

SIGNAL TOWER MUSEUM EXTERNAL CONSERVATION WORKS 2005/06

Abstract

This report seeks approval for the provision of supplementary funding from the Property Renewal and Repair Fund to part fund the programme of external conservation and maintenance works at an estimated cost of £26,000.

RECOMMENDATION

The Resources and Central Services Committee is recommended to:

1. note the programme of external conservation and maintenance works at the Signal Tower Museum planned for 2005/06 and
2. approve the bid for supplementary funding of £26,000 from the Property Renewal and Repair Fund in 2005/06.

1 INTRODUCTION

As part of the Town Heritage Initiative (THI) ongoing programme of external fabric improvements to buildings of either historic or architectural significance, it is proposed to carryout works to the Signal Tower Museum in Arbroath.

The works will in the main be funded from THI with a minor contribution from Council.

It is proposed to carry out the works during 2005/06 and this report seeks approval of supplementary funding provisions from the Property Renewal and Repair Fund.

2 BACKGROUND

The signal tower museum buildings were constructed in 1813 as a signal tower for the Bell Rock lighthouse and accommodation for the families of the lighthouse keepers. Over the years some of the original architectural features have been lost and other external elements now require attention this programme of works is attempting to rectify this situation.

It should be noted that the programme does not address any of the internal problems associated with the buildings.

The actual work to be carried out will require the closure of the museum, and it is our intention to minimise the disruption to visitors by planning the closure period for outwith the peak period of April – October.

The proposed programme of works comprises:

Item Description	Funding Source	Estimate Works	Estimate Fees	Estimate Total
Replacement of the mild steel entrance gates	THI	£83,600	£8,360*	£91,960
Replacement of the two lean-to roofs in the courtyard.	THI			
Provision of a dual pitched roof to single storey wing on north gable	THI			
Replacement of missing chimney pots to existing stacks	THI			
Reinstatement of missing rainwater goods	THI			
Replacement of missing lanterns to existing lamp posts (do not require to be operational)	THI			
Provision of water proofing to portico roof	THI			
Refurbishment of sign	THI			
Re-slate the main roof of the museum	Angus Council	£15,000	£1,500	£16,500
Provide lead coverings to all projecting cornices	Angus Council	£8,650	£865	£9515
		£107,250	£10,725	£117,975

*Fees for the THI works will be met from Leisure Services Department

3 FINANCIAL IMPLICATIONS

The full cost of these works including fees has been estimated at £117,975. The Property Renewal and Repair Fund contribution amounts to £26,015 and the Leisure Services contribution amounts to £8,360 and will be contained within their Revenue Budgets for 2005/06.

The cost of carrying out the two items of works (Angus Council) cannot be contained within Property Maintenance Revenue budget for the respective departments and there are no provisions in the Capital Programme for 2005/06. It is necessary for supplementary funding to be made available from the Property Renewal and Repair Fund.

The works detailed in this report can be contained within the provisions of the Property Renewal and Repair fund for 2005/06.

4 HUMAN RIGHTS ACT IMPLICATIONS

There are no Human Rights Act implications specific to this report.

Any implications, as a consequence of discharging recommendations detailed in this report, will be managed in accordance with the standing procedures and processes established by the Property Services department.

5 CONSULTATION

The Chief Executive, the Director of Law & Administration, Director of Finance, Director of Leisure Services and the Director of Planning and Transport have been consulted in the preparation of this report.

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
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