Cleckheaton Town Hall Building Assessment

Kirklees Council Technical Services

CLA420228

29/07/2024

Contents

1. Executive Summary

1.1. Technical Services were commissioned by Corporate Landlord to carry out a full assessment of Cleckheaton Town Hall including Fabric, Structural, Electrical and Mechanical services, Asbestos and Fire Safety. The report provides a full building assessment report with estimated costs and indicative programme for consideration.

1.2. In August 2022 a small area of ceiling fell on to the stage area causing the initial catalyst for the commissioning of building condition surveys for all areas of the town hall.

As part of the commission, specialist consultants have been procured where appropriate and have attended the premises to provide assessment of the various specialist elements, in conjunction with Kirklees Council Technical Advisors. As a consequence, the scope of a refurbishment scheme has been developed, taking into account the outcomes of the surveys.

The various technical reports have identified areas that require repair, replacement or upgrade to ensure continued safe use of the premises, along with condition items that are in need of replacement or upgrade due to age of the services.

The purpose of this report is to outline the condition of the building and to provide a holistic approach to the refurbishment of Cleckheaton Town Hall, ensuring that if undertaken and completed, only minimal maintenance works would be required for a significant period of years.

1.3. A comprehensive set of surveys have been completed and all survey reports are included in full as appendices. The majority of the inspections have been carried out from a visual perspective only with only a few areas of known concern having been opened up to allow a further intrusive investigation e.g. the main concert hall and stage area. Below is a summary of the investigations undertaken:

- Roof Level Access Report
- Historic ceiling assessments
- Condition surveys, including Fabric, Electrical and Mechanical
- Asbestos Surveys
- Fire Compartmentation Survey
- Structural surveys to the main concert hall and stage area.
- Water Hygiene Report

1.4. The following significant issues were found:

- Water ingress due to deteriorated roof coverings
- Extensive window repairs required
- Extensive ornate plasterwork repairs required

- Obsolete kitchen / welfare/ sanitary provisions in need of replacement
- Obsolete electrical systems in need of replacement
- Obsolete mechanical systems in need of replacement.
- Failed mechanical heating plant in need of replacement
- Redundant biomass system that requires removal
- Obsolete fire alarm installation in need of replacement
- Non - compliant fire doors throughout the building that require replacement
- Lack of firestopping between compartments throughout the building that must be resolved
- Inadequate safe means of access for high level maintenance areas that requires resolving
- Unsafe structures within the clock tower and concert hall that require improvement works.

1.5. Repair and Refurbishment Costs

Estimated costs have been prepared by the Council's Quantity Surveying team based on the works identified by the extensive surveys and verified as being required by the Council's Technical Services teams.

The total estimated cost of a refurbishment scheme to remedy the identified works is £7.183m, which is based on 3rd Quarter 2026 mid-point construction prices. This assumes a potential start on site in Autumn 2025 for 18 months.

Further details are available later in this report.

1.6. Advice notes and limitations of the report

This report is based on a visual assessment from ground level, accessible floors and voids only, with the exception of the concert hall and main stage which has been accessible via scaffolding. Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. Opening of enclosed spaces is excluded, even if further inspection of these spaces may be recommended. The adviser cannot therefore report that any such part of the building is free from defect and additional maintenance, or repair may be required which is not identified in the report.

2. Building Information

2.1. Overview

Cleckheaton Town Hall is a traditional ashlar and coursed stone-built property constructed in 1892 with three floor levels and lower ground floor rooms. A small extension to the rear of the premises was constructed many decades later of traditional brickwork. Roofs to the main town hall building are pitched with natural blue slate. The extension to the rear has a flat felted roof. Doors and windows are of timber construction, some windows contain stained glass. Rainwater goods are a combination of cast-iron, aluminium and PVC. Externally, stone walls and macadam pedestrian paving can be found to the perimeter boundary lines. A combination of macadam hardstanding, concrete hardstanding, external planting and soft landscaping are evident throughout the site. Internally, the town hall consists of a range of finishes and fixtures expected in typical units of this type. There is a mixture of office space, a large concert hall, toilets facilities and circulation spaces.

2.2. History

After significant population growth in the second half of the 19th century, civic leaders decided to procure a town hall to celebrate the Golden Jubilee of Queen Victoria. The town hall was designed by Mawson & Hudson of Bradford in the Queen Anne style and was built at a cost of £13,900, which was financed, in part, by public subscription. It was officially opened by the Chairman of the Town Hall Committee, Joseph Law, on 10 February 1892. The design involved an asymmetrical main frontage with four bays facing onto Bradford Road. The right hand of the two central bays featured a steep flight of steps leading up to an arched doorway with a square clock tower above. The end bay on the left featured an Ipswich window on the first floor with a gable above, while the end bay on the right, which projected forward, featured a small stone balcony with two tall sash windows and a flagpole on the second floor within the gable.

Internally, the principal rooms were the council chamber and the assembly hall, the latter of which featured a proscenium arch. The Cambridge-chiming clock was designed and manufactured by Potts of Leeds and the bells were cast by John Taylor & Co of Loughborough. The building became the headquarters of Cleckheaton Urban District Council, when it was formed in 1894, and of the enlarged Spenborough Urban District Council, when it was established in 1915. After the council was granted a charter of incorporation in July 1955, the town hall became the headquarters of the new municipal borough. However, it ceased to be the local seat of government when the enlarged Kirklees Council was formed in 1974.

2.3. General Details

Name : Cleckheaton Town Hall
Address : Bradford Road, Cleckheaton, West Yorkshire, BD19 3RH

2.4. Location Plan

See Appendix A of this report.

2.5. Plan of Building

See Appendix B of this report.

2.6. Building Listing

See Appendix C of this report.

2.7. Statutory and Other Record Information

Heritage Protection Listed: Grade II
Date of Construction: 1892
Local Authority: Kirklees Council

3. Building Condition

3.1. Fabric

Cleckheaton Town Hall is a Grade 2 listed local government civic building built in 1890 comprising an Ashlar and saw cut stone-built property with multiple floor levels and basement rooms. A large clock tower entrance is a prominent feature to the front elevation. Other annexes include a small two storey brick-built extension (a later addition) providing additional office accommodation to the rear. A two storey former caretakers house is present to the left side of the Town Hall.

Roofs to main buildings are pitched with a natural slate covering and clay ridge tiles. The extension to the rear of the premises has a felted flat roof. Rainwater goods are a combination of cast-iron, aluminium and PVC.

Doors and windows are of timber construction, some windows contain stained glass windows in leaded lights.

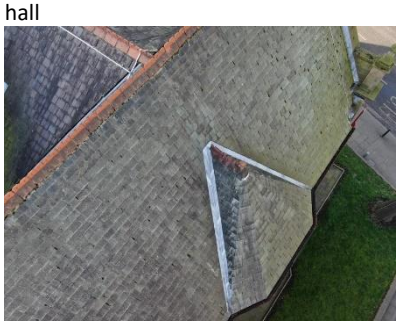
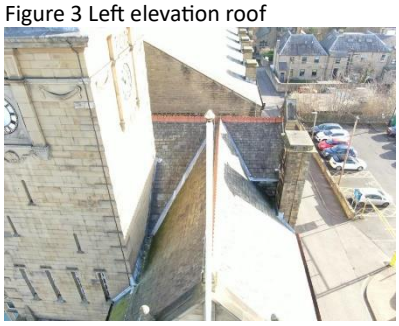
Internally, the town hall comprises a range of finishes and fixtures expected in typical buildings of this kind. There is a combination of office space with suspended ceilings, painted plaster walls and carpeted floor finishes. The main hall and stage areas comprise ornate plastered ceilings and walls with varnished timber floors. Toilet facilities and circulation spaces are present on each floor level.

Externally, stone walls and macadam pedestrian paving can be found to the perimeter boundary lines. A combination of macadam hardstanding, concrete hardstanding, planting and soft landscaping is evident throughout the site.

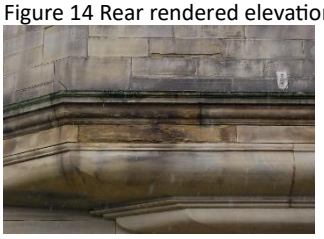
We refer to the Wainwrights Planned Preventative Maintenance Report dated February 2023 (Appendix N) and Ornate Interiors reports of 2023 and 2024 (Appendix M) for more detailed commentary on the Town Hall's construction and condition. A drone was used by Wainwrights to photograph the externals of the building and identify the condition of elements such as the roof, soffits and fascia.

The Wainwright Survey was rechecked and verified by the Council's Building Surveying team during a visit to site in May 2024.

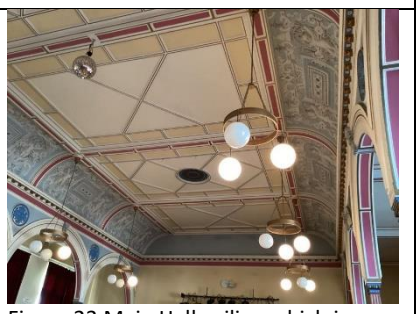
The following provides a summary of the main fabric related condition items identified by the various surveys and which would form part of a refurbishment scheme if undertaken.

Main Roof (Hall and Former Caretaker's House)	
The roofs to the main hall and former caretakers house are formed in natural slate. The main roofs are detailed with ornate crested clay ridges, lead lined valley and parapet gutters, lead flashings and stone copings. The Clock tower roof is predominantly formed in leadwork The main roofs are not original and appear to have been re-roofed circa 50 years ago. A small number of slipped slates were found in our inspection. The roof under slating membrane present has an expected lifespan of 30 years. The under slating whilst protected by the slate covering from solar degradation is beginning to show failure evidenced by localised water ingress found internally to some circulation spaces in the main hall and the former caretaker's house. Localised repairs are required in the immediate term and take the form of refixing slipped slates, flashing renewal, re-bedding coping stones and re-bedding the ornate crested ridges. Other minor works include clearing gutters of vegetation matter. The main hall roof is expected to have another 20-25 years life and at that point the replacement of the under slating membrane with a modern breathable equivalent should occur.	 Figure 1 - Clocktower roof  Figure 2 - Right elevation roof to main hall  Figure 3 Left elevation roof  Figure 4 Roof to right side of clock tower
Flat Roof to Rear	
A flat roof is present to the two-storey extension at the rear of the town hall. The roof is covered in mineral felt. There are two GRP roof lights fitted. The flat roof felt is over 15 years old and in reasonable condition considering its age. Flat roof coverings of this type have an expected lifespan of 20-25 years. Whilst Wainwrights have not allowed for replacement of the felt roof within their maintenance programme, we	 Figure 5 Rear felted flat roof

have allowed for replacement of the roof covering and increasing insulation to current building regulations standards in our cost plan. As far as general maintenance immediate flat roof works include removal of the moss which has built up.	
Fascias and Soffits to Rear Roof	
To the right and rear sides of the flat roof timber fascia and soffits are fitted. The fascia and soffits have a painted finish. The facias are in a poor condition largely due to a lack of cyclical decoration. Timbers have degraded and are suffering from splitting and early signs of rot in places. Renewal of timber fascia and soffits are recommended.	 Figure 6 Fascia and soffits in disrepair
Rainwater Goods Generally (Gutters and Down Pipes)	
Rainwater goods to the main hall and former caretakers house are formed in leadwork along with cast iron and aluminium gutters and downpipes. Gutters and downpipes are noted to have some blockages evidenced by vegetation growing at high level. Gutters should be cleaned out to ensure efficient drainage at roof level. Whilst roof access is available during roof level repair works outlined above a detailed review of the gutter condition should be undertaken. All rotten sections of cast iron guttering and downpipes should be replaced with matching materials. Remaining sections of guttering should have joints resealed. Gutters and downpipes to the rear two storey brick extension are formed in PVC plastic. The PVC are generally serviceable, and these should be cleaned out bi-annually to ensure efficient roof drainage. During the felt roofing and soffit and fascia renewal work, the PVC plastic gutters and downpipes will need removing. Due to solar degradation, it is likely that gutters and down pipes will need replacing as the plaster becomes brittle over time. Current units are unlikely to survive even the most careful of removal.	 Figure 7 Typical rainwater goods in alcove  Figure 8 Blocked gutter causing fabric damage  Figure 9 PVCu plastic gutter to rear extension

Main Elevations	
Main elevations are formed in Ashlar stone. Ancillary elevations are formed in saw cut stone. Brickwork and rendered elevations are present to the rear extension and one of the rear gable walls of the former caretaker's house. Rendered elevations are decorated in a masonry paint. The ashlar stone is generally in good condition given its age. Upper-level areas are more exposed and have suffered greater levels of erosion. Some stone repairs and repointing are required to ensure walls remain in good condition. Aesthetically some stone cleaning is required to improve the appearance. Vegetation that has taken root to elevations needs removal. Saw cut stone is like the ashlar stone faces in so far as benefiting from a clean and some localised areas of repointing. Brickwork looks to be in generally good condition. With minimal works required. Rendered elevations are in poor condition with cracked, crazed, and missing render in places. Renewal of the render finishes are required to maintain weather tightness of the building. Following rendering works redecoration of the elevation in masonry paint with provide a good finish to the wall.	 Figure 10 Front entrance elevation  Figure 11 Front right elevation  Figure 12 Right elevation  Figure 13 Left elevation  Figure 14 Rear rendered elevation  Figure 15 Typical area of repointing and descale

Windows	
Windows are fixed light and casement windows formed in timber frames. Timber frames are painted. Some stained glass leaded light feature panels are noted to staircases and are set within a masonry surround. Timber frames have suffered from a lack of cyclical maintenance and the surface of the timberwork has suffered weathering. The windows throughout the property need redecoration to prevent further deterioration of the woodwork. As part of this operation repairs prior to painting are required though some partial replacement windows cannot be discounted. Other glazed openings are leaded lights with stain glass have suffered from recent breakages and specialist stain glass repairs are required to bring these into a fully repaired condition.	 Figure 16 Typical timber casement window  Figure 17 Typical leaded light window
External Doors	
External doors are formed in timber panelled units and more recently constructed laminate timber flush door sets. Panelled doors are varnished, and flush doors are painted. Panelled timber doors are in generally fair condition given their age. The door blades would benefit from redecoration. Door components such as floor springs and hinges are showing their age and are worn leading to operation difficulties. Original spares are no longer available. There are specialists who can execute repairs, but these are very limited in number. Repairs with more modern materials are recommended but may need listed building approval. External flush faced doors are now delaminating particularly at low level due to lack of cyclical decoration. Repairs are limited and replacement is more economic. Doors of this nature are not considered to be of listed significance and replacement will look like existing units. Upon replacement redecoration is needed.	 Figure 18 Main entrance door  Figure 19 Typical laminate door

Internal Fabric Items	
Roof Void (Main Hall) Roof structure comprises timber truss, purlin, and rafter construction. Most of the timbers are original. White coloured marks were noted to rafters suggesting some sort of mould but on closer inspection we are of the opinion that they are the remnants of the back pointing from the original roof covering. There is a partial roof access walkway formed in timber in the ceiling void of the main hall. This is a later addition. We refer you to the Autumnal Services Limited document "Review of Safe Work at Height Access Roof Space Above Main Hall Cleckheaton Town Hall" dated July 2020. The report raises concern that the high-level walkway is not safe and should not be used. Other high-level considerations include: 1. Improvements to the clock tower access ladders and platform 2. The walkway bridge from the clock tower to the main hall roof is poor and should be replaced with an engineered bridge. To facilitate safe access to the ceiling voids in the main hall a scaffold crash deck has been installed throughout until a safe form of roof access is installed.	 Figure 20 Roof void area over main hall  Figure 21 Link from clock tower to main hall roof void  Figure 22 Walkway within main hall roof void is unsafe
Ceilings	
Main hall ceilings are formed in ornate plaster with cornice and rose details throughout. The plaster is finished with an ornate decorative paint finish. We refer you to the 2023 and 2024 Ornate Interiors plaster survey reports. In summary, the plaster is cracked and damaged to the underside and lath and plaster nibs are missing and broken in the roof void. The damage is so significant there is a high risk of plaster breakages and falls from the ceiling to the floor below. Specialist ornate plaster repairs are required and details of them are outlined in the report. Office and circulation spaces are a mix of lath and plaster, gypsum plaster board and mineral fibre tiles. There are localised issues that include water staining to plaster ceilings from roof level and internal water leaks along with mechanical damage from occupational use. Suspended	 Figure 23 Main Hall ceiling which is unsafe  Figure 24 Typical suspended ceiling defects

ceilings have stained, missing and broken tiles in places these should be renewed.	
Walls	
Main hall walls are formed in plaster with ornate detailing in places. The plaster is finished with wallpaper to some flat sections of wall. Both plaster and paper are painted. Walls are marked and damaged in various places throughout the town hall. Offices and circulation areas are plastered with a decorative paint finish and wallpaper. Office walls are marked and damaged in various places throughout the building. Damage is caused by occupational use. Wholesale decoration of the town hall appears not to have been carried out for several years. As part of the wider property refurbishment further fabric damage is expected. We recommend the Town Hall fabric is repaired and fully decorated as part of the final works phases of a wider refurbishment programme.	 Figure 25 Main Hall general finishes  Figure 26 General fit out to circulation spaces
Floors	
Main hall floors are timber strip flooring with a waxed finish. The floor is in fair condition, though showing signs of wear in places. Re-finishing the floors is recommended and this should see an improvement in their appearance. Offices and Circulation Areas Floors are a mix of timber, concrete and stone flag. Floor coverings are predominantly carpet (tiles and broadloom) and vinyl flooring to kitchen and WC facilities. Floor coverings are of various ages and conditions with some very dated. As part of any property refurbishment the risk of soiling and damage to floor coverings is high and consideration to replacing floor coverings throughout at the later stages of a refurbishment programme is recommended.	 Figure 27 Main Hall timber strip flooring
Doors	
Main Hall Internal doors are formed in timber panelled units with a varnished finish. Some of the doors will pre-date the listing and are of historic interest. Fittings are worn in places and there is occupational damage through use. Sympathetic repairs commensurate with the listed status are required here.	 Figure 28 Typical timber panelled

Offices and Circulation Areas Internal doors are formed in flush faced timber particle board units with a decorative paint finish. Doors here are of various ages pre and post listing and their condition varies. There are cosmetic knocks and damage through occupational use. Consideration of repairs or replacement should occur on a door-by-door basis. Fire doors are largely non-compliant with standards post Grenfell. Given their age and specification, replacement with a modern equivalent might be possible with consultation with conservation colleagues and should be actively considered.	 Figure 29 Typical particle board door which could potentially be upgraded
Kitchen and Welfare Rooms	
Kitchen and welfare facilities are provided in various locations and floors at the town hall. The facilities are dated (in some cases as far back as the 1970's) whilst serviceable, a full renewal of kitchen and welfare facilities is recommended	 Figure 30 Example of dated welfare facilities
WC and Sanitary Facilities	
WC and sanitary facilities are provided in various locations and floors at the town hall. The facilities are dated (in some cases as far back as the 1970's) and whilst serviceable, a full renewal of WC and sanitary facilities is recommended	 Figure 31 Example of dated welfare facilities
Fire Safety	
As part of fire safety review of Cleckheaton Town Hall the following documents were considered: 1. Total Fire Services Ltd Fire Risk Assessment 30 July 2019 2. JLA Fire Risk Assessment 3 March 2023 3. Ventro Fire Compartmentation Health Check Report Dated 9 May 2023 4. Wainwrights Compartmentation Line Drawings 16 January 2024 5. Ventro Fire Safety Works Quotation 11 March 2024	 Figure 32 Typical noncompliant nominal fire door

Compartmentation breaches are found throughout the building and comprise cable, pipe, duct and other penetrations through compartmentation walls. Further compartmentation breaches are likely found in concealed voids. Given the building's age, some original doors will be found along with later replacement fire doors. The doors are considered as nominal fire doors under the approved document B and the vast bulk of them will not meet current standards particularly post Grenfell. During our inspection doors were found which did not have certification, rebates are undersized and cold smoke seals were not fitted. Any refurbishment works should consider the replacement of fire door sets but consultation with conservation colleagues will be required as we may not be able to upgrade or replace all doors as modern equivalents are not sympathetic to the historic significance of some of the existing doors. Regarding compartmentation, remedial works comprise fire bats and mastic sealing work. Cable, pipe, duct and other penetrations are likely to require more specialist fire stopping details and dampers in some instances. These should be undertaken as part of rewiring and heating pipe replacement work.	 Figure 33 Typical fire door which could be upgraded to a modern standard

3.2. Electrical Installations

The electrical installation at Cleckheaton Town Hall was lasted subject to the mandatory Electrical Inspection and Condition Report in March 2019 (See Appendix D). The report estimates the installation to be in excess of 50 years of age and reached an overall assessment of the installation as being in an 'Unsatisfactory' condition which indicates potentially dangerous conditions have been identified.

A subsequent report carried out by Kirklees Technical Services in December 2021 recommended replacement of the electrical services, concluding they had, in general exceeded their economic design life (see Appendix E)

The comments in this section reflect the findings of the 2019 and 2021 reports, supported by a further visual inspection undertaken by a Technical Services Officer (Electrical) from the Councils Technical Services team in May 2024

The electrical installation has benefitted from recent localised improvements such as in the Bar Lounge area and improvement to the office space to support mobile and agile working, however these are relatively superficial improvements from an electrical perspective with the underlying infrastructure remaining original.

Below is a brief commentary on each of the electrical systems present within the Town Hall with reference to the CIBSE Guide M (Appendix 12. A1) which benchmarks the Indicative economic life expectancy of mechanical and electrical building services:

Main Electrical Distribution	
Age of Installation: 50 years (approx.) Economic Design Life: 35 years The main electrical distribution equipment is located under the staircase on the upper ground floor level. The electrical network is fed from a 200A TP&N busbar chamber which serves numerous MCCB and MCB distribution located throughout the building with a network of both MICC (Mineral Insulated Copper Covered) and PVC/SWA/PVC sub distribution cables. The electrical distribution, switch gear and associated electrical protection devices are generally obsolete and no longer meets current wiring and safety standards. The majority of the electrical switchgear and cabling dates from the original installation and has significantly exceeded the expected economic design life is overdue replacement.	 Figure 34 Main electrical switchgear
Final Circuit Wiring	
Age of Installation: 50 years (approx.) Economic Design Life: 35 years Final electrical circuits are fed from numerous electrical distribution boards situated throughout the building. In some locations the distribution boards have been upgraded due to reactive repairs or to support isolated areas of refurbishment. Many of the distribution boards are original (see adjacent photos) with obsolete circuit breakers/fuse gear which no longer meet current wiring and safety standards.	 Figure 35 Obsolete fuseboard

The final circuits are wired in a mixture of the original MICC cables (without plastic over sheath) and PVC insulated and sheathed cables which have been used to affect later modification, repair and improvements.

The MICC cable is generally considered robust, however there are indications that it is starting to fail. The copper outer sheath of the cable can be susceptible to 'pitting' or 'pin holing' when it is buried in or in direct contact with plasterwork without protection. Deterioration of this type has been noted on the Electrical Inspection and Condition report. Also, the compound used in the cable termination can fail due to ingress of contaminants and moisture causing short circuit. This is evidenced in a several locations throughout the building (see adjacent photo of failed socket position).

The electrical installation has seen numerous alterations over its lifetime. The MICC cable is difficult to alter due to its rigid nature which can become brittle over time. It also uses imperial type fittings which are hard to source, and modern alternatives can offer poor fitment. Alterations have generally been undertaken using alternative cabling types such as PVC insulated and sheathed cables which do not meet the toxic smoke and fume control requirements required in public buildings today. Alteration and repairs have generally been carried out in an ad hoc manner, introducing cable joints in ceiling voids and service ducts, installed without adequate segregation, containment, or support.

A recent electrical fire in recent years above the ceiling in the main entrance was attributed to a retrospective alteration.


Figure 36 Example of switchgear

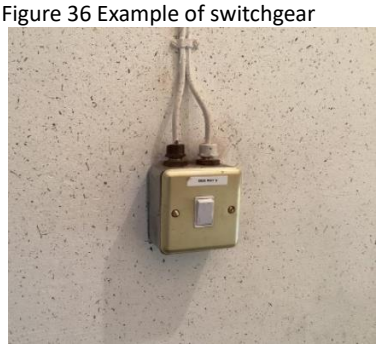


Figure 37 Light switch with MICC feed

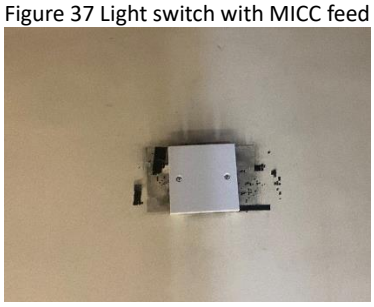


Figure 38 Failed socket outlet

Lighting Installation

Age of Installation: 30 years (approx.)
Economic Design Life: 20 years

In general, the lighting in the Town Hall has exceeded it economic design life and should be considered for replacement throughout.

Except for recent reactive repairs, the light fittings generally use fluorescent lighting technology which is now obsolete. Sale of replacement fluorescent lamps was


Figure 39 Example of fluorescent lighting

banned in August 2023, so as lamps fail light fittings will need to be replaced or heavily modified to accept LED alternatives.

Replacement of the lighting installation would offer, significant energy saving opportunities through the introduction high efficiency LED lighting technology and lighting controls to optimise energy performance.

Figure 40 Example of fluorescent lighting

Emergency Lighting System

Age of Installation: 17 years
Economic Design Life: 25 years

The building is served by an 110V Emergi-lite central battery emergency lighting system employing VRLA batteries. The battery pack and control unit are located in the basement of the annex at the rear of the building.

Maintenance records indicate the battery pack is in good working order without a history of significant fault. The batteries have exceeded their design life of 12 years but remain within operable parameters.

The central battery system serves emergency lights and illuminated exit signage throughout the building The wiring network employs MICC cabling with a protective PVC over sheath which is good serviceable condition.

The emergency lighting fittings have a life expectancy of 20 years and maintenance records are showing increased failure rates as they reach the end of their expected service life.

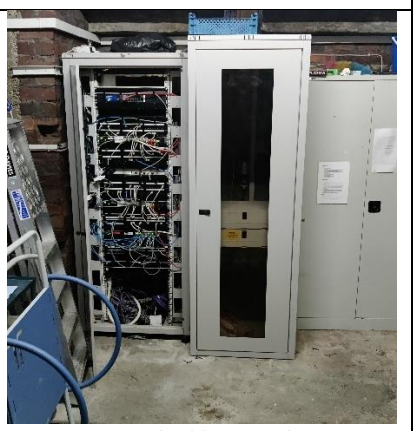
A programme of upgrade and replacement should be planned alongside the replacement of the other outdated electrical services.

Figure 41 Emergency lighting central battery pack

Figure 42 Emergency illuminated signage

Fire Alarm Installation

Age of Installation: 23 years Economic Service Life: 15 years The building is protected by an analogue addressable fire alarm system. The system employs a Protec 6400 control system serving numerous detection and alarm devices throughout the building. The Protec system has exceeded it's expected service life, is obsolete and is no longer supported by the manufacturer. Failure of the alarm control system could leave the building vulnerable without option to repair, only replace. The fire alarm system should be prioritised for replacement.	 Figure 43 Fire alarm control panel
Intruder Alarm System	
Age of Installation:16 years Economic Service Life: 15 years The building is protected by a Honeywell Galaxy intruder alarm system which is serviceable and still supported by the manufacturer. The alarm system is serviced and maintained by Homes and Neighbourhoods Direct Labour team and maintenance records show it has been reliable in operation. However, although serviceable, it is at the end of its design life and therefore the intruder alarm system should be considered for replacement as part of any wider refurbishment programme.	 Figure 44 Retrospect replacement of intruder alarm device
CCTV System	
Age of Installation:19 years (upgrade five years Approx) Economic Service Life: 15 years Although the underlying infrastructure of the CCTV system has exceeded it service life, it has benefitted from a recent significant upgrade within the last five years following a break in. The upgraded system meets the Corporate Landlord standard for CCTV systems.	 Figure 45 CCTV monitoring equipment in electrical switch room

The system employs Concept Pro image management equipment and software which is current and reliable in service. The CCTV system currently incorporates seven camera positions, three of which have recently been upgraded. Consideration should be given to replacement of field wiring and cameras that have not already been upgraded as part of a wider programme of refurbishment.	
Data Network	
Age of Installation: 30 years (Approx) Economic Service Life: 15 years Despite the age of the underlying infrastructure, the installation has evolved over time to meet service requirements with the latest improvements made to support the recent mobile and agile working initiative. The piece meal evolution of the installation has resulted in an inconsistent approach to IT delivery across the building with many areas falling below the required standard to support modern IT services including Audio Visual equipment and reliable Wi-Fi access. The IT services are provided by two IT cabinets, one located in the electrical switch room at the front of the building and a second in the plant room in the basement of the annex at the rear of the Town Hall. Both locations are considered unsuitable due to the level of security and the environmental conditions which lack adequate temperature and humidity control. Accelerated deterioration of active components has been experienced due to the damp and dusty environment. A programme of rationalisation and upgrade of the IT distribution network should be undertaken, including the	 Figure 46 Main building IT cabinet in electrical switch room

potential relocation of the equipment to elsewhere in the building. This should all form part of any wider building refurbishment plan.	
Stage Light & Audio Equipment	
At the time of the survey, the production lighting and audio equipment had been dismantled and largely removed from site. The Town Hall technical staff advised that the lighting rig had been replaced in 2016 and was generally in a good operational condition. Prior to the closure of the Town Hall, proposals had been made to replace the audio and PA system which was considered to be in poor condition and no longer fit for purpose. The proposal also included an extension to the stage lighting with an additional front of house lighting bar and associated stage lights.	 Figure 47 Concert Hall stage
Lightning Protection System.	
Age of Installation: Not Known Economic Service Life: 30 years The building is protected by a basic lightning protection system comprising of an air termination network connected by a metallic tape mesh with down conductors / earth electrodes to safely direct a lightning strike to ground and protect the building from fire and structural damage. The system was last subject to a test and inspection in April 2024 and was considered to be in a 'satisfactory' condition. However, recommendations were made to lower resistance to elements of the network by the introduction of additional interconnections and also to improve access to the ground termination positions. There is no evidence of electrical surge protection devices which exposes the electronic equipment within the building to damage in the event of a lightning strike. Provision of a coordinated system of surge protection should be installed as part of a planned replacement of the electrical services within the building.	 Figure 48 Lightning protection system down conductor

Passenger Lift	
Age of Installation: 17 years Economic Service Life: 20 years The building benefits from a 630KG 8-person passenger lift manufactured by KONE (Monospace), which serves three floors of the building. The lift is DDA compliant and is equipped to provide an evacuation function for the building. Maintenance records show that the lift has been running satisfactorily, with breakdowns within an acceptable performance envelope. Despite this, consideration should be given as to whether the lift should be replaced as part of a wider refurbishment scheme as it is approaching the end of its design life. A second goods lift exists with the south staircase which is decommissioned and is beyond economic repair. The lift serves the same floor as the main passenger lift and could be deemed surplus to requirement. This would need to be investigated further as part of any refurbishment scheme.	 Figure 49 Passenger Lift Ref PM44

Recommendations

In general, the whole of the electrical installation has exceeded or is approaching the end of its economic service life. Although it remains operational, systems are failing more often and pressure on reactive revenue spend is increasing. Wholesale replacement of many of the key electrical systems is required.

Although some the systems have not reached the end of their economical service life, it may be desirable or indeed become necessary to replace them as a consequence of any particularly invasive building fabric repair works.

Replacement would offer the opportunity to modernise and provide electrical and IT services that meet current standards in relation to both performance and efficiency that fully meet the current and future needs of the building.

3.3. Mechanical Installations

An initial assessment of the existing mechanical installations was carried out by a Technical Services Officer (Mechanical) from the Council's Technical Services in December 2023, with a further survey undertaken in May 2024.

Below is a brief commentary on each of the mechanical systems present within the Town Hall with reference to the CIBSE Guide M (Appendix 12. A1) which benchmarks the Indicative economic life expectancy of mechanical and electrical building services.

The current recommendations in respect of the existing mechanical installations are as follows:

General Existing Heating System	
The existing boiler plant consists of a dual fuel type arrangement with a biomass system and a gas fired installation feeding into a single low loss header configuration which distributes out to a number of pumped heating zones. The existing plant operates as a pressurised heating system to serve a mixture of emitters throughout the building and is operated by a Trend Building Management System.	
Biomass Boiler Plant	
The biomass boiler plant was installed in 2009, consisting of two Hoval Biolyt 70 boilers with a combined rated output of approximately 138kW. However, due to operational and cost issues they were decommissioned several years later. The biomass plant has not been in use since the end of 2015, with no requirements or plans to resume the use of the plant. Based on this, the recommendation would be to completely remove the biomass plant, including the boilers, flues, pipework, and auger feed systems. This would ultimately assist in freeing some additional space within an already reasonably tight plant room. The pellet storage silo is located in a separate, purposely constructed area adjacent the existing plant room. If the silo is to be removed, it would either need to be dismantled and cut up in situ to allow removal via the single access door, or alternatively, the roof be temporarily removed to allow the silo to be craned out. The silo storage room could potentially be repurposed for general storage or similar.	 Figure 50 Two biomass boilers  Figure 51 Biomass silo  Figure 52 Biomass silo housing
Gas Fired Boiler Plant	
The gas fired boiler plant was also installed in 2009 and consists of two large, floor mounted Hoval Ultra Gas condensing boilers providing an overall capable output of around 180kW. One of these boilers is no longer operable and needs to be repaired or replaced.	 Figure 53 Gas boilers

With a remaining serviceable life expectancy of around 4-7 years, along with the fact that one boiler is currently not operating, it is recommended that the boilers are considered for replacement during any major refurbishment scheme.

This would be regarded as sensible practice given that the biomass boiler system is also recommended for removal, as it would provide the opportunity to review the required heat load for the building and ensure that new boilers are sized appropriately.

In summary, it is recommended that the existing gas fired boiler plant is overhauled, with new boilers and the upgrade of associated plant, including a revised pumps and pipework configuration to match the load of the building.

Figure 54 Pumped circuits

Heating Distribution Pipework and Radiators to the Main Hall Area

With the exception of the Main Hall area, the Distribution pipework and heat emitters throughout the rest of the building appear to be a mixture of cast iron and steel, of various ages from around 35-60 years. A small number of radiators are slightly newer and are likely to be replacements of previously failed emitters and layout modifications. There are a few column style radiators in open public areas, but the majority of emitters that serve the offices, toilets and general circulation spaces are of the pressed steel panel type.

Although a reasonable number of the radiators and associated pipework appears to be in a fair condition, some are showing signs of age. A number of Thermostatic Radiator Valves (TRV's) appear broken or have heads missing. There have also been historical reports of some underheating in certain areas which could be due to a natural accumulation of scale, dirt and debris build up reducing heating outputs and causing blockages within the pipework.

The distribution system could be completely drained, flushed through, refilled, vented, and treated to ensure that the system is as clean as possible. However, there is a high risk with older radiators and pipework that such a process can give rise to leaks or further blockages and air locks causing operational issues and possible full system replacement.

Figure 55 Heating pipework

Figure 56 Distribution pipework

Given the above, the recommendation here would be to replace the heating distribution pipework and radiators right back to the boiler room with new alternatives to match or improve those that exist. This would establish increased efficiency for the premise, having the benefit of a completely new heating installation offering many years of reliable service.	
Heating Distribution Pipework and Radiators to Other Areas	
With the exception of the Main Hall area, the Distribution pipework and heat emitters throughout the rest of the building appear to be a mixture of cast iron and steel, of various ages from around 35-60 years. A small number of radiators are slightly newer and are likely to be replacements of previously failed emitters and layout modifications. There are a few column style radiators in open public areas, but the majority of emitters that serve the offices, toilets and general circulation spaces are of the pressed steel panel type. Although a reasonable number of the radiators and associated pipework appears to be in a fair condition, some are showing signs of age. A number of Thermostatic Radiator Valves (TRV's) appear broken or have heads missing. There have also been historical reports of some underheating in certain areas which could be due to a natural accumulation of scale, dirt and debris build up reducing heating outputs and causing blockages within the pipework. The distribution system could be completely drained, flushed through, refilled, vented, and treated to ensure that the system is as clean as possible. However, there is a high risk with older radiators and pipework that such a process can give rise to leaks or further blockages and air locks causing operational issues and possible full system replacement. Given the above, the recommendation here would be to replace the heating distribution pipework and radiators right back to the boiler room with new alternatives to match or improve those that exist. This would establish increased efficiency for the premise, having the benefit of a completely new heating installation offering many years of reliable service.	 Figure 57 Radiator  Figure 58 Radiator

Domestic Hot and Cold-Water Distribution

The existing domestic hot water is generally fed from one of two hot water cylinders. There is a cylinder located with the boiler room and another in a storeroom adjacent the reception area. Both cylinders appear to be in a fair condition, with the distribution pipework from them also appearing to be reasonable. There is also a local hot water heater serving one of the w.c. areas. It is estimated that the distribution pipework would have a serviceable life expectancy of 10-15 years.

There are several instantaneous hot water boilers for drinking purposes in the two kitchens and the bar area which appear to be in moderate to good condition. Subject to layout or room alterations, it is envisaged that these units can remain as existing.

In some areas the sanitaryware appears old and in a poorer condition. Although not a mechanical element for condition appraisal, if any of the sanitaryware and sinks were to be upgraded or re-configured, there will be an element of domestic hot and cold-water pipework modifications required. As such, a cost for undertaking some re-piping will be included.

Figure 59 Water boiler

Figure 60 Sanitaryware

Figure 61 Old pipework

Tank Cold Water Supply

There are three domestic water tank located in various areas of the building supplying sinks and toilet flushes and also supply two domestic hot water cylinders. To remove the risk of any legionella forming and reduce the need to access these areas for maintenance and water quality testing purposes, it is suggested that these tanks are made redundant and removed, if possible. The toilets and hot water cylinders will then be switched to a mains cold water supply.

One tank has been indicated as a high risk and should be replaced as part of any refurbishment scheme.

It would also be recommended that any major refurbishment scheme or reconfiguration the systems are reviewed and upgrade to a main supply to ensure adequate supplies for the proposed changes.

Figure 62 Cold tank storage

Ventilation Systems	
In general, the building is primarily ventilated by natural means. There are a number of localised mechanical extract fans installed within internal office spaces, w.c. areas and the kitchens. Although most appear to be individual fans, there are some areas that seem to be linked and it is assumed they utilise a ceiling void located ventilation system. The ventilation generally appears very old, with perhaps 3-5 years serviceable life expectancy remaining. It is therefore suggested that depending on the final layout and if ceilings are to be removed or modified for any electrical rewiring works, the ventilation fans should also be replaced.	 Figure 63 Ventilation  Figure 64 Ventilation
Other Mechanical Items	
The existing bar area currently has a split cooling system installed. It is assumed this is for maintaining drinks temperatures within the storeroom. The unit is towards the end of its serviceable life expectancy with perhaps a further 3-5 remaining years. Should a bar area be retained within the building, it is suggested that the cooling unit is replaced.	 Figure 65 Bar cooling

Recommendations:

In general, the whole of the mechanical installation has exceeded or is approaching the end of its economic service life. Although it remains operational, systems are failing more often and pressure on reactive revenue spend is increasing.

It is recommended that the redundant biomass boiler system is removed in its entirety, and that the gas boilers and associated plant are replaced and upgraded, including a revised pumps and pipework configuration to match the load of the building. It is also recommended that the heating distribution system including pipework and radiators is replaced.

Although some of the mechanical systems have not reached the end of their economical service life, it would be recommended during a refurbishment scheme or indeed become

necessary to replace them because of any particularly invasive building fabric repair works.

Wholesale replacement of key mechanical services would offer the opportunity to modernise and provide mechanical services that meet current standards in relation to both performance and efficiency that fully meet the current and future needs of the building. Offering improved energy efficiency, reduced carbon emissions and reduced ongoing running costs.

3.4. Structural

Localised investigations have been undertaken in specific areas to target known issues around the main concert hall, clock tower and the external access between the two roof voids using specialist external consultants, supported by the Council's own Structural Engineering team. In order to aid these investigations appropriate scaffolding has been installed. Further details on these can be found within Appendix G.

Due to the erection of temporary scaffolding for the surveys and for safety reasons, some further investigations have been postponed until the future. In particular, the main concert hall floor will need to be investigated further to establish the current day use loadings compared with the original design when the premises was constructed. This cannot occur until the temporary scaffolding is eventually removed. Costs and further investigations are based on Dewsbury Town Hall as this has already been completed and therefore provides a baseline.

The concert hall main stage lighting system requires a bespoke solution to allow multi-functional operation, this is unknown at present and requires review with the end service and users. Therefore, additional discussions are required with the service and end users on the specific requirements for proposed uses and events to ensure adequacy of the system and premises existing structure.

Means of Safe Access	
Kirklees Council commissioned a report in July 2020 by external consultants Mason Clark to look at the safety of access into the clock tower, and external access across an external walkway into the roof void above the main concert hall and main stage. The report summaries access as 'non-compliant' with very significantly poor condition of access walkway externally. The report concluded that this should not be used. Access to the clock tower is non-compliant and has significant health and safety concerns. Access is provided via a secured temporary ladder, inadequate safety railings, possible fall from height	

and highlights a concern with the strength of the historic existing wooden structures.

Within the clock tower, access platforms are provided to allow maintenance of the clock mechanism and access across the external roofs to the main concert hall. Access is provided via a single access door which is reduced in size to aid safety concerns but does not adequately control it due to the original construction of the doorway.

The external walkway between the clock tower and the main concert hall is non-compliant and has significant condition concerns with a rotten structure, non-compliant handrailing and highlighted health and safety concerns.

The main concert hall roof space is accessed via a bespoke access walkway covering 70% of the main concert hall but does not extend the full length of the concert hall. The walkway is used for routine access for maintenance of equipment. The structure of the walkway is unknown and therefore cannot be considered as complaint. Handrailing is of non-standard construction and standards and offers some protection but could not be considered as complaint.

Prior to any planned refurbishment works to ensure the structures and systems are compliant and provide adequate health and safety protection, detailed discussions with Heritage England and Listed Buildings colleagues are required to confirm what level of improvement could be achieved whilst maintaining the significance of the current listing.

Recommendations and improvements for the current means of access would be:

- to review the existing stability of the wooden access within the clock tower, provide remedial works and replacement handrailing, improve health and safety aspects.
- replacement of the access between the clock tower and main concert hall via a new walkway structure.

Figure 66 Unsafe access to clock tower

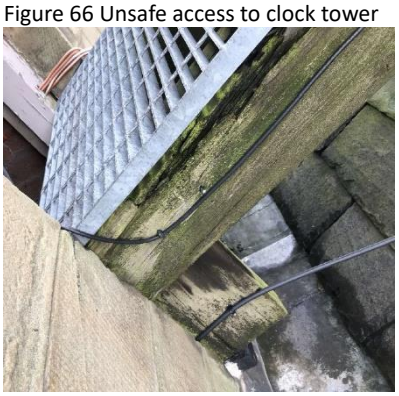


Figure 67 Rotten external roof access.

• provide a full access walkway across the entire roof void through to the stage area, ensuring complaint handrailing and suitable lighting for activities undertaken.	
Concert Hall Floor	
The existing concert hall is used for various events, meetings and concerts which are vastly varied and some of the newer events could be considered above the original use of the premises facilities. The structure of the floor is not known and cannot be easily accessed without intrusive investigations which would impact on the significance of the premises listing. An alternative proposal used at Dewsbury Town Hall would be mirrored at Cleckheaton Town Hall using a low frequency vibration to determine the existing structural capacity for static and dynamic loading. No signs of structural stress have been identified or seen within recent inspections but to ensure that the facilities can continue to offer the wide range of events a detailed analysis is recommended to determine the existing structure capacity under static and dynamic loadings. Image is from Dewsbury Town Hall testing.	 Figure 68 DTH vibration testing
Main Stage	
Recently the stage has been investigated following a minor collapse of the existing latte and plaster, this resulted in closure of the main stage for safety reasons. Subsequently further investigations have been undertaken to confirm the existing condition of the main roof structure following the recent collapse and concerns highlighted. Upon further investigation it has been found that the existing structure has deteriorated and can no longer be considered as adequate in areas. This is due to general deterioration over the life of the materials used, age of the premises and modifications undertaken which are not adequately	 Figure 69 Stage ceiling support structure

detailed and supervised during the various modification works undertaken. Modifications undertaken have not been adequately supported and detailed and in theory are inadequate for the proposed duty. The existing joists within the roof void are inadequate and bend when under load (e.g. maintenance activities and modification work) causing cracking and could be attributed to the recent collapse. Considering the issues found on modifications it would be recommended that the modifications undertaken for lighting and scenery be reviewed to ensure adequacy of the structure. It is worth noting the structure is not in immediate danger. Recommendations and improvements for main stage would be: • to repair all current condition items on the existing structure. • add additional support structure to eradicate the joists bending. • ensure the structural modifications undertaken are reviewed and suitable remedial measures provided. • provide a new purpose-built walkway to enable maintenance and inspections to be completed safely. • review stage lighting and scenery structure for adequacy and operational functionality.	
Concert Hall	
The concert hall is split into two levels and the lower circle gallery has not been inspected. However, the main ceiling has been inspected and is of similar construction as the main stage structure and has similar concerns, therefore it can be assumed that similar defects are present within the none accessed spaces of the circle gallery.	

The investigations have confirmed that the existing structure is adequate for the proposed loadings but due to maintenance requirements, this causes excessive bending of the joists exceeding the maximum by over three times the allowable bend, which causes cracking and bending of the ceiling below and leads to issues such as the collapse of the ceiling, which has been seen over the stage area.

Similar to the main concert hall the circle gallery has also deteriorated and can no longer be considered as adequate in areas. This is due to general deterioration over the life of the materials used and age of the premises.

Recommendations and improvements for the concert hall and circle gallery would be:

- to repair all current condition items on the existing structure.
- add additional support structure to eradicate the joists bending.

Figure 70 Concert Hall roof structure

Figure 71 Circle gallery

Figure 70 Circle gallery support structure

Recommendations:

In general, the whole of the existing structural support for the main town hall roof is showing significant signs of age, deterioration of existing timber beams and failure of existing supporting structure. Adaptations completed over the recent years has also impacted the structure and therefore affected the safety access within the clock tower and concert hall roof void. This has all led to the cracking of ceilings and the subsequent lath and plaster fall.

Significant works are required to improve the existing roof structure to allow safe access and provide suitable means for general and routine maintenance of the systems installed.

The concert hall main stage lighting system will need to be fully reviewed and considered for the future safe operation and maintenance of the lighting rig. This will require full design and calculations of the lighting rig following agreement of the required use and operation.

3.5. Fire Safety

A Fire Risk Assessment (FRA) commissioned by the Council was conducted by external consultants JLA in March 2023 (Appendix I). The findings of the assessment were that the premise is currently rated as a moderate risk, requiring that essential actions must be completed to reduce the overall fire risk to the building. A fire compartmentation survey (Appendix J) was also commissioned through Ventro, as specialist consultant in this field,

which identified a number of breaches in the fire compartments that has arisen over the years and which require rectification. A fire compartment line diagram is also available which highlights the existing compartmentation lines of the building. The Councils Fire Safety Team have reviewed the findings within all reports and concur with the information outlined in the surveys.

The following summarises the issues identified, and the recommended interventions required:

Firestopping	
It was identified in all areas that there were multiple penetrations through the compartment walls with no firestopping works previously installed, requiring a mix of batt and mastic work. The ground floor above the suspended ceiling hosted a variety of seals which had been installed to allow cables from the corridor to the office areas. The cables above the grid will require attention due to the nature of the installation and how it has been left - it is deemed a fire hazard. Removing the grid, multiple cables just hung from the suspended ceiling. This is an obvious cause for concern, especially given a previous fire in this area in 2019. The ground floor corridor has three door heads in the area, all door heads are to be remediated with fire line board and then fire stopped accordingly, afterwards. Sections of the door heads are missing and is to a sub-standard quality. All works through the MF ceiling is to be batt and mastic due to what appears to be a single skin board wall make up.	 Figure 72 Fire compartment none installed.  Figure 73 Fire compartment none installed.

Fire Doors	
The general overview regarding the doors is that they will require replacement as they do not meet current BS8214. The doors that have been replaced in recent years do not have the required certification to be considered a fire door. They will require adjustment and replacement hinges to meet current standards.	 Figure 74 Noncompliant fire door
Roof Hatches	
It was noted that there are multiple roof hatches throughout the property which will need to be replaced with fire rated hatches. The loft hatches will also require enlarging to meet current standards.	 Figure 75 None rated fire loft hatch

4. Exceptions

4.1. Low Zero Carbon Technologies

Low Zero Carbon Technologies (LZC) have not been considered in detail for the refurbishment, however, a high-level review below provides consideration for the options and possible implications if they are to be progressed into the full refurbishment.

No costs provided until further clarification if LZC should be progressed.

4.2. Photovoltaic Panels

Photovoltaic Panels (PV) provide energy from the sun which can either be used within the premises for electrical loads, lighting and sockets or exported into the existing statutory electrical network.

Panels need to be located on a south facing orientation façade to optimise the efficiencies of the panels. Cleckheaton Town Hall main concert hall roof is south facing and would be the proposed location for any panels.

Prior to moving PV forward, further investigations and confirmation would be required to confirm if the existing roof structure and electrical infrastructure associated with Cleckheaton Town Hall is suitable for such installation.

Discussions will also be required with the relevant approval bodies as the premises is Grade II listed and a full application would be required.

4.3. Sprinkler System

A sprinkler system is not currently installed within the premises.

Consideration of such a system has not been investigated but should this be required would require detailed conversations with Heritage and Listed Buildings, a full application and would have a significant impact on the premises even with a full refurbishment.

The following assumptions have been made based on recent projects completed at other listed buildings. All pipework within the main premises and listed as of ‘high significance’ areas would need to be concealed therefore would require all floors removed, access to all roof lofts to enable a concealed pipework installation. This could have impact on structural floor strengths and additional structure included to allow pipework installation.

No costs provided until further clarification if a sprinkler system should be progressed further.

5. Cost Summary

Cleckheaton Town Hall - Proposed Refurbishment

FEASIBILITY BUDGET ESTIMATE - including fabric repair works
(Rev. 2.0)

Order of Phasing	Elements	Quantity	Unit	Rate (including Prelims)	Base Cost (as of today)	3Q26 - Mid-point Construction
1	Asbestos -removal as per Kirklees Council Asbestos Team	2,106	m2	£30.86	£65,000	£70,000
2	Fire Compartmentation quotation by Ventro dated 11/3/24	2,106	m2	£95.92	£202,000	£218,000
3	Renovation works Wainwright quotation dated Feb 2023	2,106	m2	£441.12	£929,000	£1,001,000
4	Frame - Structural	2,106	m2	£144.82	£305,000	£329,000
5	Roof	150	m2	£986.67	£148,000	£160,000
6	Wall Finishes	6,888	m2	£33.25	£229,000	£247,000
7	Floor Finishes	1,824	m2	£53.73	£98,000	£106,000
8	Ceiling Finishes	1,824	m2	£48.25	£88,000	£95,000
9	Plaster Survey (Ornate) Interiors quotation	2,106	m2	£65.05	£137,000	£148,000
9a	Lath & Plaster Repairs	1	PROV	£100,000.00	£100,000	£108,000
10	Fixtures and Fittings	2,106	m2	£47.48	£100,000	£108,000
11	Sanitary Appliances	138	m2	£724.64	£100,000	£108,000
12	Mechanical Installations	2,106	m2	£248.34	£523,000	£564,000
13	Electrical Installations	2,106	m2	£442.55	£932,000	£1,004,000
14	BWIC with services	2,106	m2	£34.66	£73,000	£79,000
	Nett Construction Costs (excl Prelims, OH&P & Contingency)				**£4,029,000**	**£4,345,000**
15	Prelims including scaffolding	2,106	m2	£322.89	£680,000	£733,000
16	Contingencies @ 10%	2,106	m2	£218.90	£461,000	£497,000
17	Overheads & Profit @ 7.5%	2,106	m2	£180.91	£381,000	£411,000
	Total Construction Cost (excl VAT)				**£5,551,000**	**£5,986,000**
18	Professional Fees including surveys @ 20%	2,106	m2	£527.54	£1,111,000	£1,197,000
	Total Project Construction Cost (excl VAT)				**£6,662,000**	**£7,183,000**

Exclusions:-
Investigation works & any works resulting therefrom
Legal Fees
Planning Requirements with Heritage works
VAT

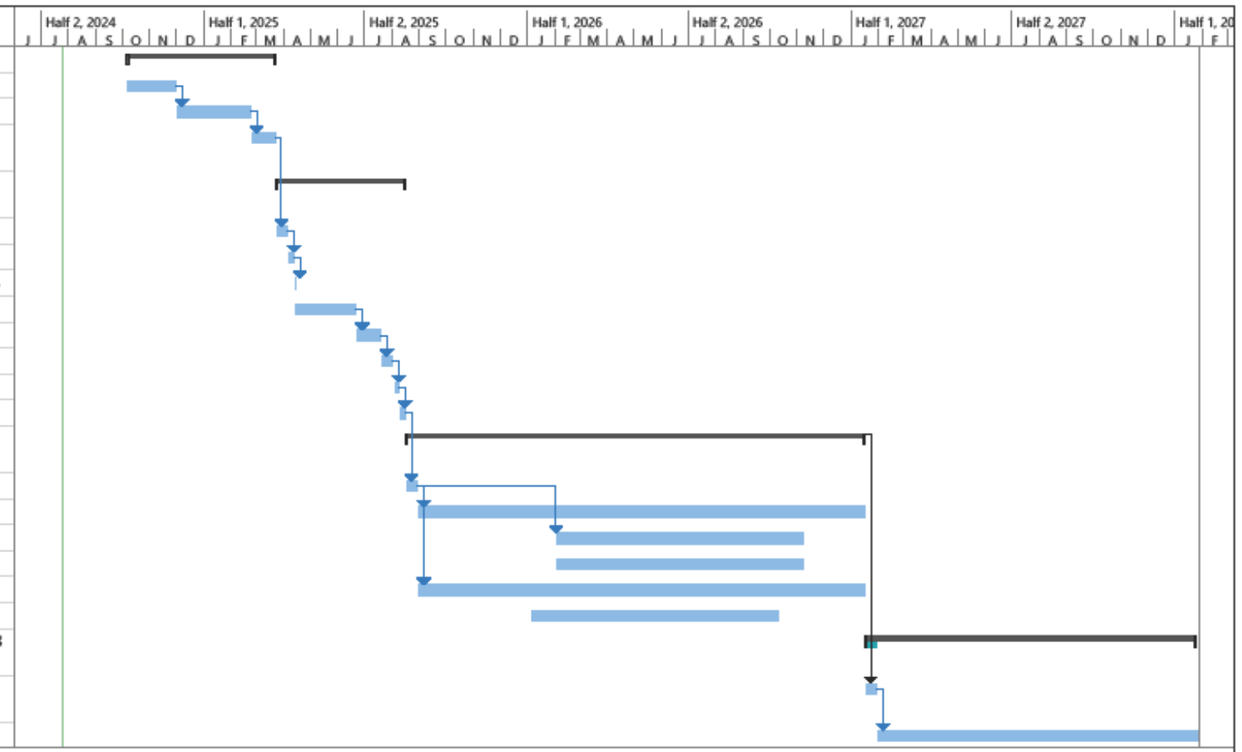
Note:
This estimate has been compiled based upon historic condition information based upon budget costs & quotations. So if there has been further building dilapidations from when the costs have been provided this is not included for in this estimate
The phasing of the works will have to be determined
This estimate is subject to the full extent of heritage based repairs & conservation works & surveys to determine viability
An asbestos allowance of £65,000 has been allowed for within the estimate
A professional fee & survey allowance of 20% has been allowed for on the assumption that the Kirklees Council will be used to deliver this project

The 3 Qtr. 2026 Mid-Point Construction Cost is based upon a guesstimation where the works will commence on site 3 Qtr. 2025, based upon a two year consecutive programme
Where the base costs have been rounded up & have been multiplied by the BCIS indices there will be instances where the Base Cost (as of today) divided into the Quantities does not necessarily equate to the exact rate (including prelims) cost.

All elements of works including fire costs, plaster ornate interiors costs, Wainwrights renovations costs, Fire compartmentation costs are all based upon the previous scope of works & costs provided which have then been inflated by BCIS All in Tender Price Indices to estimate the value of these works to the Mid-Point Construction Cost

6. Proposed Programme

ID		Task Name	Duration	Start	Finish
1		**Kirklees Stage 3 - Desig**	**120 days**	**Mon 07/10/24**	**Fri 21/03/25**
2		Initial Design 3A	2 mons	Mon 07/10/24	Fri 29/11/24
3		Detailed Design 3B	3 mons	Mon 02/12/24	Fri 21/02/25
4		Preparation of Tender Documents	1 mon	Mon 24/02/25	Fri 21/03/25
5		**Kirklees Stage 4 - Procurement/Tenderin**	**105 days**	**Mon 24/03/25**	**Fri 15/08/25**
6		Pre Tender estimate	2 wks	Mon 24/03/25	Fri 04/04/25
7		Tender Sign off	5 days	Mon 07/04/25	Fri 11/04/25
8		Tender Issued	1 day	Mon 14/04/25	Mon 14/04/25
9		Tender Period	10 wks	Mon 14/04/25	Fri 20/06/25
10		Tender Evaluation	4 wks	Mon 23/06/25	Fri 18/07/25
11		10 day standstill	2 wks	Mon 21/07/25	Fri 01/08/25
12		COR Approved	1 wk	Mon 04/08/25	Fri 08/08/25
13		Issue LOA	1 wk	Mon 11/08/25	Fri 15/08/25
14		**Kirklees Stage 5 - Construction**	**370 days**	**Mon 18/08/25**	**Fri 15/01/27**
15		Mobilisation period	2 wks	Mon 18/08/25	Fri 29/08/25
16		Fabric Works	18 mons	Mon 01/09/25	Fri 15/01/27
17		Electrical Works	10 mons	Mon 02/02/26	Fri 06/11/26
18		Mechanical Works	10 mons	Mon 02/02/26	Fri 06/11/26
19		Fire Safety Works	18 mons	Mon 01/09/25	Fri 15/01/27
20		Structural Works	10 mons	Mon 05/01/26	Fri 09/10/26
21		**Kirklees Stage 6 - Project Completion &**	**266 days**	**Mon 18/01/27**	**Mon 24/01/28**
22		Project Completion & Handover	10 days	Mon 18/01/27	Fri 29/01/27
23		**DLP period**	**52 wks**	**Mon 01/02/27**	**Fri 28/01/28**



Project: Cleckheaton Town Hall
Date: Thu 25/07/24

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	