

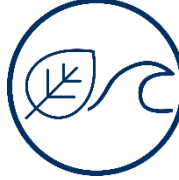






FINANCE AND GENERAL PURPOSES COMMITTEE – 26 JUNE 2023**REPORT FOR DECISION****PENLEE HOUSE BUILDING CONDITION ACTIONS**

Our Culture	Our Decision Making	Our Environment	Our Money	Our People	Our Places	Our Resilience & Wellbeing
						
✓			✓			✓

Recommendation:

It be noted that, at its meeting held on 5 June 2023, the Arts and Culture Committee resolved the following:-

'The remedial building work projects proposed to be carried out in the financial year 2023/24, as set out in the table contained within this report, be approved.'

Recommendation to Penzance Council:

A virement of up to £14,900 be made from 4995/1/2 (Penlee House Buildings Reserve) to 4100/2/6 (Penlee House Maintenance and Repairs) to meet the costs associated with the proposed remedial building work projects, as set out in the table contained within this report, to be completed during the financial year 2023/24.

Background:

A buildings condition survey was undertaken by GPJ Consulting Engineers and presented to the Penlee House Committee on 20 March 2023. At the 20 March meeting, a list of remedial works was presented, with some areas highlighted as a priority. Some of the works outlined in the GPJ report have taken place since the report was completed.

This report sets out the remedial buildings works that we recommend should be completed during this financial year, with recommended virements from reserves to cover the costs of these works. The costings given are from the GPJ report, and the recommended virements based on these. Best value (three quotes) will be sought for each piece of work. Any work that is quoted above the amount allocated in the virement will return to a future Arts & Culture Committee meeting for consideration.

The cost of undertaking all of the remedial work which would be advisable to do within the next two financial years has been estimated by GPJ at a cost of £56,650, which is not viable given the current level of reserves. For this reason, a proposed list of priorities and requested virements for the next financial year is given below.

	Item	Estimated cost	Virement requested
1	Replacement of water heater in men's toilets to ensure sufficient temperature is reached to meet legionella-safe parameters (NB – not included in GPJ report but identified during Legionella testing)	£800-£900	Up to £900 from the Penlee House Buildings Reserve: 4995/1/2 to 4100/3/6 : Penlee House Maintenance and Repairs
2	Rainwater drainage – progress to date: drain outside front door has been cleared, gutters cleaned and substantial amounts of debris removed from roof. Work still to do: further clearing of debris from roof and possibly treating with fungicide.	£4,000	Up to £4,000 from the Penlee House Buildings Reserve: 4995/1/2 to 4100/3/6 : Penlee House Maintenance and Repairs
3	Roof areas – removal of vegetation and repairs to loose/slipped slates. Repair to lead link roof – this has been completed.	Completed	Completed
4	Exterior woodwork. Most windows work has been completed. Repair to plant room windows Stair tower windows (defer but remove ivy) External Doors + patio doors + windows External fascia, soffits (defer)	All work estimated at £18.5k. Priority areas for this FY: Plant room windows (£7,500) external doors (£2,500) and removal of Ivy on stair tower windows (£320 – to come from maintenance budget) Remainder of work to be subject to a future report, potentially	Up to £10,000 from the Penlee House Buildings Reserve: 4995/1/2 to 4100/3/6 : Penlee House Maintenance and Repairs

		next financial year.	
5	Exterior walls	£15,500	Defer to next FY and do alongside External Fascia, Soffits and plant room windows?
6	Internal woodwork (inc. doors and windows)	£6,500	Defer
7	Internal walls	£5,000	Defer
8	Internal ceilings	£4,250	Defer
	TOTAL for financial year 2023-24	Total estimated cost: £54,650	Total virement requested from 4995/1/2: Up to £14,900

The GPJ survey also included a recommendation to replace the entire plant, making this equipment more efficient and reducing energy usage. It was agreed on 20 March to make a virement up to £6,000 to procure a detailed and costed proposal for this work. When completed, the scheme and recommendations on how to fund it, will be presented at a future committee meeting for decision.

Additional items not covered so far in this report but mentioned in the GPJ report are:

- Floor coverings – needs replacement but deferred
- WC refurbishment – mentioned in previous report as a standalone project (plan for this needs to be cross-referenced to Masterplan discussion)
- Lift replacements – mentioned in previous report as a standalone project (plan for this needs to be cross-referenced to Masterplan discussion)

This report was considered by the Arts and Culture Committee at its meeting held on 5 June 2023 where it resolved to make the recommendation set out above.

Anna Renton
Director, Penlee House Gallery & Museum