

Report

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Report to:	Finance and Information Technology Resources Committee
Date of Meeting:	22 November 2011
Report by:	Executive Director (Finance and Corporate Resources)

Subject:	Lanark Common Good – Tolbooth Repairs and External Decoration
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ Request approval to meet expenditure on necessary remedial works on the Tolbooth at 4-8 High Street, Lanark from the Lanark Common Good Fund

2. Recommendation(s)

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

- (1) that the cost of £45,000 of remedial works on the Tolbooth, Lanark, are met from the Lanark Common Good Fund
- (2) that the Council undertakes external decoration of the Tolbooth at a cost of £7,000 which will be repayable by the tenant (the Tolbooth Trust) over a 3 year period as detailed in Paragraph 4.5

3. Background

3.1. The premises at 4-8 High Street, Lanark (The Tolbooth) were purchased by Clydesdale District Council in April 1992 for £95,000 and held in the Common Good Fund. The property is a "B" category listed building located within the conservation area of Lanark town centre

3.2. The property is leased to the Tolbooth Heritage Centre Trust. The lease agreement states that the tenants are responsible for carrying out external decoration works every 7 years. The building has not been painted for many years and the Trust has accepted that it is its responsibility to meet the costs of painting the building. To meet this responsibility, it has requested that the Council provides a quotation to undertake the works on its behalf.

3.3 The Council, as lessor, is responsible for repairs which are necessary to keep the building wind and watertight. This Committee approved expenditure of £6,000 in November 2010 to undertake remedial works to the Tollbooth

4. Cost of Works

4.1. Whilst the repairs work referred to at Paragraph 3.4 was being undertaken, it was established that there was damage to the skewstone of the building. Loose stone was removed to avoid falling stonework and to avoid further ingress of water. However, it is now necessary to remove all damaged stonework, and to undertake a more permanent repair.

- 4.2. It is also necessary to undertake general repairs to render, lead and window frames to ensure that the building remains wind and watertight. It is sensible to carry out these works prior to any external decoration works.
- 4.3. The total cost of all repair works and external decoration is £52,000. The cost specifically relating to the external decoration is £7,000, leaving a balance of £45,000 for other essential works.
- 4.4. As this property is held in the Lanark Common Good account, it is proposed that the Lanark Common Good Fund meets the additional costs.
- 4.5. The Tolbooth Trust has asked that their contribution to the works be paid in instalments to allow them to manage their cash flow. It is proposed that the Tolbooth Trust is asked to pay for half of the costs (£3,500) on completion of the works, and pay the remaining balance over a three year period.

5. Employee Implications

- 5.1. None

6. Financial Implications

- 6.1. The essential repair works are estimated to cost £45,000. Lanark Common Good Fund had a balance of £145,000 at the end of the 2010/2011 with current commitments of £87,000. This leaves an unallocated balance of £58,000.
- 6.2. Receipts for Springbank Farm will be received this year which will be sufficient to meet the costs of the essential works.

7. Other Implications

- 7.1. If the remedial work identified at Section 4 is not carried out there is the risk that further, more costly, disrepair will result. Under the terms of the lease, the Council accepts its responsibility to undertake the repairs detailed at Paragraph 4.2.
- 7.2. There are no implications for sustainability in terms of the information contained in this report.

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 existing policy, function or strategy and therefore no impact assessment is required
- 8.2. Appropriate contact has been made with the Royal Burgh of Lanark Community Council

Paul Manning
Executive Director (Finance and Corporate Resources)

2 November 2011

Link(s) to Council Objectives/Improvement Themes/Values

Bullet point list

Link(s) to Council Objectives/Improvement Themes/Values

- ◆ Accountable, Effective and Efficient

Previous References

- ◆ **Lanark Common Good – Tolbooth Maintenance**– Finance and IT Resources Committee 9 November 2010

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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