
Report To: Environment & Regeneration Committee **Date:** 18 January 2018

Report By: Corporate Director Environment, Regeneration and Resources **Report No:** LP/003/18

Contact Officer: Alan McClintock **Contact No:** 2444

Subject: King George VI Building Phasing and Costs

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee on the current status of the proposal to refurbish the King George VI building and to recommend Option 1 for progress pending a further report on funding and end-use.

2.0 SUMMARY

- 2.1 The King George VI buildings are located at No 9 and No 11 King Street, Port Glasgow. After the Castle, No 9 and No 11 King Street are considered to be the earliest buildings in Port Glasgow and are B listed.
- 2.2 A funding package of £1,000,000 has been allocated from the Environment & Regeneration Core Property Services Capital Programme. This funding is not sufficient to fully refurbish the whole building and it was initially expected to upgrade the building to make it structurally sound, wind and watertight and suitable for use by the community until such times as additional funding could be sought by the community to complete the refurbishment to suit their requirements.
- 2.3 The Port Glasgow Community Group had expressed an interest in running the building as a community resource and design development had progressed with this Group, Riverside Inverclyde and the Council's Technical Services. The Community Group included representatives of the Masonic Lodge who are currently part owners of the building.
- 2.4 Detailed analysis of the building structure confirmed that the first floor of 11 King Street was not suitable for the floor loads expected in a hall. It will therefore not be possible to remove the propping of the first floor until the floor has been replaced or strengthened. This was never part of the initial planned works. To do so would require the toilets and kitchen etc to be replaced and the lower floor area to be refurbished. This would actually be a full refurbishment at an estimated cost of £1,500,000 which is £500,000 over the available budget.
- 2.5 The possibility of additional funding or the options for other, alternative use of the existing funding will be subject to the Council budgets being set over the next few months as part of the overall budget setting process.
- 2.6 Proposed Remedial Action – Two Phased Approach:
- 2.7 It is necessary to have the roof replaced to safeguard the building for the future and to comply with our legal obligations to maintain the roof over the Masonic Hall. It is proposed that Phase 1 progresses with the replacement of roof trusses, sarking and slates. The copes, gutters, skews and external fabric to be repaired. The electrics to the upper floors

to be replaced, including a new mains board. The propping to the upper hall can be removed. On completion the Masonic Hall can continue to function, including the use of the upper hall, and this use will contribute to the wellbeing of the building fabric for the foreseeable future.

2.8 The estimated cost for Phase 1 is £590,000

2.9 The nature of the second phase depends on the outcome of the Council budget and involves the following potential options:

Phase 2 Option A. The Council do not increase the funding to the project and the existing funding remains. The residual £410,000 is then invested in a refurbishment of part of the building.

Phase 2 Option B. The Council do not increase the funding to the project and withdraw the remaining funding. It is assumed that Phase 1 will still progress.

Phase 2 Option C. The Council increase the funding and the full refurbishment is progressed.

2.10 The CMT endorsed this report and the progressing of Phase 1.

3.0 RECOMMENDATIONS

3.1 That the Committee approve the progressing of Phase 1 and that a further report on end-use and funding options be submitted to the Committee for consideration in due course.

Alan McClintock
Technical Services Manager

4.0 BACKGROUND

- 4.1 The King George VI buildings are located at No 9 and No 11 King Street, Port Glasgow. After the Castle, No 9 and No 11 King Street are considered to be the earliest buildings in Port Glasgow and are B listed.
- 4.2 No 9 was built as a Masonic Hall (Cumberland Kilwinning No 217) in 1758 (dated on skew putt to rear) at a cost of £134 and is the oldest purpose built Lodge still in use in the world. No 11, which was built a few years later, was the original Town Hall and John Wesley, the founder of Methodism visited it in 1772. Latterly the ground floor of No 11 was used as a lunch club run by the Old Peoples Welfare Council. They have now moved out and the property is vacant.
- 4.3 The buildings are two storeys in height with slate roofs and rendered stone walls. There is a single storey kitchen extension to the rear of the ground floor of no 11. Windows are timber sash and case. A pend runs centrally between them giving rear access to No 9 and the upper floor of no 11. Access the upper floor of no 9 is via an external stair and no 11 via a turnpike stair. The ground floor of no 11 is accessed from the street. There is a generous landscaped garden to the rear. No 9 is slightly lower than no 11.
- 4.4 The upper floor of no 9, which contains the temple, is owned by the Masonic Lodge and the remainder i.e. the ground floor of no 9, the ground and first floor of no 11 are owned by Inverclyde Council. The ground floor of no 9 has restricted headroom and is being used as a store by the Masonic Lodge, the ground floor of no 11 is vacant and the upper floor of no 11 has been used by the Masonic Lodge on an informal basis providing, via a connecting door, their temple with toilets, a kitchen, a lounge bar and access via the turnpike stair. The Masonic Lodge have installed a gas boiler in No 11, which serves the upper floor of both No 9 and 11.
- 4.5 Inverclyde Council has legal responsibility for maintaining the entire roof.
- 4.6 The building is in very poor condition and the roof structure exhibiting signs of distress that regular maintenance cannot be undertaken resulting in water ingress. A more detailed description of the building fabric is contained in Appendix 1.
- 4.7 In carrying out the structural survey of the building the Council's Structural Consultant found structurally defective trusses affecting no 11 and recommended emergency remedial measures to secure the roof. No 11 has now been propped at regular intervals from the ground floor to the roof. As a consequence both the ground and first floor of no 11 are currently no longer usable. This has had a knock on effect on the Masonic Lodge, who were relying on using the upper floor of no 11 and they have moved temporarily to alternative premises.
- 4.8 A funding package of £1,000,000 has been allocated from the Environment & Regeneration Core Property Services Capital Programme. This funding is not sufficient to fully refurbish the whole building and it was initially expected to upgrade the building to make it structurally sound, wind and watertight and suitable for use by the community until such times as additional funding could be sought by the community to complete the refurbishment to suit their requirements.
- 4.9 The Port Glasgow Community Group had expressed an interest in running the building as a community resource and design development had progressed with this Group, Riverside Inverclyde and the Council's Technical Services. The Community Group included representatives of the Masonic Lodge who are currently part owners of the building.
- 4.10 It is anticipated that the Masonic Lodge will sell their part of the building to the Council and that the Community Group will lease the entire building, allowing the Masonic Lodge access as required.
- 4.11 Detailed analysis of the building structure confirmed that the first floor of 11 King Street was not suitable for the floor loads expected in a hall. It will therefore not be possible to remove the propping of the first floor until the floor has been replaced or strengthened. This was never part of the initial planned works. To do so would require the toilets and kitchen etc to be replaced

and the lower floor area to be refurbished. This would actually be a full refurbishment at an estimated cost of £1,500,000.
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- 4.12 After this was reported to the Port Glasgow Town Centre Regeneration Forum, the Port Glasgow Community Group declared they were pulling out of the discussions to lease the building. Negotiations with the Masonic Lodge have been suspended until there is more clarity on the funding situation.
- 4.13 The possibility of additional funding or the options for other, alternative use of the existing funding will be subject to the Council budgets being set over the next few months as part of the overall budget setting process.

5.0 PROPOSED REMEDIAL ACTION – TWO PHASED APPROACH

- 5.1 It is necessary to have the roof replaced to safeguard the building for the future and to comply with our historic obligations to maintain the roof over the Masonic Hall. It is proposed that Phase 1 progresses with the replacement of roof trusses, sarking and slates. The copes, gutters, skews and external fabric to be repaired. The electrics to the upper floors to be replaced, including a new mains board. The propping to the upper hall can be removed. On completion the Masonic Hall can continue to function, including the use of the upper hall, and this use will contribute to the wellbeing of the building fabric for the foreseeable future.
- 5.2 The estimated cost for Phase 1 is £590,000
- 5.3 The nature of the second phase depends on the outcome of the Council budget and the opportunities for future end-users of the building.
- 5.4 Phase 2 Option A. The Council do not increase the funding to the project and the existing funding remains. The residual £410,000 is then invested in a refurbishment of part of the building.
- 5.5 Phase 2 Option B. The Council do not increase the funding to the project and withdraw the remaining funding. It is assumed that Phase 1 will still progress.
- 5.6 Phase 2 Option C. The Council increase the funding and the full refurbishment is progressed.

6.0 IMPLICATIONS

6.1 Financial

Cost Centre	Budget Heading	Budget Year	Proposed Spend £'000	Comments

6.2 Legal

There are no Legal implications arising from this report.

6.3 Human Resources

There are no Human Resources issues arising from this report.

6.4 Equalities

There are no equality issues arising from this report.

6.5 Repopulation

There are no repopulation implications arising from this report.

7.0 CONSULTATIONS

7.1 The CMT endorse the approach set out in the report.

8.0 BACKGROUND PAPERS

8.1 None.

Structural and Rot Survey

1. The Roof

External Inspection – There are missing and damaged / loose slates and moss/lichen over both roofs. Slaters who have carried out work on the roof refer to them as suffering from nail sickness. There is a drop in the ridge over no 11, and a noticeable drop (with some spread) across the rear roof slope of no 11 alongside the rear access stairwell.



There are significant amounts of moss and lichen over the club skewes and flashings alongside the tenemental property. Damp staining is present across the face of the chimney adjacent to the tenement property with cracking and sections of loose / weathered stonework also noted. The chimney has been capped using slate and cement fillets.

New metal flashings and clips are present over both roofs and some have lifted slightly. Cement fillets appear to have been added recently and there is also remedial works and cement repairs to the party wall. Cracks are present across the fillets with gaps between the edge of the fillet and the projecting masonry. Localised repairs have been carried out to projecting weathered stonework. Moss and weeds are present in joints.



At the common gable, repairs have been carried out to the chimney head with new pots and precast capping stones. There is moss and weeds between joints and on the underside of the capping. No 11's right hand gable chimney has been capped. The pots have been removed and replaced by a cement covering. The cement fillets alongside the projecting gable stonework show damp staining and moss growth in open joints. Render across the projecting stonework and exposed gable is becoming loose and cracked.



Weed growth, blocked gutters and open joints in stonework

Gutters are choked, both front and rear, with plant growth and some sections are loose and have dropped. There is damaged and missing of flashings over the rear kitchen projection.

Internal Inspection – The roof structure in both No 9 and No 11 uses a raised collar type roof trusses with nailed joints. Damp staining and evidence of timber decay could be seen affecting the sarking boards and across the roof timbers. In no 11 there was some water ingress. As previously stated in no 11 there was damage to roof trusses with cracking and splitting of the timbers along rafters of both roof slopes, resulting in the roofs being temporarily propped. To a lesser degree there is some failure of roof trusses in no 9. It should be assumed from what is visible that the hidden joist ends with also suffer from rot.



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2. Outer Walls

King Street Elevation

The front elevation showed evidence of weathering and movement and previous remedial works with mortar repairs. There is an outward bulge on No 9 (over the ground floor door opening and adjacent window opening with widespread cracking across the render. Cracking and loose render/ flaking paint affects lintels and cills, down the sides of windows and edges of stone dressings and along the stringcourse with damp staining and moss noted along the base of the wall. Ground floor window openings have been infilled. The stone arch is heavily painted and condition is thereby difficult to establish. There is cracking along the joints of some stones with loose stonework over the arch opening. The timber downstand beam alongside the stonework shows signs of timber decay. Weeds were growing between quoin stones and there is damp staining. At no 11 there were similar signs of movement and weathering across the front elevation with cracking through several window cills and lintels, extending down the wall, and damp staining and moss along the base of the wall. There was a slight drop in a ground floor window lintel and cracking and loose stonework. Window frames are heavily painted (painted shut) with evidence of rot.



Rear Elevation

The walls have a painted wet dash render finish with signs of previous alterations and repairs. Some door and window openings i.e at 1st floor of no 11 have been infilled. No 9's bin store is in brickwork covered with stone slabs. A steel downstand beam gives mid-span support and shows significant corrosion. There is cracking in the masonry and gaps between the wallhead and the underside of landing slabs. There is timber decay across the lintel supporting the inner leaf and landing slabs. The external stair has broken / loose concrete and masonry with significant gaps between adjacent stones and supporting brickwork. There is corrosion across the balustrade and missing sections of steelwork. Some stonework has fallen off where the vertical rails have been cast into pre-formed packets in the masonry. There is evidence of localised render repairs across the main rear staircase tower. It has a slight bulge and an outward lean away from the rear elevation. There is hairline cracking across both no 9 and 11 and damp staining over the security shutters, at the junction between the rear elevation and the stair tower and at the base of the wall adjacent to downpipes. The masonry arch pend is heavily covered in cement. The timber lintel alongside shows signs of decay. The ground level alongside the rear elevation is higher than the internal ground floor level, which is likely to cause dampness.



Garden

The rear garden has a grassed area with mature trees/ shrubs. There is a general unevenness to patio slabs. The pend is too narrow to permit vehicle access.

3. No 9 Ground Floor – Internal Inspection

In the main store there has been previous remedial work carried out by the Masonic Lodge to provide additional support to their floor over. This included a downstand beam and steel column, which we understand has a concrete foundation. Due to work being covered at the time of inspection we were unable to make a judgement on the suitability of work carried out. Additional timber columns have been inserted supported from timber posts against the outer wall. There is cracking and open joints across the inner face of the perimeter and gable walls, damp staining and loose masonry. The floor is a combination of timber boards on soil/concrete with some sections loose. There is timber decay across the ends of first floor joists and woodsafe door / window lintels. In the smaller store there are signs of dampness, water ingress and timber decay across partitions and floor joists and boarding. The ground floor finish has been removed leaving an exposed solum and the spine wall partition suspended from the floor above. The ceiling has similarly been removed exposing the first floor joists. There are significant vertical cracks on each side of the door opening and loose sections of plaster and masonry show that there are no ties between brickwork & masonry.



Downstand beam & Column Additional timbers at Wall Unsupported Partition Exposed solum

4. No 11 Ground Floor – Internal Inspection

There are signs of water ingress with damp staining along the top of several walls and down interfaces of partitions. There is a fall in the flooring and extensive timber decay across floorboards. There were signs of timber decay to timber woodsafe lintels and joist ends. Some woodsafe lintels have been replaced with steel beams, which exhibit signs of corrosion. There is cracking over door openings and some door frames are out of alignment.



Peeling Wallpaper, some mould growth

Rear kitchen with step

5. No 9 First Floor – Internal Inspection

The Masonic Temple has wall panelling and a semi-vaulted decorative ceiling. At the party wall with no 11 there is damp staining and widespread cracking with evidence of past repairs. There was an inward fall to the floor adjacent to the anteroom.



Decorative cornice and panelled walls of Temple

6. No 11 First Floor – Internal Inspection

There is hairline cracking within the staircase with damp staining along the top of the wallhead and across the ceiling. The suspended ceiling in the lounge area was removed to allow for the props exposing the original semi-vaulted ceiling, which has some damp staining. At the common gable wall there is dampness cracking and loose plaster.



Lounge area prior to installation of props



Damp at common gable