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**RELEASE OF CAPITAL ALLOCATION IN THE MTFP –  
RAILWAY MUSEUM**

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

**Responsible Director – Ian Williams, Director of Economic Growth**

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**SUMMARY REPORT**

**Purpose of the Report**

1. To seek the release of funding allocated in the Capital MTFP 2016/17 – 2019/20 to undertake essential structural works at the Railway Museum.

**Summary**

2. There are significant works required at the Railway Museum in order to maintain this Grade II Listed Building to an acceptable condition and to meet the Council's repairing obligations under the terms of the lease.
3. An allocation of £250K has been earmarked for the Railway Museum in the 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 procured through Building Services.

**Recommendation**

5. It is recommended that :-
  - (a) The £250K allocated in the Capital MTFP for the repair of the Railway Museum be released.
  - (b) The Director of Economic Growth be authorised to proceed with those works indicated in the report.

## Reason

- The recommendations are supported to safeguard the condition of the Grade II Listed Building and to meet the Council's obligations under the terms of the lease.

**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 Brinkburn and Faverdale Ward.
Groups Affected	The proposed remedial works are not expected to have a detrimental impact to visitors to the museum or passengers using the branch line
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

- A visual inspection of the timber roof over the "Three Carriage Shed" at the North Road Railway Station, Darlington has been carried out by external consultants Billingham George & Partners (BGP).
- Previous investigations by Network Rail have led to concerns that the roof structure may be in a weakened condition due to timber decay caused by water ingress.
- The roof structure in question supports a traditional pitched roof over the live railway line and platform of North Road Station, Darlington. The line is still in daily use although the public are prevented from using the section of platform below the roofed area.

10. The Building was built in approximately 1860 and was known as the “three carriage shed”, it was an extension to the original railway buildings.
11. The roof underwent an extensive repair programme in 2007 during which some timber members were replaced or repaired and the roof glazing and roof slating was replaced.
12. The roof glazing has subsequently been extensively vandalised and most areas of glazing are allowing rainwater ingress to saturate the timber below.
13. The roof needs to be made watertight as a matter of urgency and strengthening and repairs to the roof trusses are also required.
14. 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.
15. Preliminary discussions with Network Rail are taking place and a pre tender estimate for the cost of the works is still to be prepared.
16. Works to the Railway Museum Café Canopy are also required and it would be cost effective to undertake these works at the same time.
17. There is evidence that sections of the eaves beam along the length of the Café canopy have rotted and need to be replaced.
18. Based on the works undertaken in 2007 and the works now required it is anticipated that all of the £250k allocation will be required. Should additional funding be identified at the pre tender estimate stage then a further report will be brought to Cabinet for consideration.

### **Financial Implications**

19. The sum of £250,000 was allocated for these repairs in the 2016/17 -2019/20 MTFP capital programme. The work will be funded from corporate resources such as capital receipts or prudential borrowing.

### **Legal Implications**

20. The Council will need to address any lease issues associated with the proposed works and to work with staff at the Museum and Network Rail to help minimise disturbance to visitors and passengers alike.

### **Corporate Landlord Advice**

21. The remedial works proposed for the building will ensure it meets the Council’s leasehold obligations and maintains one of Darlington’s important railway heritage assets.

## **Procurement Advice**

22. 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**

23. Consultation on the remedial works being proposed is taking place with Network Rail together with arrangements for working over and adjacent to the live Branch Line. Staff at the Railway Museum are also being kept informed.