
**RELEASE OF CAPITAL ALLOCATION IN THE MTFP –
FORMER HOPETOWN CARRIAGEWORKS**

**Responsible Cabinet Member – Councillor Stephen Harker
Efficiency and Resources Portfolio**

Responsible Director – Richard Alty, Director of Economic Growth

SUMMARY REPORT

Purpose of the Report

1. To seek the release of funding allocated in the Capital MTFP to undertake repair works to the former Hopetown Carriageworks.

Summary

2. The external condition of the former Hopetown Carriageworks 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. The appearance of this listed building has been poor for a number of years and external consultants who specialise in the repair of listed buildings have reported that the remedial works required to rectify the appearance can be addressed with the capital sum allocated.
5. Subject to the release of the capital funding, it is proposed that the remedial works would be undertaken by the Council's Building Services.
6. The building is currently occupied by the A1 Trust and NELPG (North East Locomotive Preservation Group) and both organisations have been informed of the proposed works.

Recommendation

7. It is recommended that :-

- (a) The £150K allocated in the Capital MTFP for the repair of the former Hopetown Carriageworks be released.
- (b) The Director of Economic Growth be authorised to proceed with those works indicated at paragraph 11 in the report.

Reasons

8. The recommendations are supported to remedy the appearance and condition of the Council's Grade II Listed Building.

Richard Alty
Director of Economic Growth

Background Papers

Consultants report - Billinghamurst George and Partners

Guy Metcalfe : Extension 2735

S17 Crime and Disorder	The building has suffered over the years from graffiti and some vandalism due largely to its appearance and apparent lack of neglect. The proposed works will bring the building back into good condition and hopefully deter incidents of crime and disorder.
Health and Well Being	By improving the visual appearance of the building should benefit the health and well being of the residents who live directly opposite the building and the surrounding area.
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 residents living opposite or nearby to the building will be affected by the noise and disturbance associated with the proposed remedial works but the disruption is expected to be minimal.
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 enhancing the appearance of the Borough's heritage assets.
Efficiency	The proposed works should reduce the need for ongoing temporary repair works and officer time.

MAIN REPORT

Background

9. The former Hopetown Carriageworks as shown on the attached plan is a Grade II listed building, described in the Council's Register of Listed Buildings as 'Workshops, circa 1853 by Joseph Sparkes for the Stockton & Darlington Railway Company. Constructed of small coursed squared sandstone, now mostly rendered, with brick and freestone dressings under Welsh slate roofs.'
10. Although the roof and windows were replaced in the late 1990s, the exterior of the building was not addressed and over the years large patches of render have fallen off leaving exposed brickwork and stonework beneath.
11. It is now proposed that the remaining external render be removed and the whole of the building be re-rendered in suitable material except for the feature stonework which will be repointed and cleaned.
12. 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

13. 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

14. 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

15. The remedial works proposed for the building will transform its appearance and re-establish it as one of Darlington's important railway heritage assets and worthy of its Grade II Listed Building status.
16. Should the eventual cost of the external works be below the £150K released from the MTFP, a number of internal 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.
17. Should the situation arise where internal priorities can be addressed, the Corporate Landlord team will work with the occupiers of the building A1 Trust and NELPG to facilitate the works.

Procurement Advice

18. 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

19. There has been no specific consultation on the external remedial work being proposed but over the years the public and heritage conservation groups have raised concerns as to the external appearance and apparent neglect for the building.