

POLICY, GOVERNANCE & FINANCE COMMITTEE

Date: Monday, 31 January 2022

Title: Corn Exchange Building Repairs and External Decoration

Contact Officer: Operations & Estates Advisor - John Hickman

Background

It has been a number of years since the Corn Exchange reopened and the external re-decoration is overdue. The Operations and Estate's Officer, whilst obtaining quotes for the Town Hall decoration also requested quotes to decorate all the external wood and steel work for the Corn Exchange and requested that companies quote separately for this, for the Council's consideration.

The Corn Exchange also has a penetrating damp issue to the front side of the building where it abuts the roadway of Langdale Court. The Operations & Estates Officer has also attempted to obtain quotes for these works.

Current Situation

Corn Exchange External Decoration.

As with the Town Hall, only one company has responded and provided a quote which is provided as an appendix to this report for councillor's consideration. The Operations and Estates Advisor can approach other companies for quotes should councillors so wish.

Corn Exchange Penetrating Damp

The damp is due to the top end of Langdale Court's access road sloping towards the Corn Exchange and this is also set at a higher level than the Corn Exchange DPC. This can be cured by installing a 20m run of ACO channel drainage to the existing storm water drain to the right side of the Corn Exchange power room external door. This will take the water that runs across the access road into the drainage channel and away into the storm water drainage system rather than it running straight into the exterior stone work of the Corn Exchange and penetrating into the building as at present. Four companies were requested to quote but only one has responded and provided a quote which is provided as an appendix to this report for councillor's consideration. The Operations and Estates Advisor can approach other companies for quotes should councillors so wish.

Corn Exchange South Side Guttering.

It has been noted that the guttering on this side of the building struggles to contain the amount of water during heavy rainfall and often overflows or blocks the down pipe allowing water to run down the external stonework of the building. One contractor has suggested this should be rectified in order to prevent additional penetrating damp and stonework issues. They have provided a quote which is provided as an appendix to this report for council's consideration.

Environmental impact

Having declared a Climate Change Emergency at its Council meeting on 26 June 2019 – with this in mind Councillors should have due regard to the environmental impact of any decisions they make with regard to its facilities and services it operates.

Installing a Drainage Channel to the Langdale Court access road will prevent further penetrating dam issues to the Corn Exchange reducing requirements for further works to correct this issue in the future.

Risk

In decision making Councillors should give consideration to any risks to the Council and any action it can take to limit or negate its liability.

Drainage channel to Langdale Court will prevent requirement for internal remedial building works to Corn Exchange in the future.

Financial implications

- There is an EMR (a/c 363) for Corn Exchange Lift & Damp Works, totalling £50,000
- Financial implications are as attached in the appendix to this report.

Recommendations

Member are invited to note the report and consider the following:

1. The external decoration of the Corn Exchange.
2. The drainage channel to Langdale court roadway.
3. Replacing the existing guttering to the south side of the Corn Exchange.