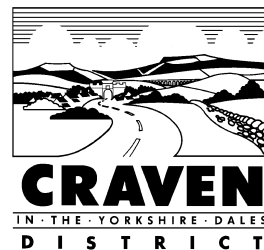


Policy Committee – 1st March 2016

Supplementary Capital Estimate – 2016/17



Report of the Director of Services

Lead Member: Cllr P Mulligan

Ward(s) affected: Aire Valley with Lothersdale & Skipton North

1. **Purpose of Report**

To request that Members approve a Supplementary Capital Estimate for two projects connected with Skipton Town Hall and St Andrew's Church, Kildwick.

2. **Recommendations**

Members are recommended to:

- 2.1 Approve a supplementary capital estimate of £202,000 to fund the roof repairs within Skipton Town Hall and the reconstruction of the boundary retaining wall immediately adjacent to Skipton Road at St Andrew's Church in Kildwick.

Reports

3. **Skipton Town Hall Roof**

- 3.1 The Town Hall roof above original building is a pitched roof comprising slates and structural timber. This section was last assessed in early 2013 and at that time the condition of the roof was deemed in "fair" condition although the report did unveil the need for some localised minor repairs.
- 3.2 The Town Hall is currently under significant restoration and redevelopment and as part of this bigger project the entire roof has recently been reassessed by external consultants and the section above the original building is now deemed in very poor condition and in need of immediate repair. In particular there are many loose and slipped slates, the lead flashing is inadequate, the boxed gutters leak, and the mortar joints are very weathered. As a consequence of these defects there is water leakage in abundance to many areas within the building including the council chamber.
- 3.3 In order to prevent further leakage and return the original section of the Town Hall building to a watertight state ahead of the ongoing restoration and

redevelopment works additional funding is required to carry out a total re-roof of this section.

3.4 The estimated cost of this work is circa £180,000.

4. St Andrew's Church, Kildwick

4.1 Today, under Canon F13, responsibility for maintaining closed churchyards in good condition and maintaining fences rests with the parochial church council (PCC), except in the case of a burial ground which has been closed by Order in Council and where the obligation has been passed to the local authority. This is the case at St Andrew's Church in Kildwick with all responsibility passed to Craven District Council.

4.2 There is a section of boundary retaining wall at the front of the church that is showing major signs of structural distress and potential collapse. The section affected is immediately adjacent to the public highway within Skipton Road.

4.3 The section of wall is approximately 10 meters in length and up to 3 meters in height. An inspection carried out in November 2015 identified the issue and a follow up inspection in February 2016 has confirmed that the distress has worsened significantly. This is most likely due to the prevailing wet weather throughout the recent winter.

4.4 The wall now requires immediate attention to prevent collapse and to mitigate against any third party liability.

4.5 This section of the boundary wall is a retaining structure and therefore requires a formal structural assessment to support the design and reconstruction of a suitable replacement.

4.6 The area retained immediately behind the wall within the church grounds contains graves that need to be protected or possibly exhumed prior to reconstruction works. Prior to commencing any reconstruction work requires permission from the Diocesan Advisory Committee (DAC) in order to do so. Any permitted work will also require Archaeologist support.

4.7 As a precaution against collapse it has been agreed with North Yorkshire County Council that the footway on Skipton Road that is immediately adjacent should be closed to pedestrians until completion of the reconstruction works.

4.8 The estimated cost of the work is £22,000. The 2016/17 capital programme reserve list of projects includes a bid for work on church yard walls. This work is one of the items included within that programme of work.

5. Implications

5.1 Financial Implications

5.1.1 The indicative estimated cost of the repairs to the Town Hall roof above the original building is included within a report from Capita Property & Infrastructure dated 10th February 2016. The cost is circa £180,000. The report is set out at Appendix A

5.1.2 The following table sets out the range of works required at St Andrew’s Church in Kildwick:

Item	Cost
Faculty Permission from the Diocesan Advisory Committee (DAC)	£750.00
Archaeological support	£1,000.00
Exhumation of graves	£3,000.00
Structural assessment and design of replacement wall	£1,500.00
Wall reconstruction works	£15,000.00
Highway safety and management	£750.00
Total Cost	£22,000.00

5.2 Legal Implications

5.2.1 The Council has a statutory duty to ensure its property assets are safe and fit for purpose. An incident arising from its failure to so could result in corporate culpability. This applies to closed churchyards where responsibility for maintenance and repairs has been passed to the Council.

6. Contribution to Corporate Priorities

6.1 These two projects would contribute to the corporate priorities of Enterprising Craven and Financial Resilience.

6.2 **Enterprising Craven** - Restoration and redevelopment of Skipton Town Hall will improve a valuable property asset and support business growth within the centre of Skipton. In addition this project supports the need to promote economic vitality within the town. The reconstruction of the retaining wall at St Andre’s Church will restore valuable local heritage and property asset to a safe and fit for purpose condition.

6.3 **Financial Resilience** - Restoration and redevelopment of Skipton Town Hall provides the Council with the opportunity to maximise income through leasing property to third parties. In addition it enables the Council to rationalise and make better use of the space within the building and relocate the TIC.

7. Risk Management

7.1 Delay in undertaking the re-roof of Skipton Town Hall would seriously affect the Council’s plans to lease various sections to third parties and may even scupper further opportunities taking place. This may also impinge on public safety and liability.

- 7.2 Delay in repairing the wall at St Andrew's Church may result in public liability claims against the council should collapse occur and someone be injured. Likewise the consequences of graves being disturbed may also incur legal costs and reputational damage.

8. Equalities Impact Assessment

Since this report is not seeking to set or amend policy, the Council's Equality Impact Assessment procedure has not been followed.

9. Consultations with Others

- 9.1 Capita Property & Infrastructure have provided support to determine the extent of the required repairs for Skipton Town Hall roof.
- 9.2 Discussions with the Diocese of West Yorkshire and the Dales have taken place to acquire permission to address faculty issues prior to works taking place with St Andrew's Church.

10. Author of the Report

Ian Halton – Assets & Commercial Services Manager
Tel: 01756 706329
ihalton@cravendc.gov.uk

11. Appendices

Appendix A – Capita Property & Infrastructure Report dated 10th February 2016