

REPORT TO	ON
CABINET	12 February 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
	<p>However, the appendix to the report is confidential. Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 applies - Information relating to the financial or business affairs of any particular person (including the authority holding that information).</p>

PURPOSE OF THE REPORT

1. This report updates Cabinet on the capital and revenue costings associated with bringing Worden Hall back into use for the purposes of community hire, the provision of an expanded café offer and the potential to host small weddings and events.
2. The report provides Cabinet with plans of what the refurbished Hall would look like which shall form the basis of an application for planning permission to take the refurbishment project forward.

PORTFOLIO RECOMMENDATIONS

3. That subject to the approval of the capital programme as part of the budget approval process that Cabinet approve the capital and revenue costs contained within Appendix 1 to bring Worden Hall back into use with the aim to generate an annual operational surplus.
4. That Cabinet approve the submission of a planning application for Worden Hall based upon the plans as outlined within Appendix 1.

REASONS FOR THE DECISION

5. 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.
6. 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.
7. The officer group has met on 3 occasions and have worked with consultants Purcell and Amion (report authors for the Options Appraisal on which the public consultation was based) to develop the proposals contained within this report.
8. 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.
9. At the Cabinet Meeting on 22 January 2020 Cabinet recommended that a further report be brought back to the next meeting in February 2020 providing detailed costings for the capital works to bring Worden Hall back into use.

CORPORATE OUTCOMES

10. 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

- 11.** 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.
- 12.** 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.
- 13.** A multi- disciplinary officer group have worked with the architectural and financial consultants to develop the proposals as outlined in Appendix 1.
- 14.** The proposals form a hybrid of options 1 and 2 considered at the Cabinet Meetings on the 16 October 2019 and 22 January 2020.
- 15.** 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)

- 16.** 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 manager's 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).

17. 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.
18. The capital programme has been amended to reflect the cost of bringing the hall back into use.

CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION

19. 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

20. 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

21. 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

22. The Council will ensure that that all Health and Safety risks associated with the redevelopment are managed efficiently and effectively.
23. 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.
24. 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

25. The proposed works to the Hall shall ensure that it is Disability Discrimination Act Compliant.

26. A full EIA (Equalities Impact Assessment) will be carried out as part of the project

COMMENTS OF THE STATUTORY FINANCE OFFICER

27. The capital programme includes the capital costs of the proposed works. The costs to bring Worden Hall back into use for the purposes of community hire, the provision of an expanded café offer and the potential to host small weddings and events is £2,172,500. The capital programme includes the capital costs of the works and proposed financing from the Borough Investment return.

28. 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.

29. With regards to the forecast revenue implications of this proposal, financial modelling has been undertaken to forecast the running costs and potential income from the improved facility. It is anticipated that there will initially be an operational deficit but a surplus is forecast for the second full year of operation. In addition there are currently revenue costs being incurred to maintain the building which will be a saving going forward if the building is brought back into use.

COMMENTS OF THE MONITORING OFFICER

30. The purpose of this report is two-fold. Firstly, for Cabinet to approve the Capital and Revenue implications of the proposal. Secondly for Cabinet to agree to the submission of a planning application. Clearly any planning application will be determined strictly in accordance with the requirements of planning law. Apart from planning permission, listed building consent will also be required.

31. Speaking generally this is clearly a major project. The cross functional officer group will continue to meet and work on this. We must ensure that all necessary procurement requirements are met at various stages in the project, that robust contractual documentation is drawn up and that all necessary consents are obtained.

BACKGROUND DOCUMENTS

It is recommended that Cabinet refer to the Cabinet Reports dated 19th June 2019, 16th October 2019 and 22 January 2020.

APPENDICES

Appendix 1 – Copy of plans and costings for the Hybrid Option

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