

Appendix D

REPORT TO EXECUTIVE

Date of Meeting: 2 June 2020

REPORT TO COUNCIL

Date of Meeting: 21 July 2020

Report of: City Surveyor

Title: Pinces Gardens Gatehouse Replacement Roof

Is this a Key Decision?

No

Is this an Executive or Council Function?

Council

1. What is the report about?

Seeking a decision and associated funding to resolve the failing roof and closed access way at Pinces Gardens Gatehouse.

2. Recommendations:

That Executive:

Recommends to Council option three set out in this report, the removal of the gatehouse roof for an estimated cost of £16,500, to be funded from existing revenue budgets.

3. Reasons for the recommendation:

The asset is located in a conservation area and has suffered decline through both a lack of maintenance priority over the years and recent vandalism.

The closed off route through the building is the principal access way into Pinces Gardens.

Removal of the roof opens up the principal access way to the gardens, removes existing health and safety risks from falling tiles and minimises expenditure.

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

Corporate Property is already at resource capacity on priority actions, therefore, options one and two include resourcing of an agency worker.

5. Section 151 Officer comments:

Please refer to the main report.

6. What are the legal aspects?

It is essential to ensure the safety of the Council's assets in order to protect users and to minimise the risk of claims against the Council especially as it has a duty of care to ensure that any of its buildings and structures open to the public are safe.

7. Monitoring Officer comments:

Save for the legal comments above, the Monitoring Officer has no further comments.

8. Report details:

The asset is located in a conservation area and has suffered decline through both a lack of maintenance priority over the years and recent vandalism.

The asset is not currently used and does not have any proposals for future use at this time.

Inspections of the roof have identified that the roof covering has failed and parts of the roof structure require repair.

In addition, the recent condition survey of this asset has identified several areas requiring repair. Repairs include decorations to doors and windows, spalled brickwork treatment, repointing, timber repairs and replacement rainwater goods.

Three options are available.

Option one: To install a replacement clay tile roof and undertake condition repairs for an estimated £85,000

Option two: To install a replacement sheet metal roof and undertake condition repairs for an estimated £77,000

Option three: Remove the failing roof covering and structure leaving the walls standing and access way open. At a future date the roof could be replaced. The roof removal would be funded from existing revenue budgets for an estimated £16,500.

The decline of roof integrity has been exacerbated by vandalism in recent years. The replacement of the roof covering with a like for like replacement product, allowed for in option one, will not resist impact damage of any future vandalism and water resistance is likely to be compromised without repetitive repairs.

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

Please refer to the main report.

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

In proceeding with the proposals there is a risk that further vandalism will occur that will damage any replacement roof covering.

Proceeding with option three will leave the remainder of the asset exposed to the elements and further decline in the integrity of the asset will occur over time.

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:

No direct carbon/environmental impacts arising from the recommendations.

13. Are there any other options?

No other options have been identified.

Director: David Bartram

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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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