



Delegated Cabinet Member Decision (Contract Award 100k -250k) Report

Decision Maker and Portfolio area:	Helen Lockwood – Deputy Chief Executive People and Place
Date of Decision:	11th July 2019
Subject: Metropolitan Place	Metropolitan Place Refurbishment Project Capital Build
Report Author:	Stuart Barratt – Change Programme Manager
Ward(s) Affected:	St Marys Ward

Reason for the decision: To approve the capital build component of the Metropolitan Place project to move 228 Social Work staff from Southlink Units 7-13 to all 5 floors of Metropolitan Place.

The value of the contract is £248k and relates to the physical build alterations that are required to make the building fit for purpose for the proposed move in September and October 2019.

Summary: In December 2018, CIPB approved a capital project to provide fit for purpose accommodation for 22 services based at Southlink based on a wide-ranging options appraisal to provide the right accommodation for Social Work staff in Oldham Council.

The preferred option was to move all Social

Work teams based at Southlink to vacant floors at Metropolitan Place a fully owned Council building on Hobson Street in Oldham Town Centre.

The preferred option was approved by CIPB on the 21st December 2018 and this paper relates to the refurbishment costs to make the building fit for purpose for Social Work Practice.

The report seeks approval to place the order for the building works to the market so that the site can be occupied in the proposed timeline of the Autumn.

What are the alternative option(s) to be considered? Please give the reason(s) for recommendation(s):

Six Options were considered as part of the Business Case that was constructed in December 2018 taking into account the needs of Social Work Services. These are included in the list below.

Option A - Do Nothing

Option B - Refurbishment of Southlink Units 7-13

Option C - Relocation of Services to Metropolitan Place

Option D - Refurbishment of Office Block 1 Southlink

Option E - New Build Scheme for Children's Services.

Option F - Private Office Block Relocation

This options long list was assessed on functional suitability, time to completion, building availability and cost.

Option C- The move to Metropolitan Place scored highest using weighted criteria and was the preferred option that was approved at CIPB.

Recommendation(s):

The preferred option; Option C is to move Social Work Services to Metropolitan Place and the associated building cost to complete this project component is £248k.

The delegated decision requests that the route to market is approved and the relevant costs for building remediation are approved.

Implications:

*What are the **financial** implications?*

The capital cost of the project will be funded from within the overall capital funding allocation. The relocation of services is not expected to lead to significant changes in operating costs, the revenue implications are not considered to be material and will be managed from within existing resources through the Corporate Landlord function. Anne Ryans

*What are the **procurement** implications?*

The Councils Procurement Department have worked closely with the project team, to ensure requirements are procured in line with internal CPRs and external legalisation. A tender process has been developed for the building refurbishment works which will include local suppliers to tender for the works. Jay Thind Procurement

*What are the **legal** implications?*

Legal Services have noted the contents of the Business Case and will provide legal support in relation to the procurement activities and contracts required to deliver the necessary alterations to the building.
(Elizabeth Cunningham- Doyle, Legal Services)

*What are the **Human Resources** implications?*

Full consultation with the staff and trade unions has taken place to ensure that all parties are fully included and updated in terms of impact on their position.
The implications which have been worked through include logistics of car parking for the staff and understandably new ways of working. Staff and trade unions have been invited to introductory sessions at Metropolitan House to review the facility and questions and concerns have been responded to appropriately.
(Stewart Hindley, People Services Business Partner)

***Equality and Diversity Impact Assessment** attached or not required because (please give reason)*

A full Equality and Diversity Impact Assessment (EIA) has not been undertaken as the Project relates to the moving of social work staff from Southlink to DDA compliant premises at Metropolitan Place.

*What are the **property** implications*

The asset is currently not being fully occupied and the proposed usage of the building by Children's Services will allow for the asset to be fully utilised. The proposed scheme will provide

a sustainable long term solution to their accommodation needs. (Peter Wood)

Risks:

The risks relating to the project are as follows

Risk- The Project timeline is delayed due to project build over runs relating to workmen completing key tasks later than planned.

Mitigation- The timeline has sufficient flex to address the potential delay of occupancy

Risk- The project is delayed due to logistical move pressures arising from additional equipment that has not been accounted for –

Mitigation- Move surveys with teams to be completed in July to avoid potential risks relating to move pressures.

Risk- The project is overspent in relation to its overall budget. **Mitigation-** The project is currently projecting a £49k underspend across the core areas of spend and is on track to be delivered on budget.

Co-operative agenda

The refurbishment project fully supports our co-operative ambitions and directly supports the #ourbit #yourbit #result.

#Ourbit- We are providing Social Workers with the office accommodation to provide good and outstanding social work through a purposefully designed working space that provides staff with the tools to support children and families that receive Social Work and Children's Services.

Our building will be child friendly and have suitable child friendly spaces where social workers can conduct direct work with children that is suitable to their needs.

#Yourbit- We want our Social Workers to deliver quality social work supporting every child to reach their potential and to provide the right services at the right time to help them thrive.

#Result – Everyone benefits. Social Workers will

have the right accommodation to do good social work supporting children which improves their outcomes


Has the relevant Legal Officer confirmed that the recommendations within this report are lawful and comply with the Council's Constitution? Yes

Has the relevant Finance Officer confirmed that any expenditure referred to within this report is consistent with the Council's budget? Yes

Are any of the recommendations within this report contrary to the Policy Framework of the Council? No

List of Background Papers under Section 100D of the Local Government Act 1972:
(These must be Council documents and remain available for inspection for 4 years after the report is produced).

There are no background papers for this report

Report Author Sign-off:	
Stuart Barratt	
Date: 11 th July 2019	

Please list any appendices:-

Appendix number or letter	Description

Background: In December 2018, CIPB approved a project to move 228 Social Workers and their staff to new premises at Metropolitan Place. The Project is now in the delivery phase and the detailed plans have now been completed. This report requests approval of the £248k identified for the build move to be approved so that the required procurement activity can take place.

Proposals: The Project Proposal is to move the 228 Social Workers to the site within the agreed timeframe and within the agreed cost. The Proposal is therefore

requested to be approved to deliver the outputs and outcomes approved within the existing business case.

Conclusions: The Project is on track and is within the agreed spending thresholds for the project as approved in the business case. The costs put forward match the cost outline in the business case.

In consultation with

A handwritten signature in black ink that reads "Hlockwood". The signature is written in a cursive, slightly slanted style.

Helen Lockwood
Deputy Chief Executive People and Place

Date: 15 July 2019