

To: Cabinet
Date: 15 June 2022
Report of: Head of Corporate Property
Title of Report: Repairs to 2-4 Gloucester Street & 24-26 George Street, Oxford OX1 2AE (formerly Jamie's)

Summary and recommendations	
Purpose of report:	To seek approval for a budget of £770,000 for the repair of 2-4 Gloucester Street & 24-26 George Street, Oxford, in order to facilitate letting of the building
Key decision:	Yes
Cabinet Member:	Councillor Ed Turner, Deputy Leader (Statutory) - Finance and Asset Management
Corporate Priority:	Inclusive economy
Policy Framework:	Council Strategy 2020-24

Recommendation(s): That Cabinet resolves to:
1. Approve a budget of £770,000 to spend on 2-4 Gloucester Street & 24-26 George Street, Oxford from the existing budget assigned for Condition Survey works.

Appendices	
Appendix 1	Confidential – Officer Report
Appendix 2	Confidential – Risk Register

Introduction and background

1. The tenant of 2-4 Gloucester Street & 24-26 George Street, Oxford (Jamie's restaurant) entered administration in May 2019. After full marketing, the property is under offer to an alternative restaurant operator. The Council has accepted a surrender from the administrators to facilitate the new letting. The details of the letting are contained within Confidential Appendix 1.
2. The building has been vacant since 2019. As part of the general building survey carried out in readiness for re-letting the property, it was identified that an

additional and more intrusive structural survey was required due to the identification of water ingress.

3. The structural report has been returned with recommendations for significant additional works to be carried out, primarily around the roof structure which is in need of replacing alongside some of the structural beams, joists and trusses.
4. Following the structural survey report, Oxford Direct Services Limited (ODS) have priced the works with the budget estimate being £ 700k plus £70k contingency.

Overview of works

5. The works will include removing a large section of the roof and part of the overlapping/adjoining hotel roof (The Bocardo Hotel) which is integrated at the ground and first floor, the second floor being part of the restaurant. The works will also include replacing the structural and supporting joists and beams and renewing this portion of the roof.
6. A scaffolding licence and street management license will be needed as the works will require scaffolding onto the surrounding pavement.
7. The project will include works to the internal ceilings and walls affected by the damp and roof issues which will mean renewing parts of the plasterwork.
8. There will also be replacement of some of the existing timber sash windows where damp has rotted the frames, repointing external brickwork and new rainwater goods such as gutters and downpipes.
9. Subject to agreeing a price and contractual terms the works will be undertaken by ODS as a major works project. It is anticipated that the works will take circa 10 months to complete once on site.
10. The works are needed to be undertaken urgently in order to prevent further deterioration of the property and generate income from the proposed new letting details of which may be found within Confidential Appendix 1.

Financial implications

11. While a significant one off cost, the asset is part of the Council's commercial property portfolio, which brings in much needed income to help deliver core services. Confidential Appendix 1 sets out investment case for these essential works to the asset.

Legal issues

12. The Council has negotiated an agreed form of lease and agreement for lease with the prospective new tenant. Subject to the recommendation being approved, the Council will enter into the agreement for lease which will contractually oblige the tenant to enter into a new lease of the property on

completion of the building works. The works are necessary to let the building, and ODS will be instructed as a matter of urgency. The risk of a letting void will be mitigated by entering into an agreement for lease as soon as possible.

Equalities impact

13. There are no equalities impacts in relation to the planning and design of this project. Later phases of build will incorporate either Procurement or ODS equalities processes in relation to tender or actual works.

Environmental Impact Assessment

14. The design of the roof and its component parts will incorporate opportunities for improved energy efficiency such as insulation and other possible energy saving systems but this will be subject to detailed design. It will also allow for the retro fit of solar PV panels at a future date.

Conclusion

15. It is recommended that approval is given for the funding for the design, planning and works to this property in order to prevent further damage or issues arising and to complete the works as quickly as possible to secure the tenant and generate income which can happen at the same time as the works, as per option 2 in Confidential Appendix 1.

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Background Papers: None

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