

Report of: Asset Management
Report to: Chief Asset Management and Regeneration Officer
Date: 11 September 2014
Subject: Authority to Procure Refurbishment of Oakwood Clock

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Roundhay	<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. In April 2014, Leeds City Council agreed to contribute towards funding, and to procure a construction service for the refurbishment of Oakwood Clock and surrounding area in Roundhay..
2. The contract would help to preserve a council asset and enhance the area for market trade.
3. The new contract would be for an initial period of 6 months. This would cover - removal, refurbishment and re-installation of the clock and upgrading the surrounding landscaped area.

Recommendations

4. The Chief Asset Management and Regeneration Officer is recommended to approve a tender process to refurbish Oakwood Clock and surrounding area.
5. The Chief Asset Management and Regeneration Officer is recommended to approve the tender evaluation on 60% price and 40% quality split to take account of existing budget.

1 Purpose of this report

- 1.1 The purpose of this report is to seek approval to tender for the refurbishment of Oakwood Clock, Roundhay.

2 Background information

- 2.1 Leeds City Council, Asset Management is working in partnership with Oakwood Traders, their appointed consultants Harris Partnerships and design consultants NPS on a project to restore Oakwood Clock and surrounding area which is located at the junction of Wetherby Road and Princess Avenue, Leeds 8.
- 2.2 The clock tower was originally installed at Leeds City Markets in 1904 by Potts of Leeds and was later moved to its present location in 1912. The clock tower is a Grade II listed structure and has become a well-known land mark in the City of Leeds, it is a focal point for the local community and a well-known meeting place for residents and general public.
- 2.3 In recent years the condition of the clock tower has deteriorated to such an extent that major repair work is now required to the internal structure and its outer finishes. It is proposed that the restoration of the clock tower will require the structure to be totally dismantled and rebuilt using both the existing and new materials where required as well as incorporating sympathetic architectural enhancements in keeping with its listed status.

3 Main issues

- 3.4 The intention is to restore the clock tower structure, both internally and externally, the clock mechanism, clock faces and the shelter back to as near its original condition as possible using the existing material and new materials/construction techniques where necessary, both enhancing its general appearance and improving its ability to withstand the elements. The surrounding paved area will be upgraded providing raised planters and improved seating.
- 3.5 The estimated costs for the project are circa £350,000, with Leeds City Council providing a fixed amount of £20,000 maintenance capital and s106 funding of £27,000. £203k has been raised by the Oakwood Traders Association coupled with grant funding of £100k from the Heritage Lottery Fund.
- 3.6 The contract plan is to appoint one supplier to provide all the elements of the refurbishment including refit and ground works.
- 3.7 A planned timeframe for the contract is circa 6 months, this will include removal of the clock, refurbishment and re-installation and upgrading the surrounding area. The work needs to be completed by 2 May 2015, Oakwood Day.

3.8 Consequences if the project is not approved

- 3.9 The clock structure would deteriorate to an extent that it would make repairs inoperable and a complete new structure and clock would be needed.
- 3.10 As the clock tower is a Grade II Listed structure it would not be allowed to be demolished and would remain in state of disrepair, leaving the area in Oakwood as an unattractive area for traders, customers and local residents as well as

providing a negative aspect to LCC profile. It would also need to be fenced off to prevent danger to the public/vandalism or asset stripping.

4 Corporate Considerations

4.1 Consultation and Engagement

4.1.1 The decision to tender this requirement has been communicated and discussed with LCC Elected Members, Asset Management, Civic Enterprise Leeds, Parks & Countryside and Oakwood Traders Association.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 An equality, diversity and cohesion screening document has been undertaken and it is not considered that the content of this report or the recommendations made will have any impact on any specific group or individuals.

4.3 Council policies and City Priorities

4.3.1 The services provided under this report will contribute to the Councils business plan through spending money wisely and help to promote market trade in the area.

4.3.2 Resources and value for money

4.3.1 The contract is to be tendered to enable best value to be achieved.

4.3.2 Certain aspects of the costings of this project have been provided free of charge such as specification design and bill of quantities by design consultants NPS and horticulture from LCC Parks & Countryside.

4.4 Legal Implications, Access to Information and Call In

4.4.1 Due to the project being over £250,000 it is eligible for call in.

4.4.2 A fully tender exercise with comply with government procurement rules and LLC contract procedure rules.

4.5 Risk Management

4.5.1 A risk analysis has been carried out and although the authority is part funding the project to the sum of £20,000, the risk in financial terms is low as the majority of the funding is external and is made up of monies from the Heritage Lottery Fund and self- funding from the Oakwood Traders Association.

5 Conclusions

5.1 Approving this project will help to preserve a council asset which is also a Grade II listed structure. It will also help to attract market trade to the area of Oakwood and Roundhay.

6 Recommendations

6.1 The Chief Asset Management and Regeneration Officer is recommended to approve the tender process for the refurbishment of Oakwood Clock and surrounding area.

6.2 The Chief Asset Management and Regeneration Officer is recommended to approve the tender evaluation on 60% price and 40% quality split to take account of existing budget.

7 Background documents¹

7.1 Business Case (Exempt under Access to Information Rule (10.4(3))).

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