



EXECUTIVE BOARD DECISION

REPORT OF: Executive member of Growth and Development

LEAD OFFICERS: Martin Eden, Strategic Director of Environment and Operations

DATE: TBC

PORTFOLIO/S AFFECTED: Growth & Development;
Resources

WARD/S AFFECTED: Blackburn Central

KEY DECISION: YES NO

SUBJECT: Blackburn Museum & Art Gallery Roof Replacement

1. EXECUTIVE SUMMARY

Blackburn Museum and Art Gallery was one of the first public museums to open outside London in 1874, it houses beautiful collections as well as working closely with the borough's diverse communities to ensure that the stories told through exhibitions and displays are those of contemporary Blackburn.

The roof of the museum is now in an extremely poor condition, with water ingress risking damage to not only the fabric of the Council owned building but the valuable collections and exhibitions. The structural integrity of the roof has worsened over recent years causing internal damage to the original plaster work in the galleries which now limits the display of paintings from the museum's extensive collections and at times has necessitated the closure of these areas to the public.

To protect the external building structure and longevity as well as the internal plasterwork and room decoration and to improve the thermal efficiency and stability of the gallery environment, vital for the safe keeping of the collections it will be necessary to replace the full the roof structure, repair internal damage and improve the control of the building's environment.

In a heavily oversubscribed funding round, Blackburn Museum and Art Gallery has been successful in securing £365,000 from Arts Council England's Museum Estates and Development (MEND) fund towards the capital costs of replacing the roof and associated work. Council match funding is required, in this case £100,000 (21.5% of project costs). The projected cost of £465,000 includes a 16% contingency to reflect the risk management of increased inflation and construction costs.

The project is planned to commence on site January 2023 for an expected 9 month period

RECOMMENDATIONS

That the Executive Board:

- Notes the successful MEND grant securing £365,000 funding from Arts Council England for the replacement of the roof at Blackburn Museum

- Approves a match funding allocation of £100,000 from the Corporate Property Investment Fund
- Approves the establishment of a capital budget of £465,000 (£365,000 grant plus £100,000 council) in the financial year 2022/23 to fund the project including surveys, professional fees and construction costs
- Delegate authority to the Strategic Director of Environment and Operations, in consultation with the Executive Member for Growth and Development to approve the procurement strategy and subsequent award of contracts required to undertake the roof replacement and associated works following a tendering process

2. BACKGROUND

Blackburn Museum and Art Gallery was one of the first public museums to open outside of London in 1874, it houses beautiful collections as well as working closely with the borough's diverse communities to ensure that the stories we tell are also those of Contemporary Blackburn.

The roof's condition has been declining over the years, the current extremely poor state has meant that in the last 2 years serious water ingress has been seen into the first floor galleries, which has meant that the collections have had to be moved to protect them and the gallery shut for extended periods.

Alongside this there are areas where work / displays cannot be hung because of the repeated leaks. There are numerous patching and temporary internal repairs which temporarily curtail the ingress but the internal plaster, including the original frieze around the gallery are damaged

The ability for the Council to apply for external grant funding from Arts Council England's MEND fund was seen as an excellent opportunity for the Council to significantly reduce the capital cost burden of the essential roof replacement. Awarding Blackburn with Darwen Council the MEND grant is confirmation that the Arts Council recognises the importance and value of this project to the integrity of the museum building and therefore to the cultural infrastructure of the town.

Blackburn Museum and Art Gallery has been successful in securing £365,000 from Arts Council England's Museum Estates and Development (MEND) fund towards the capital costs of replacing the roof and associated work. The MEND fund grant conditions require match funding, in this case £100,000 of Council funding is being requested, which equates to 21.5% of the project costs

The MEND grant and Council match contribution will fund the following work:

- Replace of the roof and update the guttering including removing the obsolete skylights
- Make good the areas of the ceiling and walls that are impacted including mouldings, blooming and cracked walls.
- In the Watercolour gallery we will repair the original 1874 frieze.
- Explore the opportunity to site solar panels on the hidden roof area to reduce energy costs and contribute to decarbonisation targets. Due to the collections and exhibitions the museum's atmosphere needs to be kept at a constant temperature throughout the year

The outcomes of completing this pivotal replacement roof project will contribute to the protection of the fabric and longevity of the building and support the ongoing corporate maintenance plan and climate change/decarbonisation agenda. This in turn protects the exhibits and collections by removing the risk of flood and water damage and allowing more work to be shown on public display. The upgrading of building services and improving the thermal performance of the building will support collections' care and conservation and ensure that the whole building stays open and can be enjoyed by local residents and visitors

The project is planned to commence on site January 2023 for an expected 9 month period

3. KEY ISSUES & RISKS

The roof of Blackburn Museum and Art Gallery is in a very poor condition, having seen significant deterioration over recent years causing serious water ingress and damage to original plaster work. If the roof is not replaced, further damage will be experienced to the fabric of the building, requiring increased costs to the Council in future years.

If the roof is not replaced, there is an increasing risk of damage to the museum's valuable collections and further closures of the gallery areas to the public. Any damage to the collections would also severely damage the Council's reputation as custodian of the collections.

The work is essential and needs to be undertaken. If the Council does not utilise the MEND grant to replace the roof, the council will inevitably have to fund the replacement of the roof in future years and fund the whole cost of the project. Securing the MEND funding provides £365,000 to the project with Council match funding of £100,000.

With the high inflation rate and supply chain pressures the construction and building sector continues to experience rapid uplifts in costs of materials and labour. The current industry position poses uncertainty around the final project costs. The projected cost of £465,000 includes a 16% contingency to reflect the risk management of increased inflation and construction costs.

MEND grant criteria requires the project to be completed by March 2025

5. POLICY IMPLICATIONS

None

6. FINANCIAL IMPLICATIONS

The total working budget including all additional surveys, professional fees, internals and contingency has been estimated at £465,000, including 16% contingency.

The cost will be covered through £365,000 from MEND grant funding secured from Arts Council England with £100,000 recommended for approval from the council's Capital Property Investment Fund.

The council's internal building team are familiar with the Museum building and roof structure through their regular checks and surveys of the roof condition, they will closely manage the project, with underspends returning to the Corporate Property Investment Fund

7. LEGAL IMPLICATIONS

The contract value is below the threshold for works where the Public Contracts regulations 2015 would apply. The contract will be in a form approved by legal officers in the Contracts and Procurement team.

8. RESOURCE IMPLICATIONS

Officers from the Corporate procurement team and building and facilities team would be engaged in the procurement process to award the contract for the roof replacement and internal works. Officers from the building and facilities team would perform clerk of works role working with the appointed contractor on the delivery of the scheme.

9. EQUALITY AND HEALTH IMPLICATIONS

Please select one of the options below. Where appropriate please include the hyperlink to the EIA.

Option 1 Equality Impact Assessment (EIA) not required – the EIA checklist has been completed.

Option 2 In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision. (*insert EIA link here*)

Option 3 In determining this matter the Executive Board Members need to consider the EIA associated with this item in advance of making the decision. (*insert EIA attachment*)

10. CONSULTATIONS

11. STATEMENT OF COMPLIANCE

The recommendations are made further to advice from the Monitoring Officer and the Section 151 Officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect the core principles of good governance set out in the Council's Code of Corporate Governance.

12. DECLARATION OF INTEREST

All Declarations of Interest of any Executive Member consulted and note of any dispensation granted by the Chief Executive will be recorded in the Summary of Decisions published on the day following the meeting.

VERSION:	
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CONTACT OFFICER:	Claire Ramwell
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DATE:	27 th July 2022
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BACKGROUND PAPER:	
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