

Report to:	EXECUTIVE CABINET
Date:	22 April 2020
Executive Member:	Councillor Oliver Ryan – Executive Member (Finance and Economic Growth)
Reporting Officer:	Jayne Traverse, Director of Growth
Subject:	HARTSHEAD PIKE REPAIR
Report Summary:	Hartshead Pike is in need of urgent repair for reasons of Health and Safety and to preserve the heritage asset. This report sets out how the works will be delivered and the financial impact on the Capital Programme if approved.
Recommendations:	That approval is given to proceed with essential repair works to Hartshead Pike at a cost of £0.061m to be funded from the 2020/21 Capital Programme Statutory Compliance Budget.
Corporate Plan:	The scheme supports a number of themes contained in the Corporate Plan, specifically; Nurturing our communities and having pride in our people, our place and our shared heritage.
Policy Implications:	In line with 2004 Unitary Development Plan
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	<p>The Capital Programme includes an earmarked sum for Property Assets Statutory Compliance which had a balance of £1,322k as at the end of September 2019. No specific budget is currently earmarked for Hartshead Pike.</p> <p>Given the nature of these works and urgent need for the works for reasons of Health and Safety, it is proposed that the estimated cost of £61k is funded from the Statutory Compliance Budget.</p>
Legal Implications: (Authorised by the Borough Solicitor)	The property is in the ownership of the Council. Therefore the Council has the responsibilities like any other land owner to ensure that the property does not pose a danger to the public. The Council has to be mindful of its additional responsibilities conferred upon it as an owner of a listed building and be aware that listed building consent prior to undertaking any works.
Risk Management:	The risks associated with this report are set out in section 5.
Background Information:	The background papers relating to this report can be inspected by contacting Roger Greenwood

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1. BACKGROUND

- 1.1 The monument tower on Hartshead Pike was built in 1863 and is Grade 2 Listed. The site is owned and maintained by the Council. Survey work, undertaken by the Council, has identified the need for emergency repairs to the 1.35m tall mullioned lantern (with wrought iron finial) that sits at the top of the tower some 20m above ground level. The lantern was at risk of falling to the ground posing a significant health and safety risk to passers-by and a risk to the integrity of the heritage asset. In order to address the immediate concerns the lantern has been removed from the top of the tower at a cost of £0.023m. The cost of the removal has been met from existing revenue budgets.
- 1.2 Further work is now required to the tower to arrest its deterioration and to reinstate the lantern structure. The repair work requires listed building consent. This report outlines the scope of the repair works and seeks approval to proceed with the cost being met from the 2020/21 approved Capital Programme. Longer term (5 years +) the tower will require more fundamental restoration. The proposed restoration scheme will be the subject of future reports.

2. HARTSHEAD PIKE - CONDITION

- 2.1 The main structure of the building is considered to be generally stable at present. However there are issues with the following elements that need to be addressed subject to Listed Building consents.
- The lantern feature at the top of the tower has been removed for safety reasons and needs to be restored and reinstated.
 - The masonry pointing to the spire is in poor condition and requires repointing to prevent rain water from continuing to pour in to the building causing consequential damage to the internal structure.
 - Calculations and further investigations are required for floors on the inside of the structure to assess the need for any strengthening works due the corroded condition of the steelwork support beams. A contingency allowance has been estimated for this element.
 - The building requires regular verticality checks in view of it's out of plumbness.
- 2.2 It is proposed that works will be completed in spring/summer 2020. This is due to the exposed location of the building. This approach will avoid delays due to inclement weather and the need for additional weather protection. This will allow the necessary time to achieve Listed Building Consent in consultation with Historic England.
- 2.3 The above works will ensure that the building does not deteriorate in the short to medium term. In the longer term (say 5 years +) the structure would benefit from a complete restoration with the support of external grant funding. The proposed restoration scheme will be the subject of future reports.
- 2.4 The Council could fence off the site and delay the works or not undertake the works at all. However, this may result in the Council being criticised for not properly managing and maintaining a listed heritage asset under its control.

3. COST SUMMARY

- 3.1 The following table illustrates the financial impact on the 2020/21 Capital Programme:

Table 2

Hartshead Pike Scheme Cost Element	Capital Value 2020/21	Comments
Reinstate lantern & Re-point the spire.	£0.030	This works will require listed building consent.
Internal floor - structural assessment and repair.	£0.015	This works will require listed building consent.
Regular verticality checks.	£0.001	
Contingency allowance	£0.015	To be returned to the Capital Programme if unspent. A significant contingency is required when dealing with a heritage structure in a relatively remote location
Total Cost	£0.061m	

4. RISK

- 4.1 Hartshead Pike is in need of urgent repair for reasons of Health and Safety and to preserve the heritage asset. The health and safety concerns relate to the “falling out” of mortar from the spire joints causing an injury risk to passers-by. If the works set out in this report are not undertaken then further deterioration is inevitable resulting in increasing repair costs in the longer term. The Council may be criticised for not arresting the deterioration of an important heritage asset.

5. RECOMMENDATIONS

- 5.1 As set out at the front of the report.