

## HALLS, CEMETERIES & ALLOTMENTS COMMITTEE

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**Date:** Monday, 14 March 2022

**Title:** Corn Exchange - Decoration and Damp Works

**Contact Officer:** Operations & Estates Advisor - John Hickman

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### Background

The Corn Exchange was last decorated in 2015 prior to reopening and is now due for re-decoration (it is good practice to decorate approximately every five years) although its current condition appears to be reasonable. It should be noted that 2 x centre pivot windows to the southern façade will require repair works prior to decoration as they are partially rotten. All other windows appear in reasonable order for decoration works to be undertaken

The Corn Exchange building currently has a penetrating damp issue that also needs to be resolved.

### Current Situation

The Operations and Estates Advisor has gained quotes for both areas of work for the Council. Although the external decoration is still reasonable where visible, it will require redecoration if not this year, in the very near future. One quoting company has offered a discount on the work if they receive the Town Hall decoration works as well.

Contractor 2 has included cost to carry out repair works to 2 x centre pivot windows within their decoration quote. Quotes will be sought to repair the 2 centre pivot windows should the council decide to proceed with either of the other quotes for the external re-decoration of the building.

The penetrating damp issues will require drainage works to rectify this issue as water is running into the building from Langdale Court where the road level is inclined into the building and the ground level is above the DPC level of the building. It should be noted that one contractor indicates that they feel the drainage channel will not be an appropriate solution and has offered an alternative solution using a porous paved system to prevent the water reaching the building.

The Operations and Estates Advisor has provided relevant quotes separately and also a breakdown of quotes to make comparison easier for councillors in an appendix to this report.

A total of three companies have quoted for the decoration works and two companies for the drainage works.

### **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 between the Corn Exchange wall and Langdale Court access road will prevent further penetrating damp 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.

Repairs to windows and exterior decoration to wooden windows will prevent penetration of the elements into the wooden components of the windows resulting in additional repair works in the future.

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

### **Financial implications**

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

### **Recommendations**

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

1. The redecoration works to the Corn Exchange to carry out this year or in the future.
2. The quote to be accepted if redecoration works undertaken this year.
3. The drainage channel to Langdale Court.