

ARDS AND NORTH DOWN BOROUGH COUNCIL

31 January 2024

Dear Sir/Madam

You are hereby invited to attend a hybrid meeting (in person and via Zoom) of the Environment Committee of Ards and North Down Borough Council in the Council Chamber, 2 Church Street, Newtownards on **Wednesday, 7 February 2024** commencing at **7.00pm**.

Yours faithfully

Stephen Reid
Chief Executive
Ards and North Down Borough Council

A G E N D A

1. Apologies
2. Declarations of Interest

Reports for Approval

3. Grant of Entertainment Licenses (Report attached)
4. Proposed Car Parking Order 2024 (Report to follow)
5. Byelaw to Prohibit the Feeding of Pigeons at Conway Square, Newtownards (Report attached)
6. Required Works to Rollo Gillespie Monument, Comber (Report attached)
7. Amendment to Memorial Bench Policy (Report attached)
8. Proposed Consultation Response on Reforming the Producer Responsibility System for Waste Electrical and Electronic Equipment (WEEE) (Report attached)

Reports for Noting

9. Environment Directorate Budgetary Control Report - December 2023 (Report attached)
10. Building Control Quarterly Activity Report Q4 (Jan - Mar 2023) (Report attached)

11. Notices of Motion
12. Any Other Notified Business

*****IN CONFIDENCE*****

Reports for Approval

13. Extension of Tender for Building Repair Works (Report attached)
14. Tender for the Provision of New and Replacement Play Areas within the Borough of Ards and North Down (Report attached)
15. Report on Tenders Received for the Collection and Treatment of Various HRC Wastestreams (Report attached)
16. Tender for the Provision of the Public Spaces CCTV Monitoring Services (Report attached)

MEMBERSHIP OF ENVIRONMENT COMMITTEE (16 Members)

Alderman Armstrong-Cotter	Councillor Kerr
Councillor Blaney	Alderman McAlpine
Councillor Boyle	Councillor McKee
Alderman Cummings (Vice Chair)	Councillor McKimm
Councillor Cathcart	Councillor Morgan (Chair)
Councillor L Douglas	Councillor Rossiter
Councillor Edmund	Councillor Smart
Councillor Harbinson	Councillor Wray

Unclassified

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ITEM 3

Ards and North Down Borough Council

Report Classification	Unclassified
Exemption Reason	Not Applicable
Council/Committee	Environment Committee
Date of Meeting	07 February 2024
Responsible Director	Director of Environment
Responsible Head of Service	Head of Regulatory Services (Temporary)
Date of Report	12 January 2024
File Reference	LR 100 /90101
Legislation	The Local Government (Miscellaneous Provisions) (NI) Order 1985
Section 75 Compliant	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Other <input type="checkbox"/> If other, please add comment below:
Subject	Grant of Entertainment Licences
Attachments	None

Applications have been received for the Grant of Entertainment Licences as follows:

The Greedy Gorb, 40 High Street, Bangor

Applicant: 79 Bellevue, Bangor

Days and Hours: Monday – Sunday 7.00pm -10.30pm

Type of entertainment: Dancing, Singing or Music or any other entertainment of a like kind.

Craigantlet Orange Hall, 71 Holywood Road, Newtownards

Applicant: Mr Ivan Thompson, 16 Knightsbridge Court, Bangor

Days and Hours: Occasional Licence 9am - Midnight

Not Applicable

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Type of entertainment: A Theatrical Performance
Dancing, Singing or Music or any other entertainment of a like kind.

There are no objections to these applications.

RECOMMENDATION

It is recommended that the Council grants the applications.

Unclassified

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ITEM 5**Ards and North Down Borough Council**

Report Classification	Unclassified
Exemption Reason	Not Applicable
Council/Committee	Environment Committee
Date of Meeting	07 February 2024
Responsible Director	Director of Environment
Responsible Head of Service	Head of Regulatory Services (Temporary)
Date of Report	15 January 2024
File Reference	92019
Legislation	
Section 75 Compliant	Yes <input type="checkbox"/> No <input type="checkbox"/> Other <input type="checkbox"/> If other, please add comment below:
Subject	Byelaw to Prohibit the Feeding of Pigeons at Conway Square, Newtownards
Attachments	None

A notice of motion was agreed as follows:

“Given the public health issues and the desire to encourage outdoor eating and entertainment in Conway Square, that officers look at humane means to address the pigeon problem in the Square to include a new bylaw to prohibit feeding of the birds in and around the Square and to erect in the meantime advisory signs to deter feeding of birds in the area.”

Since the NOM was agreed, signage has been erected in Conway Square, advising the public that feeding of pigeons in the Square is prohibited. The potential for humane pest control measures to deal with the pigeons is also being addressed by the Environmental Health Service.

Notwithstanding the concerns raised at Council about this issue, since 2016 the Neighbourhood Environment Team has received one complaint from the public - although the Environmental Health Service has received complaints concerning

Not Applicable

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persons feeding feral pigeons in Conway Square and thereby encouraging them to remain. The Cleansing section does receive occasional requests to clean pigeon droppings or remove dead birds from the area.

Feral pigeons are common in the urban environment and although they are mostly considered to be no more than a nuisance, they can potentially pose a health risk with concerns around transmission of diseases. Council officers have not received any evidence of such issues in this instance. Pigeons and their droppings can also cause damage to the buildings where they perch due to the corrosive nature of pigeon droppings.

Feral Pigeons

Feral pigeons are descendants of domestic homing pigeons. Increased urban development has resulted in an increase in the number of feral pigeons due to the large number of accessible nesting spaces and readily available supply of food and water. Pigeons are capable of breeding throughout the year and do not migrate far from their birthplace; this can make it difficult to remove them from their location.

Identifying Feral Pigeons

Feral pigeons can be grey, brown or white, but are usually grey in colour with two black bars across each wing and iridescent feathers around the neck. There are no visible differences between males and females.

Domestic pigeons, such as those kept as pets or for racing, are essentially the same birds as feral pigeons; however, domestic pigeons can be identified by the presence of a tag around one of their legs.

Control Techniques

There are several techniques that can be used to reduce or remove the population. Implementing non-lethal control techniques are thought to provide the most effective long-term results. One way to minimise or prevent the nuisance caused by feral pigeons is to control where they roost, nest and feed.

Removing Food Sources

A seemingly effective way of discouraging feral pigeons from infesting buildings and public areas is to not feed them and remove any potential food source. The number of pigeons in an area appears to be determined by the availability of a sustainable food supply. A plentiful food supply encourages year-round breeding.

Council Bye Laws in NI

Byelaws are created under powers conferred on Councils by Part 6 of the Local Government Act (Northern Ireland) 1972.

Not Applicable

The specified procedure for creating a byelaw to assist with good rule and government and for the prevention and suppression of nuisances in a district is as follows:

91 Procedure, etc., for making byelaws

(1) Byelaws shall be made under the common seal of the Council and shall not have effect until they are confirmed by the Ministry (Government Department) concerned.

(2) At least one month before application for confirmation of byelaws is made, notice of the intention to apply for confirmation shall be given in at least two newspapers circulating in the locality in which the area to which the byelaws are to apply is situated.

(3) For at least one month before application for confirmation is made, a copy of the byelaws shall be deposited at the offices of the Council by which the byelaws are made and shall at all reasonable hours be open to public inspection without payment.

(4) The Council by which the byelaws are made shall, on application, furnish to any person a copy of the byelaws, or of any part thereof, on payment of such reasonable sum as the council determines.

(5) The Ministry concerned may confirm any byelaw submitted under this section for confirmation, subject to the consents (if any) required by section 9(2) of the Northern Ireland (Miscellaneous Provisions) Act 1932 [1932 c.11] or may refuse to confirm any such byelaw.

(6) Where a byelaw is to have effect in the district of a council other than the Council by which it is made, the Ministry concerned shall consult that other council before confirming the byelaw.

(7) The Ministry concerned may fix the date on which a byelaw is to come into operation, and if no date is so fixed the byelaw shall come into operation at the expiration of one month from the date of its confirmation.

(8) A copy of the byelaws, when confirmed, shall be printed, and deposited at the offices of the Council by which the byelaws are made, and shall at all reasonable hours be open to public inspection without payment, and a copy thereof shall, on application, be furnished to any person on payment of such reasonable sum as the council determines.

Obstacles to Effective Enforcement

The use of byelaws does not afford a fixed penalty notice enforcement option. Each alleged incident of breaching the byelaw would require a witness statement and an alleged offender to be interviewed. A full case file and court prosecution would be required in cases where the incident meets both the evidential and public interest tests and satisfies the Council's solicitor that there is a reasonable chance of success for a prosecution. The matter would be determined in the Magistrates Court and legal costs may or may not be awarded. Maximum fine on summary conviction is Level 2 (currently £500).

Land Ownership

Although Conway Square appears to be one complete pedestrian zone, three sides of it are technically roadways. The Council understands this perimeter strip of land to

Not Applicable

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be an adopted road which remains in the ownership of the Department of Finance and Industry (DfI). Any byelaw created by the Council would only be actionable in the Council owned section of the square (approximately 60%) at this time. Application of a byelaw for the entire Square would be subject to agreement with DfI.

Existing Byelaw Trafalgar Square

The following wording is used for Greater London Authority Trafalgar Square byelaws:

Feeding of birds

- (1) No person other than a person acting at the direction of the Mayor shall within the Square— (a) feed any bird (which shall include dropping or casting feeding stuff for birds); or (b) distribute any feeding stuff for birds.

Subject to solicitor's advice, similar wording (substituting Council for Mayor) may be suitable.

Council's solicitors have already carried out a scoping exercise for the review of all Council bye laws, as currently the Borough has a range of byelaws created by the two legacy Councils dating back in many instances a long period of time ago. These byelaws generally cover issues that are either now covered by other substantive legislation (and are therefore unenforceable) or address issues that are liable to longer be issues of significant concern in the present era (or are relatively trivial matters that are highly unlikely to attract enforcement attention). Given that the value of the byelaw process set out in legislation over 50 years ago, as an effective control and enforcement mechanism for issues of significant concern to Council is debatable, resources (manpower and financial) have not been prioritised to take the byelaws review process further forward at this stage.

In the context of the above, Council is asked to consider the following options:

1. Instruct the Council's solicitor to draft a byelaw to control the feeding of pigeons in Conway Square, with reference to wording as outlined earlier in this report as deemed appropriate. Thereafter, proceed with the byelaw approval and implementation process as set out under the Local Government Act 1972.
2. Wait to include this issue (feeding of pigeons in Conway Square) as part of the wider review of Council byelaws in due course.

Some further points to note in weighing up the options are as follows:

- Bye-law enforcement considerations.
- Evidence gathering issues.
- Court prosecution the only byelaw enforcement remedy.
- Creation of new byelaw process and associated legal costs.
- Timescale for byelaw finalisation is very dependent on the Departmental consultation process. The norm was around 3 years in the past.
- Conway Square is only partially under Council control.

Not Applicable

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RECOMMENDATION

It is recommended that Council decide which option to proceed with in relation to this matter.

Unclassified

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ITEM 6**Ards and North Down Borough Council**

Report Classification	Unclassified
Exemption Reason	Not Applicable
Council/Committee	Environment Committee
Date of Meeting	07 February 2024
Responsible Director	Director of Environment
Responsible Head of Service	Head of Assets and Property Services
Date of Report	12 January 2024
File Reference	65383
Legislation	
Section 75 Compliant	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Other <input type="checkbox"/> If other, please add comment below:
Subject	Required Works to Rollo Gillespie Monument, Comber
Attachments	Appendix 1 - Condition Survey by Alastair Coey Architects

Background

The Gillespie Monument is a free-standing sandstone square shaft column on a square stepped podium. The monument was erected under the oversight of John Fraser, the first county surveyor for Down and unveiled on 24 June 1845 (St. John's Day) 1844-5. It stands approximately twelve metres tall and is located in Comber town centre within landscaped gardens with brick paviour paths. It was erected to the memory of local military hero Sir Robert Rollo Gillespie. Gillespie was born in Comber in 1766 in a house which stood on the south side of The Square, now demolished.

The Gillespie Monument is designated by the Department for the Communities, Historic Environment Division, as a grade B1 listed structure Ref no: HB24/15/011. The significance of the designation is that any alterations to a listed structure, require Listed Building Consent.

Not Applicable

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Current Condition

Following a number of representations and a subsequent procurement exercise, Alistair Coey Architects were commissioned to undertake a condition report on the monument. Alastair Coey Architects specialises exclusively in the conservation of historic buildings and places. The company is accredited by the Royal Institute of the Architects of Ireland as a Grade One Conservation Practice.

The survey was carried out by visual observation with upper reaches inspected from an access boom. No opening up was carried out and therefore it was not possible to inspect voids etc. Alastair Coey Architects is therefore unable to report that such parts, and other hidden aspects of the monument, are free from defect.

The condition survey of the monument has revealed that a number of issues need to be addressed to prevent further deterioration of the fabric.

The full report is attached, and pertinent points are extracted below.



Works Required

The following recommendations are prioritised into three categories:

Category 1 - Urgent Health and Safety Risks (Immediate action)

1. Remove all dangerously loose stone as highlighted throughout the report.

Not Applicable

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2. Undermined and heavily delaminated step to plinth should be replaced with a suitable stone replacement and any displaced stonework eased back into position.

Category 2 - Essential repairs within 1-3 years

1. All vegetation should be sprayed with a systemic weedkiller during the active growth period in order to fully kill off the plant at root level. This work should ideally be carried out in advance of any stonework repair project.
2. Spalled and fractured stonework – urgent attention is required to high level work which exhibits spalling and fracturing.
3. All delaminated stone should be lightly scraped to remove delaminated layers of stone. All delaminated stone should be lightly trowel scraped and surfaces cleaned with suitable bristle brushes (not wire brushes) or carborundum blocks.

Category 3 - Recommended repairs over 4-10 year period

1. Stone cleaning – Algae and moss should be removed using an environmentally friendly biocide coupled with a light steam low pressure wash to remove staining.
2. Material analysis – Samples of existing stone and mortars should be sent to a laboratory for full analysis. This will inform of compatible stone type for replacement repairs and replication of original mortars.
3. Cementitious render repairs – These should be removed and underlying stone accessed individually by a suitably qualified conservation professional for indentation repair or full replacement using a compatible stone type.
4. Delaminated stonework – All delaminated stonework should be individually assessed by a suitably qualified conservation professional for possible retention in order to retain as much of the original fabric, through consolidation, stabilisation or full replacement. Heavily delaminated ashlar stone beyond repair should be replaced using a compatible stone type.
5. The fixing to the statue should be examined by a structural engineer to ensure that it is intact and fit for purpose. Some cracking around the base and surface corrosion on the exposed ferrous metal bar may indicate possible movement. It may be necessary to remove the statue and replace the fixing with 304 marine grade stainless steel threaded bar and bolt.
6. The previously repaired right hand of the statue and sword should be re-examined to determine if it is secure and fixings used are of non-ferrous metal.
7. Limestone tablets – Relief carvings and incised lettering should be lightly cleaned and all fixings carefully removed and refixed with stainless steel fixings. Fractured panel should be repaired with epoxy resin. A low pressure lime based grout should be used to fill voids behind each tablet.
8. All defective and inappropriate cement-based pointing should be raked-out using non-mechanical means and repointed using lime-based mortar. This will entail full repointing of the entire monument.
9. Further inspection of the core using minimal invasive means by boring into the structure and inspecting the core with a borescope to determine of the central core of the column shaft and that behind inscribed panels is hollow or solid. This will inform the decision on grouting and the consistency and aggregate

Not Applicable

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- size required for injectability and flow rate. A metal detector survey will also confirm if the column shaft stonework is tied with metal cramps.
10. A low pressure lime based grout should follow the repointing exercise and be carried out in stages commencing at the bottom and working upwards.
 11. All fractures and open voids should be grout injected. The grouting material should be compatible with the existing material and not impose any additional loading or change in composition due to thermal variations which may put stress on the structure.
 12. Missing raised lettering inscription could be addressed with new indentation lettering or left alone. Fissured and remnants of raised or incised lettering and relief carvings should be preserved by consolidation treatment in order to stem the weathering process. It is essential this work is carried out by a qualified specialist stone conservator.

Next Steps

Officers believe that a two-stage approach is appropriate. Stage 1 will address all issues highlighted in Category 1 and Category 2. It will also involve the investigative works described in item 5 within Category 3, in order to gather as much information as possible so that Stage 2 can be accurately costed.

Costs

The estimated costs for Stage 1 outlined above, is £15k. This can be funded from within existing maintenance budgets for the incoming year. Once the investigative works are complete, it is proposed that the costs for Stage 2 will be included in a business case for Council's review as part of the rates setting process for 2025/26. Officers will also seek out any potential external funding opportunities for inclusion within the business case.

RECOMMENDATION

It is recommended that Council agrees to proceed with Stage 1, as outlined above, at an approximate cost of £15k, from existing budgets.



**GILLESPIE MONUMENT
COMBER**

CONDITION REPORT

Prepared for

**Ards and North Down Borough
Council**

Prepared by

Alastair Coey Architects

October 2023

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1.0 INTRODUCTION

1.0 Introduction

This condition report has been prepared by Alastair Coey Architects for Ards and North Down Borough Council. Alastair Coey Architects specialises exclusively in the conservation of historic buildings and places. The company is accredited by the Royal Institute of the Architects of Ireland as a Grade One Conservation Practice. All professional and technical members of staff have specialist conservation training.

The report is concerned with The Gillespie Monument, The Square, Comber, County Down. The text represents a distillation of comprehensive contemporaneous survey notes.

1.1 Listed Status

The Gillespie Monument is designated by the Department for the Communities, Historic Environment Division, as a grade B1 listed structure Ref no: HB24/15/011.

The significance of the designation is that any alterations to a listed structure, require Listed Building Consent.

1.2 Orientation

For the purposes of this report the west elevation is deemed to face towards Killinchy Street. These notional compass references are used throughout this report.

1.3 Limitations of the Survey

The survey was carried out by visual observation with upper reaches inspected from an access boom. No opening up was carried out and therefore it was not possible to inspect voids etc. Alastair Coey Architects is therefore unable to report that such parts, and other hidden aspects of the monument, are free from defect.

1.4 Drawings

The plan and elevational drawings included in Appendix A are not to scale and are intended to assist in locating matters referred to in the report. For the purpose of the condition assessment the monument has been subdivided into stages as follows:

- Stage 1 – Steps
- Stage 2 – Pedestal
- Stage 3 – Column Shaft (Sub-divided into recessed panels)
- Stage 4 – Frieze and Moulded Cornice
- Stage 5 – Carved Statue and Base

1.5 Description

The Gillespie Monument is a free-standing sandstone square shaft column on a square stepped podium. The monument was erected under the oversight of John Fraser, the first county surveyor for Down and unveiled on 24 June 1845 (St. John's Day) 1844-5. It stands approximately 12 metres tall and is located in Comber town center within landscaped gardens with brick paved paths. It was erected to the memory of local military hero Sir Robert Rollo Gillespie. Gillespie was born in Comber in 1766 in a house which stood on the south side of The Square, now demolished. Gillespie was educated at Norland House, Kensington, and later with a private tutor at Newmarket. It was intended that he would enter Cambridge University. After turning down the opportunity of going to Cambridge he joined the 3rd Irish Horse during 1783 as a Cornet. He served in many campaigns rising to the rank of Major General and played an important role in the success of many campaigns and helping to solidify the domain of the British crown in the West Indies, Java and India during the eighteenth and nineteenth centuries. On 31 October 1814 at the age of 48 he died in the invasion of Nepal whilst leading his army in an unsuccessful attempt to take the Fort of Kalunga. He was posthumously gazetted with the Knight Commander of Bath on 1 January 1815.

The Gillespie monument consists of a square stepped base with square pedestal containing rectangular panels on each face (Fig. 1) having limestone carved relief and inscribed tablets (Fig. 2) and moulded cornice capping supporting a tall tapered square section pillar shaft, panelled on each face with the place names of campaigns and battles in which Gillespie fought. The pillar is capped with a frieze and moulded cornice surmounted with a carved statue of Gillespie on a rounded base (Fig. 3).



Fig. 1 - Stepped base and pedestal



Fig. 2 - Inscribed tablet



Fig. 3 - Statue of Gillespie

The limestone tablet on the plinth panel to the north depicts Masonic symbols (Fig. 4), that to the south has a military style coat of arms, that to the west inscribed with details of Gillespie's military career and his famous last words "One shot more for the honour of Down". The panel to the east was added in 1897 as a memorial to Gillespie's (natural) grandson General Robert Rollo Gillespie (d.1890).

On the day of the unveiling the monument fifty lodges of the Masonic Order were present, in what is believed to be the biggest Masonic gathering in Irish history. It was calculated that between 25,000 to 30,000 people crowded into the town to witness the ceremony and celebrate the life of "The Strongest Man in Comber".

Freemasonry is "one of the world's oldest and largest non-religious, non-political, fraternal and charitable organisations", believed to have first been founded in the Middle Ages by organised lodges of highly-skilled stonemasons building castles and cathedrals. However, within the organisation a popular myth is that it was founded by the builders of King Solomon's Temple in Jerusalem. In reality, the real foundation of Freemasonry came in 1717 with the opening of the first Grand Lodge in England. While it is a secular movement, members are expected to acknowledge the existence of a higher, God-like being, often referred to as the Great Architect of the Universe.

The north elevation of Gillespie Monument contains an Armagh limestone tablet set within recessed panel having relief carving depicting a number of Masonic sculptured symbols.

Freemasonry is an organisation which relies a lot on symbols and imagery as a means of communicating their principles. It is a global organisation and therefore this use of symbols allows fellow members to "speak without speaking" and form a worldwide community on the principles of "respect, brotherly love and truth".

There is a lot of imagery which is closely associated with Freemasonry. The most prominent of these symbols is the All-Seeing Eye which is also sometimes referred to as the Masonic Eye or the Eye of Providence. It can be seen at the top, centre portion of Gillespie Monument's limestone tablet. Within Freemasonry it represents the eye of God and acts as a reminder that God is always watching, encouraging Masons to uphold their values and beliefs. It is mainly recognisable due to its appearance on the American dollar bill.



Fig. 4 - Masonic imagery

At the centre of the tablet on Gillespie Monument is a square and compass, another prominent and recurring feature of Masonic imagery. It is said that the square represents a Mason's morality, encouraging them to "Square their actions by the square of virtue with all mankind". Furthermore, the compass represents the relationship between a Mason and society at large. Therefore together, the square and the compass remind Freemasons to explore their desires without stepping outside the realms of what is deemed to be moral behaviour by the organisation.

Within the square and compass on Gillespie Monument sits the letter "G", which is used frequently within Freemasonry. Its meaning is contentious as there are a series of words which it is believed it could stand for, including; God, geometry, or the Hebrew letter Gimmel.

The tablet is flanked by two columns which are themselves topped by globes. Every Masonic lodge has imagery depicting two pillars as a nod to the two columns which stood at the entrance of King Solomon's temple.

As is the case with Gillespie Monument's tablet, Masonic drawings tend to depict both the sun and the moon. It is said to encourage leaders to wield their power with fairness and consistency.

There are two phrases in Latin displayed on the tablet. The first reads, "Sit lux et lux fuit", which translates to "let there be light and there was light". The second reads, "Audi, Vide, Tace", which translates to "Listen, observe, be silent". This phrase can be found on the Coat of arms of the United Grand Lodge of England and first made its appearance in the Freemasons' Calendar in 1777. George H. T. French, a Masonic author, described the meaning of the motto:

"The first two words, audi, vide, refer to the alertness conducive to the acquisition of knowledge. For it is through these two senses, hearing and seeing, that we absorb most of our information. Tace, or be silent, refers to the dissemination of information, and alerts one to the desirability of thinking before speaking, of deciding what should be kept hidden, of ever bearing in remembrance those truly Masonic virtues, silence and circumspection."

Masonic drawings also frequently depict the tools of masons such a mallet and a plumb. Both such tools are featured on Gillespie Monument. While at a surface level these represent the real apparatus used by stonemasons, however they are also a metaphor for the beliefs and attitudes of the Freemasons, for example, the plumb is representative of living in a moral, upright way.

Gillespie Monument also depicts the 47th Problem of Euclid (also known as the Pythagorean Theorem) which is represented by three squares. This is thought to be an important Masonic symbol due to its connection with architecture and geometry, and the Freemason's appreciation and reverence for both of these principles.

White lambskin aprons have been worn by Freemasons ever since the organisation's founding, a symbol depicting an apron can be seen on Gillespie Monument, symbolising honour, purity and achievement.

Gillespie Monument also features a five and six-pointed star. This is a common piece of imagery in Masonic temples, referring to the seal of the biblical King Solomon who provides the basis for much Masonic teaching and beliefs.

1.6 Methodology

The inspection was carried out on 25 September and 06 October 2023, by Adrian Curran a Senior Architectural Technologist was formerly a stone mason with wide-ranging experience of work on masonry structures and assisted by Katie Thorogood a part-time Architect's assistant, both members of staff at Alastair Coey Architects. Weather conditions on 25 September were calm, mild and dry with light showers on 06 October .

The survey was carried out using a Hinowa 20.10 MEWP with tracked undercarriage for inspection of the upper stages of the monument and on foot for the bottom stages.

During the survey a comprehensive digital photographic record was prepared.

2.0 CONDITION SURVEY

2.1 North Elevation

Freestanding square tapered column shaft consisting of 21 courses of polished ashlar Scrabo sandstone surmounted with a carved statue on frieze and moulded cornice and erected off ashlar sandstone tiered pedestal on stepped base with mouldings to plinth, cornice and panel surround. Armagh limestone tablet set within recessed panel having relief carving depicting Masonic sculptured symbols - at the sides, two pillars surmounted by a globe and in the centre, a hammer, nails, hand holding plumb-line, six pointed star, right-angled triangle with squares on the sides, sun, moon and stars, and the words, 'Sit lux et lux fuit' (let there be light and there was light), and 'Audi, vide, tace' (Listen, observe, be silent).

STAGE 1

Steps

Extensive decay and delamination to bottom steps to east and west ends (Fig. 05). Lime mortar patch repairs with possible cementitious content to nosing of steps to west end. Spalled edging to steps. Steps inadequately bed lapped with voids evident at bedding between steps. 2 no. replacement stone to bottom step (stone type not known). Widespread algae and lichen soiling (Fig. 06).

Pointing

Putty lime pointing with possible cementitious content. Pointing excessively applied over worn arrises.

STAGE 2

Plinth

Surface pitting throughout. Contour scaled delamination to 3 no. polished ashlar and minor delamination to moulded string course. Cementitious mortar repairs to 2 no. moulded string course and 1 no. ashlar stone (Fig. 07). Widespread algae and lichen soiling.

Pedestal

Cementitious mortar repairs carried out to face of ashlar quoin stones to west end and to moulded border surrounding recessed panel. Extensive contour scaled delamination to ashlar stone to east end and above recessed panel with fractured stone evident (Fig 08). Widespread algae and lichen soiling.

Recessed panel

Minor erosion to limestone relief carved tablet, metal fixings heavily corroded (Fig. 09), otherwise reasonable condition.

Cornice

Minor surface delamination. Extensive algae soiling with light vegetation growth in open joints.

Pointing

Inappropriate cementitious pointing throughout applied over original lime putty, joints appear to have been widened during previous phase of repairs. Vegetation growth in open joints.



Fig.05 - Delamination to steps



Fig.06 - Algae and lichen soiling



Fig.07 - Cementitious mortar repairs



Fig.08 - Contour scaled delamination

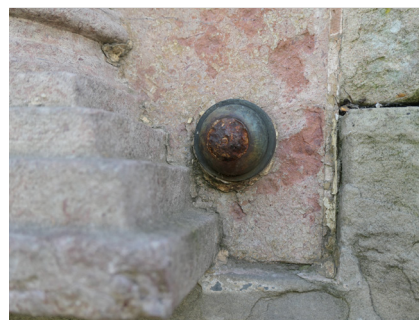


Fig.09 - Corroded metal fixings

STAGE 3**Ashlar column shaft, Punjab four coursed panel**

Inappropriate cementitious mortar repairs carried out to stonework below inscribed panel, repairs detaching from background. Minor pitting, delamination and erosion to entire panel.

Pointing

Open joints with inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs (Fig. 10).



Fig.10 - Cementitious pointing

Ashlar column shaft, Sumatra four coursed panel

Inappropriate cementitious mortar repairs carried out to stonework to west side of inscribed panel, repairs cracks in mortar repairs and detaching from background. Advanced decay to west side of panel and directly below raised lettering (Fig. 11). Minor fissures to raised lettering.

Pointing

Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.



Fig.11 - Advanced decay

Ashlar column shaft, Bangalore four coursed panel

Entire panel in advanced state of decay with inappropriate cementitious mortar repairs carried out, mortar repairs failed and detaching from background and contributing to decay of surrounding stonework (Fig. 12).

Pointing

Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.



Fig.12 - Delamination

Ashlar column shaft, Waltervreden four coursed panel

Widespread inappropriate thinly applied cementitious mortar repairs, some detachment of mortar repairs. Early stages of decay to raised lettering.

Pointing

Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.



Fig.13 - Loss of raised lettering

Ashlar column shaft, Fort De L'Hopital four coursed panel

Widespread inappropriate thinly applied cementitious mortar repairs, some detachment of mortar repairs resulting in complete loss of raised lettering and decay of surrounding stone (Fig. 13).

Pointing

Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.



Fig.14 - Fractured stone

STAGE 4**Moulded frieze**

Heavy algae staining, fractured stone to west end (Fig. 14), previous indent repair to west end stone showing rust marks possibly indicating ferrous metal fixings used, minor erosion, otherwise reasonable condition.

Cornice

Heavy algae staining, otherwise reasonable condition.

Pointing

Open joints with inappropriate cementitious pointing.

STAGE 5**Statue base**

Heavy algae staining, surface scaling on top surface, heavily fractured stone to north-west corner presenting a potential hazard (Fig. 15), otherwise stonework in reasonable condition.

Statue

Heavy algae staining. Fractured right hand repaired using epoxy resin. Crude wire strapping applied as secondary protection around hand and sword (Fig. 16). Metal sword reset in lead caulking and appears not to be in original location (Fig. 17), otherwise stonework in reasonable condition.

Pointing

Open joints between statue, base and moulded frieze. Light vegetation growth in open joints.



Fig.15 - Heavily fractured stone



Fig.16 - Fractured hand



Fig.17 - Sword not in original location

2.2 South Elevation

Freestanding square tapered column shaft consisting of 21 courses of polished ashlar Scrabo sandstone surmounted with a carved statue on frieze and moulded cornice and erected off ashlar sandstone tiered pedestal on stepped base with mouldings to plinth, cornice and panel surround. Armagh limestone tablet set within recessed panel having relief carving depicting the Gillespie coat of arms, quartered with the ribbon and badge of the most Honourable Military Order of the Bath, on a background of crossed flags and cannon.

STAGE 1

Steps

Spalled edging to steps with minor lime mortar patch repairs with possible cementitious content (Fig. 18). Steps inadequately bed lapped with voids evident at bedding between steps. 1 no. replacement stone to bottom step (stone type not known). Widespread algae and lichen soiling.

Pointing

Putty lime pointing with possible cementitious content. Pointing excessively applied over worn arrises.

STAGE 2

Plinth

Surface pitting throughout (Fig. 19). Contour scaled delamination to 1 no. polished ashlar and minor delamination to moulded string course. Cementitious mortar repairs to 1 no. ashlar stone with fracture evident. Widespread algae and lichen soiling (Fig. 20).

Pedestal

Heavily worn with surface pitting throughout. Extensive cementitious mortar repairs carried out to face of ashlar quoin stones and moulded border surrounding recessed panel. Contour scaled delamination to ashlar stone to west end and above recessed panel. Fracture evident below panel passing through two rendered stones and extending onto plinth. Widespread algae and lichen soiling.

Recessed panel

Minor erosion to limestone relief carved tablet, metal fixings heavily corroded, otherwise reasonable condition.

Cornice

Minor surface delamination. Extensive algae soiling with light vegetation growth in open joints and ledges.

Pointing

Inappropriate cementitious pointing throughout applied over original lime putty, joints appear to have been widened during previous phase of repairs. Vegetation growth in open joints.

STAGE 3

Ashlar column shaft, Tiburon four coursed panel

Extensive delamination to stonework at bottom of panel (Fig. 21). Minor pitting and erosion to remainder of panel otherwise reasonable condition.



Fig.18 - Spalled edging to steps



Fig.19 - Surface pitting



Fig.20 - Algae and lichen soiling



Fig.21 - Delamination



Fig.22 - Partial loss of lettering

Pointing

Open joints with inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.

Ashlar column shaft, St. Lucia four coursed panel

Extensive delamination resulting in partial loss of raised lettering, remaining lettering in poor condition (Fig. 22). Inappropriate cementitious mortar repairs carried out stone on west side of panel. Minor fracture to stone below recessed panel.

Pointing

Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.

Ashlar column shaft, Bizotton four coursed panel

Extensive delamination to recessed panel stonework and quoin to west site of panel, partial loss of raised lettering, remaining lettering subject to further delamination (Fig. 23). Minor fractures and decay to arrises of stone on east side of panel. Inappropriate cementitious mortar repairs carried out, to 2 no. stones, repairs fractured.

Pointing

Open joints having minor vegetation growth. Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.

Ashlar column shaft, Fort Cornelis four coursed panel

Inappropriate thinly applied cementitious mortar repairs carried out to 2 no. stones. Extensive delamination to lettered stone and quoin to west side of panel. Minor fracture to quoin to west side of panel (Fig. 24).

Pointing

Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.

Ashlar column shaft, Port au Prince four coursed panel

Inappropriate thinly applied cementitious mortar repairs carried out to 2 no. stones and lettered stone resulting in partial loss of raised lettering, remaining lettering in poor condition (Fig. 25). Delamination to east quoins. Minor pitting.

Pointing

Open joints having light vegetation growth with inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.

STAGE 4**Moulded frieze**

Algae staining (Fig. 26), minor erosion, fractured stone, otherwise reasonable condition.

Cornice

Algae staining, otherwise reasonable condition.

Pointing

Open joints with inappropriate cementitious pointing.



Fig.23 - Extensive delamination



Fig.24 - Extensive delamination



Fig.25 - Partial loss of lettering



Fig.26 - Algae staining



Fig.27 - Fracture

STAGE 5**Statue base**

Heavy algae staining. Fracture between joint of statue and upper base stone with delamination of base bed, possibly indicating movement, otherwise stonework in reasonable condition (Fig. 27).

Statue

Heavy algae staining, otherwise stonework in reasonable condition.

Pointing

Open joints between statue, base and moulded frieze. Light

2.3 East Elevation

Freestanding square tapered column shaft consisting of 21 courses of polished ashlar Scrabo sandstone surmounted with a carved statue on frieze and moulded cornice and erected off ashlar sandstone tiered pedestal on stepped base with mouldings to plinth, cornice and panel surround. Armagh limestone tablet set within recessed panel having memorial inscription.

STAGE 1

Steps

Spalled edging to steps. Steps inadequately bed lapped with minor open joints revealing possible voids between steps. 1 no. replacement stone to bottom step (stone type not known), extensive delamination and decay to north end of bottom step (Fig. 28). Widespread algae and lichen soiling.

Pointing

Putty lime pointing with possible cementitious content. Pointing excessively applied over worn arrises (Fig. 29).

STAGE 2

Plinth

Surface pitting throughout (Fig. 30). Minor contour scaled delamination to 1 no. polished ashlar. Cementitious mortar repairs to 2 no. moulded string course and patch repair to south end. Widespread algae and lichen soiling.

Pedestal

Heavily worn with surface pitting throughout. Extensive cementitious mortar repairs carried out to face of ashlar stonework and quoin stones, concentrated below and to south side of recessed panel with extensive contour scaled delamination to remaining ashlar and moulded border surrounding recessed panel. Widespread algae and lichen soiling.

Recessed panel

Minor erosion to inscribed limestone tablet, metal fixings heavily corroded, fracture upper north corner, otherwise reasonable condition (Fig. 31).

Cornice

Minor surface delamination. Extensive algae soiling with light vegetation growth in open joints and ledges (Fig. 32).

Pointing

Inappropriate cementitious pointing throughout applied over original lime putty, joints appear to have been widened during previous phase of repairs. Vegetation growth in open joints.

STAGE 3

Ashlar column shaft, Banca four coursed panel

Inappropriate cementitious mortar repair carried out to 1 no. stone below inscribed panel. Fracture to quoin to north side of panel. Minor delamination to 1 no. stone.

Pointing

Open joints with inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.



Fig.28 - Advanced decay of stone step



Fig.29 - Putty lime pointing



Fig.30 - Surface pitting



Fig.31 - Fracture on limestone tablet



Fig.32 - Vegetation growth in open joints

Ashlar column shaft, Batavia four coursed panel

Advanced decay to inscribed panel stones resulting in partial loss of raised lettering (Fig. 33).

Pointing

Open joints having light vegetation growth. Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.

Ashlar column shaft, St. Domingo four coursed panel

Inappropriate cementitious mortar repair carried out to 3 no. stones below inscribed panel. Delamination to surrounding stone (Fig 34).

Pointing

Open joints having light vegetation growth. Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.

Ashlar column shaft, Deyrah Dhoon four coursed panel

Widespread inappropriate thinly applied cementitious mortar repair above inscribed panel. Delamination to stonework surrounding cementitious repair (Fig. 35). Fractured bed to stone below inscribed panel.

Pointing

Open joints having light vegetation growth. Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.

Ashlar column shaft, Cape St. Nicholas four coursed panel

Widespread inappropriate thinly applied cementitious mortar repairs resulting in loss of raised lettering (Fig. 36), minor delamination decay to several stones.

Pointing

Open joints having light vegetation growth. Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.

STAGE 4**Moulded frieze**

Heavy algae staining, minor erosion, otherwise reasonable condition.

Cornice

Heavy algae staining, minor delamination along moulded face, otherwise reasonable condition.

Pointing

Open joints with inappropriate cementitious pointing.

STAGE 5**Statue base**

Heavy algae staining (Fig. 37), minor spall marks having mortar infill, otherwise stonework in reasonable condition.

Statue

Heavy algae staining, otherwise stonework in reasonable condition.

Pointing

Open joints between statue, base and moulded frieze. Light vegetation growth in open joints.



Fig.33 - Advanced decay of stone



Fig.34 - Delamination



Fig.35 - Delamination



Fig.36 - Loss of raised lettering



Fig.37 - Heavy algae staining

2.4 West Elevation

Freestanding square tapered column shaft consisting of 21 courses of polished ashlar Scrabo sandstone surmounted with a carved statue on frieze and moulded cornice and erected off ashlar sandstone tiered pedestal on stepped base with mouldings to plinth, cornice and panel surround. Armagh limestone tablet set within recessed panel having epitaph inscription.

STAGE 1

Steps

Spalled edging to steps (Fig. 38). Steps inadequately bed lapped with minor open joints revealing possible voids between steps. 2 no. replacement stones to bottom step (stone type not known). Patch repair to central bottom step with metal rail stub (Fig. 39). Minor algae and lichen soiling.

Pointing

Putty lime pointing with possible cementitious content. Pointing excessively applied over worn arrises.

STAGE 2

Plinth

Surface pitting throughout, minor delamination to moulded plinth course, algae and lichen soiling, otherwise reasonable condition.

Pedestal

Heavily worn with surface pitting throughout. Extensive cementitious mortar repairs carried out to face of 1 no. ashlar stone and 5 no. quoin stones. Extensive contour scaled delamination to moulded border surrounding recessed panel and minor scaling throughout (Fig 40). Minor algae and lichen soiling.

Recessed panel

Minor erosion to inscribed limestone tablet, metal fixings heavily corroded, otherwise reasonable condition.

Cornice

Extensive delamination to upper moulded surface. Minor algae soiling with light vegetation growth in open joints and ledges (Fig. 41).

Pointing

Inappropriate cementitious pointing throughout applied over original lime putty, joints appear to have been widened during previous phase of repairs, widespread open joints mainly at upper end of pedestal. Vegetation growth in open joints and ledges.

STAGE 3

Ashlar column shaft, Java four coursed panel

Inappropriate cementitious mortar repair carried out to 1 no. stone below inscribed panel (Fig 42). Minor delamination to 2 no. stones.



Fig.38 - Spalled edging to steps



Fig.39 - Patch repair



Fig.40 - Delamination



Fig.41 - Algae and vegetation in open joints



Fig.42 - Cementitious mortar repair

Pointing

Open joints with inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs, angle grinder marks evident.

Ashlar column shaft, Vellore four coursed panel

Inappropriate cementitious mortar repair carried out to 1 no. stone to south side of panel. Delamination decay to 3 no. stones.

Pointing

Open joints having light vegetation growth (Fig. 43). Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.



Fig.43 - Open joints with light vegetation

Ashlar column shaft, Palimbang four coursed panel

Inappropriate cementitious mortar repair carried out to 1 no. quoin to north side of panel and 2 no. below inscribed panel, repairs fractured. Widespread delamination to surrounding stone.

Pointing

Open joints. Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.



Fig.44 - Delamination

Ashlar column shaft, Djoejocarta four coursed panel

Widespread inappropriate thinly applied cementitious mortar repair above and to south side of inscribed panel. Delamination to stonework surrounding cementitious repair and to north side of panel (Fig. 44). Fractured stone below inscribed panel.

Pointing

Open joints. Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.



Fig.45 - Fracture

Ashlar column shaft, Kalunga four coursed panel

Widespread inappropriate thinly applied cementitious mortar repairs resulting in partial loss of raised lettering, repairs failing, remaining lettering heavily fissured, minor delamination decay to several stones.

Pointing

Open joints having light vegetation growth. Inappropriate cementitious pointing throughout applied over original lime putty, joints widened during previous phase of repairs.



Fig.46 Heavily fractured stone

STAGE 4**Moulded frieze**

Algae staining, minor erosion, otherwise reasonable condition.

Cornice

Fracture to north end of west face presenting a potential safety hazard (Fig. 45), algae staining, otherwise reasonable condition.

Pointing

Open joints with inappropriate cementitious pointing.



Fig.47 - Metal bolt

STAGE 5

Statue base

Heavy algae staining, heavily fractured stone to north-west corner (Fig. 46), otherwise stonework in reasonable condition.

Statue

Heavy algae staining. Metal bolt and threaded bar fixing of statue to base exposed (Fig. 47), light corrosion evident. Fractured right hand as described on north elevation, otherwise stonework in reasonable condition.

Pointing

Open joints between statue, base and moulded frieze. Light vegetation growth in open joints.

3.0

CONCLUSIONS AND RECOMMENDATIONS

3.1 Conclusions

Visual inspection of the ashlar stone dressings to the four main elevations indicated that the extent of stone decay is in places at an advanced stage of deterioration attributed mainly by extensive inappropriate cementitious mortar repairs carried out during a previous phase of repair work. Other defects include, surface spalling and fractures, isolated contour delamination. Light vegetation growth is evident in open joints, if left untreated, this will eventually lead to more significant problems. The main issue is the progressive decay of ashlar sandstone through contour scaling or delamination exacerbated by the use of cementitious mortar repairs which are impervious and trap moisture which in turn migrate gypsum salts within the stone to surrounding otherwise sound stone resulting in further accelerated decay. In many incidents these mortar repairs have been thinly applied and are failing with evidence of tooling carried out to remove delaminated stone back to a sound surface to provide a key for the mortar repairs.

Scрабо sandstone is very susceptible to weathering and deterioration which has continued as a result of some use of incorrectly bedded stone (termed face bedding) and contour scaling which appears similar to face bedding with the exception that the delamination occurs at right angles to the bedding plane, this is caused by surface wetting, moisture tends to migrate a certain distance into the stone by capillary action. As the stone dries, the moisture migrates back towards the surface, possibly taking with it dissolved silica or other materials. Repeated cycles may result in separation of the outer layer of the stone.

The use of impervious cementitious mortar is inappropriate and not advisable for several reasons. The cement mortar does not replace the load-bearing material of the original stone that has been lost. The different rate of expansion and contraction between the cement mortar and the sandstone will eventually lead to the two materials separating which is evident. Water also gets trapped behind the cement mortar and accelerates the rate at which the surrounding sandstone decays. This has been further exacerbated by the use of impermeable cementitious mortar to repoint joints resulting in further water retention. This causes water within the masonry to build up and through freeze/thaw cycles over many years leads to delamination. The migration of gypsum salts causes the silica binding matrix of sandstone to dissolve, leaving crumbling of the surface which is particularly noticeable on the arrises of each stone, resulting in accelerated decay. The original joints were as thin as 2-5mm and pointed in putty lime. This has since been inappropriately widened using angle grinders and over-pointed using a cementitious based mortar which in turn does not address the initial problem.

Scrabo sandstone is no longer available through quarrying although there is a limited supply through salvageable sources and possibly from the Department of Communities Historic Environment Division (Moirá Central Depot) who retain a supply of various stone types for their own use to repair monuments in state care.

The condition survey of the monument has revealed that a number of major issues need to be addressed as a matter of urgency to prevent further deterioration of the fabric.

Otherwise the structure generally remains largely stable and intact given that the monument has stood for over 179 years it has survived remarkably well.

In addition to the deterioration of pointing, there is a possibility of rusting iron cramps, expanding and shearing off fragments of stone in the ashlar facings. It is recommended that a metal detection survey is carried out to locate any concealed cramps and map their proximity to the location of spalling and fracturing of stonework.

Any failing cramps should be cut out and stone indents inserted to replace lost stone. However, some invasive survey will be necessary to confirm this.

Loose or fractured stonework and invasive plant growth at the top of the column and around the plinth pose a potential risk of falling or dislodged masonry. If not treated this will eventually lead to more serious structural and safety issues. Therefore fractured and loose masonry including treatment and removal of all invasive roots should be addressed as a matter of urgency.

The limestone tablets set into recessed panels on the pedestal have minor wear and are generally in a stable condition with the exception of the east tablet which has fractured in the upper north corner. This could indicate to the possibility of voids behind each tablet, the fracture may be the result of over tightening of fixings in an area containing a void. The joints surrounding each tablet are in poor condition and many open joints are evident. The fixings themselves appear to be heavily corroded and should be replaced with appropriate stainless steel fixings.

Programme of repairs – Scaffolding will be essential to carry out a more detailed survey and inspection on a stone by stone basis. This will form the basis of a comprehensive detailed survey in order to prepare drawings and specification for any proposed repairs.

3.2 Recommendations

The condition survey of the monument has revealed that a number of issues need to be addressed to prevent further deterioration of the fabric. The following recommendations are prioritised into three categories:

Category 1 - Urgent Health & Safety Risks (Immediate action)

- Remove all dangerously loose stone as highlighted throughout the report.
- Undermined and heavily delaminated step to plinth should be replaced with a suitable stone replacement and any displaced stonework eased back into position.

Category 2 - Essential repairs within 1-3 years

- All vegetation should be sprayed with a systemic weedkiller during the active growth period in order to fully kill off the plant at root level. This work should be ideally be carried out in advance of any stonework repair project.
- Spalled and fractured stonework – Urgent attention is required to high level work which exhibits spalling and fracturing.
- All delaminated stone should be lightly scrapped to remove delaminated layers of stone. All delaminated stone should be lightly trowel scraped and surfaces cleaned with suitable bristle brushes (not wire brushes) or carborundum blocks.

Category 3 - Recommended repairs over 4-10 year period

- Stone cleaning – Algae and moss should be removed using an environmentally friendly biocide coupled with a light steam low pressure wash to remove staining.
- Material analysis – Samples of existing stone and mortars should be sent to a laboratory for full analysis. This will inform of compatible stone type for replacement repairs and replication of original mortars.
- Cementitious render repairs – These should be removed and underlying stone accessed individually by a suitably qualified conservation professional for indentation repair or full replacement using a compatible stone type.
- Delaminated stonework – All delaminated stonework should be individually assessed by a suitably qualified conservation professional for possible retention in order to retain as much of the original fabric, through consolidation, stabilisation or full replacement. Heavily delaminated ashlar stone beyond repair should be replaced using a compatible stone type.
- The fixing to the statue should be examined by a structural engineer to ensure that it is intact and fit for purpose. Some cracking around the base and surface corrosion on the expose ferrous metal bar may indicate possible movement. It may be necessary to remove the statue and replace the fixing with 304 marine grade stainless steel threaded bar and bolt.

- The previously repaired right hand of the statue and sword should be re-examined to determine if it is secure and fixings used are of non-ferrous metal.
- Limestone tablets – Relief carvings and incised lettering should be lightly cleaned and all fixings carefully removed and refixed with stainless steel fixings. Fractured panel should be repaired with epoxy resin. A low pressure lime based grout should be used to fill voids behind each tablet.
- All defective and inappropriate cement-based pointing should be raked-out using non-mechanical means and repointed using lime-based mortar. This will entail full repointing of the entire monument.
- Further inspection of the core using minimal invasive means by boring into the structure and inspecting the core with a borescope to determine of the central core of the column shaft and that behind inscribed panels is hollow or solid. This will inform the decision on grouting and the consistency and aggregate size required for injectability and flow rate. A metal detector survey will also confirm if the column shaft stonework is tied with metal cramps.
- A low pressure lime based grout should follow the re-pointing exercise and carried out in stages commencing at the bottom and working upwards.
- All fractures and open voids should be grout injected. The grouting material should be compatible with the existing material and not impose any additional loading or change in composition due to thermal variations which may put stress on the structure.
- Missing raised lettering inscription could be addressed with new indentation lettering or left alone. Fissured and remnants of raised or incised lettering and relief carvings should be preserved by consolidation treatment in order to stem the weathering process. It is essential this work is carried out by a qualified specialist stone conservator.

NOTE:

It is important to note that, while the recommended initial phase outlined at categories 1 and 2 will remove all loose and potentially dangerous stonework from the monument, deterioration will continue to occur and restoration work of a more permanent nature will be required within the timeframe outlined.

Record photographs of emergency work carried out will be useful for comparison of the rate of stonework deterioration between the date of first survey and interim periods in the future.

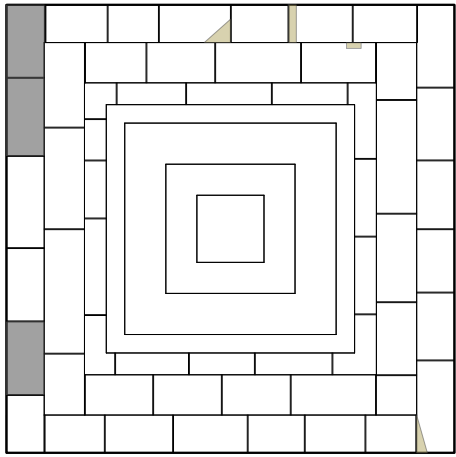
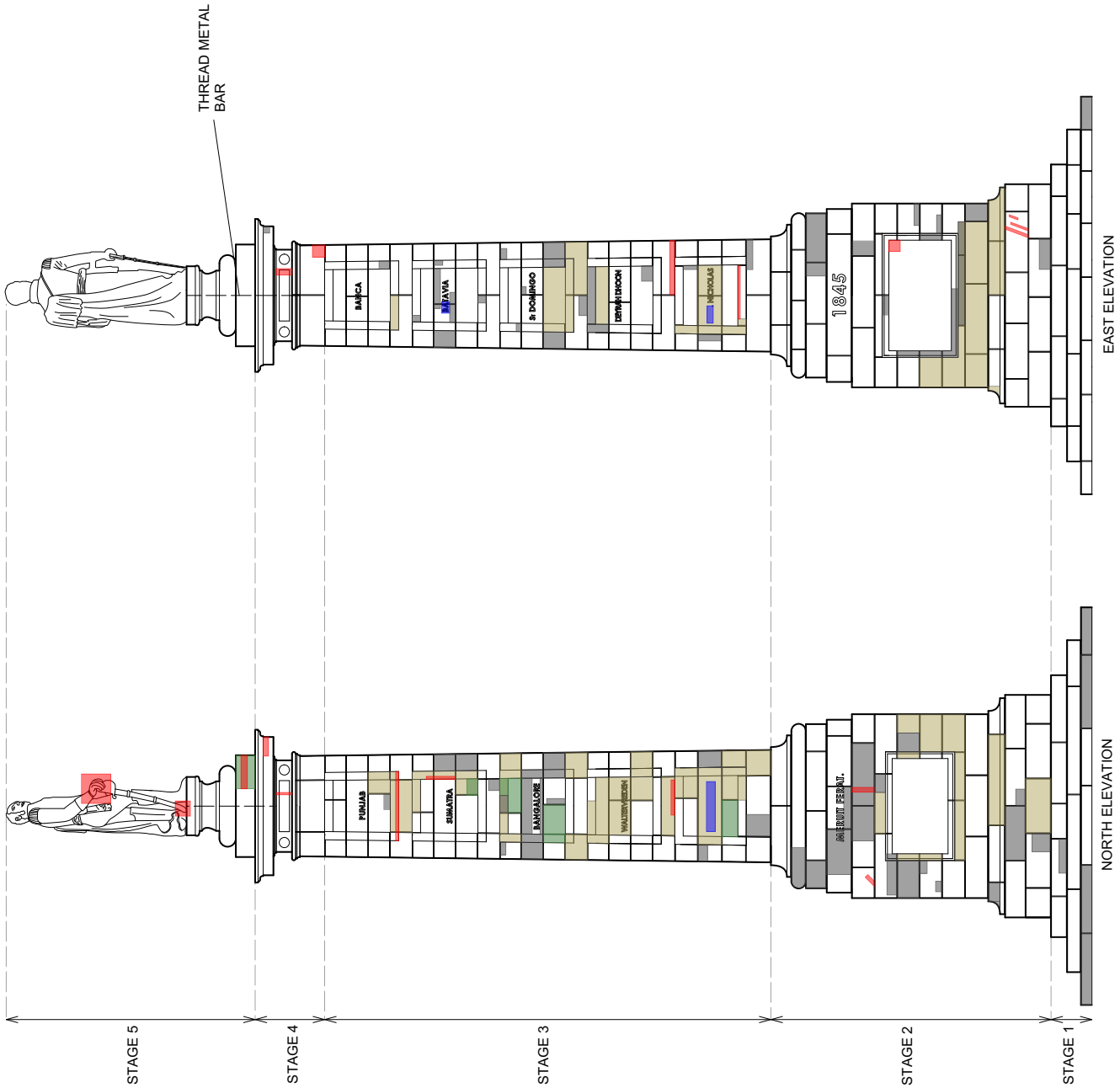
APPENDICES

APPENDIX A

Drawings



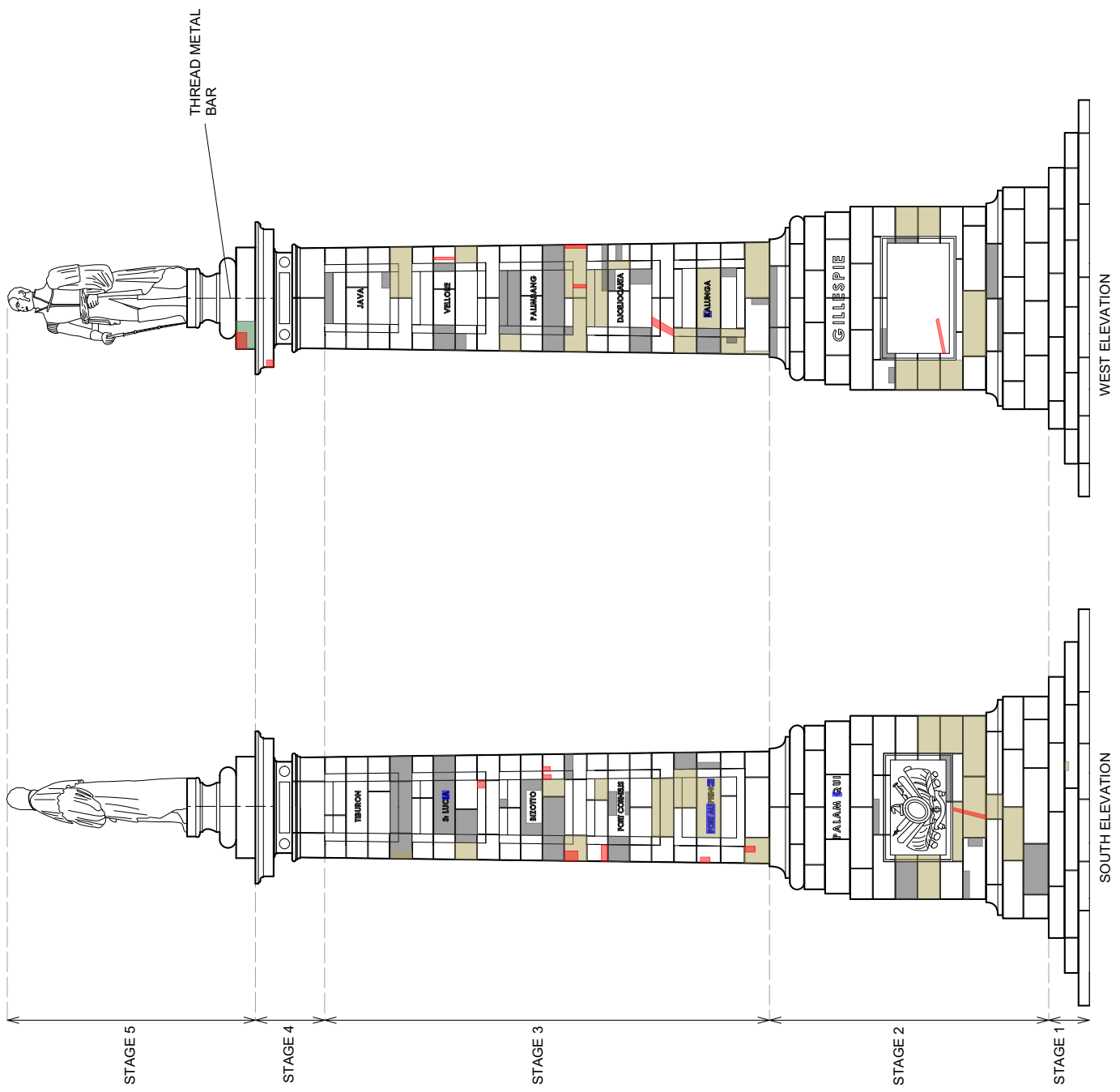
Site Plan
NTS



PLAN VIEW TO SHOW DAMAGE TO STEPS

- ADVANCED DECAY
- DELAMINATION
- CEMENTITIOUS MORTAR REPAIRS
- FRACTURES
- MISSING / DAMAGED LETTERING

SCALE: NOT TO SCALE



- ADVANCED DECAY
- DELAMINATION
- CEMENTITIOUS MORTAR REPAIRS
- FRACTURES
- MISSING / DAMAGED LETTERING

SCALE: NOT TO SCALE

WEST ELEVATION

SOUTH ELEVATION

STAGE 5

STAGE 4

STAGE 3

STAGE 2

STAGE 1

APPENDIX B

Indicative Cost Estimate

INDICATIVE COST ESTIMATE

The following cost estimate breakdown is provided for information and guidance purposes only. Estimates are based on the advisors industry knowledge.

Actual costs may be higher or lower.

The costs are exclusive of VAT, Professional and Statutory Fees

Construction inflation will be required to be added from the date of this estimate

1.00	Scaffolding	£ 7,000.00
2.00	Removal and treatment of Vegetation	£ 500.00
3.00	Biocide and power washing	£ 2,000.00
4.00	Raking out existing pointing and repoint with lime mortar	£ 8,000.00
5.00	Stonework repairs/replacement	£25,000.00
6.00	Dismantle statue/ replace structural fixing/reinstate statue	£ 7,000.00
7.00	Sone consolidation	£ 5,000.00
8.00	GPR investigation and report	£ 5,000.00
9.00	Stone and mortar analysis	£ 800.00
10.00	Backfilling deep voids	£ 3,000.00
	Prelims	£10,000.00
	Contingencies @ 20% of sub-total	£14,660.00
	Sub-total	£87,960.00
	Indicative Professional Fees (12%)	£10,555.20
	Total	£98,515.20

Unclassified

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ITEM 7**Ards and North Down Borough Council**

Report Classification	Unclassified
Exemption Reason	Not Applicable
Council/Committee	Environment Committee
Date of Meeting	07 February 2024
Responsible Director	Director of Environment
Responsible Head of Service	Head of Assets and Property Services
Date of Report	23 January 2024
File Reference	65324
Legislation	
Section 75 Compliant	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Other <input type="checkbox"/> If other, please add comment below:
Subject	Amendment to Memorial Bench Policy
Attachments	None

Background

The Council implemented the Policy for Provision of Memorial Benches in March 2016, reviewing it in 2018 and again in 2021.

Officers believe the current policy is working well, however rising construction industry costs mean that the installation costs need to be amended to ensure cost recovery.

Proposed Amendment

Rather than having a fixed price within the policy, it is proposed that wording is adopted to enable general cost recovery, so that any future cost increases can be reflected in prevailing published charges for this service without the need for further amendments to the policy.

Not Applicable

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RECOMMENDATION

It is recommended that Council approve to amend the policy to include the change outlined above.

Unclassified

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ITEM 8**Ards and North Down Borough Council**

Report Classification	Unclassified
Exemption Reason	Not Applicable
Council/Committee	Environment Committee
Date of Meeting	07 February 2024
Responsible Director	Director of Environment
Responsible Head of Service	Head of Waste and Cleansing Services
Date of Report	05 January 2024
File Reference	69001
Legislation	
Section 75 Compliant	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Other <input type="checkbox"/> If other, please add comment below:
Subject	Proposed Consultation Response on reforming the producer responsibility system for waste electrical and electronic equipment (WEEE)
Attachments	Appendix 1 - Consultation Response

The Government has announced reforms intended to make it easier for people and businesses to reuse and recycle their waste electrical and electronic equipment (WEEE).

Despite local authorities providing designated collection facilities (DCFs) mainly at HRCs for WEEE since 2007, and some larger producers/distributors operating take-back schemes, statistics reveal that an estimated 155,000 tonnes of smaller household electricals such as cables, toasters, kettles, and power tools are wrongly thrown in the bin each year and UK homes are thought to hoard a further 527 million unwanted electrical items containing valuable materials such as gold, silver, and platinum.

A range of measures have been proposed within the joint UK Government, Scottish Government, Welsh Government and Northern Ireland Executive Consultation for introduction from 2026, including UK-wide collections of waste electricals directly

Not Applicable

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from households – saving the public from having to travel to electrical disposal points. The collections would be financed by producers of electrical items, not the taxpayer, and would not necessarily require the provision of any further bins.

Large retailers could roll out collection drop points for electrical items in-store, free of charge, without the need to buy a replacement product and retailers and online sellers would take on responsibility for collecting unwanted or broken large electrical items such as fridges or cookers when delivering a replacement.

Most of the questions offer three response choices (agree, disagree or unsure and yes, no and unsure). In some cases, while the Council may agree in principle, this needs to be qualified by an assurance that the producers meet the full financial costs if local authorities are to provide dedicated collection arrangements.

The full Consultation document can be found at [WEEE Review Final Consultation Document 2023.pdf \(defra.gov.uk\)](#)

The Impact Assessment Report can be accessed on [Impact Assessment template \(defra.gov.uk\)](#)

RECOMMENDATION

It is recommended that the Council agrees the attached response to the consultation questions as detailed in Appendix 1.

Not Applicable

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APPENDIX 1 – Consultation Questions

1. Our proposals for increasing collections of waste electrical and electronic equipment from households.

1. What is your name? Ards and North Down Borough Council.
2. What is your email address? Nigel.martin@ardsandnorthdown.gov.uk
3. Which of the following best describes you? Local Government
4. Would you like your response to be confidential? No
5. If you answered 'yes' to Q.4, please briefly explain why you require your response to be confidential? Not applicable
<p>6. Do you agree or disagree that producers (and distributors that do not provide their own take-back services for electric and electronic goods) should finance collections of small WEEE (e.g. toasters, small toys and tools), from households? Please select one of the following options:</p> <p>a. Agree ✓ b. Disagree c. Unsure</p>
<p>7. Please provide any evidence you have to support your answer to question 6.</p> <p>Local authorities have already well-established kerbside collection services and provided the Scheme Administrator ensures they receive all costs associated with the service provision; they should be able to provide the most cost-effective collection service for the producers, in comparison to a new stand-alone service provided by others.</p>
<p>8. Recognising the need to balance frequency of service with efficiency, what frequency should a WEEE collection round be provided? Please select one of the following:</p> <p>a. Weekly b. Fortnightly c. Monthly ✓ d. On demand</p>

Not Applicable

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9. Please provide any evidence you have to support your answer to question 8.

The service could be integrated with other monthly collections operated by the Council (separate glass and textiles).

10. Would there be any benefit in providing for different arrangements to apply in different areas according to circumstances, for example, on demand in some areas and regular collection round in others? Please provide any evidence you have to support your answer.

With a regular collection round, it will be much easier for local authorities to establish the cost of providing the service and it would also offer the opportunity to integrate the collection of small WEEE items with other materials collected for recycling. An on-demand collection service is likely to be more expensive to operate and where a regular collection schedule does not exist, the capture rate for targeted materials tends to be lower.

11. What should items qualifying for this service be defined by?

- a. Weight
- b. Dimension √ (less than 50 cm)**

12. Please specify any products that, due to their properties, should be excluded from the small WEEE household collection service. Please provide evidence to support your answer.

Due to the risk of breakages, small WEEE items containing components that contain hazardous substances or persistent organic pollutants (POPs). These could include:

- printed circuit boards
- plastic casings, cables and other components
- insulation foam
- cooling agents
- flame retardants
- activated glass and screen phosphors
- cathode ray tubes
- capacitors
- Ni-Cd batteries

13. For any products listed in response to Q 12, what measures should be put in place to drive up levels of their separate collection to minimise disposal in residual waste?

Such items should be handled through a free takeback scheme to avoid the potential for the release of Hazardous substances and/or POPs.

Not Applicable

64

<p>14. Do you agree or disagree that producers (and distributors that do not provide their own take-back services) should finance collection of large WEEE? Please select one of the following options</p> <p>a. Agree ✓ b. Disagree c. Unsure</p>
<p>15. Please provide any evidence you have to support your answer to Q 14.</p> <p>Large WEEE including items such as washing machines, refrigerators and cookers are among the most common items collected as illegal dumping. With collection costs covered by the distributors this should reduce the incentive to illegally dispose of such items.</p>
<p>16. Do you agree or disagree that a producer-led Scheme Administrator, approved by government, is best placed to determine the most practical and efficient delivery mechanism to manage producer obligations to finance small and large WEEE collections from households?</p> <p>a. Agree b. Disagree c. Unsure ✓</p>
<p>17. Please provide any evidence you have to support your answer to Q 16.</p> <p>Because of the different kerbside collection methods used by local authorities, the potential need for additional staff, vehicles and storage, and the geography of council areas, there will undoubtedly be wide variations in the cost of collections. It is difficult to surmise how an Administrator will be able to capture all the factors to ensure all costs are covered in a fair and equitable manner.</p>
<p>18. Do you agree or disagree that the most efficient and cost-effective delivery of the obligation to provide a regular household collection service for small WEEE and bulky waste collections for large WEEE is likely to be achieved through partnerships between the Scheme Administrator and Local Authorities and their waste management partners? Please select one of the following options:</p> <p>a. Agree b. Disagree c. Unsure ✓</p>
<p>19. Please provide any evidence you have to support your answer to Q 18.</p> <p>Large WEEE offers the greatest potential for reuse with several examples of effective repair and restore schemes across the UK. To maximise the potential for reuse it is important that large WEEE items are collected separately to avoid dents, scratches, etc, that devalue the potential for resale. For this reason, takeback and separate collection of large WEEE items should be encouraged.</p>

Not Applicable

<p>20. If you answered agree to Q 16, what, if any, safeguards might be necessary to ensure costs incurred by producers in meeting the WEEE household collection obligation are reflexive of the actual costs of delivery through their service partners?</p> <p>Not applicable.</p>
<p>21. Do you agree or disagree with the accompanying Impact Assessment? Please select one of the following options:</p> <p>a. Agree ✓ b. Disagree c. unsure</p>
<p>22. Please provide any evidence to support your answer to Q. 21</p>
<p>23. Are there any other means of delivering cost effective and efficient household collection service to that described in Q. 18, with alternative delivery partners to Local Authorities and if so, what might it look like?</p> <p>Both private companies involved in reuse/repair and scrap metal merchants already collect the majority of large WEEE items (cookers, washing machines, dishwashers, and tumble dryers) and may be interested in the provision of a more regularised collection scheme for large WEEE items.</p>
<p>24. Please provide any other comments and supporting evidence on the proposal for producers (and distributors that do not provide take-back services) to finance a system of kerbside collection of small WEE and on-demand collections of large WEEE for households?</p> <p>No further comments.</p>
<p>25. Producers who place less than 5 tonnes of equipment on the UK market each year are exempt from financial obligations under the WEEE Regulations. Does the 5-tonne threshold remain appropriate? Please select one of the following options:</p> <p>a. Yes b. No c. Unsure ✓</p>
<p>26. If you answered no to Q. 25, what tonnage threshold is appropriate? Please provide evidence in support of an alternative threshold.</p>
<p>27. Are there alternative, non-regulatory approaches that could be established to increase the separate collection of WEEE from households for re-use and recycling? If so, please describe what this might look like.</p> <p>No further suggestions.</p>

Not Applicable

66

2. Increasing distributor collections infrastructure

<p>28. Do you agree or disagree that internet sellers and retailers should provide a free of charge “collection and delivery service”, requiring the free takeback of large domestic appliances such as washing machines, dishwashers, fridges, freezers and TVs? Please select one of the following options:</p> <p>a. Agree ✓ b. Disagree c. Unsure</p>
<p>29. If you answered agree to Q. 28, should there be a reasonable timeframe stipulated in which the unwanted item should be collected to allow for circumstances where it is not available for collection at time of delivery? Please select one of the following options:</p> <p>a. Yes ✓ b. No c. Unsure</p>
<p>30. If you answered yes to Q. 29, what should those timeframes be?</p> <p>a. 2 days b. 5 days c. 10 days ✓ d. No there should not be a reasonable timeframe stipulated.</p>
<p>31. If you answered agree to Q. 28, should this service be extended to collection of smaller items when a larger item is collected? If so, should this be subject to reasonable limits in terms of how many items can be returned at once? Please select one of the following options:</p> <p>a. Yes b. No c. Unsure ✓ (may lead to capacity issues for the courier)</p>
<p>32. Should retailers selling new household appliances as part of a new kitchen also be obligated to take away old appliances from the household free of charge? Please select one of the following options:</p> <p>a. Yes ✓ b. No c. Unsure</p>
<p>33. Please provide any evidence you have to support your answer to Q. 32.</p> <p>They form part of the supply chain for WEEE items.</p>

Not Applicable

67

<p>34. Do you agree or disagree that we should extend the existing take-back requirements for large retailers from 1:1 to 0:1 basis ie by removing the requirement to purchase an item for the take-back obligation to apply? Please select one of the following options:</p> <p>a. Agree b. Disagree c. Unsure ✓</p>
<p>35. If you answered 'agree' to Q 34, do you agree or disagree that such an obligation should be subject to reasonable limits as to the quantities of WEEE returned per householder? Please select one of the following options:</p> <p>a. Agree b. Disagree c. Unsure</p>
<p>36. Do you agree or disagree that the definition of a "large retailer" should be any business with an annual turnover of electrical and electronic equipment of over 1000k? Please select one of the following options:</p> <p>a. Agree b. Disagree c. Unsure ✓</p>
<p>37. Please provide any evidence you have, to support your answer to Q 36.</p>
<p>38. If you answered 'disagree' to Q 36, what should an alternative threshold be? Please provide evidence to support your answer.</p>
<p>39. Do you agree or disagree that the obligation be restricted to retailers only taking back items that are similar to those sold in their stores. Please select one of the following options:</p> <p>a. Agree b. Disagree c. Unsure ✓</p>
<p>40. Please provide any evidence you have to support your answer to Q. 39.</p> <p>Depends on the definition of 'similar', i.e. similar by brand or similar by product description.</p>
<p>41. Do you agree or disagree that an alternative obligation to 0:1 takeback be available to internet sellers such as payment into a scheme, similar to the current distributor take-back scheme, be used to support increased levels of collection for re-use and recycling? Please select one of the following options:</p>

Not Applicable

68

<p>a. Agree b. Disagree c. Unsure ✓</p>
42. Please provide any evidence you have to support your answer to Q. 41.
<p>43. Do you agree or disagree that the current information requirements should be enhanced to ensure customers are provided with information about their recycling options 'at the point of sale'? Please select one of the following:</p> <p>a. Agree ✓ b. Disagree c. Unsure</p>
<p>44. Please provide any evidence you have to support your answer to Q. 43.</p> <p>Any initiative to improve public awareness of the options to recycle WEEE should be supported and encouraged.</p>
<p>45. Do you agree or disagree that the point of producer responsibility should be moved to the retailer or internet seller's premises such as the retailer's store, bulking point, distribution point? Please select one of the following options:</p> <p>a. Agree b. Disagree c. Unsure ✓</p>
46. Please provide any evidence you have to support your answer to Q. 45.
47. Are there any other obligations we should place on retailers and/or internet sellers to increase levels of collections?
48. Please provide any evidence you have to support your answer to Q. 47
<p>49. Do you agree or disagree that online Marketplaces and/or fulfilment houses should have 'take-back' obligations where they facilitate the supply of the product to the householder? Please select one of the following options:</p> <p>a. Agree ✓ b. Disagree c. Unsure</p>
50. Please provide any evidence you have to support your answer to Q. 49.

Not Applicable

69

There needs to be a level playing field for retail outlets otherwise online marketplaces will be in a position to offer better prices with less obligations.

51. How long will industry need to adapt to the proposals set out above? Please select one of the following options:

- a. Up to 12 months
- b. 12 – 18 months
- c. **18 -24 months** ✓
- d. 24 – 48 months

52. Please provide any evidence you have to support your answer to Q. 51.

To allow reasonable time to set up collection and take-back infrastructure.

3. New Producer obligations for Online Marketplaces and Fulfilment Houses.

53. Do you agree or disagree that Online Marketplaces should be required to fulfil the producer obligations on behalf of their overseas sellers? Please select one of the following options:

- a. **Agree** ✓
- b. Disagree
- c. Unsure

54. Please provide any evidence you have to support your answer to Q. 53.

To ensure that all suppliers meet the obligations and that by moving 'offshore' obligations are not avoided.

55. Do you agree or disagree that fulfilment houses should be required to meet the producer obligations on behalf of overseas sellers? Please select one of the following:

- a. **Agree** ✓
- b. Disagree
- c. Unsure

56. Please provide any evidence you have to support your answer to Q. 55.

To ensure that all suppliers meet the obligations and that by moving 'offshore' obligations are not avoided.

Not Applicable

70

<p>57. Do you agree that Online Marketplaces/fulfilment houses should initially be able to use estimated weight data using a protocol agreed with the environmental regulators? Please select one of the following:</p> <p>a. Agree ✓ b. Disagree c. Unsure</p>
<p>58. If you answered agree to Q 57, please provide evidence to explain why exact data cannot be provided. On account of the wide and varied nature of WEEE products supplied through Online Marketplaces/fulfilment houses.</p>
<p>59. What additional costs will accrue to online marketplaces and fulfilment houses as a result of becoming defined as a producer? Unclear.</p>
<p>60. Please provide any evidence you have to support your answer to Q. 59.</p>
<p>61. What other ways, if any, should government explore to tackle the issue of non-compliance with the WEEE Regulations by online sellers? No comment.</p>
<p>62. Please provide any evidence you have to support your answer to Q. 61</p>

4. System governance, the creation of a WEEE Scheme Administrator and performance indicators.

<p>63. Do you agree with the proposal to create a new category for vapes? Please select one of the following options:</p> <p>a. Agree ✓ b. Disagree c. Unsure</p>
<p>64. What additional costs will accrue to producers, compliance schemes and regulators as a result of creating a new category for vapes? Please provide evidence to support your answer.</p>
<p>65. Are there any other measures, beyond those for eco-modulation and littering set out in the call for evidence, you think government should take to curb the environmental impact of vapes? Please provide evidence to support your answer.</p>

Not Applicable

71

The Council would support a complete ban on disposable vapes on account of both the litter issue they cause and the fire hazard they create when crushed during waste collection/disposal activities.

66. Do you agree or disagree with the principle of establishing Government approved, producer-led Scheme Administrator to carry out specified functions in the reformed WEEE system? Please select one of the following options:

- a. **Yes** ✓
- b. No
- c. Unsure

67. Please provide any evidence you have to support your answer to Q. 66.

68. If you answered no to Q. 66, please set out details of an alternative approach to the proposed functions of a Scheme Administrator.

69. Which of the following functions do you think the Scheme Administrator should carry out?

- i. Managing the Producer Balancing system for household WEEE (and non-household if necessary) **Yes** ✓
- ii. Administration of a Distributor Takeback Scheme (for use by those distributors who are not required under the new system to offer in store take back). **Yes** ✓
- iii. Development and administration of a compliance fee methodology in consultation with all PCSs, for approval by Government. **Yes** ✓
- iv. Providing evidence and forecasts of the likely household WEEE arisings – presenting recommendations to Governments to inform setting annual financial obligations placed on PCSs for household WEEE collections. **Yes** ✓
- v. Eco-modulation – support Government on potential new measures which could be applied to specific product categories, including development of a methodology upon which to base the modulation. **Yes** ✓
- vi. Assess and report on environmental performance of the future system against key performance indicators with recommendations to Government on measures to improve the performance. **Yes** ✓

70. Are there any additional functions that should be added?

71. Please provide any other comments on the role of Scheme Administrator.

72. Which of the alternative performance indicators listed in the section below do you agree or disagree should be included in the future system?

Not Applicable

72

- a. Quantity or weight of WEEE in residual waste. [Disagree \(impossible to measure\)](#)
- b. Convenience of recycling. [See alternative suggestion under 73.](#)
- c. Volume of WEEE in fly-tipped waste in each of the nations. [Disagree \(impossible to accurately measure\)](#)
- d. Level of consumer awareness of value and opportunities for reusing or recycling WEEE. ✓
- e. Regular assessment of the carbon impact of the UK WEEE system. ✓
- f. Assessment of the circular economy performance of the system. ✓
- g. Improvements in the quality of WEEE treatment processes. ✓
- h. Amount of WEEE diverted for reuse. ✓

73. Are there any other measures of success which government should consider to assess the performance of the system?

[% of UK households receiving a regular small WEEE collection service.](#)

74. Should information be collected to a level to support regional or local?
Please select one of the following options:

- a. **Yes** ✓
- b. No
- c. Unsure

Unclassified

73

ITEM 9**Ards and North Down Borough Council**

Report Classification	Unclassified
Exemption Reason	Not Applicable
Council/Committee	Environment Committee
Date of Meeting	07 February 2024
Responsible Director	Director of Environment
Responsible Head of Service	Head of Finance
Date of Report	12 January 2024
File Reference	FIN45 / 40012
Legislation	Section 5 Local Government Finance Act (NI) 2011
Section 75 Compliant	Yes <input type="checkbox"/> No <input type="checkbox"/> Other <input checked="" type="checkbox"/> If other, please add comment below:
Subject	Environment Directorate Budgetary Control Report - December 2023
Attachments	None

The Environment Directorate's Budgetary Control Report covers the 9-month period 1 April to 31 December 2023. The net cost of the Directorate is showing an underspend of £1,008k (4.8%) – box A on page 4.

Explanation of Variance

The Environment Directorate's budget performance is further analysed on page 3 into three key areas:

Report	Type	Variance	Page
Report 2	Payroll Expenditure	£68k favourable	4
Report 3	Goods & Services Expenditure	£1,205k favourable	4
Report 4	Income	£265k adverse	4

Not Applicable

74

Explanation of Variance

The Environment Directorate's overall variance can be summarised by the following table (variances over £50k): -

Type	Variance £'000	Comment
Payroll	(68)	<ul style="list-style-type: none"> Waste and Cleansing £290k – mixture of overtime £104k and HRC agency staff £259k. The agency staff relate to the HRC recycling scheme, and this overspend is offset by savings in waste disposal costs - see below. Assets and Property (£196k) and Regulatory Services (£160k) have a number of vacant posts.
Goods & Services		
Waste & Cleansing	(306)	<p>Waste disposal costs for main waste streams (£319k): -</p> <ul style="list-style-type: none"> Landfill down 1,146T plus lower gate fee than budget (£8.01 per tonne). Blue bin waste up 57T plus lower gate fee than budget (£1.46 per tonne). Garden waste down 57T plus gate fee higher than budget (£3.00 per tonne). Food waste up 739T plus gate fee higher than budget (£3.74). Main HRC waste streams – (£91k) – timber, paint and rubble. <p>This underspend (£319k) more than offsets the cost of the agency staff and other costs for the HRC Recycling scheme – see above.</p>
Assets & Property	(928)	<p>Utility budgets now include the former tariff budgets for NCLT run facilities. The impact of this is to significantly increase utility budget underspends.</p> <ul style="list-style-type: none"> Electricity – (£750k) – Significantly lower cost per kwh against budget. Gas – (£341k). Other utilities – (£64k). Vehicle fuel – (£223k) price per litre fallen since end of 2022. Property Maintenance - £100k. Increased reactive work.

Not Applicable

75

Type	Variance £'000	Comment
		Technical Services – £426k – statutory work and other work £348k (unplanned essential remedial works Aurora, Balloo ERC, North Rd Depot, Ards Blair Mayne, Bangor Castle); legal fees Aurora issues £43k.
Income		
Waste & Cleansing	83	<ul style="list-style-type: none"> • Trade waste income £63k. • Special collections income £27k.
Assets & Property	(67)	<ul style="list-style-type: none"> • Wind Turbine (£38k). • Harbours (£8k).
Regulatory Services	249	<ul style="list-style-type: none"> • Car Park income £131k. • Licensing income £16k. • NET – fine income £71k.

Not Applicable

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REPORT 1 BUDGETARY CONTROL REPORT					
Period 9 - December 2023					
	Year to Date Actual	Year to Date Budget	Variance	Annual Budget	Variance
	£	£	£	£	%
Environment					
200 Environment HQ	152,355	152,800	(445)	203,300	(0.3)
210 Waste and Cleansing Services	12,876,868	12,809,200	67,668	16,707,500	0.5
220 Assets and Property Services	6,681,503	7,872,600	(1,191,097)	10,967,800	(15.1)
230 Regulatory Services	291,024	174,700	116,324	256,500	66.6
Total	20,001,751	21,009,300	A (1,007,549)	28,135,100	(4.8)
REPORT 2 PAYROLL REPORT					
	£	£	£	£	%
Environment - Payroll					
200 Environment HQ	124,480	126,300	(1,820)	168,400	(1.4)
210 Waste and Cleansing Services	6,926,290	6,636,450	289,840	8,840,300	4.4
220 Assets and Property Services	1,540,360	1,736,200	(195,840)	2,308,700	(11.3)
230 Regulatory Services	1,491,695	1,651,900	(160,205)	2,202,600	(9.7)
Total	10,082,825	10,150,850	B (68,025)	13,520,000	(0.7)
REPORT 3 GOODS & SERVICES REPORT					
	£	£	£	£	%
Environment - Goods & Services					
200 Environment HQ	27,876	26,500	1,376	34,900	5.2
210 Waste and Cleansing Services	6,884,721	7,190,250	(305,529)	9,333,000	(4.2)
220 Assets and Property Services	5,387,030	6,315,400	(928,370)	8,913,000	(14.7)
230 Regulatory Services	451,558	423,900	27,658	565,700	6.5
Total	12,751,184	13,956,050	C (1,204,866)	18,846,600	(8.6)
REPORT 4 INCOME REPORT					
	£	£	£	£	%
Environment - Income					
200 Environment HQ	-	-	-	-	-
210 Waste and Cleansing Services	(934,142)	(1,017,500)	83,358	(1,465,800)	8.2
220 Assets and Property Services	(245,887)	(179,000)	(66,887)	(253,900)	(37.4)
230 Regulatory Services	(1,652,229)	(1,901,100)	248,871	(2,511,800)	13.1
Totals	(2,832,258)	(3,097,600)	D 265,342	(4,231,500)	8.6

RECOMMENDATION

It is recommended that the Council notes this report.

Unclassified

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ITEM 10**Ards and North Down Borough Council**

Report Classification	Unclassified
Exemption Reason	Not Applicable
Council/Committee	Environment Committee
Date of Meeting	07 February 2024
Responsible Director	Director of Environment
Responsible Head of Service	Head of Regulatory Services (Temporary)
Date of Report	09 January 2024
File Reference	BC01 / 91000
Legislation	
Section 75 Compliant	Yes <input type="checkbox"/> No <input type="checkbox"/> Other <input type="checkbox"/> If other, please add comment below:
Subject	Building Control Quarterly Activity Report Q4 (Jan - Mar 2023)
Attachments	None

1.0 Introduction

The information provided in this report covers, unless otherwise stated, the period 1 January 2023 to 31 March 2023 (Q4 1 January 2023 – 31 March 2023). The aim of the report is to provide members with details of some of the key activities of Building Control, the range of services it provides along with details of level of performance. This report format has been introduced across Regulatory Services.

2.0 Applications

Full Plan applications are made to Building Control for building works to any commercial building, or for larger schemes in relation to residential dwellings.

Building Notice applications are submitted for minor alternations such as internal wall removal, installation of heating boilers or systems, installation of all types of

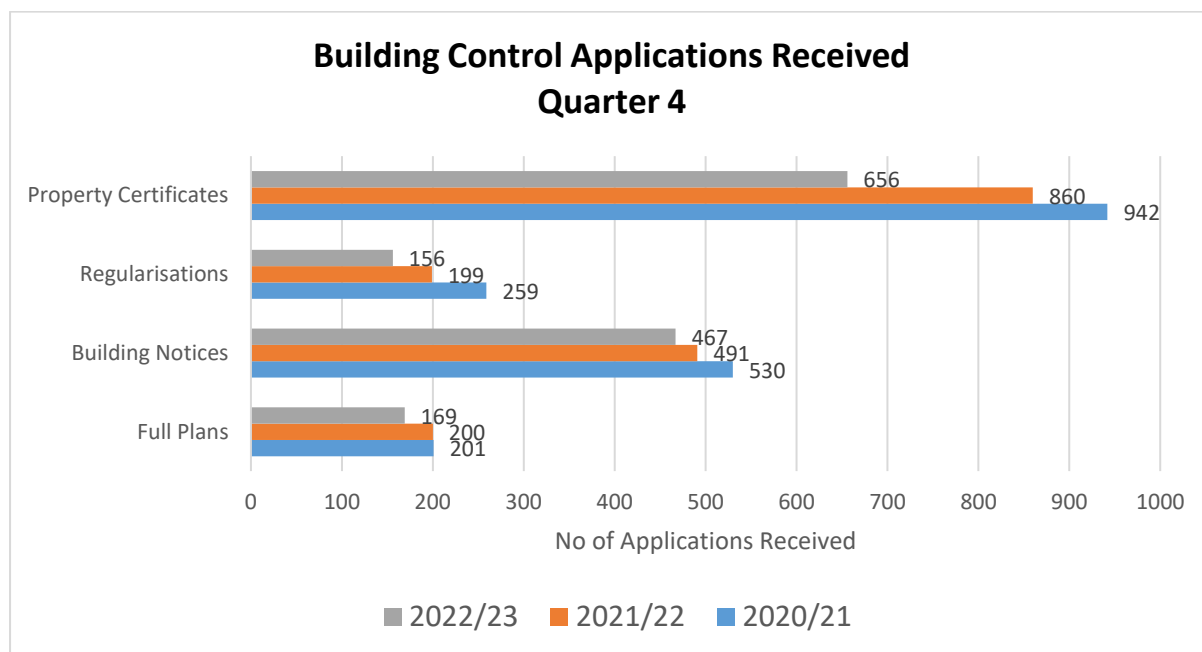
Not Applicable

insulation and must be made before work commences. These applications are for residential properties only.

Regularisation applications consider all works carried out illegally without a previous Building Control application in both commercial and residential properties. A regularisation application considers all types of work retrospectively and under the Building Regulations in force at the time the works were carried out.

Property Certificate applications are essential to the conveyancing process in the sale of any property, residential or commercial, and provide information on Building Control history and Council held data.

	Period of Report 01/01/2023 – 31/03/2023	01/01/2022- 31/03/2022	01/01/2021 – 31/03/2021
Full Plan Applications	169	200	201
Building Notice Applications	467	491	530
Regularisation Applications	156	199	259
Property Certificate Applications	656	860	942



The number of Full Plan applications received is very much determined by the economic climate, any changes in bank lending or uncertainty in the marketplace may cause a reduction in Full Plan applications. There is no internal means to control the number of applications received.



Not Applicable

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3.0 Regulatory Approvals and Completions

Turnaround times for full plan applications are measured in calendar days from the day of receipt within the council, to day of posting (inclusive).

Inspections have to be carried out on the day requested due to commercial pressures on the developer/builder/householder, and as such any pressures on that end of the business reflects on the turnaround of plans timescale.

	Period of Report 01/01/2023 – 31/03/2023	Same quarter last year	Comparison	Average number of days to turnaround plan
Domestic Full Plan Turnarounds within target (21 calendar days)	58.31%	46%		26.9 days
Non-Domestic Full Plan Turnarounds within target (35 calendar days)	62.00%	72%		39.3 days

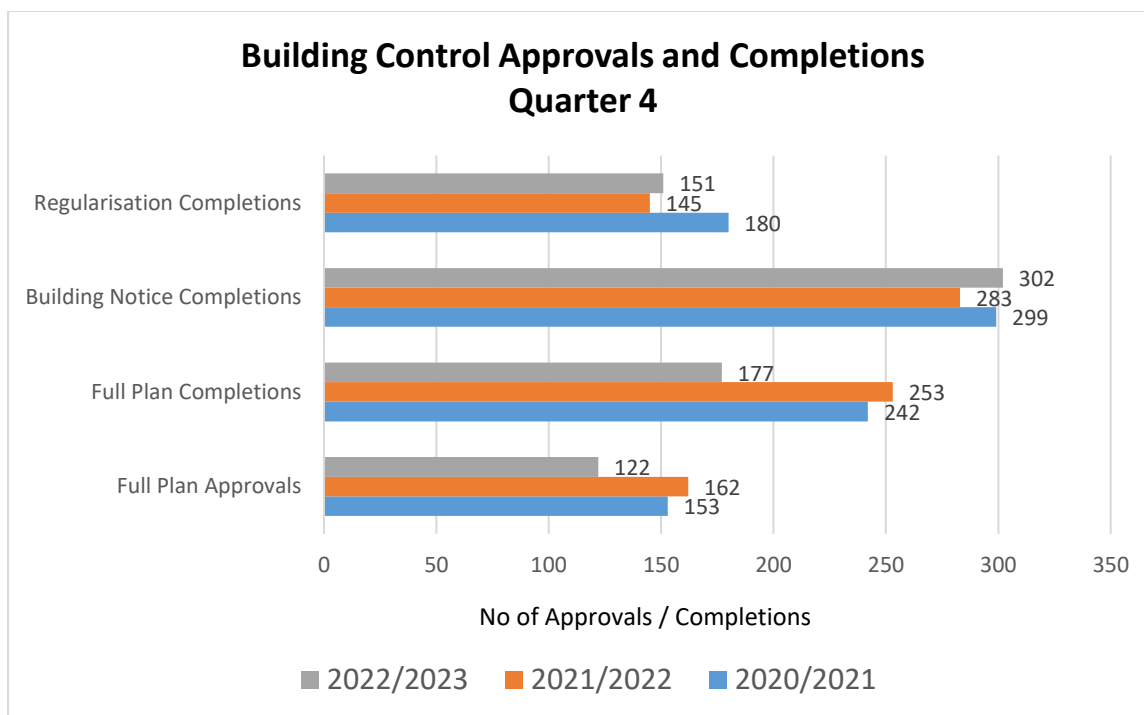
4.0 Regulatory Approvals and Completions

The issuing of Building Control Completion Certificates indicate that works are carried out to a satisfactory level and meet the current Building Regulations.

Building Control Full Plan Approval indicates that the information and drawings submitted as part of an application meet current Building Regulations and works can commence on site.

	Period of Report 01/01/2023 – 31/03/2023	01/01/2022 – 31/03/2022	01/01/2021 – 31/03/2021
Full Plan Approvals	122	162	153
Full Plan Completions	177	253	242
Building Notice Completions	302	283	299
Regularisation Completions	151	145	180

Not Applicable

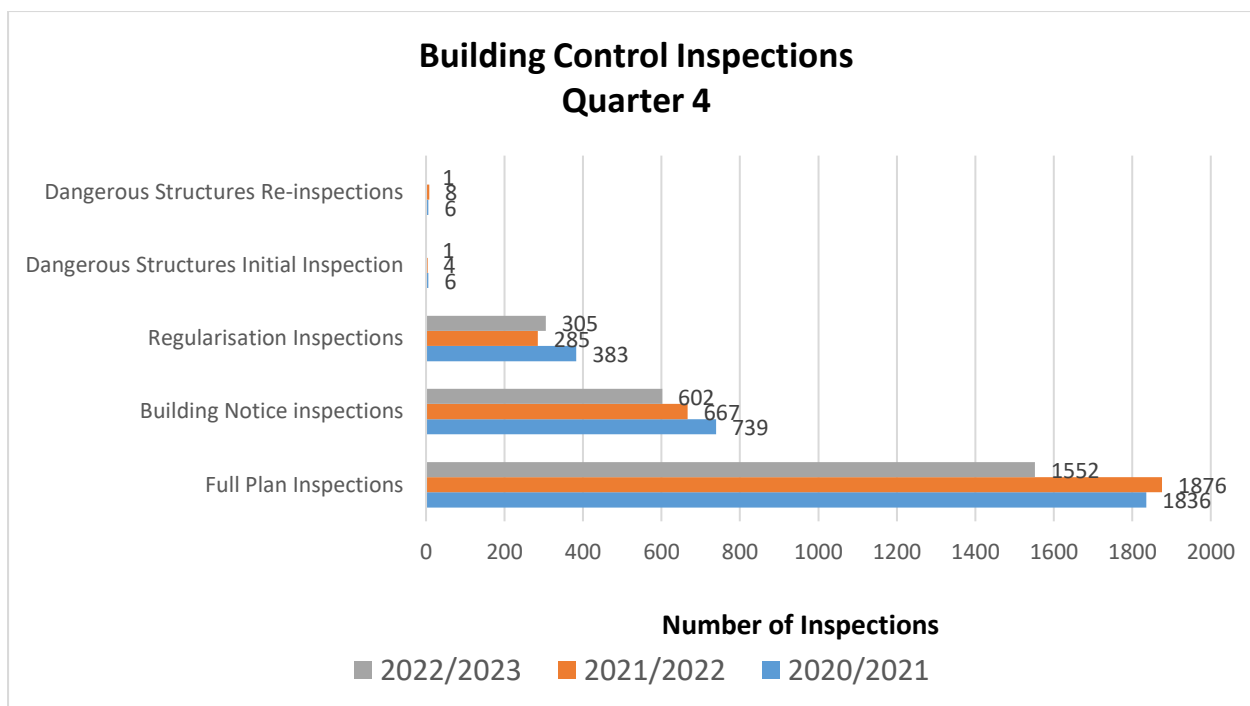


5.0 Inspections

Under the Building Regulations applicants are required to give notice at specific points in the building process to allow inspections. The inspections are used to determine compliance and to all for improvement or enforcement.

	Period of Report 01/01/2023 – 31/03/2023	01/01/2022 – 31/01/2022	01/01/2021 – 31/03/2021
Full Plan Inspections	1552	1876	1836
Building Notice Inspections	602	667	739
Regularisation Inspections	305	285	383
Dangerous structures initial inspection	1	4	6
Dangerous structure re-inspections	1	8	6
Total inspections	2461	2840	2970

Not Applicable

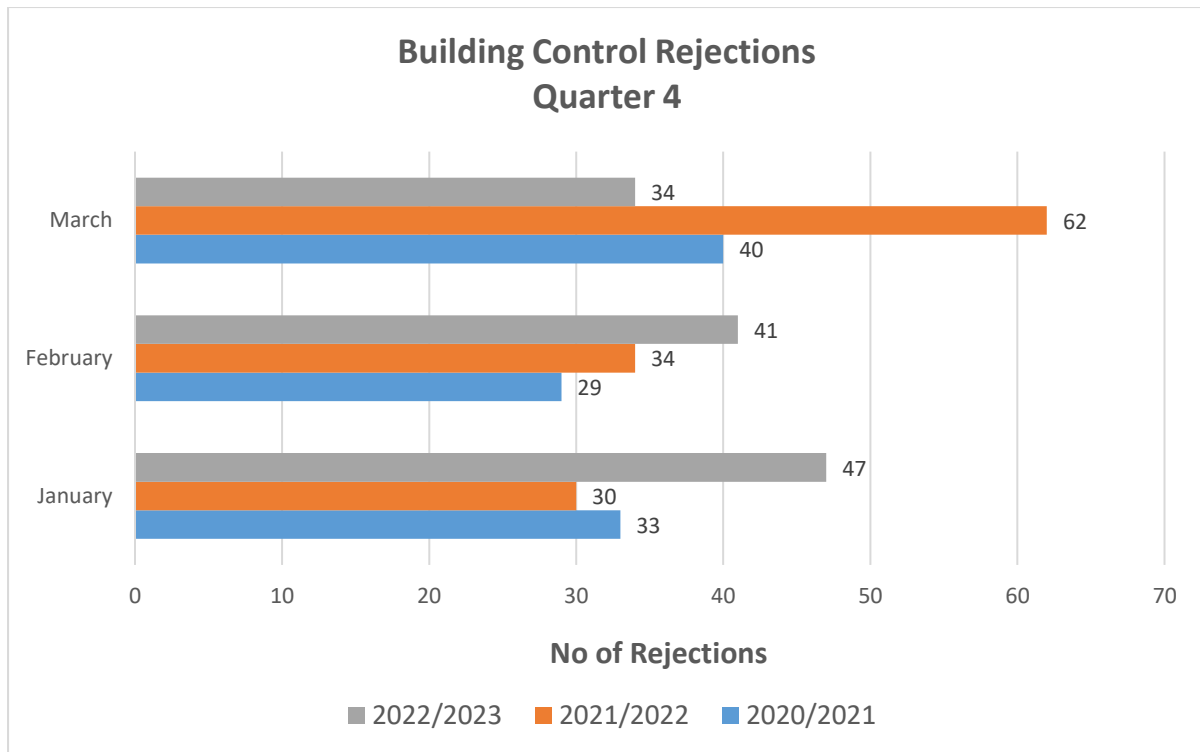


6.0 Non-Compliance

Where it is not possible to Approve full plan applications they are required to be rejected. Building Control Full Plan Rejection Notices indicate that after assessment there are aspects of the drawings provided that do not meet current Building Regulations. A Building Control Rejection Notice sets out the changes or aspects of the drawings provided that need to be amended. After these amendments are completed, the amended drawings should be submitted to Building Control for further assessment and approval.

	Period of Report 01/01/2023 – 31/03/2023	01/01/2022 – 31/03/2022	01/01/2021 – 31/03/2021
Full Plan Rejection Notice	122	126	102
Dangerous Structure Recommended for legal action	0	0	0
Court Cases	0	0	0
Other	0	0	0

Not Applicable



RECOMMENDATION

It is recommended that the Council notes the report.