

## ITEM NO:9

<b>DECISION-MAKER:</b>	CABINET		
<b>SUBJECT:</b>	CAPITAL REPAIRS TO NON-HOUSING PROPERTY		
<b>DATE OF DECISION:</b>	2 AUGUST 2010		
<b>REPORT OF:</b>	CABINET MEMBER FOR RESOURCES AND WORKFORCE PLANNING		
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### STATEMENT OF CONFIDENTIALITY

Not Applicable

### SUMMARY

The Council's approved Capital Programme for 2010/11 includes funding for repairs to the Art Gallery Roof and replacement of the Air Handling Units which control the internal environmental conditions within the galleries. Both of these elements of the building require urgent replacement to maintain the normal operation of the Art gallery.

This report seeks approval for expenditure of £1.936M phased £968,000 in 2010/11 and £968,000 in 2011/12.

### RECOMMENDATIONS:

- (i) To approve in accordance with Financial Procedure Rules capital expenditure of £1.936M phased £968,000 in 2010/11 and £968,000 in 2011/12.
- (ii) That the Head of Property and Procurement is granted Delegated Powers to vary the scope and programme of the work following consultation with the Cabinet Member for Resources and Workforce Planning.

### REASONS FOR REPORT RECOMMENDATIONS

- 1 To carry out urgent work to the Art Gallery to maintain the use of this facility.

### CONSULTATION

- 2 This report and the programme for the work are being produced in consultation with the Art Gallery Management (Arts & Heritage) to minimise the disruption to the gallery exhibition programme and normal operation.

### ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 3 Do nothing in which case the use of the Art Gallery may be restricted due to periodic roof leaks and the inability to control the internal temperatures and humidity which are fundamental to the loan of exhibits.
- 4 To carry out the work as part of the Civic Centre refurbishment. The works to the North Block will not be undertaken until 2012/13. The work to the Art Gallery needs to be undertaken as soon as possible to allow continued use of the facility.

- 5 Reduce the scope of the work to resolve only the immediate problems. This is not considered an alternative that will give value for money as some repairs require removal of the Air Handling Units in order to carry out the repairs and further reactive repairs are likely to be required in the near future due to the poor condition of the roof lights and roof deck covering.

## **DETAIL**

- 6 For a number of years the air handling units which control the temperature and humidity in the Art Gallery have been in a poor and deteriorating condition. This has not been able to be addressed, nor has normal maintenance been carried out, due to restrictions on access for Health and Safety reasons due to the position of the air handling units on the roof adjacent to the glazed rooflights.
- 7 The replacement of the air handling units had been proposed as part of the Capital Repairs Budget programme in 2009/10 but further investigations revealed additional problems in replacing the units resulting in cost escalation which was beyond the available budget, and therefore the project was suspended pending the availability of significant additional funding.
- 8 During the winter of 2009/10 there were a number of instances of roof leaks brought about by severe heavy rainfall. On two occasions this coincided with important events in the gallery and could have damaged the reputation of the Council. If such extreme heavy rainfall events occur in the future then similar problems can be expected to reoccur. The investigation of the roof condition following these incidents revealed the condition of the roof to be significantly worse than previously observed, particularly the roof covering, rooflights and a number of installation defects. Piecemeal repairs were determined to be incapable of resolving the underlying problems and reducing the risks posed to the normal use of the gallery.
- 9 As the roof repairs will require removal of the air handling units it was logical to combine both projects and therefore resolve the two main issues affecting the Art Gallery.

## **FINANCIAL/RESOURCE IMPLICATIONS**

### **Capital**

- 10 The scheme was approved as a £1.936m addition to the Resources Capital Programme by Council on 17 February 2010, phased £968,000 in 2010/11 and £968,000 in 2011/12.

### **Revenue**

- 11 The revenue costs are expected to be similar to the existing installation but this can only be determined through the design of the new air handling unit installation. It is therefore expected that repair and maintenance costs will be met from existing resources.

### **Property**

- 12 The proposals in this report are consistent with and support the Council's Corporate Property Strategy.

### **Other**

- 13 None

## LEGAL IMPLICATIONS

### Statutory power to undertake proposals in the report:

- 14 The Council has a number of different repairing and maintenance liabilities, including specific contractual obligations arising from leased properties, as well as a general duty under occupiers liability legislation and Health and Safety legislation to keep the properties concerned in a safe condition. The repairs to be carried out will help ensure this and maintain the continuity of services provided.
- 15 The proposals in this report relate to the maintenance of property held by the Council under various holding powers including The Local Government Act 1972 in relation to the discharge of the Council's various statutory functions under principally the Local Government Acts 1972, 2000 and 2003.

### Other Legal Implications:

- 16 None.

## POLICY FRAMEWORK IMPLICATIONS

- 17 Repair and maintenance is essential to ensure properly functioning buildings for the efficient delivery of the Council's services and the implementation of its strategic policies.

## SUPPORTING DOCUMENTATION

**Non-confidential appendices are in the Members' Rooms and can be accessed on-line**

### Appendices

1.	None
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### Documents In Members' Rooms

1.	None
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### Background Documents

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
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1.	None	
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**Background documents available for inspection at:** N/A

**KEY DECISION? YES**

<b>WARDS/COMMUNITIES AFFECTED:</b>	Central facility serving the whole community of the city and beyond.
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