

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – 19 SEPTEMBER 2017

Title of report	AUTHORITY TO AWARD THE CONTRACT FOR REPAIRS TO THE MEMORIAL CLOCK TOWER, COALVILLE
Key Decision	a) Financial Yes b) Community Yes
Contacts	Councillor Nick Rushton 01530 412059 nicholas.rushton@nwleicestershire.gov.uk Interim Director of Resources 01530 454833 andrew.hunkin@nwleicestershire.gov.uk Head of Transformation 01530 454520 anita.onwuchekwa@nwleicestershire.gov.uk
Purpose of report	1. To seek approval to tender and award a contract for repairs to the Memorial Clock Tower and delegate authority for this process to the Director of Resources in consultation with the Portfolio Holder (Corporate). 2. To seek approval for up to £120k from Reserves to fund the repairs, either as part of a joint funding approach or as a standalone fund to effect essential (health & safety) repairs.
Reason for Decision	The contract value exceeds the authority threshold in the Scheme of Delegation.
Council Priorities	<p>Value for Money The funds could be used to secure external funding which will deliver needed repairs at a much lower cost to the Council.</p> <p>Homes and Communities Repairs to the Memorial Clock Tower would contribute towards achieving the Council’s aim of people feeling proud of their homes and communities.</p>
Implications: Financial/Staff Link to relevant CAT Risk Management	As detailed in the report. No direct link. N/A

Equalities Impact Screening	N/A
Human Rights	N/A
Transformational Government	N/A
Comments of Head of Paid Service	The report is satisfactory
Comments of Deputy Section 151 Officer	The report is satisfactory
Comments of Monitoring Officer	The report is satisfactory
Consultees	Estates Manager; Senior Conservation Officer
Background papers	Condition Survey Specification and Schedule of Works
Recommendations	<p>1. THAT CABINET DELEGATES AUTHORITY TO TENDER AND AWARD THE CONTRACT FOR REPAIRS TO THE MEMORIAL CLOCK TOWER TO THE DIRECTOR OF RESOURCES IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR CORPORATE SERVICES.</p> <p>2. THAT CABINET APPROVES (UP TO) £120K FROM RESERVES TOWARDS REPAIRS EITHER AS PART OF A JOINT FUNDING APPROACH OR AS A STANDALONE FUND TO EFFECT ESSENTIAL (HEALTH & SAFETY) REPAIRS.</p>

1. BACKGROUND

- 1.1. The Memorial Clock Tower is a Grade II listed building in the Coalville conservation area. The tower was designed by McCarthy Collings & Co of Coalville and built by Walter Moss & Son of Coalville for the town's War Memorial Committee. It was unveiled in October 1925.
- 1.2. NWLDC owns the tower and the plinth it sits on and since 2001 the Council has incurred small charges for its repair and maintenance. Charges exceeding £5,000 consist of repairs to the clock faces (£5,300), repairs to 'low level' masonry (£5,800) and replacement of steel beams (£5,100).
- 1.3. In 2016 the Council commissioned a condition survey and a schedule of repair works. The indicative costs are in the region of £100k – £120k, and include:
 - The remedy of design failures including replacement of the lead roof and access hatch.
 - General repairs including the repair of reinforced concrete masonry, replacement podium paving and replacement floorboards.

- The removal of later additions including fibreglass flagpole, timber wreath rails and floodlighting units.
- 1.4. The Tower is part of the Council's planned preventative maintenance programme that is being developed. However, some of its needed repairs have been prioritised to take advantage of the opportunity to obtain external funds, which will reduce the Council's costs.
 - 1.5. To avoid disruption to Remembrance Day ceremonies, works must be carried out between November 2017 and November 2018. Procurement of an appropriate contractor must therefore begin as soon as possible to ensure the works are completed within this period.

2. FINANCIAL & PROCUREMENT PROPOSALS

- 2.1. The estimated value of this contract is £120k and will be procured via a procurement process in compliance with the constitution (contract procedure rules) and all relevant procurement legislation.
- 2.2. The War Memorials Trust offers grants towards the repair and restoration of war memorials. Grants are available for up to 75% of total costs, with a maximum grant of £30k. However, the trust advises that "*grants have been above £30,000 in exceptional cases where substantial projects have been undertaken*".
- 2.3. Officers have submitted a pre-application enquiry to the trust, who have advised the Council to provide definitive costs for the works. These costs will be obtained via the procurement process and then submitted to the Trust as part of our application. The Trust will determine the outcome shortly thereafter.
- 2.4. If the application is unsuccessful, essential repairs will still need to be carried out on the building to address health and safety concerns highlighted through the condition surveys / inspections. These repairs will cost approximately £30k and will similarly be carried out between November 2017 and November 2018.
- 2.5. Following on from paragraph 2.4 above, the residual (non-essential) repairs will be addressed as part of the corporate planned preventative maintenance programme being developed.

3. RISKS

- 3.1. There is a risk that if approval is not given or the application for funding is unsuccessful, the Council will eventually have to pay for the full cost of repairs and in the meantime pay for the essential repairs referred to in paragraph 2.4 above (which are not currently budgeted for).
- 3.2. There is a risk that if no repairs are undertaken, the tower would deteriorate further and start to pose a significant risk to the public.