



PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	1 APRIL 2010
REPORT OF THE:	CORPORATE DIRECTOR (s151) PAUL CRESSWELL
TITLE OF REPORT:	CAPITAL PROGRAMME ADDITIONS
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 This report considers two schemes for inclusion in the Council's Capital Programme; Repairs and Preservation Works to Assembly and Milton Rooms, and Repair of Castle Garden Wall Ancient Monument.

2.0 RECOMMENDATIONS

- 2.1 That Council is recommended to approve the addition of the following schemes to the Council's Capital Programme:
- (i) Repairs and Preservation Works to Assembly and Milton rooms, Malton, at a value of £350,000 in 2010/2011; and
 - (ii) Repairs to Castle Garden Wall Ancient Monument with members preferred options and costs in 2010/2011.

3.0 REASON FOR RECOMMENDATIONS

- 3.1 The repairs to the Assembly and Milton Rooms are required in order to prevent further deterioration of the fabric of the building which is listed and held under lease by the Council.
- 3.2 The Castle Garden Wall repairs are to ensure that the Council meets its legal responsibilities for the maintenance of the freehold asset.

4.0 SIGNIFICANT RISKS

- 4.1 The significant risks are that in not undertaking the works the Council faces increased costs in relation to both assets in the future and the potential for legal action against the Council. This is mitigated by approving the proposed schemes as detailed in the report. The additional significant risk is that the cost of work exceeds the budgets set due to the nature of the works, both involving a number of stakeholders and work on

'old' assets. This is mitigated by inclusion of suitable contingencies in the estimates provided and use of experts where possible in providing indicative costs.

REPORT

5.0 BACKGROUND AND INTRODUCTION

5.1 The Council's capital programme was approved by Full Council on the 22 February 2010. Within the programme a sum of £3,042,000 was identified as 'Capital Resources Available for New schemes'. Any new schemes would therefore be considered against this resource taking into account other forthcoming potential schemes which were not sufficiently advanced to include in the capital programme. Some such schemes were identified as 'Capital Investment Plan – Potential Schemes'.

6.0 POLICY CONTEXT

6.1 The proposals contained in the report are in line with existing Council Policy.

7.0 CONSULTATION

7.1 Discussions on the Assembly and Milton Rooms work have taken place with the Fitzwilliam Estate.

8.0 REPORT DETAILS

Repairs and Preservation Work to the Assembly and Milton Rooms Malton

8.1 Annex B to this report sets out the business case for the above project, together with the Schedule of identified works.

8.2 At the 30 July 2009 meeting of this Committee members resolved to:

'support in principle the taking forward of Option 4 for the Milton/Assembly Rooms and Caretakers Cottage by a separate organisation. Agree in principle to make a substantial financial contribution to the project provided that a suitable organisation can be identified and where the project would deliver substantial community and economic benefits investigate the options and details of such an approach and report back to a future meeting'.

8.3 Work is ongoing in this respect however there is a need to carry out urgent repairs to the premises. The business case identifies that these works would not be 'wasted' in the event that a substantial scheme for the building is brought forward. The works would be required in any of the options which have been considered for the future of the building.

8.4 The business case identifies a capital provision of £350,000 will be required to undertake the required works which includes the engagement of a Structural Engineer to advise on possible solutions for the Assembly Room floor (approximately £5,000). At this stage the options and costs for the work to the floor are not known.

Repair of Castle Garden Wall Ancient Monument

8.5 Annex C to this report sets out the business case for the above project.

8.6 Members will see that 5 options for works are included within the business case

ranging from absolute do nothing minimum option to full works to the entire wall.

8.7 This issue is further complicated by a section of the wall now being classed as a party wall with the Church, which affects the responsibility for repairs and maintenance.

8.8 Members views on the options available are sought.

9.0 IMPLICATIONS

9.1 The following implications have been identified:

a) Financial

Both schemes will require allocation of capital funds in 2010/2011.

b) Legal

There are no new legal issues other than those set out in the report.

c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)

There are no significant other implications.

Paul Cresswell
Corporate Director (s151)

Author: Paul Cresswell, Corporate Director (s151)
Telephone No: 01653 600666 ext: 214
E-Mail Address: paul.Cresswell@ryedale.gov.uk

Background Papers:

None

Background Papers are available for inspection at:

None