

Name of meeting: Cabinet
Date: 9 February 2016

Title of report: Dewsbury Market Hall Repairs

Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	NO
Is it in the Council's Forward Plan?	NO
Is it eligible for "call in" by Scrutiny?	NO
Date signed off by Director & name Is it signed off by the Director of Resources? Is it signed off by the Assistant Director - Legal Governance and Monitoring?	Jacqui Gedman - 29.01.16 David Smith - 28.01.16 Julie Muscroft - 29.01.16
Cabinet member portfolio	Planning, Highways and Open Spaces - Cllr Steve Hall

Electoral wards affected: All

Ward councillors consulted: No

Public or Private: Public

1. Purpose of report

The report seeks approval for spend from the Market Capital budget within Regeneration base line budget, for the current 2015/16 Financial year, to replace external wooden facia and aluminium angle strips around Dewsbury market. Also to repaint high level exterior of the building.

The total cost of the work is estimated to be £97,098k.

2. Key Points

This work is required to prevent further deterioration of the building and eliminate potential health and safety issues. Details of the work required are set out within Appendix A of the report.

In order to aid the implementation of Markets Capital spend/programme, Members are also asked to delegate authority in accordance with the Council's Financial procedure rules, dated April 2015, to the Director of Economy, Skills and the Environment, to manage the implementation within the respective agreed total Markets Capital Budget 2015/16.

Delegated powers would include the authority to:

- Transfer resources between projects within the Asset Strategy and Investment in Buildings funding streams/programmes within existing FPR restrictions.
- Add new urgent projects to the programmes without prior Cabinet approval, providing that the total cost of the programmes remain within the approved capital allocations set by Council, for the rest of the year 2015/16.
- Slip or delete projects during the course of the financial year to enable the effective management of the programmes concerned.

3. **Implications for the Council**

If this work is not carried out, there will be a continued dilapidation in the condition of the premises which will result in further expense.

There are potential implications to the council with regards to health and safety of users of the building, public, tenants and staff, if the work is not undertaken.

The cost of the work, required to bring all areas back to a well maintained and safe standard, is in the region of £97,098k.

The capital investment of £97,098k is to be funded from prudential borrowing. The average revenue cost of financing this level of borrowing, is currently 6.7% per annum, which equates to a revenue repayment of £6,500 per annum. The works have been scheduled to have no impact on the opening of the Market Hall.

4. **Consultees and their opinions**

Matthew Lynch, Asset Maintenance Officer - Building Surveyor, Physical Resources & Procurement, see appended report.

Capital Delivery Board has been consulted and endorses the allocation of capital to this project, at the meeting of 18 January 2016.

5. **Next steps**

Should Cabinet endorse the Capital spend from the Market Capital budget within Regeneration base line budget of £97,098k, the works will be commissioned through, Physical Resources & Procurement.

6. Officer recommendations and reasons

Members are requested to:

1. Approve the Capital spend from the Market Capital budget within Regeneration base line budget, to complete the required refurbishment works required at Dewsbury Market.
2. Delegate authority in accordance with the Council's Financial procedure rules dated April 2015, to the Director of Economy, Skills and the Environment, to manage the implementation within the respective agreed total Markets Capital Budget as set out in Section 2 - Key Points.

7. Portfolio holder recommendation

Cllr Steve Hall has been consulted, endorses the report and would ask that Cabinet agree to the officer recommendations as stated above in Section 6.

8. Contact officers and relevant papers

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Markets Manager
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Matthew Lynch
Senior Asset Maintenance Condition Officer
Place, Physical Resources and Procurement
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9. Assistant Director responsible

Paul Kemp - Assistant Director - Place
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Condition Report Summary Provided by Matthew Lynch, Building Surveyor

Following a high level inspection of the timber and gutters, it is evident that the existing gutters are in good condition and are not as first thought, leaking on the joints. What is happening, is that the groove between the two sections of the gutter is allowing rainwater to track down the outer face and is being channelled to the timber below, which has led to the large white timber plywood panels below becoming extensively rotten. It is recommended that the large white panels are over-clad with a non-timber (compact laminate panel) in white to match the existing. The reason for over-cladding, is so that re-decoration internally is not required, which would disrupt trading of the stalls below and significantly increase the cost of the scaffolding.

There are other glazing bars and beads that are starting to rot and will need replacing as part of the re-decoration works, unfortunately the ariel platform used for the survey could not access two sides of the market hall as a road closure would have been required, as such, the repairs required have been pro rata the two sides which could be accessed.

Unfortunately, due to the height of the roof/gutters etc, a full independent scaffold will be required, to provide a working platform to carry out the repairs and full re-decoration of the structure. This will involve removal of some of the glazed panels where the covered section meets the open section of the market, in order to scaffold through. The erection of the scaffold has been costed when the market is not in operation, however this will take longer to erect and dismantle and has increased the cost slightly.

The above budget estimate for re-decoration and timber repairs would be £97,089k.