

Report Title: **Conservation Report**

Report of: **Emma Dagnes, Managing Director, Alexandra Park and Palace**

**1. Purpose**

1.1 To provide an update on the Fabric Maintenance Plan and services

**2. Recommendations**

2.1 That the Board notes the contents of this report

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**3. Executive Summary**

3.1 The budget available for repairs and renewals to the fabric of the buildings is in the region of £158,000 for 2015/16 inclusive of the permitted carry over from 2014/15;

3.2 The priority works packages are: Roof Repair Package, Permanent Roof Access, Joinery repairs and redecoration, Great Hall – Clean fabric linings and walkways, Interim Repairs to North Wall, South Elevation/Traitor's Gate – Brick and render repairs and Conservation Works to Basement Bunkroom

**4. Reasons for any change in policy or for new policy development (if applicable)**

4.1 **N/A**

**5. Local Government (Access to Information) Act 1985**

5.1 **N/A**

**6. FABRIC MAINTENANCE PLAN**

The budget available for repairs and renewals to the fabric of the buildings is in the region of £158,000 for 2015/16 inclusive of the permitted carry over from 2014/15. The repair priorities continue to concentrate on making the external envelope weather-tight and safe to access, thereby minimising any further deterioration and unnecessary expense, and adverse impact on event operations and general public.

The priority works packages are as follows:-

6.1 Roof Repair Package

Urgent glazing repairs and trial abseil access to Palm Court carried out in August, and further glazing repairs in October have addressed the main leaks.

Main Roof Repair Package for the repair of leaking roofs, glazing and abutments to: West Corridor roof; Great Hall main roof and east gutter; Area 7 roof/external wall; East Court dome and atriums, gutters and drainage, has commenced on site. The priority works to the Great Hall, Area 7 and West Corridor shall be completed in October/November 2015 at a value of £44,169 + VAT and remaining works to the East Court in April/May 2016 at a value of £110,712 + VAT. The tender approval report will be presented under the Exempt section of the Board meeting.

## 6.2 Permanent Roof Access

Provision of handrails to Great Hall gutters, recommissioning of existing latch-wires to Great Hall main roof, installation latch-wires and crawl boards to link all access points, as the priority for 2015/16 and additional latch-ways to East and West Lightwells, SW Colonnade, and West Service Yard roofs for early 2016/17. Listed Building Consent has been submitted and a decision is expected in early December, to allow installation in January 2016. The works are being tendered as a single contract to be phased over two years, to suit the budgets available, and should the opportunity arise bring these works forward.

## 6.3 Joinery repairs and redecoration

The extensive external repairs to rotten timber doors, overhaul of windows, and redecoration throughout to Palm Court, Londesborough Room, and Bar & Kitchen, is largely complete. Completion of remaining items was delayed due to the busy events programme and adverse weather, and has been rescheduled for mid-November. The final account is anticipated to be £24,000 + VAT. Alternative paint colours are being trialled on the Bar & Kitchen doors and in the East Court, to inform the selection on the East Wing Restoration and long term redecoration strategy for the whole Palace.

## 6.4 Great Hall – Clean fabric linings and walkways

The dry cleaning of canopy fabric linings and ducting/roof structure to remove excessive dust build up to improve appearance and reduce potential fire risk has been tendered. Four tenders were received and are currently being evaluated. Three slots in the events diary have been identified during November, December 2015 and January 2016 to carry out the main cleaning works. The addition spot cleaning of isolated water and oil staining will be assessed once the main clean has been completed and further periods will be found to complete these aesthetic elements.

## 6.5 Interim Repairs to North Wall

Inspections and holding repairs to interior and external face of free standing large brick wall, to ensure the safety of the wall and to users of the North Yard, West Yard and The Lab car-park was completed in early October by Millcroft Group and DF Keane Limited. The permanent re-support of this wall is being considered are part of the feasibility scheme for a new storage building over the embankment of the West Yard.

## 6.6 South Elevation/Traitor's Gate – Brick and render repairs

The consolidation of spalling and missing brickwork to main corner piers and repairs to render plinths, to make safe and presentable to the public, had been

deferred until April 2016 due to budget restrictions. Listed Building Consent will be submitted shortly due to extent of brick replacement to piers.

#### 6.7 Conservation Works to Basement Bunkroom

The reassembly and presentation of the timber bunk-bed and creating safe access to this historic room, believed to be used in the WW1 as a cell, and improving the environmental conditions to this damp area, is still a high priority. Supplementary funding to that of the History Tours is being explored, as these basements could form alternative areas of interest when the Theatre and BBC Studios are closed for restoration. The extent of access to the remainder of the basements is being reviewed, to reach the workshop equipment under the Panorama Room and bread ovens under the West Lightwell and Great Hall, and will be scoped and costed.

### 7 **PRIORITY WORKS**

The proposed programme for the priority works for 2015/16 is as follows:-

#### 7.1 FMR Budget

<b>Item</b>	<b>Timetable</b>
Joinery repairs and redecoration	- Complete by November 2015
Palm Court Glazing	- Major leaks fixed in August 2015 and other leaks repaired in October 2015
Roof Repair Package	- Phase 1 commenced in October 2015 - Phase 2 scheduled for April 2016.
Great Hall Canopy and Roof Space Cleaning	- Tenders received - Commencement due November 2015
North Wall: Holding check/repair	- Completed October 2015
Permanent Roof Access	- Listed Building Consent submitted - Tendering during November 2015 - Commencement to Great Hall due December 2015

#### 7.2 Other Budget

Basement Bunkroom – Tenders reported – Commencement subject to finding alternative budget – Scope of access to remainder of basement to be reviewed.

#### 7.3 Classification of FMP work packages

The FMP work packages previously agreed by the Board to be deferred into latter years include a mixture of internal and external projects, and have been reviewed further to classify into Business Critical with an option for funding to be realised from the revenues of the trading company and Building Critical with funding required to be realised from the Trust.

We will be carrying out an update to the Fabric Maintenance Plan with the Surveyor to the Fabric, Purcell, to record the works completed or deferred to date, and to prioritise Year 3 to incorporate the above changes. The deferred works will be reviewed further to incorporate the second phase of the Roof Repair Package

to the East Court, to ensure that the overall programme is within the budget allowance for 2016/17. Provision will also be made to bring forward selected items back into 2015/16 should budgets permit.

## **8 LEGAL IMPLICATIONS**

- 8.1 The Council's Assistant Director of Corporate Governance has been consulted in the preparation of this report and has no comment.

## **9. FINANCIAL IMPLICATIONS**

- 9.1 The Council's Chief Financial Officer has been consulted in the preparation of this report and has no comment

## **10. APPENDICES**

- 10.1 There are none.