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## PRESENTATIONS

**Committee** ECONOMY & CULTURE SCRUTINY COMMITTEE

**Date and Time of Meeting** TUESDAY, 24 OCTOBER 2023, 5.15 PM

Please see attached the Presentation(s) provided at the Committee Meeting

a Presentation(*Pages 3 - 16*)

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# St David's Hall Update

# St Davids Hall

RAAC Update

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# St Davids Hall

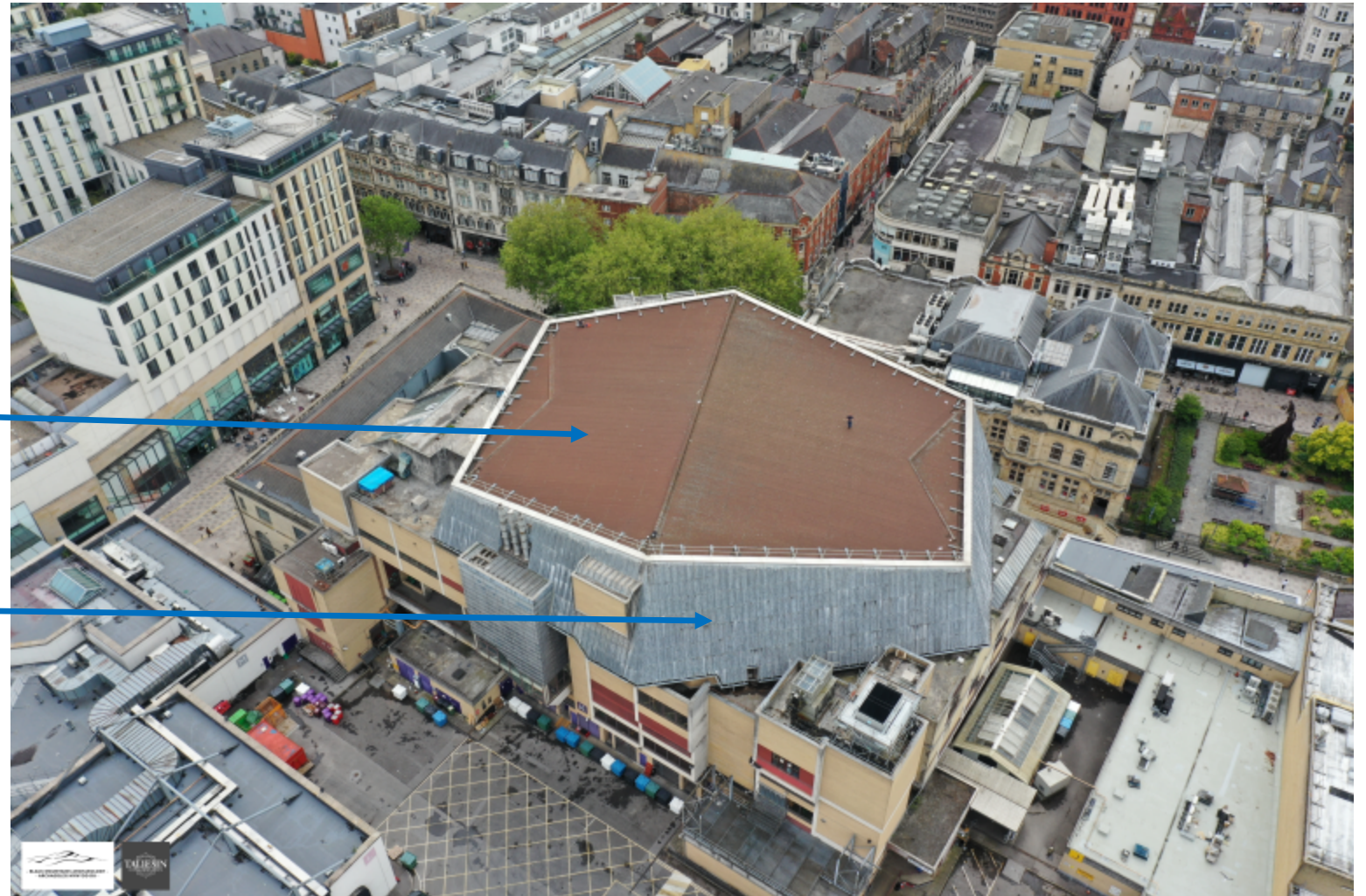
RAAC Update

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RAAC Roof Planks



Woodwall Slabs





# St Davids Hall

## Roof Structure

### RAAC Roof



Roof Membrane



RAAC Planks to underside of Roof

### Woodwall Slabs



Lead faced Mansard Vertical Roof

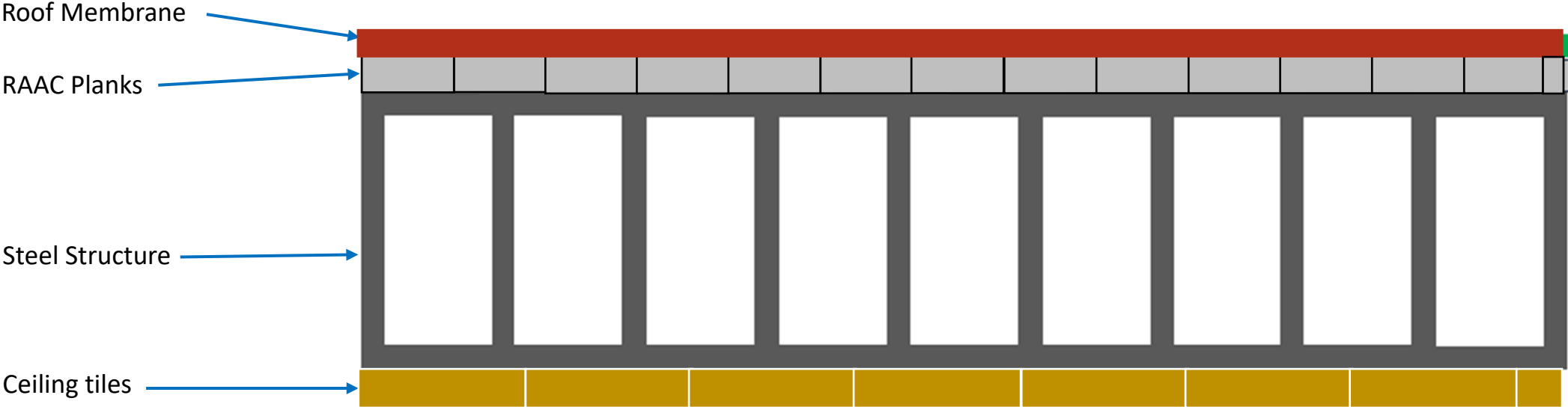


Woodwall Slabs (Mansard Roof).

# St Davids Hall

## Roof Structure

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# St Davids Hall

## Roof Structure

Roof Membrane

RAAC Planks

Steel Structure

Ceiling tiles



# Example

## RAAC Failure

This image provides an example of how RAAC planks fail.

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**THIS IS NOT ST DAVID'S HALL**



# St Davids Hall

## RAAC Update

### Intrusive Surveys

WSP were commissioned to carry-out intrusive surveys of the RAAC Planks and the supporting steel structures. Surveys were carried out via abseiling from the roof steel structure.

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Summary Overview:

- 10% or 93 No of the panels will not have transverse reinforcement present over the bearing length
- making 10% of the panels **RED - CRITICAL RISK** on this point.
- The maximum bearing length encountered was 62mm which is less than the 75mm guidance making the
- average condition **RED - HIGH RISK**
- End bearing checks identified 279 No readings between 45mm and 62mm - **RED - HIGH RISK**
- Longitudinal reinforcement was found to be present in all test locations.
- 49 No End bearing measurements were found to be less than 45mm (the original design criteria), this is
- approximately 12% - **RED - CRITICAL RISK**

Therefore, the overall risk category for the roof is **RED - CRITICAL RISK**.



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# St Davids Hall

## RAAC Update

### Engineers Advice

- WSP has previously outlined (in the condition survey of 2021) that the RAAC Planks will need to be replaced. At the time they recommended within 5-years. (2026)

**RED - CRITICAL** (*Building cannot re-open without remedial works to planks or replacement*).

*Why remediate when you need to replace long-term? i.e. why increase cost, risk viability and lengthen closure of the building?*

*Also, will remedial solution be acceptable to insurers, promoters and other users?*

# St Davids Hall

## External Operator Process

### Legal/Contractual Considerations

- Bevan Brittan has confirmed that the process to appoint AMG is still valid.
- Due to the escalated risk, AMG is now proposing to enter a Conditional Agreement to Lease to provide a period of up to 12 months to:
  - Gain listed building consent.
  - Gain Planning Permission as required.
  - Secure a viable/deliverable replacement roof solution
- The agreement would automatically revert to the 45-years full repairing lease once the conditions are met.

# St Davids Hall

## External Operator Process

### AMG's Position

- AMG has confirmed that they would not want the risk of re-opening the building until such time as a full roof replacement is completed.
- A full replacement from the outset also minimises the risk of any abortive time and cost associated with a temporary solution.
- AMG has received an initial cost report for the replacement of the RAAC panels and roof.
- The estimated cost is c£xxm. (This is 4-5 times the original projected budget).
- Based on the above, the estimated liability for St Davids Hall of £xxm has increased.
- AMG will commit to undertake the refurbishment of the building at the same time as addressing the RAAC roof.

# St Davids Hall

## External Operator Process

### Implications for St David's Hall Employees

- SDH is likely to be closed for circa 18 months. Staff will no longer TUPE and will instead be offered VS/Redeployment.

Page 15 The cost of holding staff for the remainder of 2023/24 alone would be circa £800,000 (circa 6 months).  
The estimated cost of VS is circa £1,000,000 - if all staff took it.

- All permanent, temporary and casual staff with acquired rights will be offered VS/Redeployment.
- Agency staff with more than 2 years of service will also be eligible.
- Agency staff with less than 2 years of service will be released from their assignments.
- AMG may be able to offer some staff opportunities at other AMG/Live Nation venues as an interim solution.

# St Davids Hall

## Next Steps

### Target Programme

- **Oct 23** Enter Conditional Agreement for Lease
- **Oct 23 - Mar 24** Commence design works
- **Mar 24 - May 24** Apply for Listed Building Consent
- **May 24 - Jul 24** Determination of Consent. *(Could also require planning which may extend this period)*
- **Jul 24** Works Commence. *(If planning required Oct 24)*
- **Dec 24** Re-open St Davids Hall. *(If planning required Mar 25)*