

## **CABINET**

**DATE OF MEETING: 6 October 2022**

**TITLE OF REPORT: ESSENTIAL REPAIRS TO THE CROSS BARN, ODIHAM, RG29 1JX**

**Report of: Commercial Finance Manager**

**Cabinet Portfolio: Commercialisation and Corporate Services**

**Key Decision: No**

**Reasons for Urgency - Essential works of repair required to The Cross Barn**

**Confidentiality: Non Exempt**

### **PURPOSE OF REPORT**

1. To authorise a budget provision of up to £25,000 to be allocated to undertake essential works of repair to The Cross Barn as identified in the Building Survey Report undertaken by Cooper & Withycombe dated May 2021.

### **RECOMMENDATION**

2. That £25,000 is allocated from central reserves to fund essential repair works to The Cross Barn, Odiham.

### **BACKGROUND**

3. The Cross Barn is a Grade II listed building constructed in 1532 and is owned by Hart District Council and operated as a community asset by a board of Trustees under a lease agreement dated 10th April 2015 for a term of 20 years, at a peppercorn rent.
4. Under the terms of the lease, Hart DC is responsible for the repair and maintenance of the exterior and the structure. The interior maintenance and repair of a non- structural nature are the responsibility of the tenant.
5. In May 2021 a building survey was undertaken by Cooper & Withycombe, to document the condition of the building, and recommend necessary maintenance works. The survey identified the following works as being essential to preserve the structural integrity of the building and to preserve the heritage asset for the future use and enjoyment of the community.
  - (a) Renew the lime mortar pointing on some of the structural walls and replace worn brickwork, caused by the degradation of the mortar joints.

(b) Repair/refurbish the external guttering. The current system is not adequate to take the run-off water from the very steep pitched roof. This results in water damage to the brickwork.

6. As a result of the recommendations in the survey, quotations were sought from contractors sufficiently qualified to undertake the repair works on a listed building of this nature.

## MAIN ISSUES

7. Quotes to undertake the significant works of repair were requested from 5 specialist contractors. Only two were prepared to give formal quotes. The most competitive of the quotes provided (excl VAT) is summarised below:

Repointing of existing brickwork	£6,187.50
Internal sealing of brickwork	£4,950.00
Removal of internal water stains	£646.25
Refurbish existing guttering	£6,875.00
Maintenance of timber gable end	£1,072.50
<b>Quotation Total</b>	<b>£19,734.25</b>
<b>Contingency and professional fees</b>	<b>£5,000</b>
<b>Total budget requirement</b>	<b>£24,734.25</b>

8. Other contractors approached had declined to quote giving the reason of the lack of qualified trades persons, the current volatility of the construction market and the continued difficulty in obtaining raw materials.
9. Once these essential works of repair have been undertaken, the main fabric of the building should be protected against further degradation, at least in the medium term which will help ensure the continued use and enjoyment of the building by the Community.
10. Other, less urgent works identified in the survey will be programmed over the next few years and funded from the approved annual maintenance budget.

## ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

11. Do Nothing – This was considered but discounted because Hart DC as Landlord have the obligation to repair and maintain the building structure and external elements. Failing to do this could result in the tenant making a claim under the terms of the lease for derogation of grant. In addition, as the owner of a listed building under the provisions of the Planning (Listed Buildings and Conservation Areas Act) 1990 Hart has a statutory obligation to maintain the building in a satisfactory condition.
12. To carry out all the works of repair identified in the Building Survey Report. - This was discounted as it would result in a substantial and still unquantified capital cost. Instead, this report recommends that a budget is allocated to fund the urgent works with the non-urgent works being programmed and funded through the approved annual maintenance budget.

## **CORPORATE GOVERNANCE CONSIDERATIONS**

### **Relevance to the Corporate Plan and/or The Hart Vision 2040**

13. This project supports Harts Corporate Plan priorities of:
  - An Efficient and Effective Council through effective asset management.
  - Supporting delivery of sufficient community and cultural facilities to meet local needs.
14. This project also aligns with Theme 3 of the Hart Vision Document of Enhancing the Environment through promotion of culture and heritage.

### **Service Plan**

- Is the proposal identified in the Service Plan? NO
- Is the proposal being funded from current budgets? NO
- Have staffing resources already been identified and set aside for this proposal? Yes.

### **Legal and Constitutional Issues**

15. This report raises no legal or constitutional issues.

### **Financial and Resource Implications**

16. Approval of the report recommendation will require £25k of funding to be allocated within the council's capital programme, this will be funded from a forecast underspend on the 22/23 Environmental and Technical Service budgets.

### **Risk Management**

17. No risks arising from the implementation of the proposed recommendations have been identified.

### **EQUALITIES**

18. No equality implications have been identified with the implementation of the recommendations proposed in this report.

### **CLIMATE CHANGE IMPLICATIONS**

19. Approval of proposed recommendations will not have any identifiable impact on the Council achieving its climate emergency targets.
20. Recycled materials for the repairs, including the re-use and refurbishment of the guttering system will be used where possible.

### **ACTION**

21. Subject to approval of this reports recommendations and gaining the necessary statutory consents, an order will be raised for the essential maintenance works to be undertaken to ensure that Cross Barn is maintained in a satisfactory condition.

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**Appendices: None**

**Background Papers:** None