



Democratic Services

Location: Phase II
Ext: 0185
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My Ref: CMD 289

**To: COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE**

**COUNCILLOR JONATHAN BIANCO
CABINET MEMBER FOR PROPERTY AND
INFRASTRUCTURE**

c.c. All Members of the Environment, Housing and
Regeneration Select Committee
c.c. Jenny Evans, Infrastructure, Transport & Building
Services
c.c. Perry Scott, Corporate Director of Infrastructure,
Transport and Building Services
c.c. Ward Councillors for West Drayton
c.c. Conservative and Labour Group Offices
(inspection copy)

Date: 28 September 2021

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT (September 2021)

DEPARTMENT: Infrastructure, Transport and Building Services

SERVICE AREA / PROGRAMME: Property of Works Programme 2021/22: Contribution
Towards the Restoration of Listed Tudor Churchyard Wall at St Martin's Church, West
Drayton

RELEASE NO: 13

Dear Cabinet Member

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Wednesday 6 October 2021** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied, and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Liz Penny
Democratic Services Officer

Title of Report: Property of Works Programme 2021/22: Contribution Towards the
Restoration of Listed Tudor Churchyard Wall at St Martin's Church, West Drayton
RELEASE NO: 13

Decision made:

Reasons for your decision: (e.g. as stated in report)

Alternatives considered and rejected: (e.g. as stated in report)

SignedDate.....

Cabinet Member for Finance / Cabinet Member for Property and Infrastructure

CAPITAL RELEASE REPORT (September 2021)

DEPARTMENT: Infrastructure, Transport and Building Services

SERVICE AREA / PROGRAMME: Property of Works Programme 2021/22: Contribution Towards the Restoration of Listed Tudor Churchyard Wall at St Martin's Church, West Drayton

RELEASE NO: 13

Cabinet Members	Councillor Martin Goddard Councillor Jonathan Bianco
Cabinet Portfolios	Cabinet Member for Finance Cabinet Member for Property and Infrastructure
Officer Contact	Jenny Evans, Capital Programme Works Service
Papers with report	Appendix A with capital release requests for approval

HEADLINES

Summary	To seek Cabinet Member approval for the release of capital funds.
Putting our Residents First	This report supports the Council objective of strong financial management.
Financial Cost	This report seeks the release of £10k from the Property Works Programme (PWP) 2021/22 capital budget for the contribution towards the restoration of the listed churchyard wall at St Martin's Church in West Drayton.
Relevant Select Committee	Environment, Housing and Regeneration Select Committee
Ward(s) affected	West Drayton

RECOMMENDATION

That the Cabinet Member for Finance and Cabinet Member for Property and Infrastructure agree to the following capital release requests of £10k from the 2021/22 Property Works Programme capital budget for the contribution towards the restoration of the listed churchyard wall at St Martin's Church in West Drayton (Appendix A).

Reasons for recommendation

The Grade II* Listed Tudor walls at St Martin's Church in West Drayton are in poor condition. The Council has installed security barriers to protect residents accessing the unstable parts of the wall, but urgent repairs are needed to restore the historic wall and protect residents using the church buildings. The Council has been approached by the London Diocese to provide funding towards the cost of repairs being undertaken to the Grade II* Listed Tudor Churchyard wall at St Martin's Church, West Drayton.

Alternative options considered

St Martin's Church yard in West Drayton was closed by order of the Privy Council in 1888. As this was prior to the 1972 Local Government Act, the responsibility for the maintenance of the closed churchyard transferred to the Local Authority under Section 18 of the Burial Act 1855. Whilst the Council is responsible for the maintenance of the churchyard, the legal ownership and other rights still lie with the incumbent of the Parish, therefore, any maintenance works within the churchyard must be considered in liaison with the incumbent, Diocese of London and Parochial Church Committee (PCC).

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

The east churchyard wall was built during the reign of Henry VIII circa 1550. It is one of the last remaining parts of an estate, originally belonging to Sir William Paget, who was Chancellor to Ann Boleyn and Anne of Cleves, and Henry VIII's Ambassador to France.

The Grade II* Listed Tudor walls at St Martin's Church in West Drayton are in poor condition. Sections, in particularly the east wall, are significantly weathered and urgently require repair and repointing. Some of the unstable sections of the wall have been taken down as part of emergency works; these will need to be rebuilt. There are also cracks in the west pier at the south entrance which needs to be taken down and rebuilt. It is noted that the south wall is leaning and may require a plan to stabilise the wall with additional buttresses. Rebuilding of the brick infill is required to the northern opening of the east wall and new lintels to support the brickwork at the southern opening. As this is a listed wall, all materials sourced will need to closely match original existing wall. The Council has installed security barriers to protect residents accessing some areas of the church grounds, but urgent repairs are needed to restore the historic wall and protect residents using the church buildings.

The Parish Property Support Consultant for the London Diocese has contacted the Council to advise that, following a tender exercise, the total cost of repair works is £210k. They have secured grant funding from Historic England to develop repair proposals for the churchyard walls. The London Diocese has approached the Council to request a contribution. £10k is to be granted towards funding the repair works.

Financial Implications

Property Works Programme Revised Budget £2,634k, Previously Released/Pending Release £1,336k, Capital Release Requested £10k – Appendix A

The 2021/22 capital programme, approved by Cabinet and Council in February 2021, included a budget for the Property Works Programme (PWP) of £1,152k. Cabinet, in June 2021, approved the re-phasing of £1,389k of the unspent 2020/21 budget into 2021/22. £33k allocation from the S106 Carbon Saving Contributions of £33k for Charville Lane Children's Home Lighting Upgrades and £60k for Breakspear Crematorium were approved on 26 July 2021 with the decision coming into effect on 2 August 2021. This gives a revised budget of £2,634k, funded mainly from Council resources.

Previously, £1,336k has been released or is included in a release report in preparation (up to Release No 12) from the Property Works Programme 2021/22 capital budget.

This report is seeking the release of £10k for the Council's contribution towards the restoration of the Grade II* Listed Tudor walls at St Martin's Church in West Drayton. The £10k contribution will support the match funding objectives of the Historic England grant obtained by the London Diocese for the works; the total cost of the works are estimated to be £210k.

The remaining £1,288k of the PWP 2021/22 budget will be allocated to projects as and when required, subject to the capital release procedure.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon residents, service users and communities

The listed wall has been confirmed as a health and safety risk to the public due to the structurally unsafe condition of the walls. It is recommended that works proceed to protect the public accessing the church.

Consultation carried out or required

This project is being led by Church Building Advisers from the Diocese of London; our understanding is that they have applied for/obtained the relevant Faculty or Archdeacon's Authorisation. No further consultation is required.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed this report and concurs with the financial implications set out above, noting that the recommended action to agree a release of £10k for the Council's contribution towards the restoration of the Grade II* Listed Tudor walls at St Martin's Church in West Drayton, will be funded from the 2021/22 approved revised Property Works Programme capital budget.

Legal

The Borough Solicitor confirms that the Council is responsible for carrying out this function pursuant to Section 18 of the Burial Act 1855 hence there are no legal impediments to the capital release being authorised, although any contract that is entered into must comply with the Council's Procurement and Contract Standing Orders.

Infrastructure / Asset Management

This report is authored by Infrastructure / Asset Management.

Capital Release Protocol

The release of all capital funds, and certain revenue funds, held by the Council is to be made by a formal democratic decision. No expenditure can be placed or committed by officers until this formal approval is given by Democratic Services. Release of funds must be for identified projects only and strictly not for the general release of funds for projects to be identified at a later date. No block releases of capital or funding will be allowed, except if authorised by the Leader of the Council in advance to Corporate Finance. The release of funds will only be made if previous Council, Cabinet or Cabinet Member agreement has been given to the project and only if there is an approved budget.

BACKGROUND PAPERS

NIL.

APPENDIX A

Property of Works Programme 2021/22: Financial contribution towards the restoration of the listed churchyard wall at St Martin's Church in West Drayton

Location	Project / Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
St Martin's Church, West Drayton	Restoration of the Grade II listed Tudor churchyard wall	Council's Financial contribution	10			
Total seeking release			10			
Previously released			1,336			
Budget			2,634			
Remaining budget			1,288			