

AM 06/05/14

DELEGATED DECISION

REGENERATION AND ECONOMIC DEVELOPMENT



MAY 2014

Oversailing Agreement to allow for repairs and maintenance of the roof of Durham City Town Hall

Report of Stuart Timmiss, Head of Spatial Policy, Planning, Assets and Environment

Purpose of the Report

- 1 To approve the terms agreed for an oversailing agreement with Durham Markets Company to allow for repairs and maintenance of a section of the roof of Durham City Town Hall.

Background

- 2 The section of roof, shown on the attached plans and photograph, is located directly above the stained glass decorative rooflight of the Lantern Room and kitchen and is in need of repair. The roof is constructed of corrugated asbestos and is defective allowing water ingress.
- 3 Listed Buildings Consent has been granted for the works and the works are scheduled to commence in July 2014.
- 4 Scaffolding will be required to the East and North elevations as shown on the attached photograph.
- 5 Due to the location of the roof and restrictive access the scaffold will be required to "oversail" a section of roof over Spice Lounge and Durham Indoor Market, both of which are owned by Durham Markets Company.
- 6 Negotiations have been concluded with Durham Markets Company and they have agreed to provide their consent, subject to suitable legal documentation.
- 7 The agreed terms are:
 - Durham Market Company consent to Durham County Council erecting scaffolding around and over their building in order to carry out works to the roof of Durham City Town Hall.
 - Durham County Council will ensure that the contractors carry suitable public & employers' liability insurance.
 - Durham County Council will indemnify Durham Market Company and their tenants and licensees for any damages, claims or liability resulting from the works or actions of the contractors in carrying out said works.
 - Durham County Council will erect appropriate signage confirming that all businesses are trading as usual.
 - Access to the scaffolding must be secure so that it cannot be accessed by third parties other than the workforce.
 - Suitable lighting in the vennel between the Town Hall and St Nicholas' Church to be installed.

- Contractors to be made aware that the building below contains a restaurant so damage to asbestos during removal must be minimised.
- Contractors to adhere to "Considerate Contractors" guidelines in relation to noise etc on site.
- Suitable footwear to be worn by contractors when walking on adjoining sarna roof membrane.
- Scaffolding poles to be seated on suitable bases to prevent splitting of adjoining sarna roof membrane.
- Method statements and risk assessments for the project to be provided to Durham Markets Company before scaffolding is installed
- Durham County Council will cover all costs involved in the production of the oversailing agreement.

Recommendations and reasons

- 8 It is recommended that approval be granted to allow legal instructions to be issued for the oversailing agreement to be drafted upon the above terms.
- 9 Negotiations have been concluded with Durham Markets Company who have agreed that no compensation is to be paid for granting consent for the works to proceed.
- 10 Listed Buildings Consent has been granted and works are due to commence in July 2014.

Decision

- 11 To approve the terms agreed for an oversailing agreement with Durham Markets Company to allow for repairs and maintenance of a section of the roof of Durham City Town Hall.

Background papers

RM124

Listed Building Consent 4/13/00201/LB

Plan P001/A/001

Plan P000/A/002

Contact: Catherine Affleck Tel: 03000 267021

Appendix 1: Implications

Finance – Durham County Council to pay costs involved in completing the legal documentation.

Staffing - N/A

Risk - N/A

Equality and Diversity / Public Sector Equality Duty - N/A

Accommodation - N/A

Crime and Disorder - N/A

Human Rights - N/A

Consultation - Councillor Neil Foster as Portfolio Holder together with Local Councillors David Freeman and Richard Ormerod were consulted on 6th May 2014 and no objections or conflicts of interest were received.

Procurement – N/A

Disability Issues - N/A

Legal Implications - N/A