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Briefing Note

St George's Lane Flint Wall

Introduction

At the 13 April 2023 Estates & Facilities Management Committee meeting, it was agreed to repair the damage to the flint wall on St George's Lane following a section of the wall collapsing as follows:

Minute EF22/23.065 Proposed Works 2023/24 (g):

St George's Green Flint Wall Repairs: *The Committee agreed that the repairs to the Flint wall at a cost of £9,740 ex. VAT is a Health & Safety issue, especially with the WSCC cycleway Project running past the wall. It is proposed to take this to Full Council to approve the use of funds from the General Reserve, and to approach local organisations to ask for contributions towards the repairs. It was noted that this is for one side of the wall and the other side will need more works in the future, but it was agreed to wait until the cycleway works are completed, and it was:*

RESOLVED: *That the Committee AGREES to take the Flint wall repairs at a cost of £9,740 ex. VAT to Full Council to obtain approval to use funds from the general reserve.*

This was agreed by Council on 27 April 2023. Please see Location Plan for information.

The remaining section is now in a bad state with large ivy stems growing out of it and has reached a point where the only option to save the flint wall is to take it down and reconstruct it. WSCC started their preparation works for the cycleway in February 2024, which has resulted in a tree being removed adjacent to this section of flint wall. Please see Photograph 1. To prevent future damage to the flint wall it is proposed to take down the remaining section of wall ahead of the cycleway works commencing, grind out the stump and reconstruct this section of flint wall.

Proposal

The proposal is to use 'The Flint Wall Company' to carry out the following works:

- Set up a temporary storage and mixing area in St George's Green.
- Board out to the base of the wall on both sides.
- Install temporary pedestrian redirection signage and fencing where required.
- Carefully demolish crumbling and damaged wall using a machine, taking care to protect render detailing on the brick pier.
- Dig down to grub out old foundations and once the stump has been ground out, relay new foundations for the new wall. Level of the verge to road level.
- Dispose of rubble waste and sort flint to be re-used. A grab lorry will be used to remove spoil from the site.
- Build up 525mm width pier 2.4m high to the left side of the wall, using imperial stock bricks.
- Build up traditional random field flint wall 2.4m high and 3.5m long. Infill with reclaimed randomly laid field flint.
- All masonry to be laid in conservation approved lime mortar. Rub back mortar whilst still green.
- All works to be left covered for a minimum of 72 hours with damp hessian sacking.
- Thoroughly clear and tidy site.

Financial Regulations

The Committee is asked to suspend Financial Regulation:

11.1 (h) that requires three quotes to be sought for works valued between £3,000 and £10,000, as this is specialist work; and note exceptions can also be made under the following Financial Regulation:

11.1 (a) iv – for work to be executed or goods or materials to be supplied which constitute an extension of an existing contract by the Council.

Funding

It is proposed to fund these works from the General Reserve on 2024/25 to a total cost of £7,150 plus VAT (Quotation 5022/24).

RECOMMENDATION: The Committee is asked to **AGREE** to suspend Financial Regulation 11.1 (h), to the appointment of The Flint Wall Company to demolish and reconstruct the eastern section of flint wall at St George's Lane at a total cost of £7,150 plus VAT from the 2024/25 General Reserve, and to recommend this to Council for approval.

Location Plan – St George's Lane



Photograph 1 – Showing Tree Removed from East Side of Flint Wall

