



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

# Officer Delegated Decision

22<sup>nd</sup> September 2025

Richard Wyles – Deputy Chief Executive and  
s151 Officer

## To seek approval to fund essential emergency repairs to the bell turret at the Guildhall Arts Centre, Grantham

### Contact

Gyles Teasdale -Head of Property Services & ICT



[gyles.teasdale@southkesteven.gov.uk](mailto:gyles.teasdale@southkesteven.gov.uk)

<b>Decision made by:</b>	Richard Wyles – Deputy Chief Executive and S151 Officer.
<b>Decision:</b>	To seek approval to provide funding for essential repairs to the bell turret at the Guildhall
<b>Public or Exempt:</b>	Public
<b>Reasons for exemption:</b>	N/A
<b>Conflicts of interest:</b>	No
<b>Policy compliant:</b>	Yes
<b>Details of delegation:</b>	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 The funding of £140,000 will be taken from the Future High Streets Fund and includes the costs of the work, specialist consultant fees, project management costs and a 10% contingency.

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

### ***Procurement***

- 1.3 Emergency action had to be taken to remove the instable bell turret whilst other roofing work was being undertaken. The cost of the repair work to the bell turret is £117,576.90 exc VAT. The work would be carried out by Hardy Construction due to their experience and knowledge of the Guildhall. There is a clearly identified scope of works which has been reviewed by our specialist consultant. As scaffolding is required, essential stonework repairs will also be carried out at the same time. An Exception Request has been approved. In relation to Consultancy costs which are a total of £7,675 + VAT, this firm is on the SKDC Asset Management Framework and this will be how they are procured. The remainder is for project management resource and contingency.

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 from the previous roofing works, further use of Hardy Construction is

recommended. The value is under the Procurement Act 2023 Threshold and poses low risk of challenge

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 essential repairs to the bell turret and stonework at 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, as the bell turret has already been removed due to serious repair issues being found. These issues affected the structural integrity of the turret which if not treated would have led to its structural collapse and resultant health and safety risks to the users of the Guildhall.
- 3.2 Option 2 – Not to award the funding for the repair work. This is not a recommended option as the turret has been removed already and requires repair as it is a key feature of the Grade 2 listed Guildhall Arts Centre and is a requirement of the Listed Building Consent granted.

## **4. Preferred Option**

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

## **5. Reasons for the Decision(s)**

- 5.1 During the repair works to the roof, a close examination of the bell turret was carried out which showed that the structural timbers behind a lath outer surface had severely decayed to a point where repair in situ was no longer feasible. Due to the advanced state of decay, the decision had to be taken to remove the bell turret as it constituted an immediate risk to the safety of the Guildhall users.
- 5.2 Once the turret was removed off site, it was partially dismantled which enabled a detailed schedule to be created for its repair. This schedule has then been priced.
- 5.3 Whilst scaffolding was in place for the roofing works, an examination was also undertaken of the stonework pediment. The stonework has been repaired and made good over the years, however, these repairs are now spalling from the surface and further erosion of the stone surface has meant that there is insufficient original stone left to carry out a surface repair. The affected stone therefore needs to be cut back and a new solid section cut and fitted in.

- 5.4 Our consultant has reviewed the costs and has confirmed the works are essential. The consultant recommends the bell turret and stone works are done at the same time as it will be the most cost effective approach whilst we have a contractor on site and scaffolding is in place.
- 5.5 Not addressing these repairs will be contrary to the regulations and consent given for the turret's removal by the Conservation Officer. The Guildhall is a Grade 2 listed building and therefore there is an obligation on the Council to maintain the building's fabric in good condition.
- 5.6 The duration of the works is scheduled for a period up to March 2026 and we have included a contingency sum up to this period.
- 5.7 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. See Appendix 1.

## **6. Appendix**

- 6.1 Appendix 1 – Exception Report

Signed by: **Richard Wyles**

Dated: **22 September 2025**