

## **COUNCIL – 17 NOVEMBER 2020**

### **QUESTIONS FROM COUNCILLORS**

#### **QUESTION FROM COUNCILLOR D BIGBY TO COUNCILLOR R ASHMAN**

“Ashby residents are increasingly concerned about the dereliction of one of their most important historic buildings, the Grade 2\* listed Royal Hotel, which is approaching its 200<sup>th</sup> anniversary and was closed for business in March 2018. When did the Council last inspect the premises, what repair work was found to be required to protect the fabric of the building and what steps are the council taking to ensure that the necessary repairs are carried out and that further deterioration is prevented?”

#### **RESPONSE FROM COUNCILLOR R ASHMAN TO COUNCILLOR D BIGBY**

“Officers have been carrying out regular inspections of the Royal Hotel for the last two years, other than a period during the first national lockdown this year, and have secured a number of repair works where necessary and additional security measures including the provision of steel ventilated window guards on all windows and doors, the introduction of CCTV and improved boundary heras fencing. More recently, the Council last inspected the premises on 6<sup>th</sup> November 2020, as a follow up to inspections carried out on 3<sup>rd</sup> August and 30<sup>th</sup> September where the owner had agreed to carry out a number of repair works identified by the Council by the end of October.

At the inspection on 6<sup>th</sup> November, it was confirmed that the owner has undertaken some remedial measures as requested including the erection of scaffolding around a number of chimneys, repair work to chimneys, replacement of defective roof tiles and some guttering. However, a number of repairs that the owner agreed to have carried out by the end of October had not been completed. As such, the Council has now served an Urgent Works Notice which requires the owner to ensure removal of the ‘tank room’, repair the defective chimney stack, eaves, gutters and fasciae within four weeks of the date of the notice. If the owner does not carry out the necessary works within the specified timescale then the Local Planning Authority can undertake the works and claim back the costs.

Some of the repair works identified by officers are not proposed to be included on the Urgent Works Notice at this stage until such time as further high level investigations are carried out, and in recognition that the updated Condition Survey that is currently being carried out by the owner of the Royal Hotel will provide further clarity on these outstanding matters. However, all other outstanding actions identified will continue to be monitored at regular on-site monthly meetings by officers and further Urgent Works Notices may be necessary in the future.

In terms of the current planning application, the updated Condition Survey currently being undertaken will help inform the applicants enabling development proposals. In addition, the applicants are currently working up amended drawings for the proposed new buildings either side of the hotel and officers have been advised that it is anticipated that a revised package of information including amended plans for the proposed new buildings will be submitted by mid-December and once received, will be sent out for re-consultation.

The latest "Royal Hotel Building Condition and Planning Position Update Report November" 2020 has been circulated to all the Ashby ward members, the leader and deputy leader of the Council and the Chairman of Planning Committee."