

## Full Council

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<b>Date:</b>	<b>24 September 2013</b>
<b>Title:</b>	<b>Town Hall Refurbishment</b>
<b>Purpose of the Report</b>	<b>To consider and agree the loan figure for the works to the Town Hall</b>
<b>Contact Officer:</b>	<b>Helen Stewart, Town Clerk</b>

### Background

The Council agreed in January 2013 to apply for a loan of up to £65,000 over 20 years for work to the windows of the Town Hall.

Whilst carrying out additional investigations of costs an inspection by a local company recommended that urgent work was required for Health & Safety reasons, with some stone work in such a state it was liable to detach from the building and fall to the ground risking the safety of anyone below, plus a couple of the windows were in danger of falling out of the apertures. Rain water was also ingressing into the electrics. It was suggested that it would be more cost effective and highly recommended to undertake the other essential maintenance work to the building as soon as possible.

Before applying for a loan Members are asked to consider under emergency powers for Health & Safety reasons whether the schedule of work listed below should be undertaken whilst scaffolding is in place for the windows and consequently agree the application for a Public Works Loan to cover the full cost.

### The Works

The Contract would potentially take up to 6 months. The job would be split into two. The Front and High Street elevations (South & West) to be phase one and cobble street elevations (North & East) phase two. Scaffolding would be up only on the elevations being worked on at any time. There would need to be a small fenced compound net to the bike racks during the whole job for equipment to be stored.

All work would be carried out to HSE standard procedures with risk assessments and all requirements taken care of.

The area of the building minus windows has been calculated as 584 Square meters for future reference.

### Scaffolding

The Scaffolding would be netted to prevent any debris onto passersby and would be fenced at ground level to prevent access by the public, out of hours. Cost £16,750.

## **Cleaning**

The first process is the cleaning with high pressure air with a small amount of water and sand to create the abrasion. The equipment is powered by a diesel engine so it can be noisy. The process is manned by the operator of the nozzle cleaner and an operative who tops the machine up at ground level and cleans up any mess created at the foot of the scaffolding. Cost £39 per square meter = Total £22,776.

## **Replacement of Stone Pieces**

Once cleaning is completed there would be a site inspection to decide on the level of replacement and which pieces of stone to replace.

## **Cost of Replacement**

183 separate pieces of stone have been identified for repair or replacement. Identified from the ground, this may increase having cleaned the building and inspected from a closer view point.

To replace every piece of slightly damaged stone would cost around £22,134 for the labour and £25,000 for the actual stone carved to replace what was there. The stone cost is calculated on cubic meters of Bath stone used. Obviously the calculations have been done from the ground and therefore may increase or decrease. A great deal of the damaged stone can be repaired by cutting out a section and replacing by Dowling a new piece on. There are a number of pieces that need the whole stone removing and replacing the entire piece. Approximate cost £47,134.00

## **Replacement of Blown Bricks**

After cleaning on the site inspection the Council can advise which bricks it would like replacing. Each brick replaced would cost £22.00 per hour 1.4 hours per brick plus brick. Any increases or decreases would be worked on an hourly rate. Estimate 100 bricks = Approximate cost £3080

## **Repointing**

From the survey it is estimated that 50% of the building will need repointing once the cleaning process is finished. The building size is 584 square meters the cost of repointing is £ 78.50 per square meter. The amount of the building to point is a Council decision. The pointing will be done with traditional lime mortar as originally used. Once cleaning has been completed the percentage of repointing may change. Approximate cost £22,922.00

## **Window Repair**

Having surveyed the windows the estimate for repairing and renovating the windows is £40,132.60 this work would be carried out on site and new elements prepared in the workshops in Northampton. A detailed spread sheet of individual window costs has been provided. The price includes painting of windows on the outside.

## **Other Painting Work**

Painting the outside is included in the restoration figure this is for the rest of the decoration

Cost of this Operation to Paint windows inside	£9,700
To Paint Cornices both sides	£3750
To Paint Down Pipes	£3850

## Replacement of Pigeon Control

Once all the stonework has been restored and repointing finished the pigeon control would be replaced making sure moisture cannot penetrate the stone. Provisional price for this aspect £6,750

### Prelims

Admin, supervision, insurance, travel, compound, clearance of waste materials etc = £13,380.

### Summary

Scaffolding	£16,750.00
Cleaning of Brick and Stone	£22,776.00
Replacement / repair of stonework	£47,134.00
Replacement of Blown Bricks	£3,080.00
Repointing Brickwork & Stone	£22,922.00
(Provisional this may be far lower)	
Repair/ Refurbishment of the windows	£40,132.60
Painting of Windows inside	£9,700.00
Painting of Cornice, guttering downpipes	£ 7600.00
Pest Control Pigeon Prevention Measures	£6750.00
(Provisional Sum)	
Prelims	£13,380.80
<b>Total for Refurbishment (Estimate)</b>	<b>£190,224.60</b>

Members should note this is believed to be as true a figure on close inspection it could be worse, but it could also be better therefore reducing the individual costs.

### Recommendation:

***The Council is asked under emergency powers and for Health & Safety reasons to Resolve option i) or option ii)***

***to***

- i) Agree to apply for borrowing approval for a loan to the value of £190,250 to the PWLB over a period of 25 years for the full refurbishment works as detailed in the report.***
- ii) Agree to apply for borrowing approval for a loan to the value of £40,000 to the PWLB over a period of 25 years for the refurbishment of the Town Hall windows.***