



Classification	Item No.
Open	

Meeting:	Cabinet
Meeting date:	13 th October 2021
Title of report:	Funding Bury Art Museum Roof
Report by:	Councillor Charlotte Morris – Cabinet Member: Culture and The Economy Councillor Eamonn O’Brien – Cabinet Member: Leader of the Council
Decision Type:	Non key
Ward(s) to which report relates	All Bury Wards

Executive Summary:

Bury Art Museum requests to access capital reserves earmarked for arts related activity, in order to support a funding application to Art’s Council England’s Museum Estate and Development Fund (MEND) fund which will enable the renovation of the gallery’s roof. The Gallery’s roof needs urgent attention to stop water ingress into the building which if left unchecked will lead to significant damage to the building and poses a serious threat to the Borough’s collections held within. The water ingress also effects the Library Service, which is in the same building as the gallery. Recent leaks have impacted in Bury Library on the ground floor, causing disruption to the service as the water made its way down to the electrical switchboard.

Vulnerable work from the collection has been removed from display in areas of the gallery that are most at risk. If work is not undertaken within 18 months, this will escalate and potentially leading to limited access to work on display and restricted access to areas for the gallery for the safety of both staff and visitors. Remedial works have helped short term but have not addressed the core problems.

Some remedial work has been attempted over the past 20 years but a longer-term solution needs to be implemented.

Recommendation(s)

That:

- Members to note that a funding application has been made to the Museum Estate and Development (MEND) fund support the work on the gallery roof, in order to preserve the building and the collections within. If this is successful Members are requested to approve that circa £201,000 is released from the Capital Reserve to meet the cost of the required works.
- If the funding from MEND is not received, Members are asked to recommend to Council that the costs are met from the capital budget.

Reasons for the decision:

The money in the capital reserves has already been earmarked for investment into the Arts Service. The decision to use the money from the reserves is good management of risk to the gallery as it will prevent further disrepair of the gallery roof, further deterioration of the building and further risk of damage to the Borough's Collections.

Other options considered and rejected:

Bury Art Museum initially requested funding of £30k to carry out work to improve better access to the roof in order that some remedial repairs could be undertaken. It is currently unsafe for anyone to access the roof. Having consulted with architectural services and in view of the roof's age, along with health and safety considerations a condition survey was commissioned to provide a view on the best way forward. The conclusion was that remedial work might help to arrest the situation in the short term but it is merely treating the symptoms and not addressing the causes.

Context

Bury Art Museum opened in 1901 and was purpose-built to display the Wrigley Collection of Victorian art gifted to the people of Bury; a condition of the gift was that a gallery was built to house it. It is a grade II listed building, situated in Bury's conservation zone and houses the borough's treasures. The Wrigley Collection contains work of influential British painters (early 1800s), including works by JMW Turner, John Constable, Sir Edwin Landseer and Sir George Clausen. The significance of the works in the collection has been recognised both nationally and internationally and is valued at over £25million. There are over 2,000 works of art and 60,000 museum objects in the collection – a social history museum was added in 1907. Selections from the Collection are on continuous display, it is our duty to preserve the collections and make them accessible to visitors, including for 180,000 Bury residents.

The Victorian roof architecture was not designed to accommodate the sudden deluges and high volume of rainwater that we are now experiencing due to climate change. There is visible damage internally which has progressively worsened over past year; the ornamental plasterwork falling from upper levels poses a serious Health and Safety threat to both staff and visitors. Internal repairs cannot be contemplated until the structure of the roof and consequent water ingress is rectified.

A comprehensive condition survey has been undertaken by Bury's Architect's Services and the final report was presented to Bury Art Museum January 2021.

Key Recommendations of the Condition Survey:

- Replace failing original rooflights for energy efficiency, ventilation, UV protection to-exhibits
- Lead works/slate to be removed/re-fixed. Incorporating insulation/high-performance breathable underfelt
- Gutters/Rainwater goods to be replaced, providing safer access to roof - will hold/dissipate rainfall
- New up & over access onto roof and edge protection
- High Level Stone coping, facing, pediment, brickwork repairs/replacement
- Associated internal repair works and electrics for operation of new rooflights
- Better internal access at high level to comply with H&S, and better internal movement between areas to allow maintenance & inspection access

Proposals

Undertaking the proposed work will increase the capacity of the drainage on the roof and will eliminate the water ingress into the building. As a result the work will:

- Safeguard the integrity and fabric of a Grade II Listed building in Bury's conservation area and protect the internal features – ensuring the buildings longevity
- Protect the borough's collection, preserving for future generations
- Improve drainage, insulation, H&S requirements
- Improve the environmental sustainability and energy efficiency of the building
- Contribute to improved financial resilience for the organisation by reducing maintenance and running costs long term
- Make safe for staff/visitors/inspections – regular maintenance work on the building.

Bury Art Museum has been shortlisted to submit a funding application to the Museum Estate and Development (MEND) fund, this is an external fund administered by Arts Council England. It is not often that funding is available for capital work on museums and galleries, we are very fortunate to have been shortlisted as there is a lot of competition for this fund. This is the ideal opportunity for us to try and secure, the majority of, the funding for the roof from an external source. Match funding is required from Bury Council but this will be considerably less than if the Council were to fund the whole project. It has been identified and proposed that the match funding comes from the Capital Reserve, of which £547k is earmarked for arts activity. This money was set aside for the Arts Service following the sale of the painting *A Riverbank* by LS Lowry, sold by Bury Council in 2006.

The total projected cost of the project is £1,005,045. The costs projected by the Architects Service (January 2021- detailed in the Gallery Roof Condition Survey) are deemed to be robust enough that they will still be accurate when the works are tendered. However, there is no like for like building or scope of works to compare the project and work against as it is a unique old building.

£804,045 is being requested from the MEND fund, £201,000 match funding is requested from the Capital Reserves.

It is very rare that funding opportunities arise for capital work to museums and galleries. If the work on the roof is not carried out the building will only deteriorate and the collections within it will be at greater risk, with increasing risk to staff and visitors.

Community impact/links with Community Strategy

Bury Art Museum opened in 1901, purpose-built to display the Wrigley Collection of Victorian art, gifted to the people of Bury, a condition of the gift was that a gallery was built to house it. The collections housed within the gallery, which have grown considerably since 1901, are a fantastic and unique resource for the people of Bury and beyond. The gallery's core purpose is to care for and preserve the collection for the residents of Bury and wider visitors; to interpret them and provide access. Using the collection's, the gallery team engages with a wide range of groups and organisations from within the community.

Linked to Bury's *Let's do It* Strategy

(Local, Enterprise, Together, Strengths-based)

- As a key cultural attraction in the Borough, Bury Art Museum its collections and related activities and events attract visitors to the borough who then spend money in the gallery shop and café and in the town, contributing to the cultural economy.
- Improvements to the building will contribute to reductions in carbon emissions and reduction in energy costs.
- BAM's use of collection to contribute to regeneration projects, e.g. *Spirit of a Place* is generating interest in the local heritage, reigniting civic pride, using the collection to understand the history of the townships and neighbourhoods and engaging communities. The essence of the *Spirit of a Place* project is to engage local people with a key part of Bury's heritage. Actively involving residents in the exploration of the cultural heritage of the area, instilling a sense of civic pride about Bury's heritage. The project promotes health and wellbeing, encouraging people to get outside and explore and respond creatively to an area of Bury Town Centre. Throughout the Lockdown period *Spirit of a Place* has given people a focus and sense of purpose and brought individuals together through Sketchbook STILL Social, one of Bury Art Museums Social Media platforms. The project has also given local people an opportunity to contribute to an exhibition at BAM.
- The BAM team, uses the collection to support other services and the groups that they work with such as Bury Adult Learning, ESOL Learners and NHS groups working with residents within various mental health issues such as anxiety and depression; work with other organisations such as Small Things – Storybox – creative café using the café to engage people with dementia and their family and carers.

- The BAM team, uses the collection to engage formal and informal learners – linking to the national curriculum and broader topics covered at school/college/university – creating learning experiences and opportunities in non-classroom-based environment. Our Victorians and WWII sessions for schools attract schools from across the northwest as well as the Borough.
- The BAM team, uses the collection to inspire artists and practitioners and visitors to create work and gain a deeper understanding of current issues including those relating to LGBTQ and BAME groups, creating opportunities for inclusive engagement. Using the collection to prompt responses from individuals around these issues – contributing to the community voice.

Equality Impact and considerations:

Under section 149 of the Equality Act 2010, the 'general duty' on public authorities is set out as follows:

A public authority must, in the exercise of its functions, have due regard to the need to -

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*

The public sector equality duty (specific duty) requires us to consider how we can positively contribute to the advancement of equality and good relations, and demonstrate that we are paying 'due regard' in our decision making in the design of policies and in the delivery of services.

Equality Analysis	<i>Please provide a written explanation of the outcome(s) of either conducting an initial or full EA.</i>
	<p>The Equality Impact has been considered and there will be no negative effect on any individuals or groups. The project will have a positive impact allowing us to continue to use the collections to engage all residents across the borough.</p> <p>During the delivery of the project, we will have to close the building to the public, the arts team will use this time to continue to deliver activity to the gallery's audiences through a mixture of online activities and events and outreach projects. During the temporary closure imposed by COVID restrictions the gallery team very successful delivered online and outreach activities, maintaining engagement with existing visitors and creating new audiences - we have an</p>

established model to follow, using the opportunity to strengthen relationships with the local community.

**Please note: Approval of a cabinet report is paused when the 'Equality/Diversity implications' section is left blank and approval will only be considered when this section is completed.*

Assessment of Risk:

The following risks apply to the decision:

Risk / opportunity	Mitigation
If we don't have the match funding the success of the application to the MEND fund is jeopardised - match funding is an essential criteria of the bid. If we don't secure funding to do the work on the roof, the building, services and the collection held within are at serious risk. If the funding application to MEND is not successful we would need to explore further the use of the Capital Reserve.	.

Consultation:

Bury Architectural Services – produced condition survey for the gallery roof

Historic England - Site visit 8th September

Arts Council England – MEND fund – consultation prior to submitting the funding application

Legal Implications:

The constitution sets out (3.1.1 2b) that any amendment to the financial framework (capital investment budget) within year is a decision to be taken by Council on recommendation from the Cabinet. If the funding request is successful this matter will not need to proceed to Council.

Financial Implications:

There is a capital reserve which has sufficient funds to meet the Councils match funding contribution of £201k if the bid to MEND fund for £804,045 is successful.

However, should the bid be unsuccessful in total or in part then the Council would need to review and reprioritise its capital programme to meet the additional costs of this scheme.

Report Author and Contact Details:
Sarah Evans – Arts & Museums Officer

s.h.evans@bury.gov.uk / 0161 253 6048

Background papers:

Bury Art Gallery and Museum Roof Condition Survey (available on request)

- Addendum One: Lathe & plaster ceilings note (in Condition Survey)
- Addendum Two: Anthesis Decarbonisation Report
- Addendum Three: St Gobain Glass – Double glazed unit information
- Addendum Four: Drawing A100-Existing drone roof layout plan
- Addendum Five: Drawing A100 – Existing roof layout
- Addendum Six: Drawing A 102 – Internal glass lantern positions

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning
ACE	Arts Council England
BAM	Bury Art Museum
MEND	Museum Estate and Development Fund