

# Delegated Decisions report



23 March 2021

## GALLEY HILL COMMUNITY CENTRE

Name of Cabinet Member	<b>Councillor Rob Middleton</b> (Cabinet member for Resources)
Report sponsor	<b>Stuart Proffitt</b> Director - Environment and Property
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Exempt / confidential / not for publication	<b>No</b>
Council Plan reference	<b>Ref number: N/A</b>
Wards affected	<b>Stony Stratford</b>

### Executive Summary

Galley Hill Arts Centre has been closed and vacant since 2017 after some significant health and safety concerns relating both to the use of the building and also in relation to the condition of the building.

The Arts Centre forms part of the Local Centre complex, which includes the Galley Hill Small Meeting Place, currently let to a church group, a fast food shop, and a local general store. The design of the Local Centre is such that the Arts Centre is integral to the structure of the block which is accessed on several different levels.

At the Council meeting on 24 February 2021, the Cabinet committed to delivery of a programme of repairs totalling £390,000 to return the building to use.

#### Corporate Property Strategy (CPS)

The Galley Hill Arts Centre is currently a void property. The CPS approach under consideration was to redevelop the site.

#### Works Required

The Council had previously carried out a condition survey of the building in 2016. It should be noted that the condition survey has not been updated since, and the building has deteriorated further.

At the time of the survey, works to the value of £181,000 were identified which needed to be carried out. However, there are additional issues to take into consideration as well as the outstanding repairs and maintenance:

- The building has an Energy Performance Certificate (EPC) rating of F, which is below the legal minimum (E) for letting. Works to meet the minimum requirement for letting would include:
  - replacing all of the lamps with LEDs;
  - installing secondary glazing; and
  - installing a new heating system - there is no heating system at present.
- An asbestos survey carried out in 2018 has found that there is asbestos (crysotile also known as white asbestos) in the building. Before any works could be carried out, we would need to conduct an intrusive asbestos survey to determine the extent of the asbestos, and then form a plan for asbestos removal. The costs for removal will depend on the extent found within the building, but a provisional sum of £30,000 should be set aside initially.
- There is no fire alarm system within the building, so this would be an additional cost.
- The building requires rewiring.

The building appears to be structurally sound, although there is evidence of damp from the vegetation around the building. The flat roof is also in poor condition in places and will need a programme of patch repairs to extend the life of the covering.

Current estimates for the health and safety-based works required to bring the asset back to operational use are £390k. An indicative cost plan is included within the **Annex** to the report. A detailed cost plan will be confirmed once the works are tendered.

## 1. Decisions to be Made

- 1.1 That a budget of £50,000 for investigatory costs and to proceed with procuring the delivery of the health and safety works required to make the Galley Hill Arts Centre operational, be approved.
- 1.2 That delegated authority be given to the Director - Finance and Resources (Section 151 Officer) and the Director - Environment and Property to confirm a budget of not more than £500,000 and to approve the works.

## 2. Why is the Decision Needed?

- 2.1 This was requested by Cabinet at the Council meeting of 24 February 2021.
- 2.2 To enable the Galley Hill Arts centre to be brought back into use as a building for use by the community.

### 3. Implications of the Decision

Financial	Yes	Human rights, equalities, diversity	No
Legal	Yes	Policies or Council Plan	No
Communication	No	Procurement	Yes
Energy Efficiency	No	Workforce	No

#### (a) Financial Implications

A previous survey of the building was undertaken in 2016, since then additional works have been identified and the fully extent of the cost has not yet been determined. Approval is sought for £50k to undertake investigatory work prior to a full tender being undertaken.

Once final costs are known, and the works approved by the Director - Resources and Finance and the Director - Environment and Property; the project will undertake a full internal review, in line with the process outlined in the Capital Strategy, and approval sought for inclusion within the 2021/22 Capital Programme.

The urgent nature of the works, and escalation of the project, has meant that funding was not set aside in the 2021/22 Capital Programme. In light of this, works will need to be financed from the Capital Reserve, which will need to be replenished from future planned capital receipts.

#### (b) Legal Implications

None.

### 4. Timetable for Implementation

Procurement of contractor complete: Target July 2021

Works completion: Target December 2021

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#### List of Annexes

Annex Current cost breakdown

#### List of Background Papers

None.