

Report to CABINET (Part A)

Royton Town Hall & Library

Portfolio Holder:

Cllr Abdul Jabbar, Cabinet Member for Finance and Low Carbon.

Senior Responsible Officer:

Emma Barton, Executive Director for Place and Economic Growth.

Officer Contact: Paul Clifford, Director of Economy

Report Author: Chris Lewis, Strategic Lead for Creating a Better Place.

13 February 2023

Reason for Decision

Royton Town Hall and Library buildings are important community buildings with historic value, which have been prioritised for investment to support better use of the space for community use.

Following engagement with the local community, ward members, and local organisations including the Royton Historic Society, this project will ensure the building can be refurbished:

- to protect and enhance the original features and architecture,
- to improve accessibility for all users (especially those with physical disabilities),
- to ensure it is a friendly and welcoming building, and
- to accommodate more community activities, including a refurbished library and a new customer service area for easier access to council services (place-based service delivery hub).

This paper provides an update on the project and the associated costs following the completion of the procurement process within a difficult construction market and ongoing inflationary pressures.

The reason this decision is urgent is due to the preferred bidder holding a fixed price for acceptance until 24th February 2023. Following standard tender review and due diligence

procedures, this report seeks approval to enter into contract with the preferred bidder and draw down funds from the capital programme to deliver the works.

Recommendations

Cabinet are asked to:

- Approve the refurbishment works as set out in this report
- Note the increased project cost caused by the national impact of inflation on materials and construction services
- Approve the additional funding needed to deliver the project
- Approve the appointment of the successful contractor following the completion of the tender process
- Subject to approval of all the above, Cabinet are also asked to approve that the details for contractual, financial and project delivery are delegated to the Executive Director of Place and Growth in consultation with the Cabinet Member for Finance and Low Carbon.

1 Background

- 1.1 Royton Town Hall has been identified as an important and valued community. The programme of refurbishment works have been reported previously (Cabinet on the 26th July 2021), and remain unchanged following community consultation and an open procurement exercise. In summary, the works include:
- demolition of the extension buildings to the rear of the asset and construct of new gable end wall
 - landscape the vacant space at the rear of the building following demolition of the extensions.
 - refurbish interior to provide improved modern, flexible and more accessible community space, a reconfigured Library offer, member meeting rooms, improved customer service area for easier access to council services (place-based service delivery hub), and
 - installation (where possible) of energy efficiency measures to enhance the sustainability and longevity of the building.
- 1.2 The national impact on the economy (post Brexit, post-pandemic, and ongoing concerns linked to the conflict in Ukraine) have / continue to impact on the construction industry, and as such the market conditions radically changed during the procurement phase of this project.
- 1.3 As a result of significant inflationary pressures and cost increases identified during a competitive tendering process, this report seeks approvals to proceed with the important refurbishment works for Royton Town Hall and the adjacent Library building. The cost increases are also a result of the value (size) of the contract in comparison to the potential challenges for retaining / protecting / preserving / enhancing the original heritage features given the age of the building.

2. Project Development and Forward Plan

2.1 Planning

The proposals have obtained planning permission (Application PA/342430/18): there are no changes to the use of the Town Hall, which falls within its permitted existing Planning Use Class Designations.

The building is not listed, and the Planning Department have confirmed that no planning permission is required for the internal alterations and / or refurbishment works: although the project does aim to retain as many historical components as possible and reinstate where possible within the budget envelope of the scheme.

2.2 Layout Plans and Progress to Date

Appendix A includes the layout plans for the project. In brief, the scope and extent of the works are as follows:

- 1960's rear extension buildings have been demolished. This area will be landscaped following the erection of a new gable end wall, which replicates the original rear elevation of the building.
- The Library building will be refurbished to facilitate both a new library facility and a new customer service area, providing direct access to Council services.
- Royton Town Hall building refurbishment works will include the community rooms, a platform lift to access the upper floors, new public toilets, and a new 'Changing Place'

hoisted-accessible toilet accessible from both the Library and the Town Hall buildings for public use.

- 2.3 The project delivery timeline (outlined below) has been updated from the previous Cabinet report, and indicates that the successful bidder letter would be issued in early February 2023, start on site April 2023 with 48-week delivery programme and scheme completion by Mid-March 2024.

3. Options appraisal

- 3.1 Option 1 – Do Nothing: While the project has already started on site with the demolition of the extension buildings, further works would be required to secure the building and make good the rear of the building. These works would still need costing and delivering, but the outcome would be a continued derelict Town Hall building and limited community use in the Library building. The opportunity to renovate both buildings for enhanced community use would be lost.

Milestone	Target Dates
Cabinet Decision	February 2023
<i>Assuming approval is granted...</i>	
Successful bidder – notification	24 th February 2023 (latest)
Start on site	17 th April 2023
Completion date	15 th March 2024 (48 weeks)

- 3.2 Option 2 (**Preferred Option**) – Approve the appointment of a contractor to proceed with the refurbishment of the buildings, and approve the additional funds required to complete the works as originally intended. This would strengthen the library offer, provide a new customer service offer in the Library building and would bring the Town Hall building back into community use with enhanced, and disability friendly public facilities.

4. Procurement Comments

- 4.1 A fully compliant procurement process has been followed for this project. Additional procurement information is contained within the part b report.

(Emma Tweedie, Senior Procurement Officer)

5 Consultation

5.1 In addition to the consultation that was undertaken with stakeholders and service users (identified through the Placed Based Integration workstream), local ward members have also been engaged throughout the project review process to help shape and steer the original project brief requirements alongside Royton Local Historic Society.

5.2 Further and more detailed consultation was undertaken with local residents and community groups as part of the planning application process.

6. Financial Implications

6.1 Financial information is contained within the part b report.

(James Postle, Finance Manager)

7. Legal Services Comments

7.1 Legal information is contained within the part b report.

(Sarah Orrell – Commercial & Procurement Specialist, Legal Services)

8 Co-operative Agenda

8.1 This project has been co-operatively developed with ward members, local communities and local organisations, aligning to our corporate ambitions around Place Based Integration, which has a strategic direction to bring residents, communities and public services together, subject to their needs in geographical locations.

(Jonathan Downs – Corporate Policy Lead)

9 Human Resources Comments

9.1 N/A.

10 Risk Assessments

10.1 All risk information is contained within the part b report.

(Mark Stenson – Assistant Director for Corporate Governance and Risk)

11 IT Implications

11.1 N/A.

12 Property Implications

12.1 All property information is contained within the part b report.

(Katy Webster – Assistant Director for Property and Projects)

13 Environmental and Health & Safety Implications

13.1 All Environmental and Health & Safety information is contained within the part b report.
(Neil Crabtree – Head of Public Protection)

14 Equality, community cohesion and crime implications

14.1 N/A.

15 Implications for Children and Young People

15.1 N/A.

16 Equality Impact Assessment Completed?

16.1 N/A.

17 Key Decision

17.1 Yes

18 Key Decision Reference

18.1 A Rule 13 of Part 4B of the Constitution Access to information Procedure Rules was sought and agreed by the Chair of the Policy, Overview and Scrutiny Committee.

19 Background Papers

19.1 N/A.

20 Appendices

20.1 Appendix A – Layout Plans and illustrations.

Appendix A – Royton Town Hall & Library Layout Plans
Front Elevation

Royton Town Hall & Library

West Elevation as Proposed



Appendix A – Royton Town Hall & Library Layout Plans
Rear Elevation



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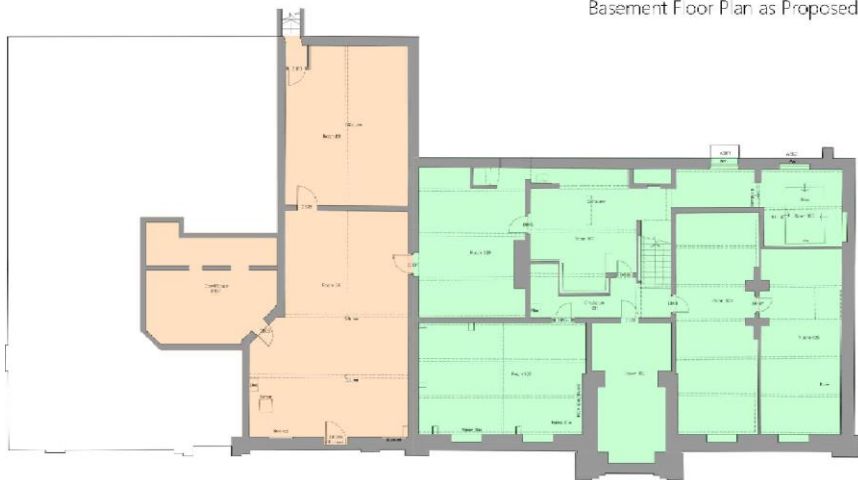
Royton Town Hall & Library



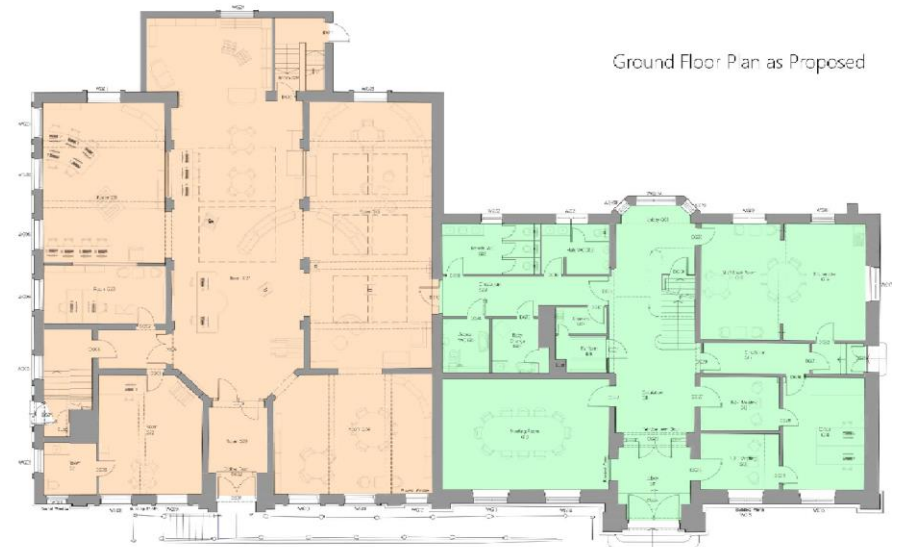
West Elevation as Proposed



South Elevation as Proposed



Basement Floor Plan as Proposed



Ground Floor Plan as Proposed

-  LIBRARY ACCOMMODATION
-  TOWN HALL ACCOMMODATION

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Royton Town Hall & Library



North Elevation as Proposed

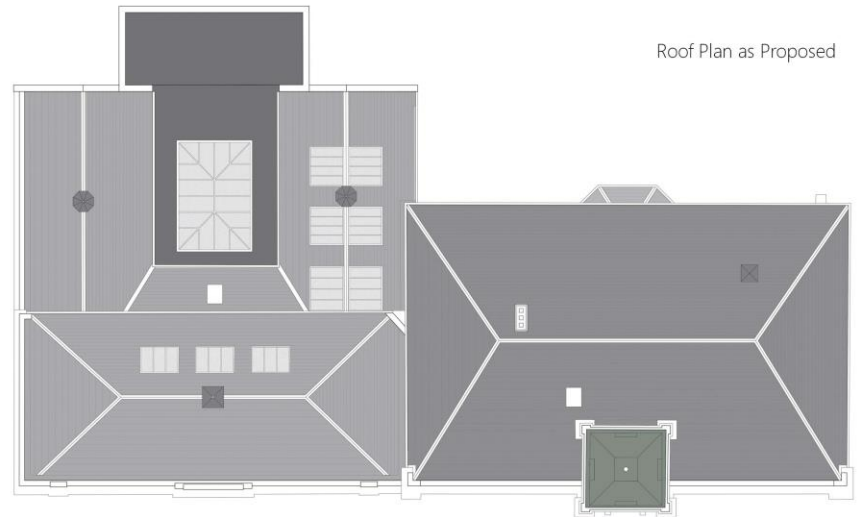


East Elevation as Proposed

First Floor Plan as Proposed



Roof Plan as Proposed



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