

Report of Head of Corporate Property Management

Report to Director of City Development

Date: 15th April 2014

Subject: Design & Cost Report for - Re-Roofing Schemes at Central Library and City Art Gallery.

Capital Scheme Number:14268 /LAR / 000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): City & Hunslet	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. Leeds City Art Gallery and Central Library have both been identified as requiring essential roof works in order to maintain the integrity of the buildings.
2. The Condition Survey recently carried out on this joint roof has stipulated that essential roof works are required.

Recommendations

3. The overall estimated cost of the two buildings re-roofing works is £1,182,130. The Chief Asset Management and Regeneration Officer is recommended to give Authority to Spend £1,182,130 to carry out the re-roofing works required on these premises. This figure is made up £525,000 for the library roof, £525,000 for the Art Gallery roof, £113,170 NPS Fee proposal for the 2 sites and £18,960 being the direct order costs to be placed by the client for auxiliary works, i.e. asbestos surveys, planning fees, bat surveys, etc.

Purpose of this report

- 1.1 The purpose of this report is to seek Authority to Spend £1,182,130 to carry out essential roof works to the two City sites, which come under one address:-

Central Library and City Art Gallery,
Municipal Buildings,
Calverley Street,
Leeds
LS1 3AB

2 Background information

- 2.1 These two main City public buildings have been identified as requiring essential roof works in order to maintain the integrity of the building.
- 2.2 The recent Condition Survey carried out by NPS have recommended that these roof works be carried out in order to extend the use and life of this City Central building.

3 Main issues

- 3.1 **Design Proposals and Full Scheme Description.** These sites have been identified as being at varying stages of disrepair and requiring re-roofing in order to maintain the integrity of the buildings. NPS are to arrange the works and manage the site and programme of works.
- 3.2 It is considered that re-roofing works are required to extend the use and life of the properties. The building is at risk of further deteriorations if these works are not carried out in the near future.
- 3.3 **Programme –**

Start Date:	estimated August 2014
Completion Date:	estimated March 2015

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 LCC's CEL Property Maintenance Section, Asbestos Unit, CEL Property Management, Planning Department and Ward Members etc.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 The recommendation within this report does not have any direct nor specific impact on any of the groups falling under equality legislation and the need to eliminate discrimination and promote equality.

4.3 Council policies and City Priorities

- 4.3.1 This work will be carried out in accordance with the requirements of the Council's range of policies, plans and strategies.

4.4 **Resources and value for money** - NPS have been appointed to project manage this scheme and will oversee and manage the full tender process in accordance with LCC's procurement rules and regulations.

4.4.1 **Full scheme estimate**

4.4.2 The full scheme is estimated to be £1,182,130

4.4.3 **Capital Funding and Cash Flow.**

Funding Approval :	Capital Section Reference Number :-						
Previous total Authority to Spend on this scheme	TOTAL	TO MARCH	FORECAST				
	£000's	2014 £000's	2014/15	2015/16	2016/17	2017/18	2018 on
			£000's	£000's	£000's	£000's	£000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL	TO MARCH	FORECAST				
	£000's	2014 £000's	2014/15	2015/16	2016/17	2017/18	2018 on
			£000's	£000's	£000's	£000's	£000's
LAND (1)	0.0						
CONSTRUCTION (3)	1050.0		1050.0				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	132.1		132.1				
TOTALS	1182.1	0.0	1182.1	0.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL	TO MARCH	FORECAST				
	£000's	2014 £000's	2014/15	2015/16	2016/17	2017/18	2018 on
			£000's	£000's	£000's	£000's	£000's
LCC Funded	1182.1		1182.1				
Total Funding	1182.1	0.0	1182.1	0.0	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 16996
 Title : Heritage Asset Annual Programme

Revenue Effects

There will be no additional revenue effects.

4.5 Legal Implications, Access to Information and Call In

4.5.1 These are public buildings and as such this work is vital to ensure that both public health and public safety are not compromised.

4.5.2 This decision is a major decision and is therefore is subject to Call In.

4.5.3 The Director of City Development has the authority to make this decision under powers granted under Part 3 of the Councils Constitution.

4.6 Risk Management

4.6.1 It is considered that re-roofing works are required to extend the use and life of the properties.

4.6.2 **Risk Assessments** – All to LCC policy requirements

4.6.3 **Design Issues** – All agreed with staff, contractor and LCC's CEL Property Management.

4.6.4 **Financial Issues** – Frequent monitoring to ensure project keeps within its budget.

4.6.5 **Service Delivery Issues** – All issues to be discussed and implemented by management and contractor to ensure continual safe delivery of services during all construction works.

4.6.6 **Programme Issues** – To be fully monitored to ensure start on site and completion dates are on time.

4.6.7 **Other** - All work will be risk assessed and carried out using approved methods of working, and will be programmed as far as possible to minimise Health & Safety risks.

5 Conclusions

5.1 The re-roofing works required of these buildings is deemed the most economical way forward in order to extend the use and life of the properties.

6 Recommendations

6.1 The overall estimated cost of the two buildings re-roofing works is £1,182,130. The Chief Asset Management and Regeneration Officer is recommended to give Authority to Spend £1,182,130 to carry out the re-roofing works required on these premises. This figure is made up £525,000 for the library roof, £525,000 for the Art Gallery roof, £113,170 NPS Fee proposal for the 2 sites and £18,960 being the direct order costs to be placed by the client for auxiliary works, i.e. asbestos surveys, planning fees, bat surveys, etc.

7 Background documents¹

7.1 None

¹ The background documents listed in this section are available for download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.