

Policy & Resources Committee

Date:	12 November 2019
Title:	Thame Museum Inspection Report
Contact Officer:	Andrea Oughton, Asset Manager

Purpose of Report

1. To provide background on an External Condition Survey report for the Museum building and enable decisions on next steps.

Background

2. The roof to the rear of the museum which includes a glazed timber framed roof lantern providing natural light to the main exhibition room has proven to be a weak point over the years in terms of water ingress to the museum, particularly during periods of heavy rainfall.
3. In 2010 repair work was undertaken following water ingress. In 2017 planning permission was granted for building improvements to the museum. It was agreed with the Museum Trustees that the building improvement works provided an ideal opportunity to carry out a roof survey and undertake any work required.

External Condition Survey

4. Since the building improvement works were put on hold it was agreed the sensible course of action was to carry out an External Condition Survey of the building. This was undertaken by Ridge on 22 August 2019.
5. The non-intrusive survey to the external roofs and gutters was carried out with a three-meter surveyor's ladder from ground floor level. Safe access to the first floor was not possible and was inspected using a pole camera.
6. Based on visual inspection it is believed the single glazed timber framed roof lantern and lead cover flashings to the main exhibition room roof are causing water ingress resulting in damp staining to the internal ceiling decorations and plasterwork.
7. The survey further identified blocked or leaking rainwater goods resulting in internal damp staining and the east elevation ramp which due to the lack of a vertical DPC and weather detail between the brick masonry elevation and ramp had resulted in damp staining and blistering to the internal wall.
8. The report recommends that further investigations to the lead cover flashings on the roof, using scaffold access are undertaken and during this time a suitable contractor is engaged to undertake the necessary repairs.

Resource Appraisal

9. Ridge estimate the cost for the suggested remedial works to be in the region of £15,950 excluding VAT, access and professional fees.
10. There is currently £11,527.50 in earmarked reserves for museum maintenance.
11. The 2019-20 maintenance budget has already been expended on external decorations.

Proposal

12. For the Asset Manager to procure the suggested repairs and further inspection, funded by the existing earmarked reserve and approximately £5,500 from general reserves, depending on actual quotes received. [Note that the predicted outturn for 2019-20 as discussed at the Budget Working Group already makes this £5,500 allowance].

Risk Assessment

13. Further investigations to the roof may identify additional remedial works which may incur further expense. That will need to be funded by 2020-21 maintenance budget and possible further pull down on general reserves / community infrastructure levy.
14. If no action is taken the condition of the building will deteriorate further and be more costly to rectify.

Legal Powers: Local Government Act 1972, s133

Recommendation

- i) To receive the External Condition Survey Report*
- ii) To agree the remedial works, as recommended in the Report, are carried out and the shortfall in funding is met through General Reserves.*