



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

7th March 2025

Richard Wyles – Deputy Chief Executive and
s151 Officer

To seek approval to provide additional budget allocation for essential repairs to the clock tower at the Guildhall Arts Centre, Grantham

Contact

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Decision made by:	Richard Wyles – Deputy Chief Executive and S151 Officer.
Decision:	To seek approval to provide further funding for additional repairs to the clock tower at the Guildhall
Public or Exempt:	Public
Reasons for exemption:	N/A
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	Part 3(c) of the Constitution: 20 - Management of Services To manage services: Provides the Deputy Chief Executive delegated authority. a) In accordance with any policy decisions made by, or guidelines issued by, the Council b) Within budgets made or approved by the Council c) In compliance with all Rules of Procedure and Codes set out in the Constitution

And to take such decisions or actions as they are required or authorised to take in:
d) Understanding orders adopted and decision made by the Council for implementation e) Their role as proper officers of the Council as defined in Section 270(3) of the Local Government Act 1972.

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance

- 1.1 There is an approved budget allocation of £278,300 in the General Fund Capital Programme in order to allow the works to the roofs to progress. Following close examination of the extent of timber repairs now required to the clock tower, further funding is required of £78,620 for the works and £32,955 for consulting, structural engineering and project management resource, taking the total budget allocation to £389,875. The additional budget of £111,575 will be transferred from the property maintenance reserve to fund these works.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

Legal and Governance

- 1.2 The delegation within the Constitution allows the Deputy Chief Executive to sign this decision.

Completed by: James Welbourn, Democratic Services Manager and Deputy Monitoring Officer

Procurement

- 1.3 Of the £111,575 exc VAT, the repair works through Hardy Construction total £78,620 which is a clearly identified scope of works and will be under a separate contract as it relates to structural timber works to the clock tower. This is to provide continuity of workmanship and enables the current scaffolding to be utilised which is the most cost effective way of delivering the additional works. An Exemption Request has been approved. In relation to William Saunders' costs which are a total of £20,955, this firm is on the SKDC Asset Management

Framework and this will be how they are procured. The remainder is for project management resource.

A contract of this value should be tendered in line with the Authorities Contract Procedure Rules, however, owing to the nature of works and need for continuity, further use of Hardy Construction is recommended. The value is under the CPR2015 Threshold and would still be compliant.

Completed by: Helen Baldwin (Procurement Lead)

2. The Purpose of the Report

- 2.1 To seek approval for the funding to enable us to instruct the contractor to undertake the structural repair works to the clock tower of the Guildhall and to extend the consultant's scope to include their ongoing support.

3. Available Options Considered

- 3.1 Option 1 – Approve the funding so that these essential works can be undertaken whilst we have a contractor on site as there are immediate and serious repair issues to be addressed, which if not carried out would present health and safety risks to the structure of the Guildhall.
- 3.2 Option 2 – Not to award the funding for the additional repair work. This is not a recommended option as there will be a risk of further deterioration of the building fabric, risks of structural collapse of the clock tower and continued loss of revenue for the Guildhall Arts Centre.

4. Preferred Option

- 4.1 Option 1 – Provide additional funding in order that essential structural repairs can be undertaken.

5. Reasons for the Decision(s)

- 5.1 Scaffolding has been erected to enable the roof repairs and redecoration works to be undertaken. This has enabled a closer examination of the condition of the timber structure to the clock tower. The result of this inspection is that there are significant repairs required to the structural timbers of the clock tower. To enable these repairs to happen a bracing structure has to be created within the clock tower to maintain its structural integrity.
- 5.2 The investigation by our consultant recommends these works are done at the same time as the other roofing works as it will be most cost effective approach whilst we have a contractor on site and scaffolding is available.

- 5.3 Not addressing these repairs will lead to structural failure of the clock tower in time. The Guildhall is a Grade 2 listed building and therefore there is an obligation on the Council to maintain its building fabric in good condition. Clearly if there were to be a failure of the structural integrity of the clock tower this will create a significant health and safety hazard to occupants and staff.
- 5.4 The proposed works will enable the replacement of rotten timber sections and the services of an expert consulting engineer to oversee the works.
- 5.5 The request for further funding is submitted as a contractor is on site carrying out other planned work and it is essential the work is addressed quickly to mitigate the risks identified and to ensure the Arts Centre can remain open and be revenue producing.
- 5.6 Resources will be required to manage the project for SKDC and these amount to a further £3,700 which have been included in the approval request.
- 5.7 The duration of the works is scheduled for a period up to the end of June 2025 and will involve additional bracing scaffolding being erected within the clock tower.
- 5.8 Due to the urgency of the works, a procurement exception report has been prepared in order to allow continuity of the contractor and for the works to commence at the earliest opportunity. This is attached as an Appendix.

Signed by: Richard Wyles