

REPORT TO EXECUTIVE

Date of Meeting: 7 April 2020

REPORT TO COUNCIL

Date of Meeting: 21 April 2020

Report of: City Surveyor

Title: Corn Exchange Roof Replacement

Is this a Key Decision?

No

Is this an Executive or Council Function?

Council

1. What is the report about?

Seeking funding to replace the failed roof covering of one of the main roofs at Exeter Corn Exchange.

2. Recommendations:

That Executive recommends to Council:

- (1) That the £250,000 estimated funding requirement for replacing one of the main roofs at Exeter Corn Exchange be approved; and
- (2) Delegates authority to the Chief Executive, in consultation with the section 151 Officer (or Deputy), to give final approval to proceed once the Council's financial position is secure.

3. Reasons for the recommendation:

This key asset provides income for the Council and a widely used facility for residents of and visitors to the City. Undertaking this roof covering replacement will mitigate the current leaks and enable continued use of this part of the facility for future years.

4. What are the resource implications including non-financial resources:

There are no additional resource implications of delivering this priority action. If water ingress is allowed to persist parts of the building may become unusable which would restrict the Council's ability to hold events.

5. Section 151 Officer comments:

- 5.1 There are a number of reports requesting additional funding on the Agenda. The Section 151 Officer notes the importance of each request for funding. That being said, it is important to highlight the cumulative effect on the Council's overall financial position. If all capital schemes are approved, this will add £234,820 to the reductions required (£3.7m). The cost for each of the scheme is set out below.

Capital scheme	Capital Cost	Useful Life (yrs)	Additional annual revenue cost
P&GS Anti intrusion	£112,000	20	£7,050
Riverside roof	£2,000,000	50	£72,930
C&Q MSCP repairs	£3,900,000	50	£142,220
Corn Exchange roof	£250,000	50	£9,120
Exmouth Buoy Store roof	£95,000	50	£3,500
	£6,357,000		£234,820

- 5.2 Whilst it is important to ensure that the Council is in a position to start working quickly once the Coronavirus restrictions are lifted, it is imperative that Council note the delegated authority recommendation exists to ensure that the Chief Executive and Chief Finance Officer are confident in the strength of the Council's financial position. It is highly likely that this will require Government support to ensure that the loss of income faced during the restrictions will not force service reductions to be made by the Council rather than important investments in our assets.

6. What are the legal aspects?

None identified.

7. Monitoring Officer comments:

This report raises no issues for the Monitoring Officer.

8. Report details:

Following reports of water ingress at the Corn Exchange a survey of roof coverings was undertaken in late December 2019.

The survey identified several areas of damage and decline to roof coverings across the facility.

The main flat roof over the middle and rear of the asset has been determined to be beyond repair and given the extended lifespan of this asset a replacement roof covering is now required.

A market estimate has been obtained and forms the basis of this funding request.

9. How does the decision contribute to the Council's Corporate Plan?

This decision will contribute to the Council providing value for money services, through improved management of our built assets and maximising longevity.

This scheme contributes to securing the medium to long-term viability of the venue.

10. What risks are there and how can they be reduced?

There are no risks in the recommendation.

The risks of not proceeding are potential for the roof leaks to increase, further deterioration of the asset, events having to be cancelled and loss of income.

11. Equality Act 2010 (The Act)

In recommending this proposal no potential impact has been identified on people with protected characteristics as determined by the Act.

12. Carbon Footprint (Environmental) Implications:

Energy saving measures will include roof insulation and thermally efficient glazing.

13. Are there any other options?

No viable alternatives have been identified.

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Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report:
None

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