



EXECUTIVE MEMBER DECISION

REPORT OF:	Executive Member for Resources
LEAD OFFICERS:	Deputy Chief Executive
DATE:	23/10/2018

PORTFOLIO/S AFFECTED:	Resources
WARD/S AFFECTED:	Shear Brow and Corporation Park

SUBJECT: 35 Northgate, Town Centre Heritage scheme

1. EXECUTIVE SUMMARY

The report seeks approval to carry out remedial works supplementary to townscape heritage work. These works include roofing, gable wall and enabling work repairs to ensure the building is water tight and restored to a lettable condition.

2. RECOMMENDATIONS

That the Executive Member:
Approves the remedial works for 35 Northgate and the associated costs.

3. BACKGROUND

35 Northgate was a former bar/restaurant, situated opposite to the King Georges Hall and at the gateway from the current town centre to the proposed Blakey Moor Town Centre Heritage Scheme. The building had been poorly maintained, in an unlettable state and unoccupied for a long period before it was acquired by the Council. The building was acquired due to its prime location and was seen as key to the overall scheme. The townscape heritage funding has been granted to restore some of the building's original features but does not include the cost for making the building water tight.

4. KEY ISSUES & RISKS

As the building has adjoining properties, Party Wall agreements are currently being sought by the Council's Building Consultancy team.

The building has been vacant for some time, and as a result of this has fallen into disrepair. Therefore, urgent works need to be carried out, and as such, scaffolding along two elevations of the building need to be erected to enable the works. To avoid erection/dismantle costs, the scaffolding will be left in situ until the works have been completed.

If the works are not carried out, the building may further fall into disrepair, resulting in a higher cost for remediation, as well as leaving the Council with an unusable, unlettable and unmarketable asset.

5. POLICY IMPLICATIONS

None

6. FINANCIAL IMPLICATIONS

The below is supplementary to townscape heritage work and funding.

The cost of the roofing, gable wall and enabling work are to be funded from the Corporate Property Investment Fund.

Remedial works (Inc. contingencies) = £49,238.75

Scaffolding costs = £47,761.25

Specialist surveys = £2984.61

Design, Project management & CDM fees = £10,000

Total estimated costs = £109,984.61

7. LEGAL IMPLICATIONS

The remedial work scheme has been tendered and procured in compliance with the Council's Standing Orders, utilising the Chest Procurement system.

8. RESOURCE IMPLICATIONS

The remedial work scheme has been designed, procured and will be project managed by the Building Consultancy team.

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 the advice from the Monitoring Officer. The Section 151 Officer has confirmed that these works 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 and published if applicable.

VERSION: 2

CONTACT OFFICER: Rob Addison

DATE: 23/10/2018

**BACKGROUND
PAPER:**