

Report to CABINET

PART A

The former WH Shaws office and clock tower building, Diggle – Options Appraisal

Portfolio Holder:

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Reason for Decision

Cabinet approval is required to confirm expenditure of the financial allocation made in the capital programme towards works relating to the former WH Shaws office and clock tower building, Diggle. In addition to delegate authority to the Director of Economy and Legal Services to progress appointments for priority works as set out in this report.

Recommendations

It is recommended that Cabinet;

- i. Approve Option 2 'Envelope Repair' as set out in this report.
- ii. Delegates authority to the Director of Economy to develop, consult, procure and arrange for the execution by the Director of Legal Services of any relevant contracts and incidental and ancillary documentation.

Clock Tower, Diggle

1 Background

- 1.1 The former WH Shaws office and clock tower building is a significant heritage asset which forms the gateway to the new Saddleworth School. As part of the Council's recently approved Creating a Better Place agenda, the Grade II building has been transferred to the Council's corporate estate.

2 Current Position

- 2.1 Following a structural and a building survey, an options appraisal has now been completed.
- 2.2 The option that is recommended has been formed on the basis that a viable long term use for the building is still to be determined and that the overall condition of the building is poor and will continue to deteriorate without further action beyond holding repairs.
- 2.3 There is currently a capital allocation for works to the Diggle clocktower held as part of the Corporate Landlord Backlog Maintenance Capital Programme.

3 Options/Alternatives

- 3.1 Options 1 Full Build Repair – Without a clear end-use for the building, this is not considered a viable option.
- 3.2 Option 2 Envelope Repair – A programme that would aim to introduce the provision of mains services into the building and refurbish the external fabric of the building to meet modern design standards, providing long term protection to the building interiors – allowing the building to be mothballed whilst an appropriate end use is identified. This will require the appointment of an appropriate design team to develop and manage the works.
- 3.3 Option 3 Holding Repairs - These repairs would be the minimum necessary to stabilise the rate of deterioration of the building and would include the roof and gutters, drying out the building and stabilising environmental conditions within. Holding repairs by their very nature address the most important defects in the building. However, these have a limited longevity as they do not address the core issues of continued deterioration. They are likely to require continued attention in the challenge against a continually degrading building fabric. Unless the building is to be disposed of on the open market, this option is not advisable.

4 Preferred Option

- 4.1 Option 2 is the preferred option. It allows the building to be retained in a presentable condition that prevents further degradation and presents greater opportunities for

further development from its “shell and core” state. The financial expenditure required for Option 2 is not considered abortive as it would form part of the works for Option 1 if additional funding should subsequently be identified.

5 Consultation

5.1 N/A.

6 Financial Implications

6.1 Capital Implications

6.2 Revenue Implications

7 Legal Services Comments

7.1 There are no specific legal implications to this decision provided that the Council’s Financial Procedure Rules are complied with.

7.2 Any procurements/contracts conducted/entered into must be lawful and compliant with the Council’s Contract Procedure Rules and EU Regulations.

7.3 The report contains information as is detailed in Paragraph [3] of the revised Part 1 of Schedule 1A of the Local Government Act 1972 however this exemption is not absolute and will not survive once contractual arrangements are entered into or until such time that the public interest test weighs in favour of disclosure. The exclusion from publication is justified for the reasons stated. (Rebecca Boyle)

8. Co-operative Agenda

8.1 The improvement of education standards, especially at secondary level, is a key priority for the Council and in respect to the co-operative agenda is helping to deliver an inclusive economy where ambition and mobility is supported and encouraged. In terms of thriving communities, the new school will provide a stronger basis for improved partnerships and improved learning. Whilst the clock tower building does not form part of the school facilities, its physical location is integral to how the new school will be perceived and a future use related to the school or education need will be explored as part of future consultation.

9 Risk Assessments

9.1 The report sets out a way the Council can manage its risks with this building in line with the agreed budget it has set aside. (Mark Stenson)

10 IT Implications

10.1 N/A

11 Property Implications

11.1 Essential external works required to stabilise the building has been identified in the existing Corporate Landlord Backlog Maintenance programme. (Adam Smith/Andrew Hall)

12 Procurement Implications

12.1 All design and construction requirements will be procured in full compliance with Public Contract Regulations 2015 and Contract Procedure Rules. The early engagement of procurement is essential to ensure suitable delivery strategies are developed and adopted. (Dan Cheetham).

13 Environmental and Health & Safety Implications

13.1 Full compliance with the Construction (Design and Management) Regulations 2015 must be ensured throughout the project-through from design to construction. Suitably competent contractors must be appointed and monitored throughout the project. (L.Smith).

14 Equality, community cohesion and crime implications

14.1 S17 of the Crime and Disorder Act 1998 places a duty on the local authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment).

14.2 This duty should be considered during the design phase of the building and associated land. Consideration should be given to crime reduction/prevention measures during any construction works and following completion, in order to reduce the potential for any adverse impact upon the community. (L.Kenny).

15 Equality Impact Assessment Completed?

15.1 No.

16 Key Decision Reference

16.1 ESR-02-22.

17 Background Papers

17.1 N/A

18 Appendices

18.1 N/A