

CABINET

12 November 2009

CORPORATE (NON-HOUSING) PROPERTY CONDITION SURVEY PHASE II –  
INITIAL RESULTS & ASSOCIATED ISSUES

REPORT OF HEAD OF LANDLORD SERVICES

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RECENT REFERENCES:

CAB 1559 – Corporate (Non-Housing) Property Condition Survey – Initial Results

EXECUTIVE SUMMARY:

In this financial year 2009/10 Cabinet approved a revenue budget of £70,000 for defined property condition surveys to the following buildings and structures: -

Survey 1	West Hill Cemetery Lodge	St James Lane, Winchester
Survey 2	Magdalen Hill Cemetery Lodge	Alresford Road, Winchester
Survey 3	5a Jewry Street	Winchester
Survey 4	City Museum	The Square, Winchester
Survey 5	West Gate Museum	Winchester
Survey 6	Old Chesil Rectory	Bar End Road, Winchester
Survey 7	Road & Foot Bridges	23 Bridges throughout the district

Site Surveys have substantially been completed at the above locations, together with survey information to inform the Council's Asset Management Plan over a ten year period.

Members of the Property Services team have started to disseminate survey

information and outputs, with reference to the Lead Consultants and respective Survey Teams. Survey results in some cases have been supplemented with information already known in addition to what the surveys have revealed.

The purpose of this report is to set out the initial findings and prioritised financial implications of the aforementioned buildings (surveys 1-6) over the 5 year period 2010-2015 and beyond and to identify any relevant issues that may result in further investigative work and potentially additional financial implications. These findings are shown in Appendix A of this report.

In relation to bridges, a separate report has been made to Winchester Town Forum on 10<sup>th</sup> June 2009 (WTF 133 refers) Cabinet on 17<sup>th</sup> June 2009, and Principal Scrutiny Committee on 22 June 2009. This report sought approval for spending for both the General Fund and Town Account in 2009/10 to enable remedial and/or further investigative and design works to proceed. An update of progress is shown in Appendix C of this report together with estimates of budget required in 2010/11 to complete all works.

In relation to West Gate Museum (Survey 5) a Portfolio Holder Decision Notice was granted on 12<sup>th</sup> December 2008 (PHD 179 refers) to enable funds to be committed towards re-roofing and associated works necessary. Works are programmed to commence in November 2009 and are likely to take approximately 8 weeks (subject to site findings) to complete.

Although not part of the Phase II condition survey brief, the City Offices has been identified where future works (replacement roof coverings) are required within the next 1 – 2 years at an estimated cost of £150,000 plus fees.

### RECOMMENDATIONS:

That Cabinet:

1. notes the contents of this report which advises of the outcome of the Phase II Non-Housing Property Condition Surveys and associated issues, and
2. confirms that these should be considered in the 2010/11 budget setting process for Revenue, Capital Programme review, and in the further work on reviewing the Asset Management Plan.
3. Approves the creation of an earmarked reserve for Property condition surveys with £20,000 per annum to be transferred to the reserve commencing 2009/10.

CABINET12 November 2009CORPORATE (NON-HOUSING) PROPERTY CONDITION SURVEY PHASE II –  
INITIAL RESULTSREPORT OF HEAD OF LANDLORD SERVICESDETAIL:1 Condition Survey - Results

- 1.1 The scope and extent, survey methodology and estimating protocols were described in detail within the Report to Cabinet on 30 May 2007 (CAB 1458 Section 2 refers).
- 1.2 For each site/building survey carried out the content of this report is limited in defining the building and electrical and mechanical components that require to be restored or replaced over the five year period 2010-2015. With regard to a number of road and foot bridges and West Gate Museum, Council approval has been given to proceed with various works in 2009/10.
- 1.3 For each building an initial indicative list of further and/or emerging issues have been flagged. In some cases this may lead to a re-assessment of the scope of works, associated costs and timing of works.
- 1.4 The cost estimate spreadsheets shown in Appendix A demonstrate the levels of expenditure required estimated (at 2009 base prices) to restore and/or replace key elements of building fabric and mechanical and electrical services over a five year period commencing 2010/11, and are inclusive of construction related fees where appropriate.
- 1.5 The proposed works and corresponding expenditure profiles shown reflect the priority assessment towards the estimated lifespan of building key components. Consideration has also been given to the magnitude, complexity and practicalities of the proposed timing of works.
- 1.6 In the case of River Park Leisure Centre, the timing of future major works is assumed to correspond with the end of the existing DC Leisure Contract in 2011. The likely cost implications and associated issues will be reported separately to Cabinet in December 2009.
- 1.7 Following approval of the capital investment requirements for 2010/11 and beyond a re-assessment of major revenue and/or day-to-day “responsive” repairs, together with cyclic maintenance (e.g. mechanical and electrical services, redecoration etc.) will be required to ensure that existing revenue budgets are adequate.

1.8 Further to the immediacy of the repairing issues identified within this report, the impact of the survey findings can be utilised to inform the Council's Asset Management Plan.

## 2.0 Assumptions, Exceptions and Emerging Issues relative to Initial Cost Estimates

### 2.1 Generally

2.1.1 As set out in CAB 1458 the scope and extent of survey was to primarily report on (i) the condition of the building or structure and (ii) the electrical and mechanical services that serve the building or structure. The surveys were non-invasive and did not incorporate any specialist tests and/or inspections as routine, but would define where these were necessary.

2.1.2 As a rule therefore the following exceptions have resulted in no allowance being made for the following: -

- For any outstanding or emerging Disability Discrimination Act (DDA) Works.
- For any studies necessary for future energy labelling purposes. This issue is under review by the Head of Estates. Display Energy Certificates are required to be prepared for all Public Buildings over 1000 sq metres by an accredited person by October 2008.
- For any aspirational or improvement works deemed necessary by Elected Members, Service Heads or Facility Managers. Internal redecoration/refitting is only included where specifically identified.
- Beyond 2009/10 all estimates should be increased by appropriate building and mechanical and electrical services price cost indices.

2.1.3 For clarity, any further known major exceptions are listed for each building/structure.

2.1.4 The content and output of the survey assumes that day to day responsive maintenance and cyclic maintenance routines to reflect good practice and to uphold safety standards are carried out to both the building fabric and mechanical and electrical services.

2.1.5 To enable survey information to be reviewed and remain relevant it will be necessary to carry out appropriate updating surveys on a quinquennial cyclic basis. To provide for this, a baseline revenue budget of £20,000 per annum commencing 2009/10 has been set (CAB1559 - December 2007 refers). It is proposed that this is transferred to an earmarked reserve, commencing 2009/10 and released as appropriate to cover the costs of the surveys.

## **Survey Summaries**

### **2.2 West Hill Cemetery Lodge, St James Lane, Winchester**

- 2.2.1 The cemetery lodge is principally a two storey Victorian building in the Gothic Revival Style with steeply pitched roofs and traceried windows. A single storey extension has been added in the last century. Built to originally house the caretaker/Registrar for the St James Lane Cemetery, this function has become redundant. It is now occupied by the University of Southampton to provide office accommodation and associated storage. The main part of the building provides two floors of accommodation, with two offices and a bathroom at first floor and two offices and an entrance porch at ground floor level. The single storey element houses a kitchen, WC, utility type space and two externally accessed stores.
- 2.2.2 Whilst the building is providing adequate office and storage facilities, it is inevitably showing signs of wear and progressive decay. In some areas the fabric condition gives cause for concern, stone window surrounds, roof over kitchen and store and associated internal areas. Defined high priority works have been identified to the electrical system. Overall the building and its mechanical and electrical services are all in need of major refurbishment within the next 5 years.

### **2.3 Cemetery Lodge, Magdalen Hill, Winchester**

- 2.3.1 The Cemetery Lodge was built in the early twentieth century and reflects that of the Gothic Revival from the late Victoria Period, with steeply pitched roofs and arched heads to windows and principal doors. The building over 2 storeys provides residential and office accommodation for the Registrar and mess facilities for the maintenance team. There is an externally accessed stone workshop and public conveniences.
- 2.3.2 In general the building structure has been well maintained and is in reasonable condition. However works to electrical systems and a replacement foul water drainage system have been identified as priority within the works schedule

### **2.4 5/5a Jewry Street, Winchester**

- 2.4.1 5 and 5a Jewry Street is part of a terrace of three brick built commercial buildings and occupies an imposing position opposite the top of St Georges Street. It was built at the turn of the nineteenth century as premises with ground floor shop, basement and two floors above. The rear of the buildings incorporates a service building from the previous century.
- 2.4.2 The ground floor is used as a restaurant with toilets and food storage in the basement and kitchen on the ground floor. There are two full floors of office accommodation above in the main building, with toilets, kitchen and boiler built into the roof space.

2.4.3 The offices on the floors above are let out to arts organisations. Generally the building is in reasonable condition, the main building having been recently re-roofed including the re-leading of the dormers. The boiler serving the offices has also recently been replaced. The restaurant was subject to substantial refurbishment at the end of 2008 with re-presentation of all public areas.

2.4.4 General building repairs have been identified over the planning period. There is a range of priority electrical and mechanical upgrading work required, a share of which may be rechargeable to tenants operating within the building.

## 2.5 City Museum, The Square, Winchester

2.5.1 The City Museum was purpose built at the beginning of the twentieth century and is still used as originally intended. Externally the museum is much as originally built but the internal structure consists of a steel frame that allows largely clear spaces. There are three main floors served by a fine stone cantilever staircase. There is a small basement area occupying only part of the building footprint, used for staff accommodation, storage and boiler room. A disabled persons platform lift was installed in the late 1990's when the building underwent extensive re-modelling internally.

2.5.2 The Museum stands in The Square at the west end of a terrace of buildings defining the north side of the Cathedral precinct. The roof is of slate with projecting eaves gutter above mansard slopes and a lead parapet gutter, with dormer windows on two sides. External walls are of flint with Bath Stone forming quoins, string courses, coping and surrounds to windows and doors, and leaded light windows within metal frames. There are two external doors, a frameless glass front door and a rear escape door.

2.5.3 Internally the museum exhibits reconstructed environments, recently closed commercial premises and interpretations of Roman British domestic accommodation. The decorations date from the last major intervention to the building in the late 1990's consequently they and the coir carpet in particular are beginning to look tired. Generally the building fabric is in good condition. However there are movement cracks that need repairing to prevent progressive damage. There are other defined works required to doors and windows and inadequate drainage of water around the building that is causing water ingress in the basement. There are a range of priority electrical and mechanical works required.

## 2.6 Old Chesil Rectory, Chesil Street, Winchester

2.6.1 The Old Chesil Rectory was first built in the mid fifteenth century as a high status timber framed house. It has a fine west elevation with a jettied first floor and matched gable framing. The building has been subject to many alterations repairs and changes of use, becoming a restaurant early last century. There are two floors of accommodation, both used for dining. The rear rooms on the ground floor contain the kitchen and preparation areas. The first floor contains visitors' toilets.

- 2.6.2 The building stands at the junction of Chesil Street and St Giles Hill just outside the original East Gate (now gone) and its bridge. There is a small courtyard at the rear containing a range of outbuildings and service access to the street. Over the years the road surfaces around the building have risen and the ground floor is now considerably lower than the adjacent ground level. This puts the timber frame at risk and is a barrier to equal access.
- 2.6.3 The roofs are gabled with tiles with two chimney stacks. Windows are steel casement with leaded lights in timber subframes. External doors are of oak. Outbuildings are brick with flat roofs and provide food storage, staff toilet and wine store. Internally the majority of the structural and joinery timber has been stained dark, contrasting with white painted walls and ceilings.
- 2.6.4 Generally the building is in good condition, although inevitably some areas of wear and progressive decay have been recorded and included in the repair schedule.
- 2.6.5 Mechanical services within the building comprise electric storage and convector heaters, gas to kitchen equipment and water heater, cold water mains fed kitchen equipment and domestic services to toilet. Localised ventilation is provided to kitchen and toilet areas. Solid fuel ranges are located within ground floor public areas. Electrical and mechanical services and equipment in defined areas would benefit from upgrading and these are included in the repair schedule.
- 3.0 Maintenance Work to Council Owned Bridges
- 3.1 Following a report to Winchester Town Forum, Cabinet and Principal Scrutiny Committee (WTF 133 refers) in June 2009, an update of progress and associated issues is given in Appendix B of this report.
- 4.0 Progress Towards Deferred Unfunded Works identified by Phase I Survey (CAB 1559 refers)
- 4.1 In December 2007 Cabinet considered report CAB 1559 that reported on the results of conditions surveys that were carried out on a number of the Council's operational buildings including the Guildhall and West Wing, River Park and Meadowside Leisure Centres, Abbey House and other buildings and structures.
- 4.2 As a result of these surveys, urgent works were identified totalling £1.0m and provision was made within the Council's 2008/09 Capital Programme to progress these works. These included replacement heating boilers to City Offices, Re-roofing the West Wing, continued re-roofing to River Park Leisure Centre, replacement of Walton Terrace roof to Guildhall and replacement of roof and associated works to Westgate Museum. Owing to consent and programming issues these works will be completed at the end of 2009/10.
- 4.3 Further and less urgent priority works over the five year planning period were identified that at that time were unfunded. Progress towards further works

concerned with these buildings and structures is given in Appendix C of this report.

#### 5.0 Corporate Non-Housing Condition Survey Phase III

5.1 Budget provision of £70,000 is included within the Council's 2009/10 revenue budget to continue with further surveys to the Council's operational properties.

5.1.1 Surveys to be undertaken include City Offices, Pavilions, Bank House Bishops Waltham, Public Conveniences, Casson Block, Keepers Cottage and estate shops. A number of surveys are in the process of procurement, the results of which will be presented to Cabinet at a future date.

#### 6.0 Proposals & Funding (2010/11)

6.1 The Council's Capital Programme & Assets Group (CPAG) considered an early draft of this report primarily to identify which priority works should be included within the Council's Capital Programme.

6.2 In summary, the highest priority works where provision is required from 2010/11 is as follows: -

		(at 2009/10 cost levels)
(i)	Phase II Surveys (Appendix A refers)	£123,000
(ii)	Bridges           * Town Account	£30,000
	District Account	£20,000
(iii)	City Offices Roof Recovering and associated works	£150,000
	Total Priority Works Estimate identified at this time	<u>£323,000</u>

\*Current Best Estimate  
(see Appendix B para 2.2)

#### 7.0 Asset Management Planning

7.1 In order to secure the best use of the Council's operational property and investment assets, a thorough review of all of the potential liabilities has to be undertaken. When the inspection programme is completed it will be possible to consider priorities for the most urgent works. While the cost of the works will exceed sums currently identified resources, the information will be used by the Head of Estates to develop a robust Asset Management Plan.



- 7.2 The Asset Management Plan will consider all of the Council's operational and commercial property assets against a range of criteria relating to operational, energy use, investment performance and the potential for more valuable alternative uses. Following the completion of this review it will be possible to identify which assets should be invested in, retained or sold. The receipts from assets identified for disposal will along with other resources from within existing budgets help to fund the investment necessary in those properties which are to remain in the Council's ownership.
- 7.3 The scale of work which needs to be undertaken is considerable and will be achieved within an appropriate timescale if a further Asset Management/ Energy Surveyor post can be created in the Estates Service. This proposal is included as a potential growth bid in the Budget Options Report – CAB1923 elsewhere on this agenda. Work on developing the Asset Management Plan is proceeding in the meantime and an interim report will be brought to Cabinet early in the new year.
- 7.4 The information contained in the report will be considered further by the Capital Programme & Assets Group to determine priorities for inclusion in the Capital Programme in 2010/11, as part of the budget process,

#### OTHER CONSIDERATIONS:

#### 8.0 SUSTAINABLE COMMUNITY STRATEGY AND CORPORATE BUSINESS PLAN (RELEVANCE TO):

- 8.1 The efficient and effective management of the Council's property and public facilities is an important and key element in the delivery of all Council services.

#### 8.3 RESOURCE IMPLICATIONS

- 8.3 As indicated within the report.

#### 9.0 RISK MANAGEMENT ISSUES:

- 9.1 Condition surveys provide a systematic, uniform and objective basis for obtaining information towards Council owned operational building and structures. The surveys carried out concentrate on the building fabric and any mechanical and electrical equipment as existing.
- 9.2 Establishing the condition enables life cycles of key building components and services and associated repairs and maintenance to be estimated, prioritised and planned.
- 9.3 The information provided within the report will help to inform strategic decisions on programmes of replacement and refurbishment and the resources necessary especially over the short to medium term (up to 5 years).

- 9.4 The priority condition for repairs and replacements to be carried out in 2010/11 indicate that these building elements and services should be replaced or refurbished within the next 12 month planning period. This will prevent water or weather ingress that would threaten the building fabric and equipment further and/or disrupt office or similar accommodation. The works would also in some cases mitigate potential failure and upgrade to current standards.

BACKGROUND DOCUMENTS:

Council Asset Management Plan

APPENDICES:

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|------------|---|
| APPENDIX A | Corporate Non-Housing Property Condition Survey – Phase II Proposed Works Cost Estimates 2010 – 2015  |
| APPENDIX B | Maintenance Work to Council Owned Bridges (update)  |
| APPENDIX C | Progress towards deferred unfunded works identified by Phase I Survey December 2007 (CAB 1559 refers) |

**CORPORATE NON-HOUSING PROPERTY CONDITION SURVEY – PHASE II****PROPOSED WORKS COST ESTIMATES 2010 – 2015 & Beyond**

Survey Ref.	Location	Works	2010/11 PRIORITY	0-5 2011-2015	6-10 2016-2021	11+	Comments
1 *	West Hill Cemetery Lodge, St James Lane, Winchester	Mechanical & Electrical	7,000	26,000	-	-	Priority electrical works required
		Building	19,080	11,170	2,390		Priority works required to roofs and chimneys.
2	Magdalen Hill Cemetery Lodge, Alresford Road, Winchester	Mechanical & Electrical	5,000	10,000	-	-	Priority electrical works
		Building	-	10,260	5,700		Priority works to masonry and windows and lesser priority to chimneys.
		Drainage Works Fees	10,000 2,000				Priority works required to foul water drainage system.
3 *	5a Jewry Street, Winchester	Mechanical & Electrical Fees	*23,000 4,000	*23,000 4,000	3,000	-	Defined mechanical & electrical services works required. A proportion of these costs may be rechargeable to tenants.
		Building Works	-	11,000	-	-	General building works to building fabric.

Survey Ref.	Location	Works	2010/11 PRIORITY	0-5 2011-2015	6-10 2016-2021	11+	Comments
4	City Museum, The Square, Winchester	Mechanical & Electrical Fees Building Works	20,000 4,000 13,000	26,000 4,000 10,000			Priority mechanical and electrical service works required.  Priority defined works required to the building fabric.
5	Westgate Museum, Winchester	Mechanical & Electrical Building Works	8,000 (funded) -	6,000 (funded) 20,000	- 1,000	-	Major re-roofing works commencing in Nov 2009 together with identified M&E works. Funding for the mechanical & electrical works is included within the Council's Capital Programme.
6 *	Old Chesil Rectory, Chesil Street, Winchester	Mechanical & Electrical Fees Building Works	*13,500 2,500 -	*15,000 7,000	22,000 -	- -	Priority defined electrical and mechanical service works required. A proportion of these costs may be rechargeable to tenants.
	TOTALS		123,080	177,430	34,090	-	

Maintenance Work to Council Owned Bridges (update)1 BACKGROUND

- 1.1 Report WTF 133 on the above subject was considered by Winchester Town Forum on 10<sup>th</sup> June 2009, Cabinet on 17<sup>th</sup> June 2009 and Principal Scrutiny Committee on 22<sup>nd</sup> June 2009.
- 1.2 The report detailed the Council's maintenance responsibilities in relation to 24 road and foot bridges throughout the district, and following consultant engineers Upton McGoughan primary condition surveys approximate cost estimates of £100,000 were anticipated (WTF 133 para. 2.8 refers).
- 1.3 In relation to certain bridges, the report stated that owing to the type and complexity of works, especially any Environment Agency requirements, access and Health & Safety needs would ultimately be determined by detailed risk assessments when contractors are pricing the works to submit competitive tenders. Further, it was proposed that if the total cost of works exceeded the budget provision, then works up to the budget would be commissioned in condition priority order on a site by site basis. A further report would be made as appropriate to Cabinet about any further funding requirements.
- 1.4 Following consideration by Town Forum, Cabinet and Principal Scrutiny Committee in June the following was resolved: -

Town Forum – recommended to Cabinet that £30,000 be charged to the 2009/10 Town Account under Section 35 Local Government Finance Act 1992 (special expenses), for repairs to the urgent works towards bridges identified at paragraph 2.2 of the report, subject to Principal Scrutiny Committee satisfying itself that the bridged are the responsibility of the Town Account.

Cabinet – that the requirement of £100,000 be approved from the Capital programme to the revenue budget for 2009/10, of which £40,000 would be funded by a release from the Property Repairs and Renewals Reserve, and £30,000 for the highest priority works identified in 2.3 and 2.4 of the report will be charged to the Town Account, with a report brought back for any further works required in relation to the remaining £30,000 to be spent in the Town area subject to the decision not being called in by the Principal Scrutiny Committee.

Principal Scrutiny Committee – (1) that the decision by Cabinet to vire £100,000 was not called in for review; (2) that the Winchester Town Forum consider undertaking a review of the section 35 allocations to identify which future liabilities may fall to the Town Account and make any recommendations to Cabinet.

- 1.5 As a result of the aforementioned resolutions £70,000 is available for works expenditure and design fees in 2009/10, £40,000 for District Expense works and £30,000 for Town Account works.

## 2 Current Position

### 2.1 District Account Works

- 2.1.1 Officers and engineering consultants where appropriate have progressed the procurement of the most urgent work, together with obtaining Environment Agency consents and liaising with Planning Officers where necessary. Officers have also consulted with the County Council's Engineers concerned with bridges under their ownership with a view to bringing consistency of approach and pragmatism in the proposed works to WCC owned bridges to be undertaken at this time.
- 2.1.2 Works have commenced to the Chesil Street footbridge and subject to liaison and notice to Elected Members and the public at large in Bishops Waltham it is proposed to let works to the North Pond footbridge at Bishops Waltham. These works together with design fees are likely to spend the approved budget of £40,000.
- 2.1.3 Having now substantially completed all design works, obtained firm prices for the works and consents from the Environment Agency, the cost of all remaining works will exceed this year's budget by approximately £20,000. It will therefore be necessary to include a growth bid in 2010/11 in the Revenue budget proposals and this has been included for consideration in the General Fund budget consultation report being considered elsewhere on this agenda (CAB1923 refers).

### 2.2 Town Account Works

- 2.2.1 Officers and engineering consultants where appropriate have progressed the procurement of the most urgent works including design works, together with Environment Agency consents where necessary. At the time of drafting this report alternative designs for future work are being completed with regard to the Duttons Bridge and a further site meeting is required with the Environment Agency to agree site related issues regarding both Duttons and Nuns Road bridges.
- 2.2.2 However and subject to definitive works costs on the Duttons Bridge and confirmation of practical issues concerned with the Environment Agency the total budget requirement is likely to be in the region of £60,000. After deduction of the £30,000 approved within the 2009/10 budget a further sum of approximately £30,000 will be required to complete all works. It will therefore be necessary to include a growth bid in 2010/11 in the Winchester Town Account budget options for consideration by the Town Forum in November.

### 2.3 District & Town Account Works

- 2.3.1 In total therefore the total estimated Revenue cost of all works to bridges including fees is £120,000 (£60,000 District Account: £60,000 Town Account of which £70,000 -2009/10 and £50,000 2010/11) .

**PROGRESS TOWARDS DEFERRED UNFUNDED WORKS IDENTIFIED BY PHASE I SURVEYS DECEMBER 2007**  
**(CAB 1559 refers)**

	<b>Location</b>	<b>Works</b>	<b>2010/11 PRIORITY</b>	<b>0-5 2011-2015</b>	<b>6-10 2016-2021</b>	<b>11+</b>	<b>Comments</b>
	Guildhall	Major Refurbishment	£3.2m				Major works funded and approved by Council on 01/10/09
	River Park Leisure Centre	Major Refurbishment	-	-			Feasibility study underway to identify works required in 2011/12. Fee requirement in 2009/10 & 2010/11 for design and procurement purposes. Report to Cabinet in December on potential works programme in 2011.
	Chesil Street Multi Storey Car Park	Miscellaneous repair & maintenance works of revenue nature (estimated cost £160k)	-	-			Some repair and painting works carried out in 2008/09 throughout the car park. A reconciliation of works remaining will be carried out in 2009/10.
	Abbey House	Phase II and III refurbishment works	-	£600,000			Survey complete and works estimated at £600,000. £390,000 is currently funded within the Capital Programme. Further feasibility study to be worked up to carry out priority works only.
	Abbey Gardens Railings, Gates & River Wall		-	£150,000			Proposed timing to coincide with Abbey House refurbishment Phase II & III

