

## **REPORT TO EXECUTIVE**

Date of Meeting: 7 April 2020

## **REPORT TO COUNCIL**

Date of Meeting: 21 April 2020

Report of: City Surveyor

Title: Exmouth Buoy Store

### **Is this a Key Decision?**

No

### **Is this an Executive or Council Function?**

Council

#### **1. What is the report about?**

Seeking funding to install a new office with associated infrastructure and to replace the roof at the Exmouth Buoy Store.

#### **2. Recommendations:**

That Executive recommends to Council:

- (1) the £95,000 estimated funding requirement for modifying the Exmouth Buoy Store to provide fit for purpose office and ancillary accommodation for the Harbour Master and Waterways service and to replace the roof to the entire building; 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 grade two listed asset has been determined by the Director of Environment and City Management to be the most effective location from which to operate the Council's Port Authority function and developing commercial mooring services. In addition, the roof covering requires replacement to ensure the building remains fit for purpose during the intended life cycle of the asset and to comply with lease obligations.

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

Proceeding with this recommendation will enable the Council to realise an estimated £47,000 per annum budget improvement for the service operating from this asset.

## 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
	<b>£6,357,000</b>		<b>£234,820</b>

- 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:

The Council is the Port Authority for the Exe Estuary and Exeter Canal.

This grade two listed asset has been determined by the Director of Environment and City Management to be the most effective location to operate the Council's Port Authority function and developing commercial mooring services.

The alterations will improve working conditions together with creating the added functionality of staff office, mess room, shower room and workshop.

As part of this scheme the slate roof covering, which is beyond serviceable life, will require replacement in accordance with listed building requirements and to ensure the building remains fit for purpose during the intended life cycle of the asset.

## **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 both enabling the expansion of our commercial activity to generate more income and providing improved management of our built assets and maximising longevity.

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

This asset is optimally located to support the Council's Port Authority function and developing commercial mooring services. There is no other Council held asset, in the locality or elsewhere within the Council's estate, which enables the service to be operated effectively. Without undertaking this scheme the risk is that the Council's Port Authority function and developing commercial mooring services would not be able to operate in the longer term.

Exmouth Buoy Store is both grade two listed and leased in by the Council. Not proceeding with recommendations for funding the roof replacement will allow the asset to decline, which will be both failing to preserve a listed building and a breach of the terms of our lease. The risks are enforcement action by Historic England for failure to maintain a listed building and enforcement action by our Landlord for failure to comply with the terms of our lease.

These risks can be best mitigated by approving the requested funding to enable the proposed scheme to be delivered.

## **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 efficient services installations will be used for this project including led lighting.

Energy saving measures will include floor, wall and 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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