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| **REPORT TO** | **ON** |
| **Scrutiny Committee** | **8 November 2018** |
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| **TITLE** | **REPORT OF** |
| **Worden Hall Commercialisation Update** | **Director of Planning and Property** |

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

1. **PURPOSE OF THE REPORT**

1.1 To update Scrutiny Committee on the progress with regard to the Worden Hall Commercialisation project

1. **RECOMMENDATIONS**

2.1That Scrutiny Committee note the progress made against the Worden Hall Commercialisation Project

1. **CORPORATE PRIORITIES**

The report relates to the following corporate priorities:

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| Excellence and Financial Sustainability | ✔ |
| Health and Wellbeing |  |
| Place | ✔ |

Projects relating to People in the Corporate Plan:

|  |  |
| --- | --- |
| People  |  |

**4. BACKGROUND TO THE REPORT**

4.1 Scrutiny Committee will recall that the commercialisation opportunity at Worden Hall was identified in the Cushman and Wakefield study of 2016 and subsequently included as a project in the South Ribble Corporate Plan for 2018 to 2023. Scrunity Committee had previously highlighted the importance of this project and asked that updates be brought to the Scrunity Committee.

4.2 In May 2018 a contract was awarded to a collaboration between Purcell and Amion consulting (and others) to undertake a study into the sustainable future use of Worden Hall.

**5. PROGRESS AS AT 31ST OCTOBER 2018**

***Commercialisation Consultancy Study***

5.1 In October 2018 the consultants completed Stage 2 of the commission following the data gathering and understanding stage. Stage 2’s main focus was the identification of options for the future use of the Hall. Alongside this separate studies have been completed which provide: a Conservation Statement (given its value as a Listed Building in the setting of a Listed Park); a condition survey including items of repair; and a Phase 1 Habitat Survey.

5.2 Officers are currently reviewing the drafts of the technical studies and the initial options will be presented to the next available Cabinet Workshop to identify which option(s) will be worked up in more detail. Further detail will come via Cabinet but in very broad terms the studies have identified the following:

* Three general options to look at in more detail ranging from a fully commercial events venue to a more community interest company model
* The buildings are in generally in a good condition and seen as robust any works needed urgently are more to weather proof the building
* Some aspects of the buildings have little conservation value, such as the conservatory bar area, and that better configurations can be achieved with some remodelling
* The Phase 1 Habitat survey has found a limited presence of bats, such as in the Clock Tower, and any forthcoming plans will need to acknowledge that.

5.3 Due to Council Officer staff sickness and the availability of the consultant team over the summer the commission is approximately one month behind schedule. It is anticipated that the Commission will still be complete before the political year end.

5.4 The next steps are to take the options to the Officer Steering Group and to Cabinet Workshop to identify which one(s) to work up in more detail. The preferred option(s) will be fully assessed including looking at the configuration of the spaces available and a full cost and income model to work out a rate of return.

***Worden Autumn Market***

5.5 Following the success of a Spring Artisan Market in April 2018 a further similar event was held on 29th October 2018.

5.6 Again the event was very successful with similar visitor numbers and a couple more stalls than last time. The stalls were spread out further and the food stalls were placed in a single area following lessons learnt from April.

**13. BACKGROUND DOCUMENTS (or There are no background papers to this report)**

None

**14. APPENDICES (or There are no appendices to this report**

None

Jonathan Noad

Director of Planning and Property

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| Report Author: | Telephone: | Date: |
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