



CABINET
DECISION NOTICE

Publication Date: 18th August, 2016

At a special meeting of the Cabinet held on 18th August, 2016 the following matters were discussed. The decisions of Cabinet are set out below each item along with reasons for the decision and other options considered.

PRESENT: Councillor Oxby (in the Chair)
Councillors James, Patrick, Watson and Wheatley.

DN.26 **APOLOGIES FOR ABSENCE**

There was apologies received from Councillor Chase and Hyldon-King for this meeting.

DN.27 **DECLARATIONS OF INTEREST**

There were no declarations of interest in any items on the agenda for this meeting.

DN.28

THE SILO, VICTORIA MILL, GRIMSBY

Cabinet considered a report from the Portfolio Holder for Energy and Environment on works undertaken to date and options which address the outstanding issues relating to the buildings deteriorating condition.

RESOLVED –

- (1) That the authorisation to carry out the works in default (under Section 54 Planning (Listed Building and Conservation Areas) Act 1990) should the owner fail to put the works in hand, in accordance with the recommendations of the Conservation Accredited Structural Engineer, Conservation Officer and Historic England be approved.**
- (2) That the Section 151 Officer be authorised to make the necessary allocation in the capital programme in 2016/17 to fund the recommended works be approved.**

REASONS FOR DECISION – The owner has failed to take action to safeguard the building. Recent statutory interventions by the Council have addressed the immediate dangerous structural issues. The building has not been made water-tight and deterioration continues. It is now appropriate to consider the next steps to arrest deterioration and stabilise the structure. This report proposes a preventative strategy, in line with expert advice from a structural engineer. These works are considered both urgent for the preservation of the building and cost effective, particularly as the scaffolding which would be required to implement further works is already in place. The recommendations are made on the grounds that minimal or partial repair leaves residual risks and likely substantial future access and repair costs.

OTHER OPTIONS CONSIDERED – Option 1. Demolition. This would not be cost effective or easy to achieve and would require a permanent solution to be put in place to safeguard the adjacent residential buildings. Historic England has confirmed that they would not support demolition.

Option 2 – Leave the site and not undertake urgent repairs works. Prior to leaving the site the following works would need to be undertaken:

- repoint and replace brickwork where damage has occurred through the installation of scaffolding & intrusive surveys
- re-bed copings removed to reduce risk
- reinstate rainwater goods
- install netting to the roof and dismantle the scaffold.

This option is not consistent with the recommendations of the structural engineer, architect, the Conservation Officer or Historic England would not make the building watertight or halt deterioration. It would instead leave residents, the public and adjacent property vulnerable and open to further disruption. Following dismantling of the scaffold, a safe means of access would be required to allow daily inspections, structural investigations, maintenance of the monitoring equipment and implementation of any reactive urgent interventions. Investigations have concluded that this can only be provided via a full scaffold at considerable cost. The building, in its current condition, requires constant monitoring and reactive works, for which there will be an ongoing and unknown financial commitment. This option would not provide a cost effective or sustainable solution.

The additional cost of undertaking this work is circa £300k.