

REPORT TO	ON
CABINET	22 January 2020



TITLE	PORTFOLIO	REPORT OF
Worden Hall Project Update	Finance, Property and Assets	Director of Planning and Property

Is this report a KEY DECISION (i.e. more than £100,000 or impacting on more than 2 Borough wards?)	Yes
Is this report on the Statutory Cabinet Forward Plan ?	Yes
Is the request outside the policy and budgetary framework and therefore subject to confirmation at full Council?	No
Is this report confidential?	No

PURPOSE OF THE REPORT

1. This report updates Cabinet on the recommendations arising from the officer working group which were tasked by Cabinet to develop an enhanced Option 1 proposal (also known as the Hybrid option) to incorporate community use as well as small weddings and events to be staged at Worden Hall.
2. The business plan has also been reviewed to ensure that the proposals have been costed and can be delivered without the need for ongoing revenue subsidy from the Council.

PORTFOLIO RECOMMENDATIONS

3. That Cabinet note the proposals for an enhanced Option 1 proposal as outlined within the Appendix 2 attachment to the report.
4. That Cabinet approve the drawing up of detailed capital costings for the proposed works.
5. That Cabinet receive an updated report detailing the capital costs of works and updated business plan at the February 2020 Cabinet Meeting.

REASONS FOR THE DECISION

6. Following an extensive public consultation exercise which resulted in over 500 responses to the 3 investment options for Worden Hall, a report was provided to Cabinet on 16th October 2019 which summarised the feedback received and recommended that further work was required to develop a finalised option for consideration by Cabinet in January 2020.
7. At the Cabinet meeting on 16th October it was recommended that a multi - disciplinary officer working group be established to work through the development of an enhanced Option 1 Community use to incorporate small weddings and events.
8. The officer group has met on 3 occasions and has worked with our consultants Purcell and Amion (the report authors for the Options Appraisal on which the public consultation was based) to develop the proposals contained within this report.
9. The feedback from the public consultation exercise clearly stated that plans for Worden Hall needed to be economically viable and that the Hall must be able to run without recourse to subsidy from the council. This has been fully taken on board and built into the business plan for the Hall.
10. The report shall enable the council to determine whether or not it wishes to proceed with the plans subject to agreeing acceptable capital costs for the works.
11. Initial work relating to capital costs requires further value engineering which shall enhance the case for investment into the Hall. The work undertaken to date has indicated that the Hall will make an operational surplus from year 3 of the plan and whilst a small deficit is projected in year 1 and 2 of the plan this is more than offset by savings in maintenance costs as the council is presently spending on average £30k per annum on the Hall whilst it is empty.

CORPORATE OUTCOMES

12. The report relates to the following corporate priorities:

Excellence, Investment and Financial Sustainability	√
Health, Wellbeing and Safety	
Place, Homes and Environment	√

Projects relating to People in the Corporate Plan:

Our People and Communities	
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BACKGROUND TO THE REPORT

- 13.** In June 2018 the Council appointed architectural consultant Purcell and financial consultants Amion to undertake a feasibility study and options appraisal into potential future uses of Worden Hall. The consultant's report reviewed and modelled in detail, three options for bring the Hall back into use. These options consisted of a Community Use option, Small Weddings and Events option or large Weddings and Events option.
- 14.** At the Cabinet meeting on 16th October the Cabinet recommended to rule out Option 3 and requested officers to work up a viable business plan for an enhanced Option 1 which combined Community Use as well as providing for small weddings and events.
- 15.** A multi- disciplinary officer group have worked with the architectural and financial consultants to develop the proposals as outlined in Appendix 2.
- 16.** The proposals form a hybrid of options 1 and 2 considered at the Cabinet Meeting on the 16 October 2019.
- 17.** The plans have been developed by Purcell Architects and the financial modelling has been undertaken by Amion consulting.

PROPOSALS (e.g. RATIONALE, DETAIL, FINANCIAL, PROCUREMENT)

- 18.** A summary of the Hybrid Option proposals are set out below for information:
 - The proposals provide for a community option that repairs and refurbishes the existing buildings to provide a series of flexible spaces that could be booked out to local groups for meetings and events
 - The stables and Hayloft are re-purposed as a bar and green room with a hoist to provide access to the first floor along with a foyer to support the event space.
 - New covered courtyard is included to create the main entrance to the complex
 - Main hall with seated capacity for 100 people
 - Three leased offices/workspaces
 - Extended Café Space which is relocated from the stables to ground floor of the Derby Wing
 - Small managers office and new toilet to be provided
 - New access formed to connect the Marsden Room to the craft units
 - Zoning of area to be developed including commercial quarter, festival court and café court
 - Potential for café to utilise Glass House for additional space on a seasonal basis.
 - Gallery to connect first floor to Hay loft with lift access provided to the clock tower to enable first floor to be accessible in line with DDA requirements
 - Marsden Room to be utilised for weddings and events with breakout space provided through the Festival Court and potentially the Commercial Zone (at agreed times).

19. A full procurement exercise shall be required in order to appoint specialist advisers and developers to bring the Hall back into use. The project team shall work closely with the procurement team to ensure that contractors and consultants are appointed in the most timely, efficient and effective manner.
20. The capital programme has been amended to reflect the cost of bringing the hall back into use.
21. The full business case and capital costs shall be reported back to the February Cabinet meeting.

CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION

22. An extensive consultation exercise has been carried out which resulted in high levels of involvement from the public. Over 500 respondents replied to the consultation exercise with the majority stating that they wanted the Hall to be a Community Venue which provided a space for meetings and hosted small weddings and events. The proposals outlined within the report are fully aligned to the feedback that was received through the public consultation exercise.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

23. The Council could choose not to develop Worden Hall. This is not recommended as the feedback from the public consultation exercise strongly supported the Council investing in the Hall and bringing it back into use.

AIR QUALITY IMPLICATIONS

24. The Council is committed to becoming Carbon neutral by 2030 and to tackle climate change and air quality. The proposed works shall be commissioned in such a way as to minimise the carbon footprint of bringing the hall back into use. The use of energy generation and efficiency measures shall be built into the procurement process in order to minimise running costs and energy inefficiency.

RISK MANAGEMENT

25. The Council will ensure that that all Health and Safety risks associated with the redevelopment are managed efficiently and effectively.
26. It is important that effective liaison is undertaken with Historic England to ensure that any plans for Hall are in keeping with conservation and regulatory requirements in order to avoid any unnecessary work and spend.
27. The Council will need to give careful consideration to the project management of this project in order to ensure that the re-development is undertaken to agreed Health, Safety and quality standards.

EQUALITY AND DIVERSITY IMPACT

28. The proposed works to the Hall shall ensure that it is Disability Discrimination Act Compliant.
29. A full EIA (Equalities Impact Assessment) will be carried out as part of the project

COMMENTS OF THE STATUTORY FINANCE OFFICER

30. Worden Hall is a major capital project and funding for the capital works and project management costs have been built into the capital programme.
31. The refurbishment and regeneration of Worden Hall has been identified as a key strategic project within the Leyland Town Deal and should this bid be successful funding shall be sought to help finance the refurbishment works.

COMMENTS OF THE MONITORING OFFICER

32. A cross functional officer group has already been set up for this important project – this was vital to ensure that all risks and issues are identified at the outset. Clearly appropriate planning permission and Listed Building Consent will be required for any works to the Hall. When it comes to the actual carrying out of the works we shall of course go through a robust procurement exercise – our procurement team will be fully involved in that. Following on from that appropriate contractual documentation will be drawn up and entered into. Prior to the award of any contract a further report will be brought back to Cabinet for decision.

BACKGROUND DOCUMENTS

It is recommended that Cabinet refer to the Cabinet Reports dated 19th June 2019 and 16th October 2019.

APPENDICES

Appendix 1 – Power-point Presentation

Appendix 2 – Copy of plans for Hybrid Option

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