



EXECUTIVE MEMBER DECISION

REPORT OF: Executive Member for Finance and Governance

LEAD OFFICERS: Director of Growth and Development

DATE: 5/12/2019

PORTFOLIO/S AFFECTED: Finance and Governance

WARD/S AFFECTED: Shear Brow and Corporation Park

SUBJECT: 15a Town hall street (Tony's ballroom), re-roofing project

1. EXECUTIVE SUMMARY

The report seeks approval to carry out remedial works to the current roof at 15a Town Hall St. These works include asbestos removal, roofing, gable wall, rainwater goods and enabling work repairs to ensure the building is watertight and restored to a condition protected from the elements.

2. RECOMMENDATIONS

That the Executive Member:
Approves the remedial works for 15a Town Hall St and the associated costs.

3. BACKGROUND

The building is in a poor condition and is affected by both dry rot and wet rot, due to the failure of both the flat and pitched roofs on the building. To ensure the building does not fall into further disrepair, the flat and pitched roofs need replacing and appropriate rot remediation works undertaken.

4. KEY ISSUES & RISKS

The building is council owned and in a prominent town centre location within a Conservation Area, that needs to be maintained to a sufficient standard. The building is directly above Council tenanted shops and local businesses, it is also key that the building does not fall into a state of disrepair and begin to impact on the condition of these properties through not protecting the building from the elements.

To enable the work, scaffolding will need to be erected on Town Hall Street, current tenants and businesses have been consulted, and a January start date has been proposed. There will also be a compound situated in close proximity, which is to facilitate the safe removal asbestos that is situated within the current roof.

The above work is essential to ensure there are opportunities in future, to bring the building back into use.

5. POLICY IMPLICATIONS

None

6. FINANCIAL IMPLICATIONS

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

Roofing, scaffolding, gable wall, rain water goods and enabling work = £189,581

Asbestos removal = £7,100

Surveys = £2,400

CDM = £2,200

Design and management fees = £20,000 (approx.)

Total = £221,281(approx.)

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

Current tenants and businesses have been consulted regarding programme and logistics to ensure safe systems of work and business continuity, dialog will continue through the project.

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 and published if applicable.

VERSION:	2
-----------------	----------

CONTACT OFFICER:	Rob Addison
DATE:	5/12/2019
BACKGROUND PAPER:	