
**RELEASE OF CAPITAL ALLOCATION IN THE MTFP –
RAILWAY MUSEUM - FORMER GOODS SHED**

Responsible Cabinet Member – Councillor Stephen Harker
Efficiency and Resources Portfolio

Responsible Director – Ian Williams, Director of Economic Growth

SUMMARY REPORT

Purpose of the Report

1. To seek the release of funding allocated in the Capital MTFP to undertake essential electrical and associated refurbishment works to the former Goods Shed at the Railway Museum.

Summary

2. The former Goods Shed is in need of significant repair in order to reinstate this Grade II Listed Building to an acceptable condition.
3. An allocation of £150K has been earmarked for this purpose in the Council's Capital MTFP and the funding now needs to be released in order for the required remedial works to progress.
4. Subject to the release of the capital funding, it is proposed that the remedial works would be undertaken by the Council's Building Services.
5. The building is currently occupied by the Darlington Railway Preservation Society (DRPS) and they have been informed of the proposed works.

Recommendation

6. It is recommended that :-
 - (a) The £150K allocated in the Capital MTFP for the repair of the former Goods Shed be released.
 - (b) The Director of Economic Growth be authorised to proceed with those works indicated in the report.

Reason

7. The recommendations are supported to safeguard the condition of the Council's Grade II Listed Building.

Ian Williams
Director of Economic Growth

Background Papers

Consultants report - Billingham George and Partners

Guy Metcalfe : Extension 2735

S17 Crime and Disorder	There are no direct implications.
Health and Well Being	There are no direct implications.
Carbon Impact	There are no carbon impact implications in this report
Diversity	The recommendation does not have any specific diversity implications.
Wards Affected	The building falls in the south eastern corner of Faverdale Ward and is contiguous with North Road and Cockerton East wards.
Groups Affected	The noise and disturbance associated with the proposed remedial works is expected to be minimal and there should be no groups affected other than the tenants.
Budget and Policy Framework	This decision does not represent a change to the budget and policy framework.
Key Decision	This is not a Key Decision
Urgent Decision	This is not an Urgent Decision
One Darlington: Perfectly Placed	The recommendation will help to achieve the Perfectly Placed priority by safeguarding the condition of the Borough's heritage assets.
Efficiency	The proposed works will ensure the ongoing safety and condition of the building and reduce the frequency of ongoing inspections and temporary repairs.

MAIN REPORT

Background

8. The former Goods Shed as shown on the attached plan is a Grade II listed building, and was originally known as the Stockton & Darlington Goods Shed, North Road Station, Station Road, Darlington. It is described in the Council's Register of Listed Buildings as

Grade – II because of its importance in the pioneering development of early goods station design and its rarity as a surviving example.*

History – The goods shed was the first building to be erected on the site, designed by the Stockton & Darlington Railway Company's chief engineer Thomas Storey as the main point of goods handling for the Stockton & Darlington Railway and originally known as the "merchandise Station"; it was doubled in size by the addition of a range to the north designed by John Harris who had taken over as Stockton & Darlington Railway Company's chief engineer in 1836. Harris also constructed the clock tower, which had been planned at Darlington since 1838. In 1857 the goods shed ceased to be the main point of goods handling for the Stockton & Darlington Railway and between 1870 and 1898, it was converted into a fire station. In 1951, the fire station was converted into a depot for the maintenance of railway vehicles.

9. Although the roof was recovered in 2011 the building had suffered from water ingress and for safety reasons the existing electrics within the building were isolated and a temporary supply installed. This temporary supply was however very limited.
10. It is now proposed that the building be completely rewired and the electrics upgraded to ensure it meets tenants' ongoing requirements but also provides flexibility and has regard to the Council's carbon agenda. As with any Grade II Listed building there will be associated remedial works required as a consequence of the proposed electrical works.
11. The proposed works will require listed building consent but the Council's Conservation Officer has indicated that the remedial works proposed are in keeping with the listed status of the building.

Financial Implications

12. The sum of £150,000 was allocated for these repairs in the 2012/13 MTFP capital programme. The work will be funded from corporate resources such as capital receipts or prudential borrowing.

Legal Implications

13. The Council will need to work with the occupiers of the building to minimise disturbance and address any lease issues associated with the proposed works.

Corporate Landlord Advice

14. The remedial works proposed for the building will ensure it meets current statutory requirements and provides a flexible workshop facility within one of Darlington's important railway heritage assets.
15. Should the cost of the electrical works be below the £150K released from the MTFP, a number of other internal and external works have also been identified by the external consultant as needing attention and it would be prudent to address these at the same time on a priority basis.
16. Should the situation arise where these additional priorities can be addressed, the Corporate Landlord team will work with the occupiers, DRPS, to facilitate the works.

Procurement Advice

17. The Contract Procedure Rules must be followed in relation to all procurements carried out by Building Services. If the procurement of external services is in excess of £75,000.00 this must be detailed on the Procurement Plan and authorisation received by Procurement Board.

Consultation

18. There has been no specific consultation on the remedial work being proposed but DRPS have raised concerns as to the condition of the building.