

Appendices

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NORTHAMPTON
BOROUGH COUNCIL

CABINET REPORT

Report Title

Guildhall Roof Replacement

AGENDA STATUS:

PUBLIC

Cabinet Meeting Date:

22/07/20

Key Decision:

YES

Within Policy:

NO

Policy Document:

NO

Service Area:

Economy & Assets

Accountable Cabinet Member:

Cllr Tim Hadland, Member for
Regeneration and Enterprise

Ward(s)

Castle

1. Purpose

- 1.1 To update Cabinet on the condition of the roof at the Guildhall, specifically that of the older part of the building, and seek approval to procure and appoint a contractor to undertake the roof works.

2. Recommendations

That Cabinet:

- 2.1 Approves the roof works to the Guildhall roof pursuant to paragraph 3.3.4 of this report;
- 2.2 Delegates authority to the Economic Growth and Regeneration Manager, in consultation with the Borough Secretary and Cabinet Member for Regeneration and Enterprise to appoint a contractor for the Guildhall roof replacement works following the completion of a tender process; and
- 2.3 Approves the appointment of a legal advisor if specialist construction law advice is required

3. Issues and Choices

3.1 Report Background

- 3.1.1 During the summer of 2018 repairs to the roof of the Guildhall extension were undertaken to address the water ingress issues in the office areas following heavy rainfall.
- 3.1.2 Whilst the Guildhall extension remains dry, there are substantial leaks in the original part of the Guildhall, notably in the Council Chamber, Mayors Shields Gallery and the Great Hall.
- 3.1.3 The leaks are causing substantial damage to the historic fabric of the building.
- 3.1.4 The leak in the Mayors Shields Gallery became so bad that a tarpaulin is permanently in place over the glass atrium, cutting out natural light from the area.
- 3.1.5 Stimpson Walton Bond Ltd, Chartered Architects (SWB) were appointed to undertake surveys of the roof, develop a scope of works and to manage the repair and restoration of the roof works to the original part of the Guildhall.
- 3.1.6 A roof condition survey has been undertaken by SWB which included visual inspections of the pitched roofs. Following the inspections, it was identified that there is substantial damage to the roof slates, protected patent glazing to the Great Hall and the guttering. Lead weld patch and flashing repairs are also required and a crack in the wall between the extension and existing gable wall needs to be addressed.
- 3.1.7 A report has been submitted by SWB that identifies that there are several parts of the roof that require urgent repair (Priority 1), some that will require attention within the next 12 months (Priority 2), and recommendations for work needed within the next 5 years (Priority 3).
- 3.1.8 The anticipated costs of the Priority 1, 2 and 3 recommendations are estimated at circa £316,500.
- 3.1.9 Other costs which need to be accounted for include design, survey and Project Management fees £30,000, contractor preliminaries £50,000, scaffolding £70,000 and a contingency £30,000
- 3.1.10 SWB will tender this work on behalf of the Council, adhering to the Council's procurement rules and thresholds A high weighting (70%) will be placed on cost to ensure Value for Money is achieved.

3.2 Issues

- 3.2.1 Due to the location and height of the roofs, scaffolding is required. To offset this cost and achieve value for money other projects within the same area should be undertaken in conjunction with the roof works.

- 3.2.2 There is currently no access for general maintenance and repair to the Guildhall roof since a gate to the fire escape was installed that serves the properties at Wood Hill. Within the pricing for the roof works is provision to install a galvanised steel gantry and ladder access out of the Farmers Room and up onto the roof and to create a platform to enable access to the clock tower. This will require listed building consent which will be obtained before this work takes place.
- 3.2.3 Not all areas of the roof are accessible, even with use of a drone and further repairs may be identified once the scaffold is in place, an additional 5% contingency has been included within the budget to cover any potential urgent variations identified.

3.3 Choices (Options)

3.3.1 Option 1 – Do nothing

This option is not recommended because of the substantial damage caused to the historic parts of the Guildhall caused by water ingress during heavy rainfall.

3.3.2 Option 2 – Undertake the Priority 1 works only

This option is not recommended because although it would address the immediate problems being experienced, it would be a false economy as the report identifies that further works will be required within the next 12 months which would necessitate the use of scaffolding and associated costs.

3.3.3 Option 3 – Undertake Priority 1 & 2 Works

This option is not recommended as the report identifies that further works will be required in the next 5 years that will necessitate the use of scaffolding and associated costs

3.3.4 Option 4 - Undertake all works identified in the Roof Condition Survey Report.

This is the recommended option because it ensures that all works are completed whilst the scaffold is in place. As the cost of the scaffolding is high (circa £70K) it makes economic sense to maximise the work that is undertaken, thus ensuring savings in future years.

4. Implications (including financial implications)

4.1 Policy

- 4.1.1 This report does not set policies nor have implications on existing policies.

4.2 Resources and Risk

- 4.2.1 Funding the project has been earmarked from the Capital Project General Fund with a budget of £500k allocated for this work.

4.2.2 The estimated full cost of these works is £496,500 as set out in Para's 3.1.8 and 3.1.9 of the report.

4.2.3 The key financial risk of the proposal is that some areas of the roof are not fully accessible, even with use of a drone, the true condition cannot be properly assessed until the scaffolding is in place. As noted above additional contingency has been included on the project to account for this risk.

4.3 Legal

4.3.1 The tender process and appointment will be undertaken in accordance with the Council's Contract Procedure Rules.

4.3.2 The project may require the appointment of a law firm to provide specialist construction legal advice.

4.4 Equality and Health

4.4.1 Due to substantial ingress of rainwater into the Old Town Hall and subsequent soaking of walls, there is a risk that those attending meetings in the affected rooms could be at risk of illnesses associated with dampness such as fungal infections, bronchitis and asthma

4.5 Consultees (Internal and External)

4.5.1 The following have been consulted:

- Building Control Manager
- Senior Planning Services Officer
- Stimpson Walton Bond Architects
- Property Services Manager

4.6 How the Proposals deliver Priority Outcomes

4.6.2 A Stronger Economy

- Protect, enhance and promote our heritage
The Guildhall is a 2* Listed Building and one of the best examples of Gothic architecture in the country. Replacing parts of the roof that are leaking will help to preserve the building for future generations

4.7 Environmental Implications (including climate change issues)

4.7.1 Making repairs to the roof will help to reduce heat loss from the building.

4.8 Other Implications

4.7.1 There are no implications other than those covered in this report.

5. Background Papers

- 5.1 Northampton Guildhall Roof Inspection Report & Schedule of Works prepared for Northampton Borough Council by Stimpson Walton Bond Chartered Architects – To be requested separately as contains confidential cost estimates.

6. Next Steps

- 6.1 Tender process to appoint contractor - July 2020
- 6.2 Works commence on site – August 2020

Kevin Langley
Economic Growth and Regeneration Manager