

JOINT REPORT BY THE DIRECTOR OF PROPERTY SERVICES AND
DIRECTOR OF CULTURAL SERVICES

No 353/98

SUPPLEMENTARY FUNDING PROVISION FOR URGENT REPAIRS TO THE INGLIS MEMORIAL HALL, EDZELL

Abstract

This report seeks approval for the provision of supplementary funding from the Property Renewal and Repair Fund for urgent repairs to the Inglis Memorial Hall, Edzell.

RECOMMENDATION

The Committees for their respective interests are recommended to:

1. note the requirement for urgent repairs to be carried out to the Inglis Memorial Hall, Edzell,
2. approve the bid for supplementary funding in the sum of £72,000 from the Property Renewal and Repair Fund,
3. instruct the Director of Property Services to progress the repairs immediately.

1 INTRODUCTION

The 1998/99 Revenue Budget established for the Cultural Services Department contains budget elements for the normal range of property maintenance expenditure. It has been set having regard to the level of expenditure in previous years and a prioritised programme of planned maintenance works identified following an annual inspection of all Cultural Services properties.

However there are insufficient funds available to carry out two major items of maintenance works at the Inglis Memorial Hall, Edzell, they are:

1. the replacement of the existing single pipe heating system, and
2. the renewal of the existing electrical wiring system to comply with current legislation.

Associated with the works will be the complete internal painterwork of the building and the replacement of several areas of floor coverings.

2 BACKGROUND

The Inglis Memorial Hall was gifted to the Edzell community by the Inglis family in 1898, the ownership of the property has passed from the Edzell community to Angus County Council then to Angus District Council and finally to Angus Council.

The building consists of a large hall with a stage and small balcony, a lesser hall, committee room, library, kitchen, several small rooms and a flat at first floor level. It is a category "B" listed Victorian building with a fine collection of Venetian stained glass windows which are of national importance. Angus Council are currently in the process of attempting to secure funds from Historic Scotland and the Heritage Lottery Fund for the repairs to the stained glass windows. The estimated value of the works is £34,000 and it is anticipated an external funding package of £31,500 will be available leaving a balance of £2,500 which will be met from specific provision within the Planned Maintenance 1998/99 budget. This element of the proposed work will not be commissioned until the external funding package is secure.

As well as being a building of architectural significance it is also very functional and is extensively utilised¹ by the various community groups, eg Scottish Women's Rural Institute, drama group, youth club and badminton club. The proposed building works will improve the functionality of Inglis Memorial Hall and help make it more attractive for local group usage. It also houses a part-time public library. The library itself contains a large unique collection of books gifted to the community by the Inglis family.

This is the only multi-functional building available to the Edzell community and, as such, it is important that this building be maintained for the benefit of future generations within the community.

3 FINANCIAL IMPLICATIONS

Angus Council are currently in the process of attempting to secure funds from Historic Scotland and the Heritage Lottery Fund for the repairs to the stained glass windows. The estimated value of the works is £34,000 and it is anticipated an external funding package of £31,500 will be available leaving a balance of £2,500 which will be met from specific provision within the Planned Maintenance 1998/99 budget. This element of the proposed work will not be commissioned until the external funding package is secure.

The cost of the other necessary improvement works for 1998/99 has been estimated at £72,000 of which £48,000 was initially being sought from the Renewal and Repair Fund² with the remainder being made up from an allowance in the Planned Maintenance Programme 1998/99. However, due to the proposals relating to the Hairst Funding [Report No 603/98 refers]. The £24,000 contribution from the Planned Maintenance programme will no longer be available if the proposals are accepted by Committee. Accordingly to allow for the full proposals of the project to proceed it would be necessary to increase the Renewal and Repair bid from £48,000 to £72,000.

On the assumption that Report No 603/98 is approved none of the cost of carrying out these urgent repairs can be contained within the Property Maintenance element of the Cultural Services Revenue budget for 1998/99 and it is therefore necessary for supplementary funding to be made available from the Property Renewal and Repair Fund in 1998/99.

¹ Please refer to Appendix 1 for details of the theatre and halls usage for 1996/97 and 1997/98.

² Please refer to Appendix 2 for a comparison of the property expenditure on a year to year basis by Angus Council along with the letting income received.

4 CONSULTATION

The Chief Executive, the Director of Law and Administration and the Director of Finance have been consulted in the preparation of this report.

5 CONCLUSION

The Committees for their respective interests are recommended to note the requirement for urgent repairs to be carried out to Inglis Memorial Hall, Edzell, to approve the bid for supplementary funding in the sum of £72,000 from the Property Renewal and Repair Fund in Financial Year 1998/99 and to instruct the Director of Property Services to progress the repairs immediately.

REFERENCES

<u>Committee</u>	<u>Date</u>	<u>Article</u>	<u>Subject</u>
Finance and Information Technology	10 June 1997	678/97	Composite Report on Special and Other Funds
Policy and Resources Committee	10 February 1998	191/98	Special Funds 1997/98 and Beyond - Review
Personnel and Property Services, Finance and Information Technology	03 February 1998	311/98	Property Renewal and Repair Fund Update of funding arrangements and Planned programme of urgent repairs

BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

M G Lunny
Director of Property Services

G N Drummond
Director of Cultural Services

ANGUS COUNCIL - CULTURAL SERVICES
THEATRE AND HALLS USAGE

	1996/97	1997/98	Increase/ Decrease
Webster Theatre, Arbroath	1,637	1,464	10.6% -
City Hall, Brechin	929	1,074	15.6% +
Inglis Memorial Hall, Edzell	775	648	16.4% -
Reid Hall, Forfar	1,441	1,443	0.1% +
Town Hall, Kirriemuir	773	1,094	41.5% +
Town Hall, Montrose	1,470	1,325	9.9% -
Wharnccliffe Hall, Newtyle	585	513	12.3% -
TOTAL	7,610	7,561	0.6% -

INGLIS MEMORIAL HALL

COMPARISON OF PROPERTY EXPENDITURE ON A YEAR TO YEAR BASIS

	1996/97 Actual £	1997/98 Near Actual £	1998/99 Estimate £
Revenue Account			
Building Maintenance	320	15,203	26,550*
Energy Costs	3,065	2,340	2,850
Other Property Costs	3,495	2,765	3,397
Net Revenue Expenditure	6,880	20,308	32,797
Renewal & Repairs Fund			
Re-mosaic Entrance	3,000		
Urgent Repairs			48,000*
Total Costs	9,880	20,308	80,797

Letting Income Received	5,170	4,500	5,200
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* This total provision of £74,550 excludes the external funding package of £31,500 applied for to repair the stained glass windows. This work will only be commissioned once the external funding package has been received.

