

|                                     |   |                                  |             |               |
|-------------------------------------|---|----------------------------------|-------------|---------------|
| <b>DECISION-MAKER:</b>              | CABINET                                 |                                  |             |               |
| <b>SUBJECT:</b>                     | REPAIRS TO THE CIVIC CENTRE CLOCK TOWER |                                  |             |               |
| <b>DATE OF DECISION:</b>            | 18 MARCH 2014                           |                                  |             |               |
| <b>REPORT OF:</b>                   | CABINET MEMBER FOR RESOURCES            |                                  |             |               |
| <b><u>CONTACT DETAILS</u></b>       |   |                                  |             |               |
| <b>AUTHOR:</b>                      | <b>Name:</b>                            | Richard Hodge                    | <b>Tel:</b> | 023 8083 2601 |
|                                     | <b>E-mail:</b>                          | Richard.Hodge@southampton.gov.uk |             |               |
| <b>STATEMENT OF CONFIDENTIALITY</b> |   |                                  |             |               |
| NOT APPLICABLE                      |   |                                  |             |               |

### **BRIEF SUMMARY**

This report seeks approval for expenditure on urgent repairs to the Civic Centre Clock Tower to be funded primarily from the addition of a new capital scheme within the Resources Portfolio Capital Programme.

### **RECOMMENDATIONS:**

Having complied with paragraph 15 of the Council's Access to Information Procedure Rules.

- (i) To add a scheme to the Resources Portfolio Capital Programme to complete essential repairs to the Civic Centre Clock Tower.
- (ii) To vire £351,000 from the Accommodation Strategy Action Programme (ASAP) scheme within the Resources Portfolio Capital Programme to the newly created scheme to repair the Civic Centre Clock Tower.
- (iii) To approve in accordance with Financial Procedure Rules capital expenditure of £351,000 in 2014/15 to complete the repairs to the Clock Tower.
- (iv) That the Head of Property, Procurement and Health and Safety is granted Delegated Powers to vary the scope of the work as may be found necessary to ensure that the repairs to the Clock Tower cover all major issues, following consultation with the Cabinet Member for Resources.

### **REASONS FOR REPORT RECOMMENDATIONS**

1. This report is submitted for consideration as a General Exception under paragraph 15 of the Access to Information Procedure Rules in Part 4 of the City Council's Constitution, notice having been given to the Chair of the relevant Scrutiny Panel and the Public.
2. To undertake urgent repairs to the Civic Centre Clock Tower resulting from storm damage and with Health and Safety implications.

### **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

3. The following options were considered by Capital Board on the 30 January 2014 :

- Option 1 – Do Nothing
- Option 2 – repairs to give a notional life of 5 years
- Option 3 – repairs to give a notional life of 10 years
- Option 4 – urgent roof repairs with a second project shortly after to address the other urgent repair issues

Capital Board selected Option 3.

#### **DETAIL (Including consultation carried out)**

4. During the severe weather on the 23/24 December 2013 the roof of the Civic Centre clock tower was damaged and approximately 1/3<sup>rd</sup> of the copper roof covering was torn from the roof.
5. On the 24 December Hampshire Fire and Rescue cut access holes through the roof to remove some loose strips of copper and carried out additional fixing work to make the roof safe in the short term. Since then temporary works to limit water ingress through the roof have been carried out.
6. In order to determine the safety and condition of the clock tower roof a large access platform (cherry picker) was used on 28/29 January to allow a further and more detailed survey of the tower to be carried out. The findings are currently being considered, the preliminary review of work required and estimates are included in Appendix A
7. In order to replace the copper roof and carry out repairs to the roof structure it will be necessary to construct a scaffold around the tower to give access for the remedial work.
8. The scope of the project will be liable to change as there is a significant possibility that further unforeseen and urgent works will be discovered once there is access to the exterior of the tower.
9. On the 30<sup>th</sup> January 2014 a Briefing Paper was taken to Capital Board giving 4 Options for the scope of repairs. It was agreed that the scope of the work should be Option 3, as set out in the list at Appendix A.
10. Due to the urgent need to get the roof repairs underway as soon as possible the work associated with the erection of the access scaffolding and the repair of the roof (at a value of £80,000) will be completed with the cost being met from existing revenue funds relating to repairs and maintenance. The remainder of the work being Capital at a value estimated at £351,000 for which a scheme is to be added to the Resources Portfolio Capital Programme.

#### **RESOURCE IMPLICATIONS**

##### **Capital/Revenue**

11. Capital  
At the Capital Board meeting on 30<sup>th</sup> January 2014 it was agreed that Option 3 (repairs to give a notional life of 10 years) should be undertaken as soon as possible. The initial survey works have identified that the estimated repair costs under this option will be £351,000 (see detailed breakdown in Appendix A). These works will form part of a new capital scheme within the Resources Portfolio Capital Programme, with works to be phased for completion in

2014/15. Overall there will be no increase in the Resource Capital Programme as there will be a corresponding reduction in the Accommodation Strategy Action Programme (ASAP) scheme which is now drawing to a close.

12. Revenue

Prior to the completion of the capital works identified above, early urgent works estimated at £80,000 are required to carry out roof repairs due to Health & Safety issues to be completed at the beginning of 2014/15. These will be funded from the Centralised Repair and Maintenance budget within the Resources Portfolio (see detailed breakdown in Appendix 1).

**Property/Other**

13. As covered in the report

**LEGAL IMPLICATIONS**

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

14 Section 132 Local Government Act 1972 gives Local Authorities power to provide buildings and premises (and maintain them) for use as offices and to hold public meetings etc. In addition to this power s.1 Localism Act 2011 allows a Council to do anything that an individual may do unless otherwise restricted by law. This includes the power to repair Council buildings to the extent not otherwise provided for under section 132 LGA 1972.

**Other Legal Implications:**

15 Any contract for goods, services or repairs must be procured in accordance with the Council's Contract Procedure Rules.

**POLICY FRAMEWORK IMPLICATIONS**

16 The proposals set out in this report are wholly in accordance with the Council's Policy framework.

KEY DECISION? Yes/No

|                             |              |
|-----------------------------|--------------|
| WARDS/COMMUNITIES AFFECTED: | Bargate Ward |
|-----------------------------|--------------|

**SUPPORTING DOCUMENTATION**

**Appendices**

|    |   |
|----|---|
| 1. | Southampton Civic Centre Clock Tower Repair Works – Preliminary Estimates |
|----|---|

**Documents In Members' Rooms**

|    |      |
|----|------|
| 1. | None |
|----|------|

**Integrated Impact Assessment**

|  |        |
|--|--------|
| Do the implications/subject of the report require an Integrated Impact Assessment (IIA) to be carried out. | Yes/No |
|--|--------|

**Other Background Documents**

**Integrated 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. | None |  |
|----|------|--|