REPORT NO 70/11

ANGUS COUNCIL
CORPORATE SERVICES COMMITTEE
27 JANUARY 2011

COMMON GOOD FUNDS – MECHANICS INSTITUTE BRECHIN
JOINT REPORT BY CHIEF EXECUTIVE AND DIRECTOR OF CORPORATE SERVICES

ABSTRACT
This report advises the committee of a series of Mechanics Institute projects where funding is sought from the Brechin Common Good fund.

1 RECOMMENDATION
The Committee is asked to:

- approve funding from Brechin Common Good in respect of the projects related to the Brechin Mechanics Institute as set out in this report;

- note the current Common Good balances updated to reflect the contents of this report.

2 BACKGROUND
The Corporate Services Committee (report 889/10) approved the funding of public realm works in respect of the Brechin Mechanics Institute.

The project will be completed in conjunction with Brechin THI, and relates to public realm works in the area immediately surrounding the Mechanics Institute. The works include reinstatement of railings, removal of concrete paving slabs, repairs to stone wall and soft landscaping to various areas including where two cherry trees are removed. The project cost is £60k. This cost can be broken down into two elements; those costs that may be funded by Brechin THI and those costs that are outwith the remit of THI funding. The costs that are not eligible for Brechin THI funding are the associated professional fees of £7k. The remaining cost of £53k will be funded directly from Brechin THI, subject to approval from the Heritage Lottery Fund.

Beyond the approved projects, there are three complementary projects which collectively make up the full Mechanics Institute works. These projects have been considered and are supported by the local elected members as part of the approval process. One of these projects External Works (Stonework) will be eligible to receive Brechin THI funding. Notably the THI funded projects will be subject to further approval for THI funding by the Heritage Lottery Fund.

3 PROJECTS
Full details of the individual Mechanics Institute projects for which formal approval is sought is contained in Appendices 1-3 to this report.

Appendix 1 (Project A) – Resurface Rear Compound:
These work comprise include the preparation of the existing hardcore surface, laying a tarmacadam wearing course on a suitable base, grading to the existing accessible ramp and providing disabled parking bay markings.

Appendix 2 (Project B) – External Works (Stonework):

These works involve repairs and improvements to the external fabric of the building and comprise overhauling of windows and doors, repair and repainting rainwater goods, refurbish clock and tower, improvements to external lighting, improvements to roof and tower access and repairs/improvements to Ashlar stonework.

Appendix 3 (Project C) – Replacement of Fire Escape:

These works comprise the replacement of the existing fire escape stair together with associated builder work to maintain Health & Safety standards.

4 FINANCIAL IMPLICATIONS

A summary of the financial implications is outlined below:

<table>
<thead>
<tr>
<th>Revised Revenue Balance (£)</th>
<th>RB* Forms 2011/12 (£)</th>
<th>Mechanics Institute* (£)</th>
<th>Amended Revenue Balance (£)</th>
<th>Minimum Revenue Balance (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>364,711</td>
<td>5,025</td>
<td>59,000</td>
<td>300,686</td>
<td>200,000</td>
</tr>
</tbody>
</table>

* RB8 forms where agreement has have been considered and agreed with local elected members as part of the 2011/12 budget process.

As illustrated in the table above, the financial implications of approving the projects as detailed in appendices 1 – 3 can be met from the Brechin Common Good Fund without impacting on the Fund’s minimum revenue account balance.

5 HUMAN RIGHTS IMPLICATIONS

There are no human rights implications associated with this report.

6 EQUALITIES IMPLICATIONS

The issues dealt with in this report have been the subject of consideration from an equalities perspective (as required by legislation). An equalities impact assessment is not required.

7 SINGLE OUTCOME AGREEMENT

This report contributes to the following local outcome(s) contained within the Single Outcome Agreement for Angus:-

• Resources are used effectively.

8 CONSULTATION
The Head of Law & Administration and Head of Finance have been consulted on the terms of this report. In addition the 3 local elected members have been consulted and are supportive of utilising Brechin Common Good resources to fund these projects.

DAVID SAWERS  COLIN McMAHON
CHIEF EXECUTIVE  DIRECTOR OF CORPORATE SERVICES

NOTE  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.
Appendix 1

Mechanics Institute - Resurface Rear Car Park

Approval is sought for the following project. The Brechin elected members are supportive of utilising Brechin Common Good resources to fund this project.

Project A

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Resurface Rear Car Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Client Department</td>
<td>Corporate Services - Property Services</td>
</tr>
<tr>
<td>Value</td>
<td>£7,000</td>
</tr>
<tr>
<td>Project Origin</td>
<td>New project</td>
</tr>
<tr>
<td>Status</td>
<td>Submission supported by local members</td>
</tr>
</tbody>
</table>

Commentary - This project relates to resurfacing of the rear compound area at the Mechanics Institute. The detailed works comprise of the excavation of the hardcore rear compound parking area and the laying of a suitable base with a tarmacadam wearing course, and disabled bay markings to the tar surface. The works will improve the current car parking area. In addition this would allow level access to the ramp previously installed as part of the internal alterations works to comply with the Disability Discrimination Act.

The cost of the project is £7k (including professional fees) and due to the type of works would not be THI eligible. Therefore the full cost of the project would require to be met from Brechin Common Good.

TOTAL VALUE OF PROJECTS SUBMITTED FOR APPROVAL - £7,000

Appendix 2

Mechanics Institute – External Works (Stone Work)

Approval is sought for the following project. The Brechin elected members are supportive of utilising Brechin Common Good resources to fund this project.

Project B

<table>
<thead>
<tr>
<th>Project Name</th>
<th>External Works (Stone Work)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Client Department</td>
<td>Corporate Services - Property Services</td>
</tr>
<tr>
<td>Value</td>
<td>Up to a maximum of £40,000 (to cover all project costs not eligible for Brechin THI funding)</td>
</tr>
<tr>
<td>Project Origin</td>
<td>New project</td>
</tr>
<tr>
<td>Status</td>
<td>Submission supported by local members</td>
</tr>
</tbody>
</table>

Commentary – Proposals have been developed regarding external works (stone work) at Brechin Mechanics Institute. The Brechin members are supportive of providing a maximum of £40,000 Brechin common good funding to cover all project costs not eligible for Brechin THI funding. Once the final project has been agreed details of the project will be reported to committee.

TOTAL VALUE OF PROJECTS SUBMITTED FOR APPROVAL - £40,000
Appendix 3

Mechanics Institute – Fire Escape

Approval is sought for the following project. The Brechin elected members are supportive of utilising Brechin Common Good resources to fund this project.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Replacement of Fire Escape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Client Department</td>
<td>Corporate Services - Property Services</td>
</tr>
<tr>
<td>Value</td>
<td>£12,000</td>
</tr>
<tr>
<td>Project Origin</td>
<td>New project</td>
</tr>
<tr>
<td>Status</td>
<td>Submission supported by local members</td>
</tr>
</tbody>
</table>

Commentary – This relates to the replacement of the external fire escape, which leads into the compound at the rear of the Mechanics Institute. This will maintain Health & Safety standards and improve the external presentation of the Mechanics Institute. The project will require to be fully funded from Brechin common good at a cost of £12k.

TOTAL VALUE OF PROJECTS SUBMITTED FOR APPROVAL – £12,000