

Bolsover District Council

Executive

4 April 2016

Pleasley Vale Chimney Update

Report of the Leader

Purpose of the Report

- Provide Executive with an update concerning the Health & Safety works that have been undertaken on the Pleasley Vale Chimney
- To set out the options which Officers are progressing concerning the future of the Chimney at Pleasley Vale.

1 Dealing with the immediate risk

1.1 On the 10 February 2016, a routine inspection of the 45m Chimney at Pleasley Vale Mills (Pictured Below) was undertaken by Rafferty International Limited (RIL).



<http://www.flickrriver.com/places/United+Kingdom/England/Pleasley+Vale/>

Unfortunately the inspection had to be abandoned at the 42m level approx. on the grounds of Health & Safety given that the inspection identified that the brick chimney is in an extremely poor condition in the upper levels of the stack, with defects consisting of the following;

- Loose and unstable brickwork/masonry at 42m string course level which is in immediate danger of falling to ground level
- Loose brickwork and failure of pull tests for steeplejack ladder fixings which suggests perished and failing mortar, offering little or no substrate bond throughout the majority if not the full depth of the brickwork
- Deep, open and perished mortar joints
- Delaminated brickwork

All of the above led RIL to form a professional opinion that the upper levels of the chimney should be classed as a dangerous structure.

1.2 BDC acted immediately on the recommendations laid out in the initial report which were:

- A safety fan deck scaffold arrangement was installed on the chimney to catch any falling brickwork/masonry/debris. This was completed on 15 February 2016
- It was agreed the inspection of the chimney should be completed using a mobile crane and man riding basket for access. The inspection was undertaken 25 February 2016 with the report received 7 March 2016 (Report dated 3 March 2016).

1.3 The inspection report concludes that:

“The external inspection carried out revealed that this chimney was found to be in a seriously poor and unsafe condition. Due to the defects located and comments made in this report, it is our professional opinion that this chimney should be classed as a dangerous structure.”

In reporting on the top section of the chimney (30m to 42.5m level), the report states “When considering the defects located and deterioration evident, it is our opinion that in order to achieve a long standing and non superficial form of repair, the chimney would require demolishing and re-building from the 30m level.”

In the report RIL provide two options for the Council to consider, one for complete demolition of the chimney and one for complete refurbishment/repair of the chimney. The report advises “When considering the present condition of the chimney we would respectfully advise that either option be implemented immediately in the interests of Health & Safety.”

1.4 Following consultation with the Planning Department, RIL and Senior Members, Officers utilising a Delegated Decision agreed to demolish the high risk and dangerous 30m to 42.5m chimney level, whilst in doing so, maintaining the option for the Council to implement fully the options in the RIL report as follows:

- Complete Demolition
- Complete Refurbishment/Repair

1.5 The works outlined above (1.4) commenced on the 17 March 2016 and completed by the end of March. Once complete, this programme of works will have resolved the immediate danger as identified in the report. It will, however, be necessary for the safety fan deck scaffold to remain in place until a decision on the future of the remaining structure is agreed. The total costs of the works above which includes the inspection and the agreed works are in the region of £60,000.

- 1.6 During the process outlined above, Property & Estates have provided regular communication with both the tenants of Pleasley Vale Business Park and the Pleasley Vale Residents Association to both minimise any disruption from the works undertake and inform stakeholders of the situation.

Options for considerations

- 1.7 As outlined in 1.3, RIL provided the Council two options to consider. In further discussion with RIL a third option should also be considered:

Option 1 - Repair the remaining structure and re-build the top of the chimney which has been demolished.

Option 2 – Demolish the remaining structure and make safe at ground level.

Option 3 – Repair and cap the Chimney at 30m.

- 1.8 The works undertaken to date have been procured utilising exception i(d) in the Councils Contract Standing Orders. However, the next stage of the works will be required to be tendered in accordance with Standing Orders to determine the cost of each option.
- 1.9 The Council have received two representations from residents of Pleasley Vale urging the Council to consider Refurbishment/Repair of the chimney. With this in mind and a Pleasley Park and Vale Conservation Area Joint Liaison Working Group scheduled to take place on the 16 April 2016, it is recommended that Officers consult with the Pleasley Park and Vale Conservation Area Joint Liaison Working Group, of which the Residents Association are members before any decision on the options are taken.
- 1.10. Officers are currently working to a timescale in which a further report will be brought back to the next meeting of Executive on 25th April. This will provide costs for the options outlined in this report, while a process of consultation on the future of the chimney will have been carried out at the meeting of the Pleasley Vale Conservation Area Group on the 16th April. Given that maintaining the scaffolding necessary to ensure public safety will cost £2,500 a month (or £30k a year) it is important that a decision is taken at the earliest opportunity on the future of the chimney.

2 Conclusions and Reasons for Recommendation

- 2.1 In conclusion, Executive should note that Officers have undertaken immediate action to resolve the immediate Health & Safety issues resulting from the inspection of Pleasley Vale Chimney.
- 2.2 The action taken to date has enabled the Council to fully consider all options available with regards the future structure.
- 2.3 Given the costs of maintaining existing scaffolding arrangements to ensure public safety it is recommended that a decision as to the future of the Chimney is taken at the earliest possible opportunity and officers are working to ensure that a detailed,

costed report, setting out the options available, is brought back to the next meeting of this Committee.

3 Consultation and Equality Impact

- 3.1 There are no equality implications arising from this report.
- 3.2 The Council have received a number of representations from residents of Pleasley Vale urging the Council to consider Refurbishment/Repair of the chimney.
- 3.3 The meeting of the Pleasley Park and Vale Conservation Area Joint Liaison Working Group to be held on the 18th April will be used as the basis for the public consultation process concerning the future of the remaining structure.

4 Alternative Options and Reasons for Rejection

- 4.1 The report is for information only. Although the report outlines options, further work is required before details of the available options can be brought back to Executive.

5 Implications

5.1 Finance and Risk Implications

Executive should note that approximately £60k has been spent to date to resolve the immediate H&S risk. A cost of £2.5k per month will be required to fund the inspection, maintenance and clearance of the Fan Scaffolding as outlined in 1.5. It is recommended that these costs should be charged against the Transformation Reserve.

5.2 Legal Implications including Data Protection

These are covered throughout the report. It should be noted that once the chimney was classified as a dangerous structure that the Council had no alternative other than to address its condition at the earliest opportunity.

5.3 Human Resources Implications

None

6 Recommendations

- 6.1 That Executive notes the works undertaken to date.
- 6.2 That Executive endorses that Officers consult with Pleasley Park and Vale Conservation Area Joint Liaison Working Group and report back the group's views on the future of the remaining structure at the next scheduled Executive.
- 6.3 That Executive notes the costs that have been incurred in inspecting, remediating and minimising risk to the public from the chimney, together with the ongoing costs

of £2,500 a month and agree that these be charged against the Transformation Reserve.

- 6.4 That Executive endorses that Officers proceed to obtain tenders based upon the three options outlined in the report and in accordance with Contract Standing Orders.

7 Decision Information

Is the decision a Key Decision? (A Key Decision is an executive decision which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
District Wards Affected	Pleasley
Links to Corporate Plan priorities or Policy Framework	None Directly

8 Document Information

Appendix No	Title
A	Pictures of the 30m to 42.5m Level
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Rafferty International Limited – Pleasley Vale Chimney, Condition Survey (3 March 2016)	
Report Author	Contact Number
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Report Reference –

Appendix A - Pictures of the 30m to 42.5m Level

