

Repairs and Preservation Works to Assembly and Milton Rooms Malton

Business Case

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1. Background

Ryedale District Council hold the Assembly and Milton rooms complex by way of a lease for a remaining term of 939 years at a rent of one peppercorn per annum. A substantial part of the premises are sub-let on internal repairing leases with the remainder of the premises (The Assembly Rooms) and the maintenance of the exterior of the property being the responsibility and liability of the council.

The purpose of this report is to obtain funds to carry out urgent repairs to the premises in order to prevent water ingress and further deterioration of the fabric of the building and to carry out its responsibilities and liabilities under the terms of the lease.

2. Why the project is needed

The project is required in order to prevent further deterioration of the fabric of the building, which is listed and held under lease from the Fitzwilliam Estate.

3. Options

Consideration has been given to carrying out works that improve the fabric of the building and which would not be wasted should an extension, reformation and/or refurbishment take place at some time in the foreseeable future. These works apply to three sections, being external repairs, internal repairs both considered essential and works required to allow full use of the assembly room floor.

4. Benefits

The repair and preservation work is required in order to maintain the fabric of the building and prevent further deterioration and these works together with the stabilisation of the assembly room floor would ensure the on-going use of the building for community events such as the pantomime, art exhibition antique and fashion shows as well as other scheduled events that regularly take place in Malton and require use of the assembly rooms in concert with the Milton Rooms.

It is important to consider that subsequent commercial, private and community events would be able to be accommodated with the enhancement of the Assembly Rooms; with its architectural features and original sliding sash windows this would become an ideal venue for small weddings, parties or one day business conferences thus providing a central venue in Malton and contributing to the overall programme of inward investment in Malton.

4. Benefits realisation

The benefits will be realised upon completion of the repairs.

5. Costs/timescales

The expected costs of the proposed external repairs is in the total sum of £ 350,000. Included within this sum is provision to enable longer-term solutions to be sought for the Assembly Rooms floor by engagement of a structural engineer.

At this stage without carrying out a full investigation and putting together a scheme proposal together with a Listed Building consent application it is not possible to be totally accurate with regard to costs or options for the assembly room floor.

6. Summary of Key Risks

Urgent repairs are required to the building in order to prevent further deterioration of the fabric and the lack of attention and action will result in additional works being required and increased costs in repairing the premises so as to bring them up to minimum standards as

required under the terms of the council's lease. As far as the assembly room floor is concerned the problem relates to the recommendations contained within a structural report prepared in May 2008.