

WYRE FOREST DISTRICT COUNCIL

CABINET

THURSDAY 26TH JANUARY 2006

SHAMBLES AT BEWDLEY MUSEUM – EMERGENCY ROOF REPAIRS

OPEN	
COMMUNITY STRATEGY THEME	Internal Organisational Theme
CORPORATE PLAN THEME	Improving Corporacy & Performance
KEY PRIORITY	Financial & Asset Management Strategy
CABINET MEMBER	Cllr John Campion
HEAD OF SERVICE	Head of Cultural, Leisure & Commercial Services
CONTACT OFFICER	Andrew Dickens Extension 2900 Andrew.dickens@wyreforestdc.gov.uk
APENDICES	None

1. PURPOSE OF REPORT

- 1.1 To endorse the action taken by the Head of Cultural, Leisure & Commercial Services in relation to emergency expenditure for repairs at Bewdley Museum.
- 1.2 To grant a supplementary estimate prior to the Cabinet integrating the expenditure into their budget proposals to be considered by the Cabinet at their meeting on 16th February 2006.

2. RECOMMENDATIONS

That the Cabinet:

- 2.1 **note the emergency expenditure of up to £30,000 that has been incurred by the Head of Cultural, Leisure & Commercial Services under Financial Regulation 7.8 in order to undertake urgent repairs to the roof of The Shambles at Bewdley Museum.**
- 2.2 **grant a supplementary estimate of up to £30,000 to cover the work in the current financial year in relation to the emergency expenditure referred to in 2.1.**
- 2.3 **that the Cabinet incorporate supplementary estimate into their budget proposals to be considered at their meeting on 16th February 2006.**

3. BACKGROUND

- 3.1 Visual inspections of the tiled pitched roof structures that cover the buildings to either side of The Shambles at Bewdley Museum have revealed a general deterioration and tile slippage over a number of years. Approximately 20 linear metres of roof was repaired in recent years and allowance had been made in the current financial year to undertake short term repairs by way of a foam application to prevent any tile slippage and any danger to the public during the forthcoming Museum operating season.
- 3.2 Although Service Options have been considered by the Council over the past six years to allow for the full repairs to the roof of The Shambles at Bewdley Museum, these had not been approved pending the securing of long term funding from the Museum. The full operating budget was re-instated by the Council at its meeting in February 2005 and it was the Cabinet's intention to make allowance within the funds proposed for building repairs to be made available for Bewdley Museum repairs in the financial year 2006/07.
- 3.3 When high level access equipment was brought into Bewdley Museum to undertake the temporary repairs to secure the tiles it was revealed that the timber lathes and tiling had deteriorated to such a point that temporary repairs would not have been effective. After consultation with the Building Control Officers and structural engineers, it was confirmed that a significant failure could occur, particularly during high winds or snowfall and that urgent repairs were necessary.
- 3.4 A full structural engineer's report was commissioned which has revealed that there was an imminent danger of slippage and collapse. It showed that the timber lathes to which the roofing tiles are secured have failed to the point where it is only the weight of the tiles which is holding the roof in place. This is compounded by failure and decay to the timber joist structure which has resulted in three quarters of the twin pitched roofs to both sides of The Shambles at Bewdley Museum needing to be completely stripped prior to structural timber repairs and the replacement of worn and broken tiles.
- 3.5 It is clear that, if this work was not carried out immediately, it would be unsafe to open the Bewdley Museum premises to the public as planned in April 2006 and that, during high winds or snow, there could be a catastrophic failure of the timbers, resulting in substantial additional expense to repair and refurbish the listed buildings.

4.0 EMERGENCY EXPENDITURE

- 4.1 The Corporate Management team considered the implications of the potential failure to the listed buildings and, after the Head of Cultural, Leisure & Commercial Services had consulted with the Cabinet member for Finance & Corporate Affairs, it was agreed that the work should be carried out as an emergency and dealt with under Financial Regulation 7.8.
- 4.2 Accordingly, the Head of Cultural, Leisure & Commercial Services obtained four quotations for the work to be carried out which, with allowances for timber and structural repairs (which will only be fully assessed once the tiles have been removed) vary from £29,200 to £46,100.

AGENDA ITEM NO. 7.3.

- 4.3 Under Delegated Powers, a contract has been issued to Roofing Construction for work up to a maximum value of £30,000 to allow the works to be carried out with immediate effect and completed before Easter 2006 when the Museum is due to re-open to the public.
- 4.4 In accordance with Financial Regulation 7.8, the Head of Cultural, Leisure & Commercial Services is now reporting this emergency expenditure to the Cabinet and asking them to endorse the action taken by him and the Corporate Management Team. They are also asked to approve the necessary supplementary estimate prior to considering the matter fully in the Cabinet budget proposals on 16th February 2006.

5.0 FINANCIAL IMPLICATIONS

- 5.1 There will be a need for a supplementary estimate in the current financial year in the sum of up to £30,000.
- 5.2 The Cabinet intends to take this emergency expenditure and supplementary estimate into account when considering their full budget proposals at the Cabinet meeting on 16th February 2006 as allowance has already been made in their proposals for expenditure in 2006/07 to allow these repairs to be executed.

6.0 LEGAL IMPLICATIONS

- 6.1 The Council has a duty of care to the current occupants of The Shambles workshop and the staff at Bewdley Museum to ensure their safety at all times when using the facilities currently let or occupied by them.
- 6.2 The Shambles at Bewdley Museum are listed buildings and held in trust by the Council who is the sole trustee and, therefore, work to prevent any further deterioration or possible collapse of the structure is considered essential.

7.0 RISK MANAGEMENT

- 7.1 There is significant risk to the Council if it did not undertake this work as a matter of urgency in relation to danger to occupants of the site and potential additional expenditure relating to a possible roof failure which is identified within this report.

8.0 CONCLUSIONS

- 8.1 The Corporate Management Team concluded that the Council, in exercising its duty of care and legal responsibilities were required to undertake this work as a matter of urgency in accordance with the procedures set out in Financial regulation 7.8.

AGENDA ITEM NO. 7.3.

8.2 The Head of Cultural, Leisure & Commercial Services has ensured that the emergency work is carried out in the most cost effective way by obtaining four quotations and a full structural engineer's report. The Cabinet member for Finance & Corporate Affairs has been consulted and advised on the process prior to the matter being reported to the Cabinet in accordance with Financial Regulations.

9.0 CONSULTEES

CMT

10.0 BACKGROUND PAPERS

Structural Engineers Report January 2006 – Bewdley Museum's Shambles Roof

AD/JHL
17-01-06