

**TOWN HALL, CAMPBELTOWN
ASSET SUSTAINABILITY WORKS – UPDATE**

1.0 SUMMARY

- 1.1 This report provides members with an update on the asset sustainability works being undertaken at the Town Hall in Campbeltown.

2.0 RECOMMENDATION

- 2.1 Members are asked to:
- a. Note the scope and programme of works for the project.

3.0 DETAIL

- 3.1 The objective of this project is to undertake essential repairs at the Town Hall in Campbeltown to make the property wind and water-tight. The client service, Community and Culture, have identified capital funding to address the following asset sustainability items:
- Roof Stonework Repairs
 - Re-painting of tower roof
 - Reinstatement of ceilings
 - Repairs to slates and gutters
 - Glazing repairs to roof lights
 - Servicing clock faces
- 3.2 In order to fully ascertain the extent and scope of the works a non-standard scaffold has been designed. The scaffold will provide access for both inspection and repair works.
- 3.3 The erection of the scaffold will commence during the week beginning 17 September 2012 and is expected to be completed and ready for use by 24 September 2012.
- 3.4 An inspection of the stonework and roof area has been arranged for 25 September 2012. The inspection will be undertaken by the Kintyre Property Officer, the Council's Conservation Officer and a stone mason who is recognised by both Historic Scotland and has been vetted by the Council's

Corporate Health and Safety section. The output from this inspection is the scope and nature of the repairs which will be required for the roof/stonework to mitigate the water ingress.

- 3.5 At this stage it is anticipated that works will be completed by 26 October 2012.
- 3.6 It is anticipated that all of the available funding will be required to provide the scaffolding and undertake the works highlighted in section 3.1. However should funding permit, appropriate works from the following will be undertaken
- Re-paint remainder of tower
 - Re-paint remainder of front elevation
- 3.7 The works are being undertaken by the term contractor who is arranging for the use of appropriate sub-contractors.
- 3.8 **Consultation:** As a result of the positioning of the scaffold, up to 3 spaces will be lost from the licensed taxi rank adjacent to the Town Hall. After local discussions between the Property Officer, the taxi owners representative, the town centre manager, Strathclyde Police and a representative from Stewart, Balfour and Sutherland a temporary feeder rank is to be positioned outside the property at 2 Castehill.
- 3.9 After discussions with the Council's Legal Services a letter will be sent to Stewart, Balfour and Sutherland advising them of the temporary nature of the feeder rank.

4.0 CONCLUSIONS

- 4.1 Essential asset sustainability works should be undertaken at the earliest opportunity to minimise further deterioration of the Town Hall.

5.0 IMPLICATIONS

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| 5.1 | Policy | None |
| 5.2 | Financial | Capital funding has been identified for the works |
| 5.3 | Legal | The temporary taxi rank will not be legally enforceable |
| 5.4 | HR | None |
| 5.5 | Equalities | None |
| 5.6 | Risk | There remains a risk that not all works can be contained within the available budget. |
| 5.7 | Customer Service | None |

Executive Director of Customer Services
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