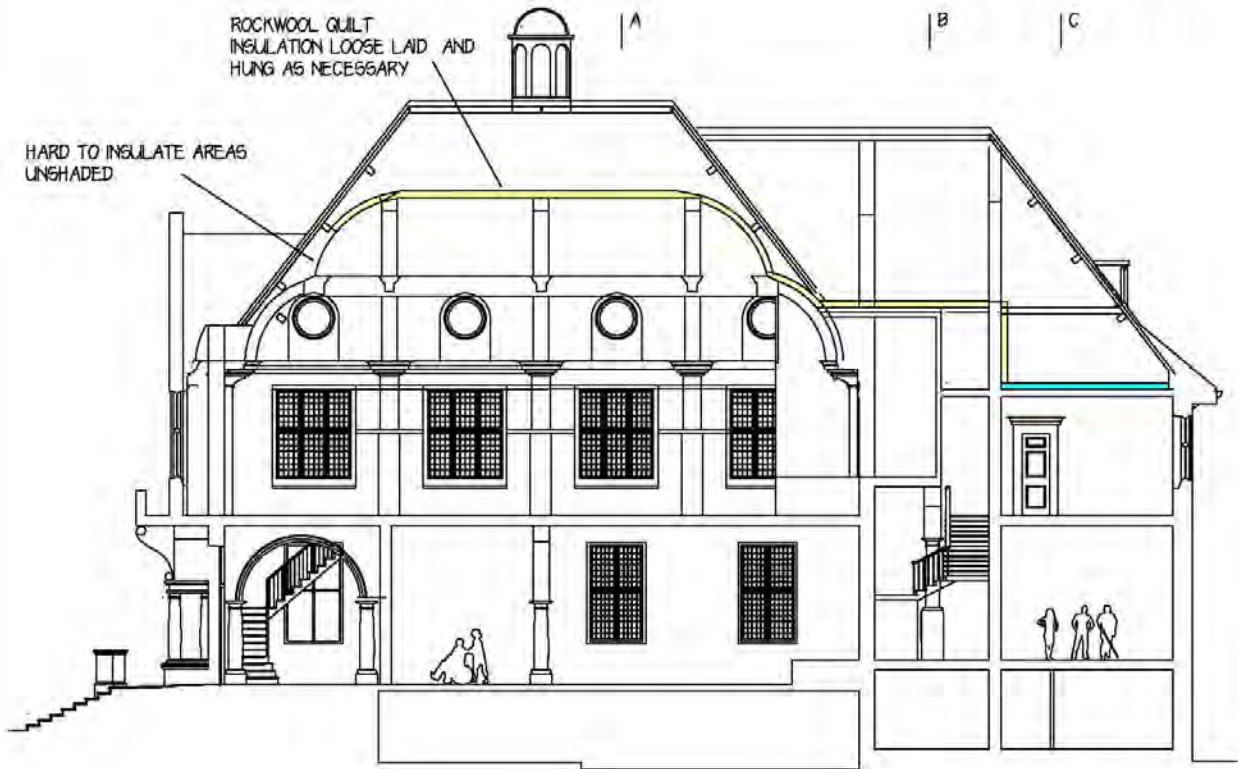


ROOF SPACE PLAN

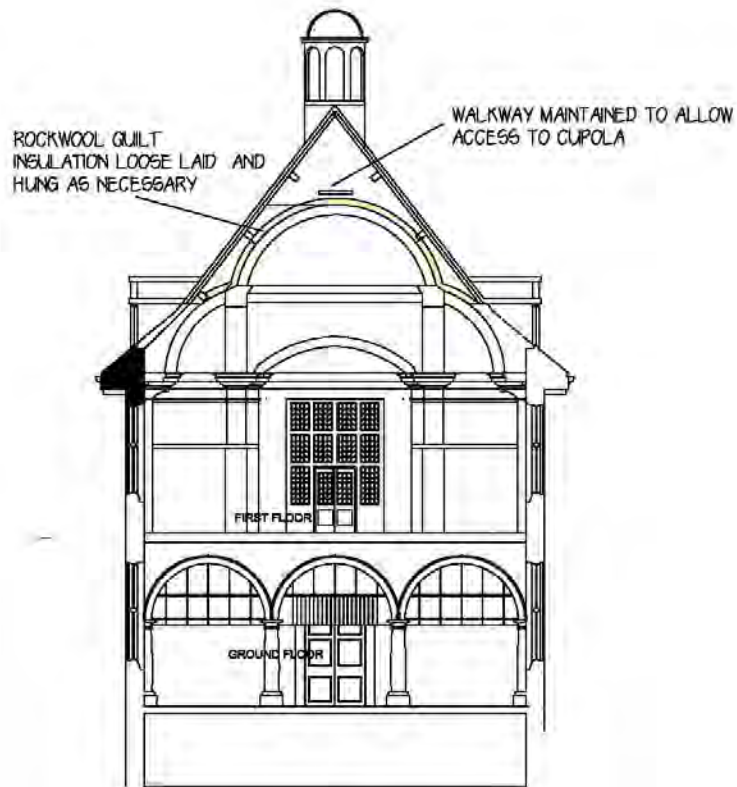
GREEN AREA AT TOP OF LOFT LADDER TO BE ENCLOSED AS AN INSULATED ROOM WITH INSULATION AT SLOPING CEILING LEVEL.

ROCKWOOL QUILT INSULATION LOOSE LAID AND HUNG AS NECESSARY

HARD TO INSULATE AREAS UNSHADED



SECTION



SECTION A THROUGH ASSEMBLY ROOM



SECTION B THROUGH STAIR

SECTION C AT EAST END

To consider a proposal by Councillor Hall to trial a card (cashless) payment system at the public toilets.

To consider whether, under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following item of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

ROLL, TWINROLL AND ROLLBATT

Thermal loft insulation with added acoustic protection and fire resistance



ROLL, TWINROLL AND ROLLBATT

ROCKWOOL Roll, Twin Roll and Rollbatt are medium density thermal insulation products with acoustic properties and Euroclass A1 fire resistance.

The products come as complete rolls, pre-cut, or pre-split for easy application. Suitable for roof spaces in all types of buildings or to overlay ceiling tiles in suspended ceilings.





Advantages

- Excellent thermal insulation
- Outstanding acoustic protection
- Non-combustible – Euroclass A1
- Multi-application
- Available as a complete roll, pre-cut widths, or pre-split, for easy installation
- Durability – will not sag or slump

Description

ROCKWOOL provides three variations of Roll to deliver products that are quick and easy to install, whatever the application.

ROCKWOOL Roll consists of a single thickness of 1200mm wide roll, which can be cut to fit as required.

TwinRoll is pre-split into 2 x 100mm thick layers in a pack, for quick and easy installation. 100mm is installed between the rafters, and then 200mm over the rafters.

Rollbatt is pre-split into either 2 x 600mm widths or 3 x 400mm widths.

Applications

ROCKWOOL Roll products are suitable for a wide range of applications including roof spaces in all types of building and as an overlay for ceiling tiles in suspended ceilings.

Performance

Thermal

ROCKWOOL Roll, Twin Roll and Rollbatt products have a thermal conductivity (k value) of 0.044W/mK.

Fire classification

All ROCKWOOL Roll products achieve a reaction to fire classification of A1 as defined in BS EN 13501-1.

Acoustic

The incorporation of ROCKWOOL Roll, TwinRoll and Rollbatt within suitably designed constructions provides improved levels of sound reduction.

Dimensions

Loft insulation - U-values

To comply with Building Regulations Part L: 2013 new pitched roofs with loft spaces need to achieve U-values of between 0.16 and 0.11 W/m²K. The table below shows different approaches to achieve a range of u-values in a loft application.

U-value (W/m ² K)	Between joists (mm)	Plus	Over joists (mm)	Total thickness (mm)
0.17	100	+	150	250
0.16	100	+	170	270
0.14	100	+	200	300
0.12	100	+	250 (2 x 150)	350
0.11	100	+	300	400



ROCKWOOL Roll/TwinRoll/Rollbatt over the joists, cross laid over the joists

ROCKWOOL Roll/TwinRoll/Rollbatt laid between the joists

Product information

The following table details the product information and formats for the ROCKWOOL Roll products:

Product	Format	Thickness (mm)	Width (mm)	Length (mm)	Area (m ² /pack)	Lambda (W/mK)	R-value (Wm ² /K)
TwinRoll	Pre-split (2 x 100mm thickness), not pre-cut	200 (2 x 100)	1200	2750	6.60	0.044	2.27
Roll	Single thickness, not pre-cut	150	1200	3650	4.38	0.044	3.41
Roll	Single thickness, not pre-cut	170	1200	3200	3.84	0.044	3.86
Rollbatt	Single thickness, pre-cut	100	1200 (2 x 600)	4800	5.76	0.044	2.27
Rollbatt	Single thickness, pre-cut	100	1200 (3 x 400)	4800	5.76	0.044	2.27
Rollbatt	Single thickness, pre-cut	150	1200 (2 x 600)	3650	4.38	0.044	3.41
Rollbatt	Single thickness, pre-cut	150	1200 (3 x 400)	3650	4.38	0.044	3.41

Installation

- Water tanks: Insulation should not be placed directly under cold water tanks. Where access is required to water tanks etc, supports should be provided for a raised walkway
- Loft hatches: To preserve the continuity of insulation, loft hatch covers should be insulated with a minimum 100mm thickness of ROCKWOOL Roll. Double-sided adhesive tape may be used to hold the insulation in place
- Electrical Cables: The IEE Wiring Regulations, 17th edition and British Standard BS 7671: 2008 provide guidance on the correction factors to be applied in down-rating cables according to the situation
- Each case should be separately assessed. Where possible, all cables should be lifted free of the insulation

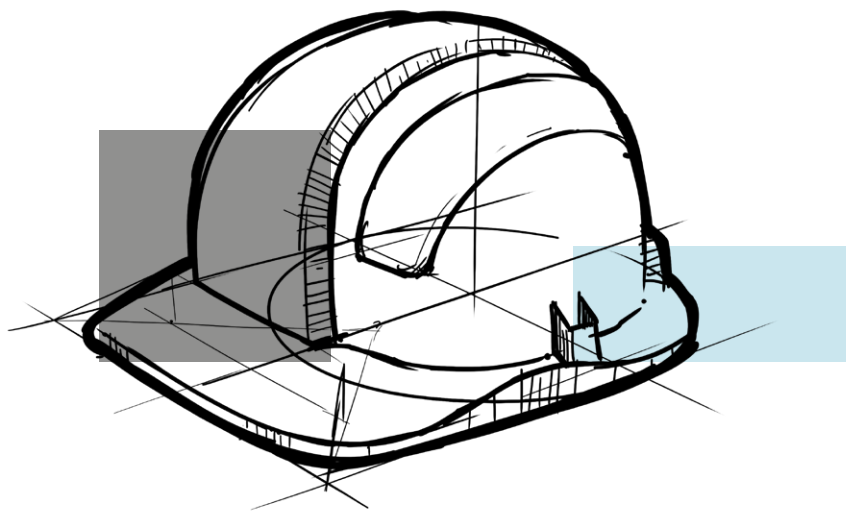
To meet this thermal performance and minimise heat loss through the timbers, ROCKWOOL Roll, Twin Roll or Rollbatt should be cross-layered between and over the ceiling joists.

The first layer (generally of 100 mm thickness) is rolled between the ceiling joists, which are normally spaced at 400mm or 600mm centres.

A second layer of ROCKWOOL Roll/Rollbatt (e.g. 170 and 220mm thick) or Twin Roll (200mm thick) is then cross-layered to cover the first layer of insulation and the ceiling joists.

Specification clauses

The following NBS clauses include Rockwool Roll products:
K10:115, K10:155, K10:165, K10:185, K11:215, K11:225, K11:235, P10:120, P10:125, P10:130, P10:135, P10:210, P10:240, P10:250



Sustainability

As an environmentally conscious company, ROCKWOOL promotes the sustainable production and use of insulation and is committed to a continuous process of environmental improvement.

All ROCKWOOL products provide outstanding thermal protection as well as four added benefits:



Fire resistance



Acoustic comfort



Sustainable materials



Durability

Health & Safety

The safety of ROCKWOOL stone wool is confirmed by current UK and Republic of Ireland health & safety regulations and EU directive 97/69/EC: ROCKWOOL fibres are not classified as a possible human carcinogen.

A Material Safety Data Sheet is available and can be downloaded from www.rockwool.co.uk to assist in the preparation of risk assessments, as required by the Control of Substances Hazardous to Health Regulations (COSHH).

Environment

Made from a renewable and plentiful naturally occurring resource, ROCKWOOL insulation saves fuel costs and energy in use and relies on trapped air for its thermal properties.

ROCKWOOL insulation does not contain (and has never contained) gases that have ozone depletion potential (ODP) or global warming potential (GWP).

ROCKWOOL is approximately 97% recyclable. For waste ROCKWOOL material that may be generated during installation or at end of life, we are happy to discuss the individual requirements of contractors and users considering returning these materials to our factory for recycling.



Interested?

For further information, contact the Technical Solutions Team on 01656 868490 or email technical.solutions@rockwool.co.uk

Visit www.rockwool.co.uk to view our complete range of products and services.

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The ROCKWOOL Trademark

ROCKWOOL® - our trademark

The ROCKWOOL trademark was initially registered in Denmark as a logo mark back in 1936. In 1937, it was accompanied with a word mark registration; a registration which is now extended to more than 60 countries around the world.

The ROCKWOOL trademark is one of the largest assets in the ROCKWOOL Group, and thus well protected and defended by us throughout the world.

If you require permission to use the ROCKWOOL logo for your business, advertising or promotion. You must apply for a Trade Mark Usage Agreement. To apply, write to:
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Trademarks

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HARDROCK®

ROCKFLOOR®

FLEXI®

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