



## CHICHESTER CITY COUNCIL

### REPORT OF THE PROPERTY MANAGER

#### PROPERTY SUB-COMMITTEE MEETING – 3<sup>rd</sup> FEBRUARY 2021

##### COUNCIL HOUSE

- a) **Exterior Building repairs** – work commenced on 30<sup>th</sup> November 2020 and is progressing well despite adverse weather conditions. The chimney repairs have been completed, as has most of the re-pointing work to the face brickwork and repairs to the stone detailing on the front elevation. At this stage completion by 5<sup>th</sup> March 2021 is still a realistic target.
- b) **Neptune & Minerva Stone** – A one-third size replica will shortly be delivered to The Council House. Suggestions as to where this will be displayed are invited.
- c) **Portico** – a presentation of the detailed design will be made by Angus Eitel of FiftyPoint8 Architects at this meeting. The aim is to agree the design and specification to be submitted for Listed Building Consent.
- d) **Salix Grant Funded Improvements** – it is anticipated that the installation of the solar panel array to the south facing elevation of the Assembly Room roof, the LED lighting and other agreed works will commence early March 2021, with anticipated completion mid-April 2021. Phase 2 of the energy saving project, including options to replace the gas boilers, is being discussed and planned.

##### ALLOTMENTS

- a) **Update** – we currently have 95 people on the waiting list and 2 vacant plots, both at St James Road.
- b) **Durnford Close** – despite numerous communications from the Property Manager and assistance from a ward councillor, Hyde has still not provided a formal response to our notice of lease termination.

##### LITTEN GARDENS

- a) **Paving** – the existing York stone main entrance and crazy paved path to the perimeter has been replaced with Breedon compacted gravel by Crown Civil Engineering at the cost of £5,053.00. This has received much positive feedback from regular visitors to the garden.

A further quote of £5,876.00 has been obtained to uplift the crazy paving and utility slabs around the war memorial, install edging and lay Breedon compacted gravel over a base of Type 1 to match the perimeter path. As for Phase 1, this project could be funded from the Public Realm budget. The Property Manager recommends that Crown Civil Engineering is instructed to undertake this work.

##### BUS STOPS/SHELTERS

- a) **RTI bus shelters** – Clear Channel's supply and manufacturing woes have continued, to the extent that they are unable to fulfil the order we placed in 2019. We have therefore cancelled the order and placed a new order with GW Shelters who are able to supply shelters manufactured to the Insignia design previously used in Chichester. Installation is

scheduled for 22-24<sup>th</sup> February. The cost will be slightly lower and is being funded from S.106 money from the Graylingwell and Roussillon Park developments.

- b) **Swanfield Drive** – WSCC Highways advised that there is insufficient space on the existing footpath for even a narrow profile shelter. The Property Manager therefore reverted to A2 Dominion to request a small section of land from the adjacent play area so that a shelter can be set back from the footpath and comply with Highways regulations. A2 Dominion asked that the following conditions be met

Please confirm the council is in agreement to all of the below:

- a. Property was transferred by (Chichester District) Council to Kelsey HA (now A2DH). There is a restriction on 8(b) Charges Register preventing the use of the land for anything other than housing. That restriction needs to be waived/varied for this disposal or removed, (Chichester District) Council to confirm.
- b. When estate was developed s106 agreement conditions complied would have required provision of play area as part of amenity space, (Chichester District) Council to confirm this condition is waived/varied for that portion of land to be acquired.
- c. Community centre (registered under title no WSX325498) has easements over the play area and right to connect to services under the land. Please note the (Chichester District) Council owns the freehold to the community centre and their consent will be required. The community centre is leased back to Kelsey HA (A2DH) for a period of 21 years from 15 July 2008 but will not affect the disposal if it is to take place. We will also need to gain consent from our lender regarding the disposition and consult with the residential tenants as they have the right to use the play area and surrounding green space.

On discussion with the Town Clerk, it was decided that this matter should be referred to Chichester District Council to pursue as they own the freehold to the land and are the party that are able to agree to A2 Dominion's conditions.

## **PUBLIC REALM PROJECTS**

- a) **Wayfinding (finger posts)** – quotes have been obtained from SFabs, Leander Architectural and Crown Civil Engineering to the total amount of £40,369.00. Chichester City Council has agreed to lead this project and contribute £20k, with CDC funding the remainder and providing project support as necessary, along with Chichester BID. A pre-start meeting with contractors has been arranged for 28<sup>th</sup> January to discuss lead times for new fingers and the logistics and sequence of works. Early indications of lead times suggest that the work will commence in March/April and will likely be undertaken on a phased basis as fingers become available.
- b) **Precinct Paving** – At the Chichester Pavement Review Stakeholder Presentation by WSCC Highways on 21<sup>st</sup> January, various options were presented by WSCC Highways and their consultant WSP. The options presented were prohibitively expensive. The option of uplifting the existing clay pavements in North Street and East Street and replacing with black tarmac (level with the footpath) and to put in place measures to prevent vehicles driving over or parking on the paved footpaths was proposed and will now be investigated. The Property Manager recommends that this approach is taken and that the tarmac is divided into 50m long bays with a line of granite setts or similar. As the precinct is within the Conservation Area a condition should be imposed that any utility company or contractor excavating the tarmac cannot undertake a patch repair but must resurface the whole bay. This will prevent an unsightly patchwork resulting over the course of time. The Purbeck setts at the corner of North Street and East Street by Market Cross is one of the main 'slip and trip' incident areas, according to WSCC 'Safety Plus' data. This is due to vehicle traffic causing 'twisting' stress on the setts as they turn the corner. This area should be replaced with tarmac and the Purbeck setts salvaged for repairs to the footpath areas around Market Cross and elsewhere. Planters, trees, bollards and other street furniture should be strategically placed to prevent vehicles traversing the footpath areas. The vehicle traffic time slots need to be enforced for all but emergency vehicles. This approach of a tarmac centre section for emergency vehicles, deliveries and essential access, plus repairing and protecting the footpaths from vehicles, is a much more affordable and practical solution. The current lock down presents a perfect window of opportunity to get

the job done with minimal disruption to the public and businesses, if only the funding can be found and a fast-track approach agreed.

- c) **Proposal to Install Keats Sculpture Interpretation board** – the Keats interpretation board was installed in October 2020.
- d) **Murray Sculpture** – Planning Permission and a Section 115 license has been obtained for the revised location outside The Council House. Traditional Stone Restoration is supplying a stone plinth which will be installed on a reinforced concrete foundation constructed by the Property team. An interpretation board is on order and in production. Arrangements are in place to meet the target of unveiling on Saturday 3<sup>rd</sup> April 2021.

#### **MAINTENANCE TEAM UPDATE**

**Maintenance Compound (St James Road)** – the site cabin is now in place and a solar electricity system installed to provide power and light in the cabin, storage container and compound area. The total cost was £6,005.92, funded from the SSE electricity supply refund of £7,317.22.

**Peter Roberts, Property Manager**