

Report of	Head of Commercial Services	Author	Mark Wicks ☎ 506914
Title	Repairs to Roman Walls		
Wards affected	Castle Ward		

This report concerns repair works to be undertaken to the Roman Walls within Colchester Town Centre.

1. Decision(s) Required

- 1.1 To agree to proceed with repairs to the Roman Walls within Colchester Town Centre.
- 1.3 To agree to enter into a contract with the successful contractor to undertake the aforementioned works.

2. Reasons for Decision(s)

- 2.1 The Roman walls that surround Colchester Town Centre are a scheduled ancient monument and CBC as custodian of these walls has a duty to inspect and periodically repair the same to ensure that the walls remain safe and to limit the deterioration of the structure of the walls as far as is reasonably practicable.

3. Alternative Options

- 3.1 Decide not to undertake the repairs. However, if repairs are not undertaken then there is a danger that sections of wall could become unsafe and also that Historic England will withdraw any offers of funding towards future repairs.

4. Supporting Information

- 4.1 During the summer of 2013, repairs based upon condition surveys completed by NPS Property Consultants Ltd. were carried out to a number of sections of walls located in:
 - Balcerne Hill (Northern end);
 - Roman Road/Belgrove Place;
 - St James the Great/St James Rise; and
 - Priory Street.
- 4.2 The next phase of repairs which are the last to be based upon the NPS survey will focus on the following sections of wall:
 - Balcerne Hill (Southern end, and North of Balcerne Gate);
 - Crouch Street
 - Roman Road/Land Lane;
 - Claudius Court;
 - Priory Street (Western and Central sections);
 - Priory Lodge;

- Vineyard Street;
- Middleborough;
- Castle Park (North Boundary); and
- Duncan's Gate (Castle Park).

- 4.3 Future repairs will be based upon the recommendations of the condition survey of the whole of the Roman Walls within Colchester Town Centre, shortly to be undertaken by Colchester Borough Homes Ltd. It is anticipated that the extent of future works will be reduced as a result of completion of the works completed in 2013, and the next phase of works as detailed above.
- 4.4 Repairs mostly take the form of securing loose building material, where possible replacing missing material, and re-mortaring joints within the walls where mortar has been lost or weathered away. All works have to have the consent of Historic England and be undertaken by specialist contractors using approved methods and materials. Typically sections of wall repaired now will remain good for around twenty years before requiring further repairs.
- 4.5 Typically access to the walls is an issue and as such, contractors often require bespoke scaffolding to be erected in order for specified repairs to be completed safely. Within this current phase of repairs independent access equipment and/or specialist scaffolding will be required.
- 4.6 A project to deliver the current phase of repairs has been developed by Colchester Borough Homes Ltd. and four tenders were returned and opened in the presence of the Colchester Borough Council Legal Services on Friday 19th April 2013.

5. Proposals

- 5.1 To enter into a contract with the successful contractor for the works.

6. Strategic Plan References

- 6.1 The Council's Strategic Plan 2015-18 has a number of sections including a new vision statement "Rich heritage, ambitious future". The four words that the Council feels sum up what it wants to achieve (themes) are:

- Vibrant - promoting our heritage and working hard to shape our future.
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- Prosperous - generating opportunities for growth and supporting infrastructure.
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- Thriving - attracting business and selling Colchester as a destination.
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- Welcoming - a place where people can grow and be proud to live.

- 6.2 By undertaking the repair works to the Roman walls, the Council will be ensuring that a popular community and heritage asset that draws visitors from both within and outside of the Borough remain safe and in good repair, thereby clearly demonstrating its commitment to these four strategic themes.

7. Consultation

- 7.1 The specification and proposals for the repair works have been developed in close consultation with Colchester and Ipswich Museums Service and Historic England.

- 7.2 In addition to the above, the local adjacent for Claudius Court, and the operator of Priory Lodge has already been consulted regarding access for the repairs to be undertaken to the sections of wall that is adjacent to their properties. Access to their properties will not be impaired at any time during the works, although scaffolding will remain in place whilst repairs are undertaken.

8. Publicity Considerations

- 8.1 Major works being undertaken to a prominent and historic structure such as the Roman walls is likely to attract press attention, albeit that a phased programme of repairs has been undertaken for the past few years.
- 8.2 Colchester and Ipswich Museums via the Council's Communications Team will issue a press release regarding the project which will reiterate the drivers behind the same and the positive effect that the project will have upon both the Roman walls themselves and also the perpetuation of Colchester's wider heritage and status as Britain's oldest recorded town.

9. Financial implications

- 9.1 The Council has spent a total of £766k on the repair of the Roman walls to date since 2004/2005. Of this sum £107k was funding granted by Heritage England. This funding has been spent as follows:

Financial Year	Expenditure	Grant from Heritage England
	£	£
2004/05	19,616.49	0.00
2005/06	52,009.07	0.00
2006/07	22,956.55	0.00
2007/08	12,971.28	0.00
2008/09	9,788.76	23,000.00
2009/10	105,351.73	23,000.00
2010/11	21,719.36	0.00
2011/12	41,585.11	0.00
2012/13	68,788.79	35,000.00
2013/14	274,410.88	26,069.00
2014/15	22,522.12	0.00
2015/16	7,197.75	0.00
Total	658,917.89	107,069.00

- 9.2 The existing funding allocation within the Capital Programme for the ongoing maintenance of the Roman walls (including the Castle walls and closed churchyard walls for which the Council is equally responsible) is £522.9k. There is therefore sufficient capital available to fund the next phase of repairs.

10. Equality, Diversity and Human Rights implications

- 10.1 All Contractors that have tendered for the project have been asked a set of equality and diversity questions at the PQQ stage of the tender process to ensure that they are fully committed to equality and diversity.

10.2 These questions included:

- Requesting that a copy of the contractor's equal opportunities policy (if they have one) is submitted along with their tender.
- Confirmation that they are able to fully meet the requirements that all local authorities have, i.e. a statutory duty to outlaw discrimination based on race, sexual orientation, disability, age, religion or belief, gender and human rights, as this duty extends to organisations carrying out functions or works on the council's behalf also.

11. Community Safety Implications

11.1 None directly arising from this report.

12. Health and Safety Implications

12.1 Due to the nature of the works to be delivered, the project falls within the jurisdiction of the Construction Design and Management (CDM) Regulations 2015 and as such, the Council as the "Employer" has appointed Colchester Borough Homes Ltd. as Principal Designer, and the selected contractor will be appointed as the Principal Contractor as it is required to do to properly fulfil its obligations under the Regulations.

13. Risk Management Implications

13.1 There are no major risks associated with this project. However, the project will have its own risk management plan to ensure that potential risks are identified and mitigated wherever possible.

Background Papers

None.