|  |  |
| --- | --- |
| **REPORT TO** | **ON** |
| **Scrutiny Committee** | **22 October 2020**  |
|  |
| **TITLE** | **REPORT OF** |
| **Worden Hall Update** | **Assistant Director of Projects and Development** |

|  |  |
| --- | --- |
| Is this report confidential? | **No**  |

**PURPOSE OF THE REPORT**

1. An update on the progress of the Worden Hall project for Scrutiny

**RECOMMENDATIONS**

1. That Scrutiny committee welcome and note the update on the progress
2. That Officers will bring further reports to Scrutiny with the next report focusing on the finalised budget for the project in line with the budget available in the Capital programme

**CORPORATE PRIORITIES**

1. The report relates to the following corporate priorities:

|  |  |
| --- | --- |
| An exemplary Council |  |
| Thriving communities | x |
| A fair local economy that works for everyone | x |
| Good homes, green spaces, healthy places | x |

**BACKGROUND TO THE REPORT**

1. In June 2018 the Council appointed consultants to undertake a feasibility study and options appraisal into the potential future uses of Worden Hall.
2. The consultant's report reviewed a number of options for the future use of the Hall which included looking at the investment costs of each option and the on-going revenue cost to the Council.
3. Only three options were considered viable and these formed the basis of the public consultation exercise. The three options included:

1. Community Use

2. A Small Wedding/Events Venue

3. An Exclusive Wedding/Events Venue

1. The public consultation as reported to Scrutiny was very successful with over 500 responses. From the public consultation the overwhelming favourite option was a combination of option 1 and Option 2.
2. To take the project forward and in line with a Cabinet decision support was given to take a combination of option 1 and 2 through to full planning stage. Purcell Limited were duly appointed to act as consultants to guide the project through the next phase.
3. The total budget available for the project identified in the Capital programme is £2.170m

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

1. An outline below shows the work that has been undertaken since the last Cabinet report in February 2020. There was an initial delay in the project moving forward due to the Covid lock down between March and June. Some background and desk top work was possible but many of the surveys needed had to be held back until the lockdown was lifted Works Completed

Further to the project start-up meeting held on 30 July 2020 the following actions have been completed by the design team:

* + Appointment of Purcell including signing of contract
	+ Purcell have signed up key subconsultants (QS, Structural engineer, building services engineer, landscape architect) with back-to- back sub consultant agreements.
	+ Provision of key information from SRBC to Purcell on all aspects of Worden Hall and Park
	+ The buildings and adjacent site have been surveyed
	+ Detailed condition surveys now undertaken, and the reports updated
	+ The updated condition survey are been costed and being reviewed by the design team
	+ Environmental and Ecology surveys undertaken – reports imminent 12/10/20
	+ Aboricultural surveys undertaken
	+ The initial developed architectural, structural, landscape and building services designs have been circulated between the design team and are currently being coordinated.
	+ Parker Wilson have issued Ground Source Heat Pump Feasibility report (RHI Scheme)
	+ Stage 3 budget costs are being reviewed in line with the developing proposals. to ensure that the final cost of the project can be delivered inline with the budget available in the Capital programme

1. Next Steps for the project

The next phase of the project will include:

* + Draft Cost budget to be issued for review during October. Following detailed structural surveys, environmental surveys and an appreciation of a post Covid 19 offer a revised scope has been put forward. The impact of this has seen additional items been identified and added to the original scope. However there also opportunities for environmental improvements which should have a payback mechanism to justify investment. In additions certain aspects of the project such as carparking are proposed to be reduced which will realise a cost saving
		- Cost of replacement boilers/ ground source heat pumps in line with environmental surveys (This could provide a payback)
		- Upgraded specification to toilet provision post Covid-19 (individual toilets with wash hand basins additional space accommodation)
		- Inclusion of window/ door replacement as part of the scheme to improve environmental conditions
		- Car park extension rather than new Car-park to meet planning requirements including external lighting (This could reduce costs in this area)
		- Items relating to building services condition survey, e.g. upgrade electrical supply, roof void detection, rebuilding of the boiler house and structural repairs to certain walls
		- Items relating to the landscape conditions survey
		- Increasing power supply which will result in repairs to the hard landscaping in the courtyards
	+ Given above, work is underway on finalising the costs for the scheme to ensure it fits within the budget available in the Capital programme
	+ Planning Pre-app review of proposals by SRBC officers – w/c 19/10/20
	+ Planning Pre-app review of proposals by the proposed café tenants for w/c 19/10/20
	+ Currently running to programme, with Planning/Listed building consent due to be submitted to Planning in December with the application going to Planning committee in early 2021.
	+ Establish procurement strategy for the project

**CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION**

1. For four weeks (19/08/19 - 16/09/19) the council conducted a comprehensive public consultation with residents to ascertain what people were thinking should happen next with the iconic Worden Hall in Leyland. Cabinet of 19/10/19 commit to undertake further detailed modelling and appraisal of Option 1(Community Use) and Option 2 (small weddings/events venue) with a finalised recommendation and implementation plan coming back to Cabinet in January 2020. A Hybrid option of Community use and a small wedding/events venue was selected to be take forward*.*

**AIR QUALITY IMPLICATIONS**

1. This project is seeking to improve local air quality by exploring the use of sustainable heating systems such as ground source heat pumps within the specification of the proposals.

**COMMENTS OF THE STATUTORY FINANCE OFFICER**

1. As outlined in the report the capital budget for this project is £2.170m which may be revised subject to the work outlined in paragraph 12.

**COMMENTS OF THE MONITORING OFFICER**

1. There are no legal issues to raise at this juncture. Ultimately the finalised proposals will need to be approved by Cabinet. The necessary applications for planning permission/listed building consent will also need to be decided upon by Planning Committee.

**OTHER IMPLICATIONS:**

|  |  |
| --- | --- |
| * **Risk**
* **Equality & Diversity**
 | There is a risk on the budget for the scheme increasing due to full structural surveys and impact of Covid 19 which we will need to raise with Cabinet and Scrutiny if the budget increaseNot achieving planning permission |

**BACKGROUND DOCUMENTS**

None*.*

**No**

LT Member’s Name

Jonathan Noad

|  |  |  |
| --- | --- | --- |
| Report Author: | Telephone: | Date: |
| Neil Anderson, Lee Nickson (Assistant Director of Projects and Development, Senior Engineer) | 01772 625540 | 22nd October |