



# Todmorden Town Council

## Report to Full Council

<b>Author</b>	Naomi Crewe, Town Clerk
<b>Tel No</b>	07706322037
<b>Email</b>	townclerk@todmorden-tc.gov.uk
<b>Date</b>	17 <sup>th</sup> December 2025
<b>Subject</b>	Patmos Memorial Garden – Boundary Wall Structural Concerns and Budget Requirements

### Purpose of Report

1. To update Members on the current position regarding the boundary wall at Patmos Memorial Garden, outline the structural concerns identified, advise on the required next steps, and recommend budget reallocations to progress essential works.

### Background

2. Members will be aware that damage to the boundary wall at Patmos Memorial Garden had been previously reported. Arrangements were initially made for the repair to be undertaken, and an exemption from the Environment Agency (EA) was received to enable this.
3. However, following further review by contractors, it has become clear that the wall is not structurally sound in its entirety, and localised repair is no longer feasible. The full structure requires extensive work or potential replacement.
4. Due to the wall's proximity to the watercourse, the Environment Agency now requires a full permit, and discussions are currently underway. This requirement introduces an unavoidable delay. In addition, as the site lies within a Conservation Area, CMBC Planning has been consulted, and further compliance will be necessary.
5. The challenging location—tight access, watercourse constraints, and conservation requirements—adds significant complexity to determining a viable solution. Officers are working through the options available.
6. The next essential step is to commission a full structural report, which will inform the scope of works and identify feasible options. Early indications suggest that a like-for-like replacement stone wall could cost in the region of £25,000–£30,000 with all costs of structural reports, EA Permit, Planning, Tree works etc. Officers are therefore also exploring alternative approaches, such as extending the existing rear railings in place of a full wall rebuild.
7. It has also been confirmed that the deterioration of the wall is considered wear and tear, and therefore not covered by the Council's insurance, meaning all costs must be met directly by the Council.

## Financial

8. To progress the structural report and begin preparatory work pending the EA permit, the following budget adjustments are recommended:

EMR	Land Transfer legal fee	£879.00
EMR	Emergency Flood Repair	£10,000.00
EMR	Remembrance Parade	£2,500.00
EMR	non precept grant phasing	£4,484.00
EMR	Tod in bloom funding gap	£2,429.00
4631	Patmos	£208.00
4450	publicity	£500.00
4461	events	£3,000.00
4560	Environmental projects	£6,000.00

**£30,000.00**

9. These reallocations would provide the budget needed to undertake the structural assessment and initial stages of project development and can be moved in to a EMR which allow for the funds to be reserved into the next financial year.

## Recommendation

10. That Members note the updated position regarding the structural condition of the Patmos Memorial Garden boundary wall.
11. That Members acknowledge and approve the commissioning of a full structural report.
12. That Members approve the proposed budget adjustments totalling £30,000, drawn from the EMRs and budgets listed above, to enable the next steps, that can be transferred as the project progresses into the budget.
13. That Members delegate to the Town Clerk to progress the repair project within the new budget created and transfer from the new EMR as required.

## Reasons For Recommendation

14. The wall poses increasing risk due to its structural instability.
15. A structural report is essential to determine safe and compliant options for repair or replacement.
16. EA and Conservation Area requirements necessitate additional preparatory work and consultation.
17. Budget reallocations are required for investigations and early-stage project development.

## Policy Implications:

18. Supports the Council's obligations for asset management, public safety, and environmental compliance.
19. Aligns with statutory responsibilities regarding structures adjacent to designated watercourses.

## Details Of Consultation:

20. Environment Agency – ongoing permit discussions.

21. CMBC Planning – conservation compliance advice.

22. Contractors – initial site assessment and feasibility feedback.

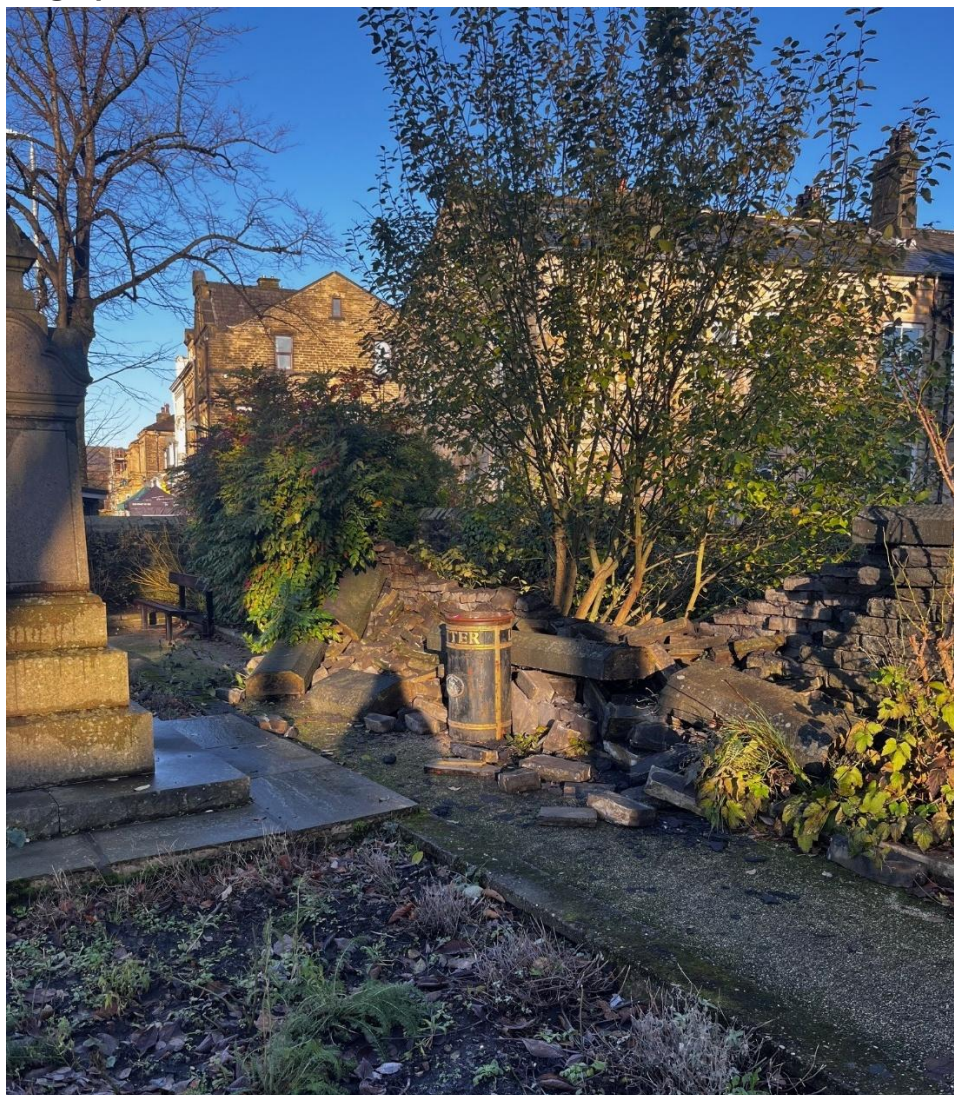
**Climate Change:**

23. The structural review will consider the impact of climate-related risks, such as increased water flow, erosion, and long-term resilience of any proposed structure.

**Impact Equality Assessment**

24. No direct equality implications have been identified at this stage. Accessibility and safety considerations will be incorporated into any final design proposals.

**Appendix 1: Photographs of Patmos Wall**





**Further Information, Please Contact: Naomi Crewe**