



Council name	COTSWOLD DISTRICT COUNCIL
Name and date of Committee	CABINET – 1 FEBRUARY 2024
Subject	FUTURE OF THE OLD STATION AND MEMORIAL COTTAGES CIRENCESTER
Wards affected	Four Acres – Old Station Watermoor – Memorial Cottages
Accountable member	Councillor Mike Evemy, Deputy Leader and Cabinet Member for Finance Email: mike.evemy@cotswold.gov.uk
Accountable officer	Claire Locke, Assistant Director Property and Regeneration Email: democratic@cotswold.gov.uk
Report author	Mark Stedman - Senior Project Manager Email: democratic@cotswold.gov.uk
Summary/Purpose	To seek agreement and allocation of funding to carry out structural works to rebuild an unstable wall at the Old Station, Cirencester.
Annexes	Exempt Annex A - Tendered costs for wall rebuild
Recommendation(s)	That Cabinet resolves to recommend to Council to: I. Agree to carry out the works to rebuild the unstable wall at The Old Station, utilising £158,000 of capital budget from the Asset Management Strategy capital scheme.
Corporate priorities	<ul style="list-style-type: none">● Deliver the highest standard of service● Respond to the climate crisis● Make our local plan green to the core● Support health and wellbeing● Enable a vibrant economy
Key Decision	YES
Exempt	YES – Annex is exempt Exempt Annex A - Tendered costs for wall rebuild
Consultees/ Consultation	Historic England Portfolio Holders and Local Management Team



1. EXECUTIVE SUMMARY

- 1.1 The Council is working on options for the renovation and conversion of both The Old Station and the Memorial Hospital Cottages.
- 1.2 The structural instability of a wall at the Old Station creates some time pressure for a decision so that the Council does not incur costs over a prolonged period for structural scaffolding, whilst options continue to be developed.

2. BACKGROUND

- 2.1 This report follows the decision by Cabinet on 5 December 2022 to develop a business case for bringing the Old Station back into use and renovating the Memorial Cottages.
- 2.2 The Council owns the freehold of The Old Station which is a Grade II listed former station which has been vacant for a number of years and is in a substantial state of disrepair. This town centre heritage asset requires significant investment to repair the structure, and refurbish to enable occupation.

During a structural survey conducted in the spring 2023, structural engineers identified that the west elevation wall next to the old platform was structurally unstable, due partially to extensive rot in structural timbers. This brick and timber wall needs rebuilding with some associated works to the parapet and guttering above it and the abutting walls.

- 2.3 Structural scaffolding was erected to hold up the wall and will need to be retained in place until the wall is repaired. The work necessary to rebuild the wall has been tendered and three quotes have been received (see Annex A). With an allowance for contingency a budget of £158,000 is recommended for this work.
- 2.4 The structural repairs have not been progressed to-date as the Council were working with New Brewery Arts on a proposal to renovate the building and their preferred design included a two-storey extension on the side of the unstable wall. This meant that part of that wall would have been removed. Rebuilding it and then removing some of the newly built wall would have been abortive and would incur additional costs. However, New Brewery Arts have now confirmed they do not wish to proceed with the project.

3. FINANCIAL IMPLICATIONS

- 3.1 The Council's current capital programme does not include specific budget or resources for the redevelopment of the Old Station. The cost of rebuilding the unstable wall at the Old Station, is estimated to be £158,000 and will be charged to the Asset Management Strategy capital scheme included within the capital programme.



3.2 If the Council does not carry out repairs now, additional scaffolding costs will be incurred. Regardless of the option which will eventually be pursued for the Old Station this wall will need to be rebuilt.

4. CONCLUSIONS

4.1 Rebuilding the unstable wall now, mitigates the ongoing cost liability for the Council from maintaining structural scaffolding. Funding is therefore sought to carry out this essential work whilst options for the building continue to be developed.

5. LEGAL IMPLICATIONS

5.1 The Old Station is Grade 2 Listed and there are duties on the owners of a Listed building to maintain and repair the building.

5.2 Listed Building consent has already been obtained for rebuilding the wall.

6. RISK ASSESSMENT

6.1 The Old Station is in a very poor condition. There is a risk of unforeseen costs due to the nature of the building.

7. EQUALITIES IMPACT

7.1 Not relevant to this decision.

8. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS

8.1 Not relevant to this decision.

9. BACKGROUND PAPERS

9.1 None

(END)