

**CABINET
15TH JULY 2014**

**DIRECTORATE OF COMMUNITY
AND ENVIRONMENT
DIRECTOR OF COMMUNITY AND
ENVIRONMENT'S REPORT NO. DCE1406**

**BEAUMONT PARK WALL -
EMERGENCY WORKS TO BOUNDARY WALL
WITH FARNBOROUGH ROAD**

INTRODUCTION

- The purpose of this report is to request the Cabinet's approval to a variation in the Capital Programme to permit urgent works to the boundary wall at Beaumont Park facing onto Farnborough Road.

BACKGROUND

- The boundary wall to the former cavalry barracks is approximately 3.6 metres in height and runs from the junction of Alexandra Road to the Wellington Roundabout; the wall is stepped to suit the incline of Farnborough Road and has an ornate brickwork capping. The wall also serves to retain land that is 1.7 metres higher within Beaumont Park.
- The section of the wall requiring urgent repair was constructed between 1854-9 and is subject of a Grade II Listing made on 30th July 2013. The walling is original and does not have the appearance of any later repairs.
- Whilst the wall appears in reasonable order from Farnborough Road it leans into Beaumont Park. In response to a request from First Wessex the Council commissioned a structural engineer's report which concluded that sections of the wall were now leaning to such an extent that imminent collapse could be foreseen. Pictures of the wall are shown at Appendix B. First Wessex have provided temporary supporting props within their properties.
- The wall forms the rear boundary of 4 houses, formerly First Wessex properties, 6 houses and roadway owned by First Wessex and open areas under the Council's ownership. Ownership of sections of the wall is shown on the plan at Appendix A.

PROPOSAL

- Consultations with the Council's Conservation Officer and specialist architectural consultants and engineers advise that rebuilding of the leaning sections, shown on the plan at Appendix A in red, is required in order to preserve the wall and to avoid a collapse into properties and Farnborough Road. A means of rectification from consultants has been received together with budget costs.
- Sections of the walling facing Farnborough Road that do not lean (shown in green at Appendix A) and walling with cast iron railings above facing Alexandra Road (shown in blue on Appendix A) require repair and repointing, but this work is not considered urgent and accordingly will be a subject of a separate bid for capital funds to be carried out in the next financial year in the usual way.
- To deliver the remedial work to this jointly owned wall requires one lead agency to enter into the necessary contractual arrangements. Given the urgency of the situation, I have agreed with First Wessex that the Council will be the lead.

FINANCIAL IMPLICATIONS

- There is an outline cost plan compiled by the consultants quantity survey which estimates a cost of £73,000 to carry out the urgent work described above in this financial year. There is also the separate additional cost for employing consultants at £23,000 to survey, prepare a specification, appoint contractors and manage the construction contract.
- The Council will be the lead and responsible for paying the contractors under the reconstruction contract. Property owners, including First Wessex, will then be expected to reimburse the Council for their share of the costs. This has been agreed in principle with First Wessex.
- Reimbursement will be based on percentage of wall in different ownership. The attached ownership drawing indicates that the Council's final cost will be $£96,000 \times 20\text{m}/131\text{m} = £14,614$.
- This will result in an estimated loss of interest of £292.28 per annum on the Council's £14,614 net capital contribution. At Council Tax level, this equates to an increase of 1 pence.

RECOMMENDATION

- The Council is jointly liable with other owners for the condition and stability of the boundary wall and the Cabinet is requested to:
 - (i) approve a variation to the 2014/15 Capital Programme of £96,000 to fund the reconstruction and repairs to the boundary wall; and
 - (ii) authorise the Solicitor to the Council to recover costs from First Wessex and others as appropriate on such terms as may be agreed.

David Quirk
Director of Community & Environment

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This section of walling requires a specification for repair (C) Approximately 200 metres run for next financial year.

Beaumont Park Wall

Land in ownership of Rushmoor Borough Council



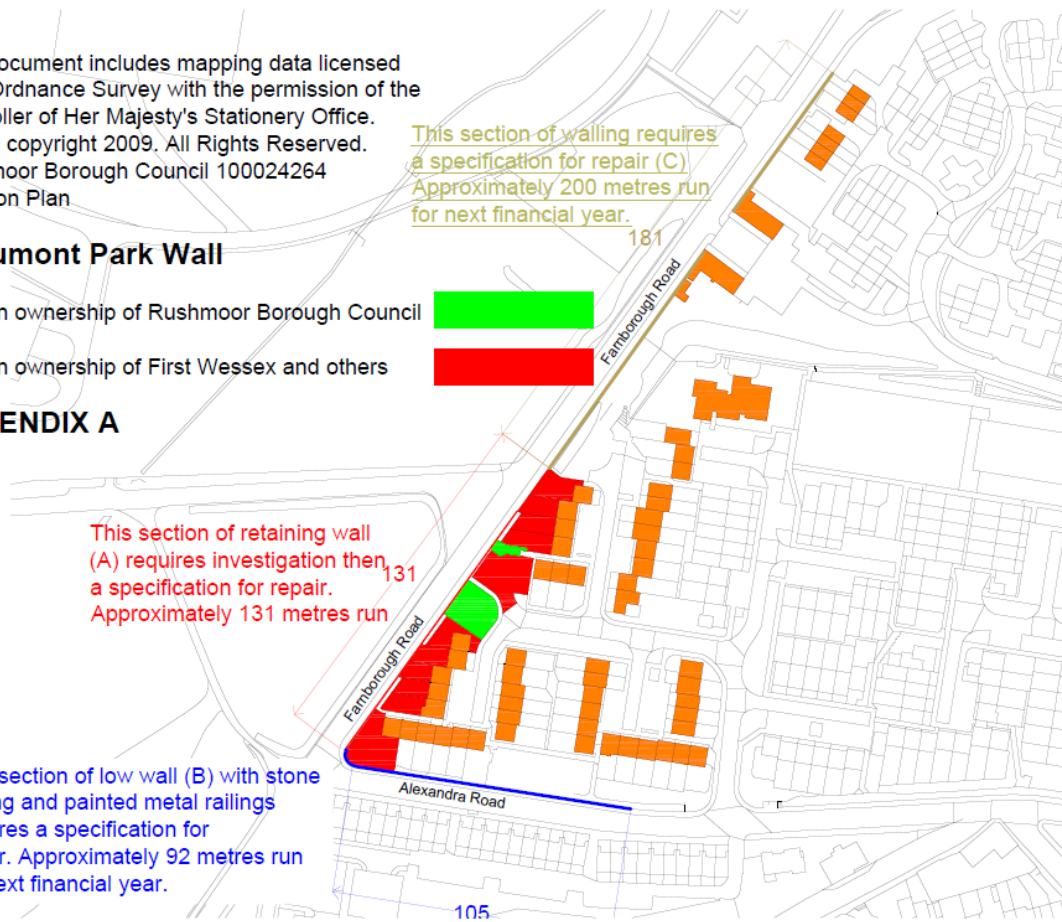
Land in ownership of First Wessex and others



APPENDIX A

This section of retaining wall (A) requires investigation then a specification for repair. Approximately 131 metres run

This section of low wall (B) with stone coping and painted metal railings requires a specification for repair. Approximately 92 metres run for next financial year.



Photographs of boundary wall at Beaumont Park

Appendix B

