



REPORT TO POLICY & RESOURCES COMMITTEE – 11 JUNE 2015

FRASERBURGH HERITAGE CENTRE – ROOF REPAIRS

1 Recommendations

The Committee is recommended to:

- 1.1 **Agree that the Council fund repairs to the roof of the Fraserburgh Heritage Centre as an exception to the terms of the lease of the Centre; and**
- 1.2 **Agree that the initial repairs be completed with funding from the Repairs and Maintenance Fund and the building assessed thereafter to determine any longer terms requirements.**

2. Background/Discussion

- 2.1 Fraserburgh Heritage Centre is let to Fraserburgh Heritage Society Limited on a lease for 99 years from 24 January 1997. Although considerable grant funding was awarded for the creation of the Heritage Centre in 1997 the Council required a payment from the Society towards loan charges for the cost of roof repairs and this was agreed to by the Society as part of the terms of the lease. The payment for the first 25 years of the lease was therefore set at £3,000 a year to reflect the cost of the roof repairs.
- 2.2 In 2012 Fraserburgh Heritage Society approached the Council with a request to waive the requirement to pay this contribution as the Society was facing reductions in its income and was examining ways of reducing expenditure in order to keep the Heritage Centre open.
- 2.3 A report was presented to Banff and Buchan Area Committee on 24 January 2012 recommending an amendment to the lease terms and this was accepted by the Committee. The rent with effect from 24 January 2012 was reduced to £1 a year.
- 2.4 The current lease granted to the Society is on full repairing terms which means that all repairs are the tenant's responsibility.
- 2.5 The roof of the Heritage Centre is a continuous structure covering both the Heritage Centre and part of the Museum of Scottish Lighthouses.

- 2.6 Following a report to Policy and Resources on 12 June 2014 the Museum of Scottish Lighthouses is currently benefiting from remedial works being carried out by the Council to address a backlog of repairs at a cost of £160,000 over 4 years (including some roof repairs). In addition the lease of the Museum of Scottish Lighthouses has been amended with effect from 12 June 2014 to alter the repairing responsibilities so that the tenant is no longer responsible for all repairs and insurance.
- 2.7 Minor repairs have recently been carried out to the section of the roof covering the Museum of Scottish Lighthouses but not to the section of the roof covering the Heritage Centre.
- 2.8 Close inspection of the roof, during the minor repairs, has revealed further defects which are allowing water ingress to occur. These defects are considered to be due to the original design and workmanship. Undersized fixing bolts were used, mainly on the ridge sheeting. The relatively small size of the sealing washers to these bolts increases the risk of water ingress. Many of the fixing bolts to the whole roof have been incorrectly installed. The bolts are installed at a skew, rather than perpendicular to the roof sheeting. This situation creates uneven pressure on the sealing washers, which in turn increases the risk of water ingress. Normal deterioration of the sealing washers due to ageing also increases the risk of water ingress.
- 2.9 It will not be feasible to simply replace the fixings and washers as it will not be possible to obtain a weather-tight seal at the original fixing holes. Neither will it be possible obtain a secure fixing into the original holes in the roof structure.
- 2.10 In the short term it is proposed that temporary repairs be carried out, using bituminous materials, to fixings where leaks are present. This will be an ongoing process as the condition of the sealing washers deteriorates and the bituminous materials are themselves very short life repairs.
- 2.11 The cost of these temporary repairs is very difficult to estimate but it is estimated that an initial budget of around £10,000 is required until funds are available to consider a permanent solution. This would need to be funded from the Repairs and Maintenance Fund. On a pro rata floor area basis the budget cost should be split 65% to the Heritage Centre (£6,500.00) and 35% to the Museum of Scottish Lighthouses (£3,500.00).
- 2.12 The permanent solution is to strip and re-cover the roof, but there is no budget presently allowed for these extensive works (and currently the lease obliges the Heritage Centre to undertake their own repairs).

- 2.13 Works to strip and re-cover the entire barrel roof are estimated at £360,000:

Heritage Centre £234,000 (65%)

Museum of Scottish Lighthouses £126,000 (35%)

Total Figures are inclusive of fees £360,000

The premises would have to be vacant during these works, due to the risk of debris falling into the staff and public areas below the roof. A value engineering exercise should be undertaken in conjunction with an experienced roofing contractor to explore options for reducing the cost of the works and the impact to the building users. It is suggested that the Fraserburgh Heritage Society explores possible funding sources, including European monies, to undertake the permanent roof solution.

- 2.14 Local members have expressed concern that the Heritage Society has not being granted the same offer of Council funded roof repairs as the adjoining Museum of Scottish Lighthouses.
- 2.15 The Banff & Buchan Area Committee was consulted on this report at its meeting of 26 May 2015 and any comments made will be verbally reported to the Committee.
- 2.16 The Head of Commercial & Procurement Services has been consulted and has no comment to make.
- 2.17 The Head of Finance has been consulted and is supportive of the report.
- 2.18 The Monitoring Officer has been consulted and commented as follows. Waiving the repairing obligation is equivalent to providing a grant to the Heritage Centre. The estimated value of the works is £10,000 which is considerably below the state aid de minimis level of 200,000 Euro, therefore it is unlikely to be a breach of the state aid rules. If approval is given, officers will confirm to the Centre that the Council will undertake the works and they will seek the Centre's confirmation that it has not been in receipt of any de minimis aid exceeding 200,000 Euros in aggregate within the last 3 years.

3. Equalities, Staffing and Financial Implications

- 3.1 An Equality Impact Assessment is not considered necessary for this report because the recommended actions do not have a differential impact on people with protected characteristics.
- 3.2 There are no staffing implications.

3.3 The financial implications to undertake the immediate repairs are highlighted above at 2.11.

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