

## **Report to CABINET**

# **Royton Town Hall – Selection of Contractor**

### **Portfolio Holder:**

Cllr Sean Fielding, Leader of the Council and Cabinet Member for Economy and Enterprise

**Officer Contact:** Emma Barton, Director of Economy

**Report Author:** Matt Gilray  
**Ext.**

**January 2020**

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### **Reason for Decision**

- Update Cabinet on the development of the project to date
- To approve progress of Royton Town Hall and Library into the next phase of contractor procurement

### **Executive Summary**

Cabinet have previously approved £2.9m of funding to deliver the refurbishment of Royton Town Hall and Library. Planning permission was granted in April 2019, a cost plan has been produced and the opportunity to tender for the works has been published.

### **Recommendations**

Cabinet is recommended to:

1. Delegate authority to the Cabinet Member for Economy and Enterprise in consultation with the Director of Economy, the Director of Legal Services, the Director of Finance (or their nominees) and the Cabinet Member for Finance to procure, negotiate, re-negotiate award and execute a main contractor for the works.

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**Royton Town Hall and Library Update****1 Background**

- 1.1 Purpose built for the local board in 1880, Royton Town Hall is a municipal building constructed in a free style of architecture and includes a domed roof and clock tower topped by a copper cupola. The building has had accommodation added to the original building footprint over the years with extensions to the rear, which has materials and scale not sensitive to the original design.
- 1.2 Royton library was built shortly after and is located adjacent to the Town Hall building, meaning the 2 buildings are 'semi-detached' in appearance. Together the buildings house;
  - Library facilities
  - Office space for the District Team
  - Desk space for GMP / PCSO's
  - A meeting room used by Councilors and Community groups
- 1.3 The buildings are in a dilapidated state of internal finish and are only partially occupied. A feasibility exercise was carried out that sought to identify alternative uses that were commercially viable and brought the buildings back to full use.
- 1.4 Relocating the library from next door, making better use of the "main" town hall building and using the area vacated by the library for commercial use appears to be the most logical opportunity for the future of the building. The commercial rental income from the vacated library would then offset some of the revenue / running costs of the refurbished Town Hall, housing the new library.
- 1.5 This would best involve demolishing the later rear extension and redressing the rear elevation as well as remodeling / reconfiguring the external area immediately behind.
- 1.6 In September 2018 Cabinet approved spend of £2.9 m and resolved to progress a scheme to remodel and refurbish Royton Town Hall and Library.

**2 Current Position**

- 2.1 Following extensive consultation with the building users, the Elected Members, Royton Historical Society and other stakeholders a design solution was reached that best reflected the heritage value of the building. A planning application was submitted and in April 2019, Planning Committee granted Planning Permission for the scheme.
- 2.2 Over the past 6 months more detailed design have been drawn up and a cost plan finalised meaning the Council will shortly be able to tender the works.
- 2.3 As the cost of the works is over the threshold for Delegated Decisions the appointment of the contractor would normally be a Cabinet Decision, however,

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given the timescales involved in obtaining Cabinet approval it would be prudent to delegate the decision to the appropriate Portfolio Holder and Officers.

### **3 Options/Alternatives**

- 3.1 Option 1 - Authorise Cabinet to Delegate authority to the Cabinet Member for Economy and Enterprise in consultation with the Director of Economy, the Director of Legal Services, the Director of Finance (or their nominees) and the Cabinet Member for Finance to procure, negotiate, re-negotiate award and execute a main contractor for the works.
- 3.2 Option 2 – do nothing. This means the selection of contractor would have to go through full cabinet causing delays to the project.

### **4 Preferred Option**

- 4.1 The preferred option (option 1) is for Cabinet to approve the recommendations as outlined above.

### **5 Consultation**

- 5.1 Regular updates have been, and continue to be provided through the Royton Town Hall Project Board which has representation from the following departments:

- Legal
- Finance
- Procurement
- Heritage, Libraries and Arts
- District Partnerships
- Property
- Corporate Governance

### **6 Financial Implications**

- 6.1 There is a budget allocation of £3m (including £0.6m for contingencies) in the Capital Programme for the remodel and refurbishment of Royton Town Hall and Library.
- 6.2 Should the tender cost be within the cost envelope of £2.4m plus contingency there will be sufficient budget available to fund the refurbishment works.
- 6.3 A risk register is maintained to monitor and mitigate against the risks / contingencies which will continue throughout the build. Any cost pressures which arise will be addressed at the project board and when required reported back to Capital Investment Programme Board (CIPB).

(Matthew Kearns – Senior Accountant)

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## 7 **Legal Services Comments**

- 7.1 The procurement exercise and any subsequent award must be carried out in accordance with the provisions of the Council's Contract Procedure Rules, the Financial Procedure Rules and the provisions of all relevant legislation through an open, fair and transparent process with input from the Council's Procurement Team and legal officers where required (Rebecca Boyle).

## 8. **Co-operative Agenda**

- 8.1 The main contractor for the works will be selected following a tender exercise. Returned tenders will be evaluated against a scoring matrix covering a range of criteria, including their approach for achieving local spend (within a 10 and 20 mile radius) and local employment.

## 9 **Human Resources Comments**

- 9.1 No comments received.

## 10 **Risk Assessments**

- 10.1 No comments received.

## 11 **IT Implications**

- 11.1 No comments received.

## 12 **Property Implications**

- 12.1 The property implications have been covered in the main body of this report.

## 13 **Procurement Implications**

- 13.1 A procurement strategy has been drafted in consultation with the client team and provides detail on the procurement and contracting route. The procurement process will be carried out in full compliance with Council CPRs and any relevant external legislation. A recommendation report will be submitted for approval once a preferred contractor has been identified.

Dan Cheetham, Procurement.

## 14 **Environmental and Health & Safety Implications**

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14.1 No comments received.

15 **Equality, community cohesion and crime implications**

15.1 At the heart of the projects is the desire to enhance to community cohesion and promote equality. Facilities will have an ongoing programme of events that reflects the rich social and cultural mix of Oldham. These inclusive programmes will be held in safe and secure buildings that will have security measures that will include unobtrusive CCTV cameras.

16 **Equality Impact Assessment Completed?**

16.1 No.

17 **Key Decision**

17.1 Yes

19 **Background Papers**

19.1 The following is a list of background papers on which this report is based in accordance with the requirements of Section 100(1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information as defined by the Act:

Report to Cabinet 17<sup>th</sup> September 2018

19.2 File Ref : Report to Cabinet 17<sup>th</sup> September 2018  
Name of File : Royton Town Hall and Library  
Records held in Civic Centre, Oldham  
Officer Name : Matt Gilray  
Contact No : 0161 770 1663

20 **Appendices**

20.1 None