

**Oldham Borough Council
Record of Decision**



1. **TITLE:** Oldham Coliseum – Additional Asbestos Removal, amendment of PCSA, Enabling Works Contract and instruction of RIBA Stage 5 design

2. **SERVICE AREA:** Regeneration

3. **PURPOSE OF DECISION**

Requirement to increase value of the approved PCSA value, amend enabling works contract with Tilbury Douglas to undertake further works and asbestos removal works within the building and approval of RIBA Stage 5 Design fees to facilitate the refurbishment works of the Coliseum building.

4. **DECISION MADE BY:** Leader of the Council and Cabinet Member for Growth

5. **DECISION:**

RESOLVED - That:

1. Using Cabinet Delegated Authority – increase budget allowance to cover the site investigation costs in relation to the PCSA award with Tilbury Douglas (TD) required to cover the additional surveys and associated services and professional works undertaken during the PCSA stage. Additional cost of £34,603.26 excl. VAT – increasing the PCSA total to £963,911.62 excl. VAT.

2. Using Cabinet Delegated Authority – increase budget allowance in relation to the Enabling Works Contract award with Tilbury Douglas (TD) required to cover the additional necessary demolition and soft strip costs. Additional cost of £143,794.44 excl. VAT.

3. Using Cabinet Delegated Authority – further increasing budget allowance on enabling works contract by £1,336,522.75, taking the enabling works contract to total value of £3,822,786.74, to enable necessary additional asbestos removal works to be undertaken early 2026 to facilitate the refurbishment works of the Coliseum building.

4. Agreement to the award of £200,559.47 for RIBA Stage 5 Design Fees with Tilbury Douglas to undertake necessary design works to the Coliseum building to facilitate completion date of the Coliseum in 2026.

6. **REASON FOR DECISION**

To enable the undertaking of further works and asbestos removal works within the building and approval of RIBA Stage 5 Design fees to facilitate the refurbishment works of the Coliseum building..

7. **ALTERNATIVE OPTIONS CONSIDERED**

Option 1 - • Do not carry out the additional surveys.

This would result in unknown elements and risk being incorporated into the main contract award, thereby increasing possibility of increased costs and delays to the refurbishment works.

Option 2 - • Do not amend the enabling works contract.

This would result in these works being delayed until the main contract award – this would delay works on the building. This option would delay the re-opening of the Coliseum theatre



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and potentially increase costs.

Option 3 -• Do not instruct RIBA Stage 5 Design Fees

This would result in these works being delayed until the main contract award – this would delay works on the building. This option would delay the re-opening of the Coliseum theatre and potentially increase costs.

Option 4 - approval.

8. INTERESTS AND NATURE OF INTERESTS DECLARED

None

9. PRINCIPAL GROUPS CONSULTED: n/a

10. DOCUMENT CONSIDERED: n/a