

ABINGDON TOWN COUNCIL

Report to	Finance Governance & Asset Management Committee
Meeting date	18 January 2022
Report author	Victoria Moore
Agenda item	12

REPORT OF THE PROPERTIES OFFICER

1. **Purpose of the Report**

- 1.1 To Update members of **current works and property progress**
- 1.2 To Update members of **Royse Court Drains**
- 1.3 Inform members on preliminary works from Andrew Townend Architects for **Guildhall stonework.**
- 1.4 Inform members of instruction to carry out repairs to the **Guildhall roof.**

2. **Summary**

2.1 **Current works and property progress:**

- Pest treatment works on Guildhall roof spaces have commenced and are going well. Works are estimated to be around 4-5 weeks and should be complete by mid-February.
- Repairs and secondary glazing to the Registrars windows have been booked for February. (There is delay on parts which is why it is taken longer than it should)

2.2 **Royse Drains** - Ridge have undertaken a topographical survey of the Guildhall car park and Abbey Hall frontage to assess potential design and routing options for the Royse Court drain.

2.3 **Guildhall Stonework** – Properties Officer has met with Andrew of Andrew Townsend Architects to discuss the restoration of stonework on the external wall of the Old Magistrates Court and Archway. Also discussed was a full refurbishment of the Robing room and potentially the Old Magistrates Court which could be incorporated into these works.

- 2.4 **Guildhall Roof** - Quotes have been obtained in line with council's procurement policy for repairs and submitted to the RFO. Properties Officer has instructed a roofing contractor to carry out these works as per the agreed 'revised' Schedule of Works.

3. **Action required**

3.1 Members are asked to note **Current works and property progress**

3.2 Members are asked to note **Royse Drains**

3.3 Members are asked to note **Guildhall Stonework**

3.4 Members are asked to note **Guildhall Roof**

4. **Link to strategic plan and objectives**

4.1 Maintenance and improvement programme yr 3

4.2 Primary linked objective:

KO2: To develop a resilient, sustainable town which will provide a home for residents now and in the future.

4.3 Other objectives addressed:

KO1: To respond effectively and speedily to the climate emergency.

KO3: To manage the Council's assets efficiently and effectively to meet for the needs of the community now and in the future.

5. **Background**

5.1 **Current works and property progress** – These works are included within the 'revised' agreed schedule of works in line with councils 5 yr. strategic plan which was noted by members at the Finance, Governance and Asset Management Advisory Committee on 23rd November 2021.

5.2 **Royse Drains** – A report by myself at Guildhall Advisory Committee on 20th May 2021 informed members of a drain survey carried out by Lanes for Drains in 2020 highlighting subsidence and movement of sections within the main drain running from the Guildhall car park to the front of the Royse office. Enquiries were made with three drainage companies inviting them to visually inspect and report on works required. Unfortunately, these works were too large for them to undertake, and work was postponed. Ridge Consultants have since been instructed to investigate the repairs needed to the drain and have now taken this up a preliminary project.

- 5.3 **Guildhall Stonework** – The stonework on the external walls of the Old Magistrates Court, concrete staircase (1950's addition) and the archway is continuing with corrode, fade and fall victim to pollution. Works to preserve the stonework has not been carried out for at least 70 years. Following a report by Leys Longden in November 2019 it is clear restoration is required to preserve this area of councils historic architectural property.
- 5.4 **Guildhall Roof** – Ridge were appointed to survey the Guildhall roof in November 2020. The Survey highlighted works and repairs required to preserve the longevity of the roof. The Properties Officer has obtained quotes for such repairs. Costs for roof works are within the 'revised' agreed schedule of works in line with councils 5 yr. strategic plan which was noted by members at the Finance, Governance and Asset Management Advisory Committee on 23rd November 2021.

6. **Key information and options**

- 6.1 **Current works and property progress** –are in line with the properties officer revised schedule of works to improve and maintain council properties. Feasibility reports for drainage following the topographical survey will highlight potential costs for the full redirection of the Roysse court and adjoining drains.
- 6.2 **Royse Drains** – Following the results of the Ridge topographical survey Ridges civil engineer will compile a feasibility report detailing the costs and associated works required to design and redirect the Roysse drain via a new, alternate route to the main sewer located in Abbey Close.
- 6.2 **Guildhall Stonework** - Andrew Townsend has suggested as part of the stonework to also include the full restoration and redecoration of the Robing room and Old Magistrates Court as part of the project. This could be advantageous as Andrew has links to designers, contractors, and the ability to obtain all listed pre-planning and planning consents for refurbishment to these internal areas – potentially saving council time and money in obtaining numerous contractors to quote for the works separately. Grants may be available for the stonework which will be investigated on receipt of Andrew Townsends feasibly study.
- 6.3 **Guildhall Roof** – Properties office has instructed a roofing contractor to carry out repairs to the Guildhall roof. Works include replacement of skylights, replacement of broken damaged roof tiles, re-pointing and repair to the large chimney and internal repair to water damaged ceiling and coving in the Abbey Room foyer.

7. **Financial/budget implications**

- 7.1 All monies for the forementioned works have been budgeted and agreed. There are no current financial implications.

8. **HR implications**

8.1 Items detailed in the above report will have no additional implications to staff.

9. **Supporting papers and appendices**

9.1 There are no supporting documents to add to this report.

Victoria Moore
Properties Officer
January 2022