

REPORT TO EXECUTIVE

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PORTFOLIO	Resources
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ASSET MANAGEMENT – NEPTUNE HOUSE, SANDYGATE**PURPOSE**

1. To seek Executive approval to undertake urgent repairs to Neptune House, Sandygate, Burnley, shown edged black on the attached plan (appendix 1), to be funded from the Council's Capital Programme for the Weavers' Triangle regeneration programme.

RECOMMENDATION

2. That the Executive approves carrying out urgent repairs to Neptune House, Sandygate, Burnley at an estimated cost of £65,000 during financial year 2009/10, using some of the Capital Programme allocation of funds for the Weavers' Triangle.
3. The Head of Property Consultancy, in consultation with the Executive Member for Resources, be authorised to tender the works in accordance with Standing Orders and accept the most advantageous tender for the works.

REASONS FOR RECOMMENDATION

4. The Council has recently acquired a substantial number of properties in the Weavers' Triangle in order to consolidate its existing portfolio of land and property in the Sandygate area. North West Development Agency funding has been secured for the forthcoming five years in order to meet the immediate repair and ongoing maintenance/holding costs for these buildings prior to any major area regeneration taking place.
5. Neptune House is situated within the Canalside Conservation Area, is locally listed and is reputedly the oldest building in the Weavers' Triangle. The Council acquired

Neptune House some years ago. It is currently vacant and in a dilapidated condition following the theft of stone slates from its roof. In the long term it is proposed that this building be renovated and restored as part of the wider regeneration of the Sandygate area, forming an attractive feature and valuable asset at the heart of the Weavers' Triangle. The proposed development of Sandygate Square is likely to incorporate Neptune house as a prominent feature.

6. Urgent works are required in order to protect and preserve the fabric and structural integrity of the building. Exposure to the elements, particularly, long-term water ingress is having a severe detrimental impact on the condition of the building. If left unattended, the building would deteriorate rapidly and eventually be lost. Several buildings have already been lost in the Weavers' Triangle in recent years, most notably Clock Tower Mill. The current strategy is to retain as many of the buildings within the area as possible pending regeneration and redevelopment.

SUMMARY OF KEY POINTS

7. The Weavers' Triangle regeneration programme is dependent on funding from a range of sources including the Townscape Heritage Initiative. A substantial amount of North West Development Agency monies have recently been used to acquire a number of properties in the area, several of which are listed buildings. The Council's key priority in the Weavers' Triangle is to build on the area's unique heritage and to ensure that every effort is made to secure buildings of historic importance and achieve the comprehensive regeneration of the area (this is the subject of a separate Executive report).
8. The Council already owns land and property around Sandygate, which it acquired a number of years ago using Challenge Fund monies and a large part of the Weavers' Triangle has now been assembled by the Council. One of these properties is Neptune House, which is locally listed and is the oldest building in the Weavers' Triangle. It is an attractive 2-storey building of stone construction with stone slated roof.
9. Neptune House was formerly let out as office accommodation before becoming redundant. In recent years, the building has become increasingly dilapidated following vandalism, particularly the theft of stone slates on the roof. This has left the building vulnerable and exposed to the weather conditions, increasing the risk of decay and fungal attack to the timbers thus compromising the building's structural integrity.

10. The minimum works required to make the building reasonably wind and weather tight, and to secure the building (reducing the risk to theft and vandalism) are based on the recommendations of Building Design Partnership's Structural Survey Report.
11. As part of the THI funding agreement, the Council was required to provide £600,000 of matched funding in order to lever in substantial amounts of external funding. This was approved by the Executive on 12th February 2007, and remains as a commitment in the Capital Programme. It is proposed that up to £65,000 of this capital allocation be used for carrying out urgent repair works to protect the structural integrity of Neptune House so as to prevent its further deterioration, subject to the approval of changes to the Weavers' Triangle THI programme, as reported earlier at this meeting.
12. The breakdown of the proposed works are as follows:

Description	Estimated Cost	
Urgent Structural Works (Appendix 2)	£	16,250
General Urgent Works (Appendix 3)	£	40,500
Professional Fees & Salaries	£	8,250
Total	£	65,000

FINANCIAL IMPLICATIONS AND BUDGET PROVISION

12. Following a condition survey of the property, it is estimated that the works will cost in the region of £65,000. In line with Standing orders, the Council will invite tenders for the works so as to ensure value for money is achieved. Budget provision is subject to the approval of changes to the capital allocation for the Weavers' Triangle THI, as set out in the report concerning the Weavers' Triangle THI.

POLICY IMPLICATIONS

13. Urgent works to Neptune House will protect its structural integrity and preserve it for future generations as part of the wider Weavers' Triangle. This is aligned to the Council's regeneration policies for the area.

DETAILS OF CONSULTATION

14. No external consultation is applicable.

BACKGROUND PAPERS

15. All background papers held by Property Consultancy and Regeneration.

FURTHER INFORMATION**PLEASE CONTACT:****Farida Ahmed****Ext: 2340****ALSO:****Bernice Lim****Ext: 2361**



**Neptune House,
Sandygate, Burnley**

