

CONFIDENTIALITY

The content of the appendices of this report qualifies as exempt information under section 100(A) (4) and paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 as it is "information relating to the financial or business affairs of any particular person (including the authority holding that information)"

In relation to the "exempt" information, it has been determined that the public interest in maintaining the exemption outweighs the public interest in disclosing the information because disclosure would adversely affect the authority's ability to manage its commercial financial and business affairs.

Accordingly, it is proposed that the appendix to this report should remain exempt.

URN:

Subject: Gorleston Carnegie Clock

Report to: Executive Leadership Team – 4th January 2023
Policy and Resources Committee – 7th February 2023

Report by: Head of Property and Asset Management



SUBJECT MATTER

This report looks at the options for positioning the Gorleston Carnegie clock and identifies the options and challenges and requests consideration of a budget to complete the works.

RECOMMENDATION

Committee to:

1. Review report and either progress or place project on hold to secure more funding.
Should capital funding be available Committee to:
2. Agree preferred location of standalone structure.
3. Identify Capital budget provision of £100k for design, approval, procurement, build and installation of clock.

BACKGROUND

- 1.1 The previous building which housed the Library, High Street, Gorleston carried an ornate and historic Carnegie clock. This clock on redevelopment of the building was removed for storage, date unknown.
- 1.2 For many years the clock remained unused and in storage however due to its significance to the Gorleston community a group, "Gorleston Library Friends" commenced fund raising to restore the clock to full working order and ideally identify a location to reinstate as reinstatement is not possible on the existing Gorleston Library building.
- 1.3 The group worked with Michelmayr of Norwich, clock restorer, and Mr Duffy owner of the Palace Cinema Gorleston to consider an option to reinstate the clock on the Cinema building on Gorleston High Street. This building is in the freehold of Mr Duffy.

- 1.4 Fundraising commenced, with some funding secured works to restore the clock commenced however significant funds are required and full funding is not yet in place to achieve reinstatement.

CURRENT POSITION

- 2.1 In 2022 with Council support Property and Asset Management were contacted to assist with the relocating of the clock, works to restore were underway however a final location remained undeveloped.

- 2.2 Property and Assets contacted Michelmayr to gather information on the position with the renovation and visited the Gorleston Cinema building to consider locations for the clock.

- 2.3 In order to accurately project installation issues and provide detail for order of cost a local Structural Surveyor was engaged to review options and survey potential locations for installation.

- 2.4 These discussions identified concerns regarding the installation on the Cinema Building due to its fabric and the need for what would be extensive structural supports to install the clock on the front façade of the building.

- 2.5 The outcome of the initial investigations was as follows:

- The clock weighs in excess of 4t and will need careful consideration to identify an appropriate location for installation.
- Repair works remain ongoing with the clock and modifications to the mechanism will be required to install in any final location – change from mechanical to electronic mechanism.
- Any relocation onto an existing building will be challenging due to the weight and require the requirement for significant structural modification to hold the clock cantilevered from a building. At this stage after discussions with a local Structural Engineer it is recommended that installation on a building be discounted due to cost, complexity and risk both in relation to the installation and ongoing maintenance and access requirements.
- It has been identified that Planning permission will be required in any location.
- The funding for works to date has only partially completed the initial restoration. Further funding is required for the final design, build and installation of the clock including to cover further modifications to the mechanism, planning permission, structural calculations, installation and ongoing maintenance of any location identified.
- Investigations into housing the clock for display purposes only have also failed to provide any alternatives.

2.6 The above points lead to the need to consider ease of installation, ongoing access, health and safety and maintenance all of which point to the benefits of building a standalone structure in a central location.

2.7 The clock has now been gifted to the Council by Norfolk County Council. As the responsible organisation for ongoing maintenance and costs of operation (energy) it is suggested that the mechanism be energised to avoid the need to wind on a weekly basis however this will be a further additional cost.

2.8 Locations on the High Street, Gorleston its original location has been considered, there are no suitable buildings however an option of a stand-alone tower located in the High Street / Baker Street junction may be a suitable location for a tower to be constructed utilising Council land. A development of this type would enable the clock to be installed in a location close to the original site.



2.9 The Conservation team have confirmed either a building installation or a standalone site would be acceptable from a heritage perspective.

2.10 It is the opinion of the Structural Surveyor that a standalone site designed specifically for the clock may be more structurally achievable to house the clock.

2.11 Attached is an initial design, appendix 1, for the structure utilising the area of the existing flower bed as per the above image.

RISKS

3.1 There are a number of areas of concern regarding this installation:

- Installation on a 3rd party building would result in the need to a complex legal agreement, agreed access and clear ownership responsibilities this coupled with the structural changes required to any existing building have resulted in this option being discounted.
- To identify a suitable location for a standalone structure needs to provide easy access and a safe and secure facility on which the clock can be installed.

- Planning permission for installation at any location or structure will be required
- The weight of the clock is significant and for installation at any location structural calculations and a full design will be required.
- Due to the size and weight of the clock it is anticipated that road closures and crange will be required for final installation these have been estimated as part of the overall cost of works.
- Costs for the final renovations to the clock and installations costs are estimated as part of this report, further detail will be sort once the final location is agreed.
- Should storage of the clock be the preferred option at this time identification of a secure, suitable location would need to be identified.
- No funding is currently identified for this project.
- All costs exclude inflation.

FINANCE

4.1 To be able to progress the project a budget would need to be identified; costs have been calculated based on the development of a standalone structure, the full breakdown of these costs is provided as part of an attached confidential appendix:

Development Overview	Order of Cost Estimate £
Design, approval and development costs and fees	20,000
Construction costs	55,000
Clock renovation and installation costs	25,000
Total	100,000

- 4.2 Whether installation of the clock is possible on a building or in a standalone structure cost will be significant due to the overall weight of the item.
- 4.3 There is no capital budget for this work allocated, the Committee is asked to consider if they wish this project to go ahead at this stage or be placed on hold until further funding can be identified.
- 4.4 Ongoing revenue implications for the installations would be in the region of £12-15K covering borrowing, insurance, utilities and ongoing maintenance.
- 4.5 Should the decision be taken to return the clock to storage until such time as funding can be identified for permanent installation revenue costs of £150 for insurance would be required.

CONCLUSIONS

- 5.1 The weight and size of the Carnegie clock provides challenges in any location for installation.
- 5.2 Due to the weight a standalone structure is recommended with the final location to be agreed.
- 5.3 Structural calculations and an initial design have been undertaken for the standalone proposal.
- 5.3 Further modifications may be necessary to the clock once the location is identified, estimated costs have been included for this.
- 5.4 Capital budget is not currently allocated to this project.
- 5.5 In order progress this project funding would need to be identified and the final location of the structure agreed for planning submission.
- 5.6 Should funding not be available for installation of the clock at this time a suitable storage location should be identified and an ongoing revenue sum to cover insurance be included within the budgets for the 2023/24 financial year this is anticipated to be £150.

Area for consideration	Comment
Monitoring Officer Consultation	Included
Section 151 Officer Consultation	Included
Existing Council Policies	See background papers
Financial Implications - within existing budgets	Considered
Legal Implications (including human rights)	No
Risk Implications	Yes
Equality Issues/EQIA assessment	No
Details contained in strategy	N/A
Crime & Disorder	N/A
Every Child Matters	N/A