

**Open Report on behalf of Richard Wills**

Report to:	<b>Executive Director for Communities</b>
Date:	<b>10 August 2011</b>
Subject:	<b>Lincoln Castle South Curtain Wall Repair</b>
Decision Reference:	<b>01901</b>
Key decision?	<b>No</b>

**Summary:**

The £18.9m bid to the Heritage Lottery Fund (HLF) includes the restoration of all the Castle walls and the provision of a full circuit wall walk for the first time. Preparation work has shown that the South Curtain wall is in the worst condition and is the cause of some concern. It has been agreed with HLF that although our bid will not be judged until January 2012, that we would, at LCC's own risk, let the contract for the repair of the South Curtain wall to ensure that it couldn't have to endure another winter.

**Recommendation(s):**

That the contract with Bowman of Stamford for £1,011,609.49 to repair the South Curtain Wall be approved.

**Alternatives Considered:**

1. That LCC wait until after the HLF bid is approved before letting the contract. This will mean that the walls will have to go through another winter and the damage will be worse and therefore more expensive. The walls will not complete by 2015 and there will still be scaffolding in place when we will want to be celebrating Magna Carta's 800th anniversary.

**Reasons for Recommendation:**

If the section of wall that is in the worst state is done before the winter it will be cheaper in the long run and will also allow us to complete on schedule.

**1. Background**

LCC has been preparing a funding bid to submit to HLF for the regeneration of Lincoln Castle; the bid has a total value of £18.9m. The project is known as Lincoln Castle Revealed and it includes the restoration of both the Victorian and Georgian

prison buildings; a new building to house a vault and AV cinema for Magna Carta; the repair of the Castle walls and the creation of a complete wall walk with lift access.

The bid is to be submitted September, 2011, with a decision in January, 2012. Some £5m of the total cost is to be spent on the walls, which were found to be in a much worse state of repair than originally thought. Since Victorian times, water has been penetrating into the inner core of the walls and causing much damage. LCC has been engaged in a programme of repair but has not been solving the problem at source, with the result that winter damage has undone this work. The severe winters of 2009/10 and 10/11 caused an acceleration of damage, Lincoln limestone is not of the strongest and several sections of wall had to be closed to the public because of the amount of stone shearing off; the South Curtain wall was found to be in the worst condition.

LCC was concerned that the worst section would have to go through another winter before repair work could begin and in addition, as the wall work can only be done when the temperature is above freezing, we were concerned that the work wouldn't complete before 2015, the 800<sup>th</sup> anniversary of Magna Carta. In discussion with HLF, it was agreed that at our own risk, LCC could proceed with repairs to the South curtain wall before our bid was determined. PQQ's went out October 2010 on the basis that if the bid was not to succeed the contract would reduce to the amount of LCC's match funding.

Five companies who were all experienced in working on historic buildings were asked to tender; the scaffolding for the work will be extensive and complex and so scaffolders were also required to be experienced in historic buildings. Bowman of Stamford scored highest in terms of price, quality, experience, methodology and programme and their price of £1,011,609.49 accepted.

The works essentially comprise of:

- Substantial repair and conservation to the mural fabric of the castle
- Relaying of the wall walk to improve waterproofing and rainwater disposal.
- New hand railing and guarding.
- Steel fabrication to create links between sections of the wall.

LCC does not own the Castle external banks on the South side, so licences have been agreed with the five residents on Drury Lane. The contract will be 74 weeks, but the works on the external side will complete by November this year to minimise the disruption to the residents.

## **2. Conclusion**

This contract will see the repair and waterproofing of the South Curtain Wall, this will vastly improve its safety and future sustainability. It will mitigate against further winter damage.

### **3. Legal Comments:**

The Council's Constitution stipulates that scheme appraisals are required where a capital scheme is over £ 500,000 in value and forms part of the already approved capital programme. These are normally approved by the Executive Councillor for Resources, who may also refer significant schemes to the Value for Money Overview and Scrutiny Committee. Upon the assumption that the foregoing applies, this decision is lawful and within the remit of the Executive Councillor. In making his decision he will be mindful that the HLF bid will not be determined until January 2012 and, therefore, any expenditure or commitment for expenditure is at the Council's risk.

### **4. Resource Comments:**

Approval of this report will commit the County Council to £1,011,609 of capital expenditure repairing the Lincoln Castle South Curtain Wall. Funding for this work will form part of the Heritage Lottery Fund bid due to be submitted in September 2011 for the overall Lincoln Castle Revealed project. The Council will not know if it has been successful in receiving this funding until January 2012. Therefore, due to the timing of the bid approval and the necessity to undertake the work before the winter there is a risk that this external funding will not be awarded, however, if this is the case, an element of the Council's match funding for the overall project will be used for the South Curtain Wall expenditure. This funding is available in the current Economic Development and Tourism capital programme

### **5. Consultation**

#### **a) Has Local Member Been Consulted?**

Yes

#### **b) Has Executive Councillor Been Consulted?**

Yes

#### **c) Scrutiny Comments**

This project has regularly reported to the Value for Money Scrutiny Committee and they are supportive of the need to protect the walls in the worst state as a matter of urgency.

#### **d) Policy Proofing Actions Required**

n/a

## **6. Background Papers**

No background papers within Section 100D of the Local Government Act 1972 were used in the preparation of this report.

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