

CAPITAL INVESTMENT BRIEFING NOTE

Guildhall Water Tightness



The purpose of this briefing note is to provide an update on the Guildhall Water Tightness works and to request approval of £291,500 of additional funding into the capital programme to enable delivery of the project.

Original decision number: L31 22/23

SCHEME SUMMARY: *(Provide a brief outline of what has happened to date. Explain the details of the proposal and how the proposal will address the issue)*

Following a Quadrennial inspection, multiple areas of water ingress and structural disrepair, were identified as high priority items. These include water ingress to the north (Royal Parade) elevation and disrepair to the north west (Guildhall Carpark) tower. Immediate making safe works have been ongoing with some water ingress remedial works taking place to half of the northern elevation.

Phase two of the programme was presented in March 2023 to complete the northern elevation which also included repairs to the northern tower. These works are largely complete and have been successful.

The third and final phase (this request) is to undertake works to the Western (front) elevation to undertake repairs to the wave structure above the doors, water tightness works to the exterior walls, further repairs to both the north and south towers and to undertake the final roof repair works.

Cost Summary:

£185,000 – Western Elevation repairs and cleansing

£65,000 – Bellcote repairs (Northern Tower)

£15,000 – Roof Repairs

£26,500 – Contingency at 10%

Total: £291,500

STRATEGIC CASE: *(How will this proposal meet corporate priorities? Explain how the project delivers or supports delivery of Plymouth Plan / Joint Local Plan Policies (including policy references))*

The programme was developed on the back of a 4 year historic condition survey and ensures heritage assets are maintained in a legal sense but also a moral sense ensuring their longevity for the public into the future. The repairs also mean any works undertaken by the Future Highstreets project, due to commence in December 2023, will not be compromised by disrepair of the building.

OUTCOMES AND BENEFITS: <i>(List the outcomes and benefits expected from this project)</i>	
Financial outcomes and benefits:	Non-financial outcomes and benefits:
-	To ensure that facilities are able to be continued to be used and services continue to be delivered. Prevent reputational damage and potential loss of income, current and future, if the Guildhall repairs are not undertaken, which would also restrict wider initiatives to maximise the use of the building.

KEY RISKS: <i>(Identify the risks, level of risks and measures in place to mitigate the risks)</i>
The key risks are still as identified by the original business case; if works are not undertaken it is likely the future highstreets project to refurb the Guildhall would be compromised.
MILESTONES AND DATES: <i>(delivery timescales)</i>
Business Case Approval – End Nov 2023 Works commence – Mid Dec 2023 Works complete – May 2024

FUNDING: <i>(Funding proposals / names and amounts from each funding proposal)</i>
Funding is recommended from the 'Improvements to Corporate Estate' (ICE) corporate borrowing budget.

Revenue Implications: <i>(ongoing PCC revenue implications / Budget implications)</i>
None – Funded by corporate borrowing.

RECOMMENDATION
It is recommended that the Leader of the Council: <ol style="list-style-type: none"> 1. Notes this briefing note 2. Allocates £291,500 for the project into the Capital Programme funded from Improvements to Corporate Estate Corporate Borrowing