

**PROPERTY UPDATE****Report of Assistant Director Estate & Asset Management****1. INTRODUCTION AND PURPOSE OF REPORT**

1.1 To provide Members with an update on the current operation of the following assets

- Woodley Precinct
- Chadkirk Chapel
- Forum Theatre

**2. WOODLEY PRECINCT**

2.1 The precinct consists of a 3-sided retail scheme arranged around a central square facing Hyde Road (A560). The east and west sections are single stories, and the north section is three stories comprising of ground-floor retail with two residential floors above. A site plan has been included in Appendix 1.

2.2 There is a standalone unit to the south of the scheme immediately onto Hyde Road. There is also a disused WC block to the northeast corner of the site.

2.3 The site has a service road running to the rear lining Hyde Road to Mill Lane and has a surface car park to the east boundary. To the northeast corner, there is a further surface car park.

2.4 The Civic Hall is held under the same title, and this is situated on the southwest corner of the site separated from the rest of the asset by Mill Lane.

2.5 The land is separated into a number of interests; the retail units are let to tenants under leases and the residential elements are operated by SHG.

2.6 Site maintenance is undertaken by Tenants, Highways, SG, Estates and Neighbourhoods depending on the responsibility and nature of the work.

2.7 The 3 main blocks of the precinct are managed by the Estates department and let to a variety of tenants under lease. The units are currently fully let and there are no significant issues with arrears of tenant conduct at the asset.

2.8 The council has recently undertaken repairs to the canopies that front the three main blocks (see Appendix 2)

2.9 Initial works comprise –

- Fascia Sections removed for inspection. Once reattended by Engineers, these have been replaced or reattached as required.
- Access hatches created, images provided and relayed to Structural Engineers.

- Gullies cleared and cleaned. Confirmed these are fit for purpose now.
- Downspouts and downspout cover repaired, replaced, and secured, as necessary.

2.10 Following these works a further set of works has been specified and instructed.

#### Support Post Replacement

- Cut out the section of under-cladding beneath the canopy to access the damaged pillar supporting the canopy.
- Supply and fit acrow prop to support the canopy.
- Remove the paving at the base of the pillar and excavate the ground below to enable the removal of the damaged pillar. Unbolt the pillar above and remove it, then cart it away from the site.
- Supply and fit a new steel pillar fixed above into steel beams and concreted in the base below.
- Remove the acrow prop and remove from the site.
- Make good to under-cladding and paving around the base of the pillar.

#### Canopy Felt Roof Replacement

- Carefully remove all existing roof covering where possible and cart away from the site, leaving the existing asphalt roof covering in place if it is in good condition.
- Clean dry and prepare the asphalt roof surface and apply a coat of bitumen primer.
- Felt onto roof surface with two layers of ICOPAL elastomeric roof felt, fully bonded with hot bitumen.
- Felt all-new ICOPAL charcoal mineral up stands and drip edges, bonded with hot bitumen.
- Finish roof with ICOPAL high-performance charcoal mineral cap sheet.

2.11 These works will address the condition issues with canopies and provide weather protection for shoppers and retailers as well as improve the presentation of the scheme.

2.12 The engineers are also preparing a report on the condition of the disused WC bock which will establish the works required to make the unit suitable for occupation. We have been in correspondence with existing tenants who have an interest in the unit and this report will be shared with interested parties so the full costs of conversion to a new use can be understood by all parties. Bringing the building back into use would be beneficial for residents and we are supportive subject to the financial implications of any proposed deal.

2.13 The standalone unit to the front of the scheme is let to Woodley Eye Care, we understand that members and residents would like to see active use in this unit and we are discussing options with the current tenant who has expressed a desire to reopen the unit as a public-facing opticians.

### **3. NEXT STEPS**

- 3.1 Complete works to canopies and survey to WC block.
- 3.2 Engage with the Tenant to explore the viability of WC conversion.

#### **4. CHADKIRK CHAPEL**

- 4.1 Chadkirk Chapel is a restored Grade II listed Chapel set in Chadkirk Country Estate. The building is a historically significant asset that is used by SMBC to host weddings and events and is run in conjunction with the Friends of Chadkirk.
- 4.2 The Chapel is adjacent to the Farmhouse which is in poor overall condition. The house is currently occupied by property guardians for security purposes.
- 4.3 To the rear of the farmhouse and Chapel, there are some farm buildings that are unused and in need of repair.
- 4.4 The usage of the site is agreed on an annual basis between SMBC Events and the Friends Group with agreement over the available days and operation of the site.
- 4.5 There have been discussions about the future of the site with the friends group including the potential to create a CIC to operate and develop the site in the long term.
- 4.6 SMBC have historically explored investment options including the conversion of the site buildings into event space to support the operation of the Chapel, but these have proved to be unaffordable in the past.
- 4.7 There have been two expressions of interest from outside parties in the past 6 months but following initial discussions, the proposals were not pursued due to the costs and complexities of the site.

#### **5. NEXT STEPS**

- 5.1 Continue to collaborate with the Friends and update the formal use agreement.
- 5.2 Explore options to deliver investment into the site and secure the future of the buildings.

#### **6. ROMILEY FORUM**

- 6.1 As a result of revised Government guidance in August 2023, a review of the SMBC Corporate Estate took place, and given the pre-existing knowledge of an RAAC product being used at Romiley Forum, an urgent inspection took place. The inspection confirmed the presence of RAAC. precinct
- 6.2 NKTA decided to close the theatre following the completion of the initial survey undertaken by third-party structural engineers and discussions with SMBC in their role as landlord.
- 6.3 SMBC commissioned a full structural investigation of the roof deck, and any associated structures to ascertain if any immediate safety works were required. The report confirmed that the RAAC was only present in the theatre. The report was

shared with NKTA and discussions with the structural engineers representing both SMBC and NKTA confirmed that the building should not reopen without remedial works.

- 6.4 SMBC and NKTA commissioned further studies to review the condition of the RAAC panels and look at options and costs for remedial works.

## **7. WORKS – COMPLETED**

- 7.1 The project was allocated £300,000 of funding to finance the phase 1 repair works to the theatre focusing on reopening at the earliest possible date.
- 7.3 The works were designed by third-party structural engineers and will see timber structural supports added to the roof structure to carry the weight of the RAAC panels and prevent any collapse.
- 7.4 The work was carried out by Robertsons Construction which is a key council partner and has a strong track record of dealing with RAAC in NHS and school settings.
- 7.5 Robertsons Construction has agreed to carry out the works involved on a non-profit basis as part of SMBC's social value partnership. This will allow the funds to be focused on delivering the best possible value for money for the forum.
- 7.6 Some areas of the building were not mitigated and remain closed.
- 7.7 The works were completed by the end of June 2024, allowing NKTA to reopen to the public.

## **8. FUTURE WORKS – ROOF REPLACEMENT**

- 8.1 The current mitigation works will allow the theatre to function for the short to medium term subject to an inspection regime and no deterioration to the RAAC in situ at the site. In the long term, the building will require a roof replacement to remove the RAAC from the building.
- 8.2 The areas within the building that were not addressed in the initial repairs all so require work to be completed to allow them to be used. All parties are exploring opportunities to secure funding to allow these works to proceed.
- 8.3 The works will involve the removal of the current roof coverings and then the removal of each of the RAAC panels and their disposal. A new roof structure would be formed and then made watertight, with the current cost forecast at between £1,500,000 and £2,000,000.
- 8.4 The project requires securing a funding package by NKTA and SMBC to deliver the necessary work. A planned period for the works is also needed to ensure a vacant building for the appointed contractor.

## **9. OCCUPATION ARRANGEMENTS**

- 9.1 The Council committed to reviewing the occupation arrangements between NKTA and themselves to support the future of the asset.

9.2 Initial discussions have taken place, and this work will begin in the new fiscal year to agree on a future framework for the operation of the asset.

9.3 The council are supportive of any changes that would benefit the opportunities to secure grants or investment into the asset as has been achieved at other community assets.

## **10. NEXT STEPS**

10.1 NKTA and SMBC will work together to secure a funding package for the Phase 2 works that secure the long-term future of the Theatre and Community Centre.

10.2 NKTA and SMBC will explore options to apply for and secure grant funding from relevant Arts and Cultural bodies.

10.3 NKTA and SMBC will continue to lobby central government bodies to request funding for the repairs in line with the approach taken to Schools and Colleges. Approaches have also been made to other organisations facing the same challenges so a joined-up approach can be taken.

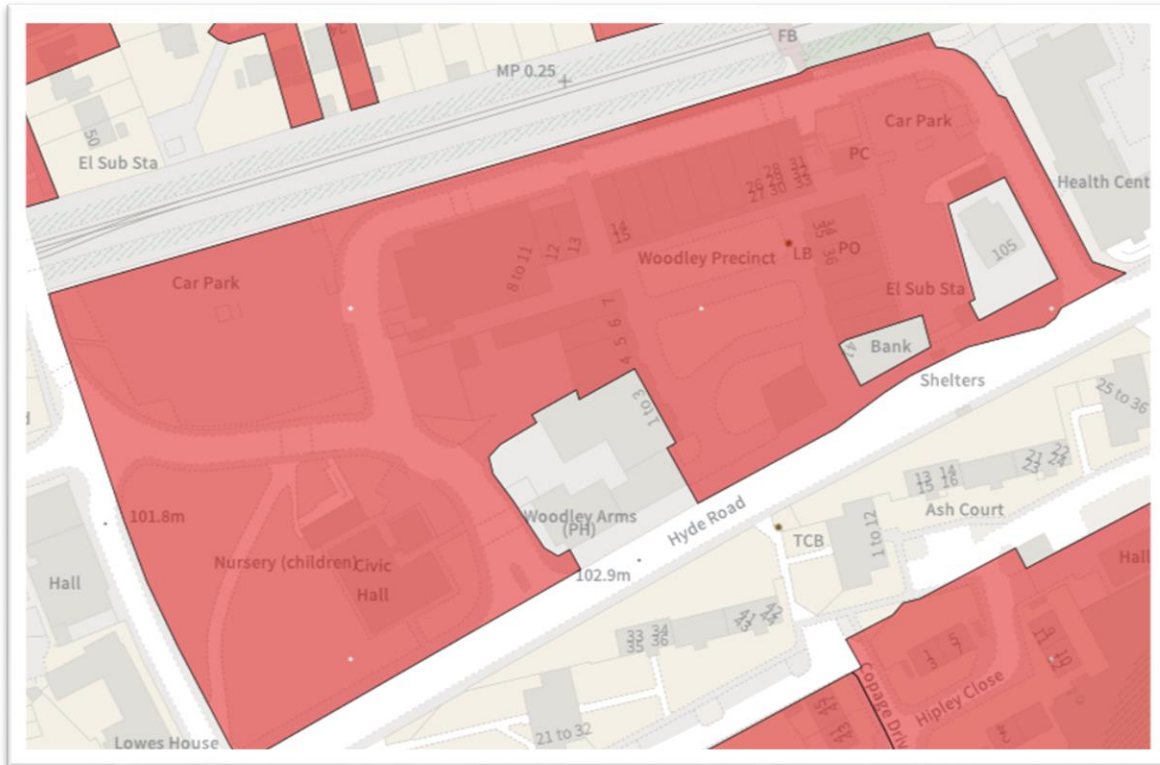
## **11.0 RECOMMENDATIONS**

11.1 The Area Committee is requested to note the updates contained in the report.

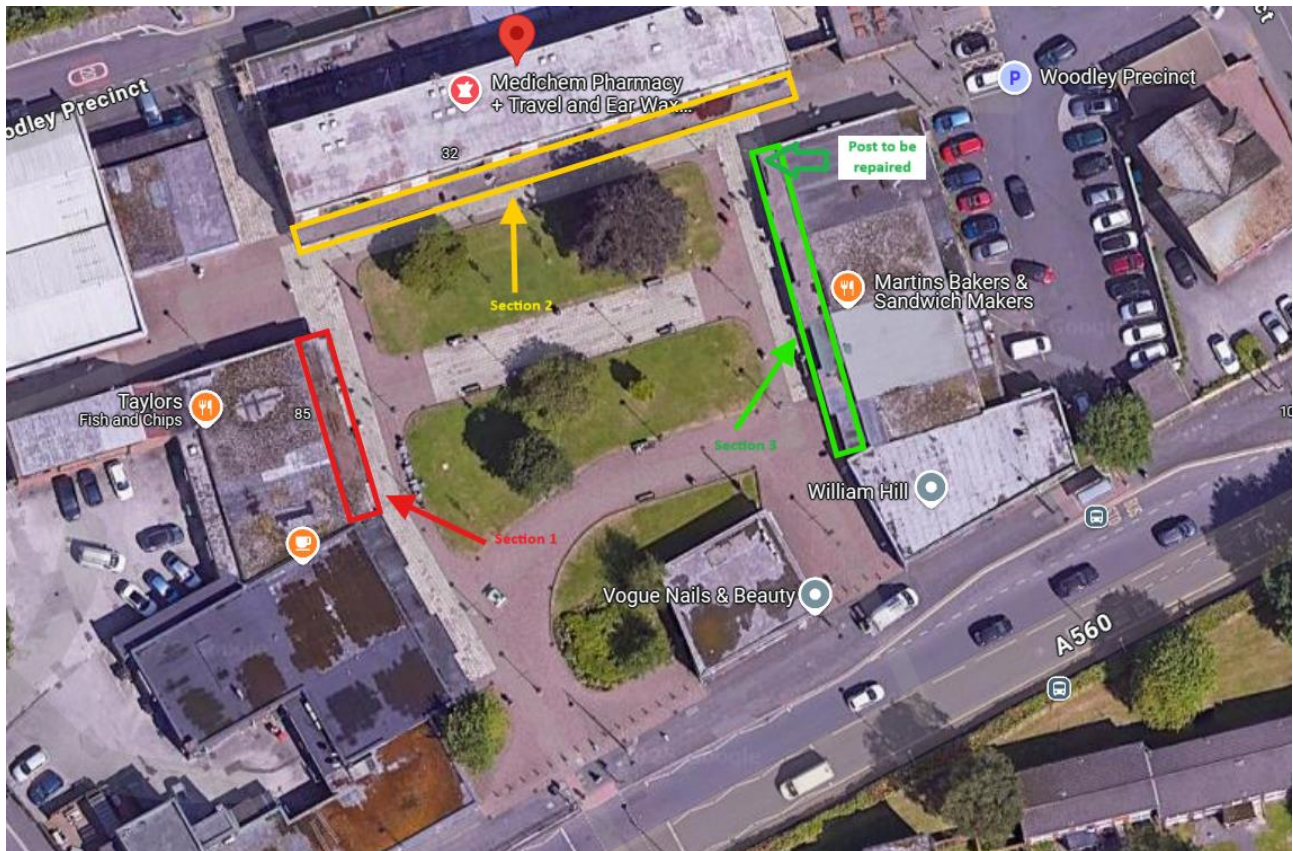
11.2 The Area Committee is requested to note the next steps set out in the report and make any additional suggestions.

## Appendices

Appendix 1- Site Plan Woodley Precinct



## Appendix 2- Canopy repairs Woodley Precinct



Anyone requiring further information should contact James Kingon (Assistant Director, Estates and Asset Management) by email: [james.kington@stockport.gov.uk](mailto:james.kington@stockport.gov.uk)