

DECISION-MAKER:	CHIPPERFIELD ADVISORY COMMITTEE		
SUBJECT:	ART GALLERY ROOF		
DATE OF DECISION:	31 OCTOBER 2013		
REPORT OF:	HEAD OF LEISURE & CULTURE		
<u>CONTACT DETAILS</u>			
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STATEMENT OF CONFIDENTIALITY			
N/A			

BRIEF SUMMARY

The roof of the Gallery's West Wing requires substantial investment to provide a secure and appropriate environment for displaying works of Art. Costs of delivering a complete repair and refurbishment for this and the adjacent Copper roof over the main gallery have been valued at £1,388,000. The City Council's overall financial position is increasingly challenging in the light of continuing reductions in government funding and the Capital Programme is under pressure. As a consequence of this alternative funding needs to be found if the works are to be completed. The Advisory Committee are requested to consider leading a fundraising programme with the support of the Council to raise the necessary resources to implement the repairs.

RECOMMENDATIONS:

- (i) That the Chipperfield Advisory Committee considers the proposal to lead a fundraising programme to raise the funds required to effect the repairs.

REASONS FOR REPORT RECOMMENDATIONS

1. In order to retain the West Wing of the Gallery in a state suitable for ongoing exhibition of works of Art.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2.
 - For the City council to fund the repairs – rejected given the pressures on the Capital programme.
 - Not to plan a repair programme – accept the risk of ongoing leaks and potential damage to works exhibited in the Gallery. Rejected on the basis that this could lead to incremental closure of part of the Art Gallery

DETAIL (Including consultation carried out)

3. Works to the east side of the Gallery were completed in February 2012. The project covered replacement of the roof covering, replacement of the rooflights over the Galleries, refurbishment of the skylights over other areas and replacement of the air conditioning equipment and distribution. The total cost of these works was in excess of £1.4M.

4. The West wing has been experiencing roof leaks into the gallery areas caused by failure of the roof covering and the condition of the roof lights. Additionally, the air conditioning equipment serving the galleries, located on the roof, is also at the end of its service life and cannot be maintained due to access limitations. These units also prevent access for either temporary repairs or replacement of the roof finish and roof lights. Additionally, the existing air conditioning equipment does not provide the necessary environmental conditions required by the Art Gallery
An assessment of the risks to operation for the next 2 years and mitigation are included at Appendix1. This underlines the fact that wholesale replacement of the old fabric and services is the only practical and economic way forward.
5. The Council Management Team considered the issue in August 2013 and subsequently a briefing was provided to the Leader of the Council. The outcome is the request to Chipperfield Advisory Group that they lead a fundraising campaign with the support of the Council to fund the repairs for the roof. Over the course of the summer, the Cabinet Member for Economic Development and Leisure Services actively engaged Stephen Foster, the then Chair of the Chipperfield Advisory Committee, on potential proposals to link the repairs of the roof to a potential change in governance structure of the Art Gallery. This was outlined in a formal proposal from Stephen Foster, as Chair, to the Leader of the Council in the early part of October 2013.
6. It is proposed that a fundraising programme is initiated as soon as is practicably possible and a review is undertaken at the end of 2014 so that any necessary decision about the future opening of the west wing, or alternative funding sources can be taken in January 2015

RESOURCE IMPLICATIONS

Capital/Revenue

7. The cost of replacing roof covering, roof lights and skylights, replacement of the current air conditioning plant, including provision of an extra air conditioning unit, has been costed at £1,118,000 (including a modest contingency). These works should give an additional life of 15-20 years for the Art Gallery roof and much improved control of the internal environment.
8. A lower cost option is to only refurbish the existing air conditioning plant, estimated value of £980,000k. This would not provide the improvements in the control of the environmental conditions within galleries. Funds would still be required to implement this programme
9. Additionally the replacement of the copper roof which sits over the main hall of the gallery needs to be considered in the medium term, although not currently presenting a problem. The costs of replacement are estimated to be £270,000.
10. The Council's Capital programme is under pressure and in view of the City Council's overall financial position, which is increasingly challenging in the light of continuing reductions in government funding; it is likely that this pressure will increase. In the face of decreasing resources the Council needs to prioritise and take difficult decisions and a number of priority programmes,

such as road resurfacing have been scaled back. Revenue funding to support the capital programme has been reduced and is under further review for 2014/15 onwards as part of the development of the budget for next year and beyond.

Property/Other

11. Property issues are covered elsewhere in this report

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

12. The Chipperfield Advisory Committee is an advisory committee to Council pursuant to section 102(4) of the Local Government Act 1972, with terms of reference which include the making of recommendations to Council (as Trustees) in relation to matters of fundraising and sponsorship to benefit the Trust and art gallery generally.

Other Legal Implications:

13. Items owned by the Chipperfield Trust must be kept and maintained in accordance with the terms of the Trust’s Scheme. Any other items held by the art gallery must be held in accordance with any conditions or agreements that may apply to those individual items. A failure to do so may result in legal or regulatory action being initiated by interested parties.

POLICY FRAMEWORK IMPLICATIONS

14. The proposals are in line with the Policy framework

KEY DECISION? No

WARDS/COMMUNITIES AFFECTED:	
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SUPPORTING DOCUMENTATION

Appendices

1.	gallery roof risk mitigation
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Documents In Members’ Rooms

1.	None.
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Equality Impact Assessment

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out.	No
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Other Background Documents

Equality Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
1.	