

REPORT TO	ON
CABINET	Wednesday, 16th December 2020



TITLE	PORTFOLIO	REPORT OF
Worden Hall Project	Cabinet Member (Finance, Property and Assets)	Director of Planning and Property

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

## PURPOSE OF THE REPORT

1. This represents a further report on Worden Hall to update Cabinet on progress on the project with particular reference to the imminent planning application for the project.
2. The report will also ask Cabinet to authorise the next stage of the project which proposes to authorise the Portfolio Holder for Finance, Property and Assets in consultation with the Chief Executive to commence a procurement exercise to identify a contractor and professional services to implement the Worden Hall project.
3. The report will also highlight the time-line for the project which is be on site towards the end of April 2021 and completed in time for the 2022 Leyland Festival

## PORTFOLIO RECOMMENDATIONS

4. That Cabinet welcome the progress of the Worden Hall project and note the formal submission of the project to Planning this week.

5. That Cabinet authorise the Portfolio Holder for Finance, Property and Assets in consultation with the Chief Executive to commence a procurement exercise to identify a contractor and professional services to implement the Worden Hall project.
6. That subject to the receipt of Planning and Listed Building, Cabinet authorises the Portfolio Holder for Finance, Property and Assets in consultation with the Chief Executive to appoint the highest scoring contractor and professional services in terms of social value, quality of submission, timeframe for implementation and price be appointed to undertake the works
7. That Cabinet request that Officers bring back a further report to award the contract to the successful contractor for the construction phase of the project in line with the timeline for the project.
8. That a further report will be brought back to Cabinet outlining proposals as to how the refurbished Worden Hall will be run in the future to the benefit of all including local communities and visitors alike.

## REASONS FOR THE DECISION

9. The Worden Hall project, under the procurement rules of the Council, require Cabinet to authorise the agreed way forward as the project moves into the procurement and construction phase as consultants to continue to support the Council through the tender and construction phases of the project.

## CORPORATE PRIORITIES

10. The report relates to the following corporate priorities:

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

## BACKGROUND TO THE REPORT

11. 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 bringing 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 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. This option was adopted at the Cabinet meeting of 22<sup>nd</sup> January 2020

13. A multi- disciplinary officer group then worked with the architectural and financial consultants to develop the proposals.
14. There was then a delay to the project due to the impact of Covid 19 between March 20 to early July 20. Following the gradual relaxing of the lockdown, progress on the Worden Hall project was recommenced
15. Purcell Ltd were appointed to take the project through to RIBA stage 3 which involved achieving the following working with the Council's project team:
  - Taking forward the agreed hybrid version of the Worden Hall project as supported by the public consultation to the point of being submitted for formal planning permission (see appendix 1 for plans)
  - The preparation of the planning application has involved considerable work in developing all aspects of the projects, carrying out all the necessary surveys, producing a comprehensive Heritage statement and working closely with the Council's planning team to ensure all aspects of refurbishing and developing a grade 2 listed building were taken account of.
  - Finalising the scope of the project ensuring that it can be delivered within the £2.170m allowed for in the Council's capital programme.
16. The project is now at the point of being submitted for formal planning approval. It is now crucial that we commence work on taking the project through the next phase of getting the right professional services in place and following a procurement process to get the right contractor in place for the construction phase of the project

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

17. As highlighted in the purpose of the report the key proposal being brought forward in this report is a request for authorisation to be given to the Portfolio Holder for Finance, Property and Assets in consultation with the Chief Executive to appoint the highest scoring contractor and professional services in terms of social value, quality of submission, timeframe for implementation and price be appointed to undertake the works of completing the Worden Hall refurbishment
18. The rationale behind the above proposal is to identify the most effective way forward both in terms of best value and deliverability in taking the Worden Hall project through to completion. This is about have the right level of professional services in place to support the Council in tendering for and managing the construction phase of the project
19. This is an exciting project which will transform the look of Worden Hall as shown in Appendix 1 to this report. The proposals outlined above will allow the ambitions

of the Worden Hall project to be realised which is for the hall to be re-born as the vibrant heart of Worden Park enabling a hive of community activity, drawing local residents and visitors from across the region to the Park and hosting a myriad of local events.

## **CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION**

20. An extensive consultation exercise was carried out in late 2020 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**

21. There have been a number of potential options put forward for the future of Worden Hall including do nothing. Through public consultation the chosen option as outlined in this report was adopted as the preferred way forward.

## **AIR QUALITY IMPLICATIONS**

22. Part of the project is to consider how the refurbished Worden Hall can improve its environmental performance which will improve local Air Quality. The project will also introduce new electrical charging points to the car-park.

## **RISK MANAGEMENT**

23. The key risks to the project is ensuring that we are able to stay within the financial envelope for the project, notably the budget of £2.172 allowed for within the Capital programme.

## **EQUALITY AND DIVERSITY IMPACT**

24. All relevant Equality implications will be evaluated through an EIA carried out as part of the project.

## **COMMENTS OF THE STATUTORY FINANCE OFFICER**

25. As outlined in the report, the total budget in the capital programme for the Worden Hall project is £2.170m.

## **COMMENTS OF THE MONITORING OFFICER**

26. A procurement exercise in accordance with Contract Procedure Rules will be carried out. As part of the assessment process social value considerations will be taken into account as well as considerations of price and quality. Ultimately a report will be brought back to Cabinet for authorisation to award a contract. This is subject to first obtaining planning permission and listed building consent – that of course is a matter for Planning Committee.

27. There are no concerns from a legal perspective here.

## **BACKGROUND DOCUMENTS**

There are no background papers to this report

## **APPENDICES**

Appendix A - Full plans of the proposals for Worden Hall

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