

Report

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Report to:	Finance and Corporate Resources Committee
Date of Meeting:	20 June 2018
Report by:	Executive Director (Finance and Corporate Resources)

Subject:	Common Good – Tote Building at Lanark Racecourse
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval for repair work to the Tote Building, within the grounds of Lanark Racecourse, to be funded from the Lanark Common Good fund

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that repairs work at the Tote Building within the grounds of Lanark Racecourse, at a cost of £28,000 to be met from the Lanark Common Good fund, be approved.

3. Background

3.1. The Tote Building, within the grounds of Lanark Racecourse, is an asset held in the account of The Royal Burgh of Lanark Common Good. The Tote building is B Category Listed and due to concerns about its condition, the Council erected a fence around the property in 2017. In December 2017, arrangements were made to access the building and a multi discipline survey was carried out. This included a structural appraisal, environmental survey and an asbestos survey.

3.2. This report will provide details of the recommended actions and the funding required (Section 4).

4. Proposed Spend

4.1. The surveys carried out in December 2017 identified the need for investment to prevent the building becoming structurally unsound and to remove health and safety risks.

4.2. It is recommended that in order to keep the building wind and watertight and to eliminate any further water ingress, the following works should be carried out:-

- ◆ a new roof finish should be applied to the existing concrete roof slab
- ◆ external elevations should be repaired and loose concrete banding and vegetation growth removed
- ◆ conventional concrete repairs should be carried out to exposed lintels above doors and windows, and to the underside of the roof and intermediate floor slab
- ◆ removal of corrosion to bare bright metal on all first floor roof beams, bottom flanges and roof straps. The application of a suitable protective paint finish is also recommended

- ◆ all windows and doors should be secured and safely boarded up to remove any possibility of water ingress and vandalism through unlawful entry.
- 4.3. An estimate of approximately £28,000 has been provided for completion of this work.
- 4.4. It is proposed that this work be funded from the Lanark Common Good fund.
- 5. Employee Implications**
- 5.1. There are no employee implications.
- 6. Financial Implications**
- 6.1. The spend of £28,000 will be met from the Lanark Common Good Fund held by South Lanarkshire Council.
- 7. Other Implications**
- 7.1. There is a risk to the Council in terms of the appropriate health and safety legislation if the repairs to the building are not carried out. This risk is mitigated by the proposals contained in this report.
- 7.2. The recommendations within this report link to the Council's objectives in relation to physical, environmental, social and cultural sustainability.
- 8. Equality Impact Assessment and Consultation Arrangements**
- 8.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and, therefore, no impact assessment is required.
- 8.2. The information included within this report has been shared with Lanark Community Council.

Paul Manning
Executive Director (Finance and Corporate Resources)

22 May 2018

Link(s) to Council Values/Ambitions/Objectives

- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ 25 April 2018 – Common Good Update

List of Background Papers

- ◆ None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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