

REPORT TO	ON
Scrutiny Committee	9 July 2020



TITLE	REPORT OF
Worden Hall update report	Director of Planning and Property

Is this report confidential?	No
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### PURPOSE OF THE REPORT

1. This report will update Scrutiny committee on the progress of the Worden Hall Project over the last 3 months during the Corona Virus crisis

### RECOMMENDATIONS

2. That Scrutiny notes the progress of the Worden Hall Project

### CORPORATE OUTCOMES

3. The report relates to the following corporate priorities: *(tick all those applicable)*:

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

Projects relating to People in the Corporate Plan:

Our People and Communities	x
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### BACKGROUND TO THE REPORT

4. In June 2019 the Council appointed architectural consultant Purcell and financial consultants Amion to undertake a feasibility 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.

5. At the Cabinet meeting on 16<sup>th</sup> October 2019 the Cabinet recommended to rule out Option 3 following a public consultation exercise carried out 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.
6. A multi- disciplinary officer group then worked with the architectural and financial consultants to develop the proposals.
7. The proposals form a hybrid of options 1 and 2 considered at the Cabinet Meetings on the 16 October 2019 and 22 January 2020.
8. The plans have been developed by Purcell Architects and the financial modelling has been undertaken by Amion consulting.
9. In March 2020 The Assistant Director for Housing and Property Peter McHugh left the organisation to take up a new position in local government. It was agreed that the project would now be led operationally by the projects team and the Assistant Director for projects and Development with continued support from the Director of Planning and Property and ultimately the portfolio holder for Finance, Property and Assets Cllr Matthew Tomlinson.
10. This reports represents a progress report on the Worden Hall project

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

11. 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 can 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).
12. The capital programme has been amended to reflect the cost of bringing the hall back into use.

13. To take the project forward a new Project team has been formed in the lockdown period. Whilst the pandemic has led to some delays the project team have been able to make progress meeting on a virtual basis.
14. From work undertaken already the project team have pulled together a brief from which the project is able move to the next stage i.e. develop the project to a point where it can be submitted for Planning for full permission
15. To support the Council in taking the project forward the contract with Purcell Ltd has been extended to point where-by the project is able to full planning permission (RIBA stage 3). The continued involvement of Purcell Ltd in the project means we are able to retain their knowledge and expertise on the project going forward.
16. Purcell Ltd have now been formally appointed by the Council and are working with the project team in taking the project forward towards been submitted for full planning permission in December of this year.
17. The work of Purcell Ltd will involve pulling together all aspects of the project highlighted above into a position where it can be submitted for full Planning permission in December 2020. The work will involve finalising all the designs for the project, the carrying out of all the necessary surveys required and satisfying the planning Authority on the all the Heritage and environmental aspects of the project.
18. Having achieved Planning permission, a further report on the project will be taken back to Cabinet to seek permission to start a procurement exercise to appoint a Contractor to carry out the refurbishment and construction works outlined above. In addition further reports will be brought back to Scrutiny as Worden Hall is a standing Item on the agenda

## **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.

## **AIR QUALITY IMPLICATIONS**

20. 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

## **OTHER IMPLICATIONS:**

