

## Report No. 3

### Report to Policy and Resources Committee 13<sup>th</sup> October 2015

#### Stonework repairs to Town Hall

##### 1. Purpose of the report

- 1.1 To seek instructions from the committee in respect of additional repairs found to be necessary to the Town Hall stonework.

##### 2. Background

- 2.1 The committee previously agreed with the Town Hall and Facilities committee to undertake the second phase of repairs to the Town Hall stonework.
- 2.2 This phase included repairs to the Oxford Street elevation, the wall in the car park to which the fire escape is attached and the entrance into the car park.
- 2.3 Scaffolding has been erected along the Oxford Street elevation and work to the windows has been completed.
- 2.4 During the planned remedial work to the Oxford Street elevation an additional problem has been revealed.
- 2.5 Whilst removing the decayed black mortar from between the stones above the window openings it was found that this had only been a superficial covering leaving voids between the stones and thereby allowing for water penetration and an unstable structure.

##### 3. Proposal

- 3.1 The contractor has provided a revised cost for the work involved and the committee is requested to consider granting authority for this urgent work to proceed.
- 3.2 Scaffolding is already in place for the other work and the hire could be extended rather than incur additional erecting fees at a later date.
- 3.3 There is evidence of bowing of the stonework at high level indicating that raking out and replacement is necessary to prevent further movement.

##### 4. Financial implications and risks

- 4.1 It is anticipated that the additional cost will be in the region of £8,000 plus the cost of extended scaffold hire.
- 4.2 It may be possible to reschedule some of the work of non-structural significance in order to reduce the financial impact of the additional work outlined in the report

##### 5. Recommendations

- 5.1 The instructions of the committee are requested.

Jeff Penfold  
Town Clerk  
5<sup>th</sup> October 2015.