

## **ALEXANDRA PARK AND PALACE** **CHARITABLE TRUST BOARD**

**19<sup>th</sup> JULY 2018**

**Report Title:** Fabric Maintenance Plan – Tender update

**Report of:** Neil Coe, Building Surveyor

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### **Purpose:**

This report updates the Board of Trustees on the tendering of the two main fabric projects from the 2018/19 Capital Budget and to recommend approval of both projects, with part deferment of the Roof Access Works into 2019/20 to balance the budget with FMP priorities.

### **Local Government (Access to Information) Act 1985**

This report contains exempt information as defined in Schedule 12a of the Local Government Act 1972; Paragraph 3 – information relating to the business or financial affairs of any particular person (including the authority holding that information)

## **1. Recommendations**

- 1.1 To note the Exempt tender report and recommendation to award the Basement Works, which include Investigations, Opening Up, Structural Works, Storage Clearance, Enhancements to Ventilation and Drainage, and Damp proofing Works for completion during August to October 2018 (Exempt Appendix 1).
- 1.2 To note the Exempt tender report and recommendation to award the Roofing Works, which include Roof Access Installations, Glazing and Roofing Repairs, and Redecoration of the Great Hall External Space frame for phased implementation in August to October 2018 and April/May 2019 (Exempt Appendix 2).
- 1.3 To note the reallocation of the Capital Budget between these projects to deliver the priorities within the available budget.

## **2. Roofing and Basement Works – Background**

- 2.1 The Palace has minimal safe access provisions to inspect and maintain the main roofs over the Great Hall, East and East Lightwells, SW Colonnade and NW Service Hall, and this project is the first in a rolling programme to improve access to all roofs. The project also includes repairs and renewals to the Great Hall glazing which dates from the late 1980's and suffers from extensive defects and leaks, which have been managed for many years by a system of tarpaulins draining to buckets, which are emptied on a periodic basis to avoid any adverse effect on the events below. The Great Hall external space frames have not been repainted for up nearly 30 years and are starting to deteriorate with flaking paint particularly to the western faces and minor corrosion developing to the steel frame connections.
- 2.2 The roofing project will provide access to the priority areas and allow for the glazing repairs and redecoration of the external space frames. The roof access to the NW Hall and south/north extremities of the Great Hall are desirable but are to be deferred due to other fabric and capital priorities.
- 2.3 The Basement areas under the Panorama Room and West Lightwell are semi-derelict and suffering from excessive damp penetration and condensation, with associated damage to the fabric. The ground floor slab is not waterproof and was a temporary measure back in 1989, and has exceeded its useful life span.
- 2.4 The basement project will investigate the condition of the concealed cast iron lattice beams to determine the scope of any structural repairs, and will enhance the environment by improvements to the drainage, ventilation, damp proofing and removal of storage/debris.
- 2.5 Please refer to the exempt tender reports and recommendations, and aerial views highlighting the fabric priorities for further information.

## **3. Legal Implications**

- 3.1 The Council's Assistant Director of Corporate Governance has been consulted in the preparation of this report, and any comments will be provided at the meeting.

## **4. Financial Implications**

- 4.1 The Council's Chief Financial Officer has been consulted in the preparation of this report, and has no comments.

## **5. Use of Appendices –**

Available online for Trustees to view (and a colour copy will be available at the meeting)

Exempt Appendix 1 – Basement Works – Tender report & recommendation – 21/06/18

Exempt Appendix 2 – Roof Works – Tender report & recommendation – 20/06/18

Exempt Appendix 3 – FMP aerial views – Roof Access, Roof and Elevation Priorities for 2018/19