

Subject: **Winter Gardens – Stabilisation Works**

Report to:– **Policy and Resources Committee 10 September 2019**

Report by: - **Property and Asset Management**

#### **SUBJECT MATTER/RECOMMENDATIONS**

This report sets out a recommendation to undertake works as soon as reasonably practical to stabilise the structure in accordance with consulting engineer's advice. It is recommended that Members approve an allocation of upto £100,000 from the Asset Management reserve to fund the stabilisation works.

#### **1. INTRODUCTION/BACKGROUND**

As part of ongoing monitoring of the structure, consulting engineers, The Morton Partnership (ME) have recently undertaken an inspection of the property.

#### **2. MATTERS FOR CONSIDERATION :-**

ME have expressed serious concerns regarding the rate of decay and condition of the lantern structure since their previous inspection and therefore recommending intervention on an immediate basis to ensure protection from the glazing to the surrounding area, as well as ensuring the structure of the building is assisted until such permanent repairs can be put in place.

Within the high level lantern section of the building 24 panes of glass have been lost due to the progressive decay of the glazing bars. Furthermore, as the window frame sills rot, the frames are dropping out of the rebate in the iron work above, thus making them less secure.

The implication of these two factors is that wind is now able to enter the building more readily and potentially build up the pressure inside and also, the security of the glazing frames themselves is decreasing.

Based on their observations the Morton Partnership have recommended the installation of a structural bird cage scaffold inside the building, extending up through the tower and into the lantern, and boarded out at higher level such that the glazing/glazing bars could be removed from the inside and the outer glazing

frames boarded and secured (and laterally restrained to the scaffolding).

The aim is to undertake these works before the Autumn/Winter, and the associated poorer weather sets in.

### 3. Recommendation

To undertake the works (subject to statutory consents) as soon as reasonably practical in accordance with consulting engineers advice to mitigate the risk of further destabilization of the structure and impact on surrounding businesses and the public. Initial estimates for the costs of the work are currently being undertaken which are expected to be in the region of £50,000 to £100,000, in the meantime Members are asked to approve an allocation from the asset management reserve in order to fund the works as applicable.

### 4. Risks

There are risks around delaying the works and this is therefore the reason for the urgent item to allocate funding from the earmarked reserves. There is also the risk that should works not be completed in response to health and safety concerns this can have an impact on the insurance for the building.

#### **FINANCIAL IMPLICATIONS:**

Budget costings for the works are currently being arranged, however it is recommended up to £100,000 is set aside and made available from reserves.

#### **EXECUTIVE BOARD OR DIRECTOR CONSULTATION:**

#### **RECOMMENDATIONS**

Does this report raise any legal, financial, sustainability, equality, Crime and Disorder or Human Rights issues and, if so, have they been considered?	Issues	
	Legal	Yes and taken into account
	Financial	Yes and taken into account
	Risk	No
	Sustainability	No
	Crime and Disorder	No
	Human Rights	No
	Every Child Matters	No
	Equality	No
	EqlA Form completed	No