



TITLE:	WHITWORTH CIVIC HALL
TO/ON:	FULL COUNCIL 16TH FEBRUARY 2005
BY:	PHIL SEDDON / TOM MIDDLEHURST
LEAD MEMBER:	CLLR. JANET FARQUHARSON
STATUS:	FOR PUBLICATION

1. PURPOSE OF THE REPORT

- 1.1 The purpose of the report is to allow Members to decide whether or not to go ahead with a rebuild of Whitworth Civic Hall after considering available resources, risk and corporate priorities.

2. RECOMMENDATIONS

- 2.1 Members to decide whether or not to rebuild Whitworth Civic Hall.
- 2.2 If a rebuild is the preferred option that Members:-
- 2.2.1 Confirm the maximum capital budget for professional fees, rebuild and fitting out;
 - 2.2.2 Agree to the disposal of the existing Whitworth Town Hall;
 - 2.2.3 Decide whether or not to offer ongoing revenue support to the rebuilt Whitworth Civic Hall and the Whitworth Swimming Pool;
 - 2.2.4 Confirm the maximum revenue support to both the rebuilt Whitworth Civic Hall and the Whitworth Swimming Pool;
 - 2.2.5 The duration of revenue support to both the rebuilt Whitworth Civic Hall and the Whitworth Swimming Pool.

3. REPORT AND REASONS FOR RECOMMENDATIONS AND TIMETABLE FOR IMPLEMENTATION

3.1 Initial Design Brief

3.2 Following November Full Council and in accordance with its recommendations a working Group of elected Rossendale Borough Council (RBC) Members, Officers, Whitworth Town Council (WTC) and the Community Leisure Association of Whitworth (CLAW) was created. A rebuild concept and business plan has been produced by CLAW, which has been circulated to all Members and includes:

- Letters of support
- Start up summary, capital costs, capital resources and outline design / specifications
- Community benefits
- Market analysis
- On going revenue and cost projections

3.3 The purpose of the proposed building is to provide a multipurpose one stop shop for the benefit of the whole community. It seeks to provide a function room, banqueting hall, theatre and to cater for civil weddings. It will encompass the existing Whitworth Town Hall Parish Council functions together with the potential to provide for other community facilities such as accommodation for the Police or Social Services.

3.4 The concept design has been driven by CLAW who have secured the services of a local property developer Bower Consultancy who at a cost of £2,000 have drawn up initial footprint and elevation designs together with a features/specification overview. These initial designs need to be developed further into a detailed planning design from which building work can commence.

3.5 Build and Capital Requirements

3.6 An initial capital cost, including building works, fixtures and fittings of £1,116,000 has been estimated by CLAW in conjunction with Bower Consultancy. D Jackson (Company Secretary to CLAW) has stated that Bower Construction Ltd would be willing to build the project on a not for profit basis and guarantee to build within budget.

3.7 Sources of Capital Funding

3.8 The following sources of funding could be available for the project:

Source	Value
RBC Building insurance receipt: <ul style="list-style-type: none">• Rebuild• Professional fees estimated @10%	£825,000 £82,500
RBC Contents insurance receipt	£66,000
Whitworth Civic Hall – contents insurance receipt	£5,000
Contribution from disposal of Whitworth Town Hall	£140,000
Total	£1,118,500

3.9 Other capital funding, not yet investigated, potential being:

- Dissolution of the old Civic Hall Trust, any surplus funds transferred to the building project (or in support of revenue costs)
- Contributions from other agencies (Whitworth Town Council, Lancashire CC, Police Authority)
- Other grant funding for community action agencies
- DDA grants

3.10 Revenue Requirements

3.11 Assuming a build completion by 31st Mar 2006. The CLAW proposal as stands envisages a combined revenue deficit. The assumption by CLAW is that RBC will initially fund this gap as follows:

	2006/07	2007/08	Ongoing
Civic Hall	£35,000	£22,000	0
Swimming Pool	£47,000	£47,000	£47,000
Total	£82,000	£69,000	£47,000

3.12 RBC currently incurs net expenditure (after contribution from Whitworth Town Council) on the running of Whitworth Town Hall of c. £14,000 per annum which could be used in support of revenue requirements. CLAW have indicated that the business plan has taken a cautious view of income and expenditure and that they will seek additional revenue streams to ensure that RBC's support is minimised at all times.

3.13 Until December 2003, RBC also allocated an annual grant in support of the old Civic Hall Trust of £38,000 per annum. This grant ceased at the time of the fire and is not currently budgeted for by RBC.

4. CORPORATE IMPROVEMENT PRIORITIES

4.1 FINANCE AND RISK MANAGEMENT

4.2 Professional Project Management

4.3 The current proposal envisages a Community led project. There is no allowance for the commissioning of professional expertise (e.g., quality assurance, project management and financial control). The Zurich/Capita insurance offer of £907,000 assumes inclusive professional fees of £82,500 being 10% of rebuild costs.

4.4 If Members decide to rebuild the facility, it is recommended that a negotiated professional fee fund is allocated from the total capital limit set by Members. The table in 3.8 sets this figure at £82,500 and is targeted towards reducing the Councils risk and securing the following:

- Fit for purpose design
- Vetting the qualifications and capacity of the chosen builder
- Project management
- Final cost negotiation with Zurich/Capita and liaison
- Financial and quality control/assurance
- That risk, as far as is feasible, is taken away from RBC

4.5 In addition to the above issues, CLAW have identified a local design and build contractor as a preferred supplier. In order for this project to proceed with such a supplier, the Council would have to waive its standing orders in respect of tender contracts above £30,000.

4.6 If Members decided to proceed on this basis the engagement of professional advice would be necessary to confirm that any identified supplier is best placed to deliver value for money, within agreed budgets and specification.

4.7 MEMBER DEVELOPMENT AND POLITICAL ARRANGEMENTS

4.8 Members should make their decisions in the context of the Council's 8 Corporate Objectives and in particular the 8 areas for Corporate Improvement recently agreed by Full Council.

4.9 HUMAN RESOURCES

4.10 Closure of the Whitworth neighbourhood office will require consultation with Trade Unions and any staff affected.

4.11 CUSTOMER SERVICES

4.12 The Council has recently set 8 corporate priorities for improvement. It is the view of some members of the Working Group that this development would sit within the Corporate Improvement Priority of Customer Services i.e., Putting Customers First. There is also a belief that the development of such a facility in the East side of Rossendale would compliment the development of a one stop shop in Rawtenstall.

5. RISK

5.1 Use of Resources

5.2 Through the budget setting process Members will be aware that there are other competing priorities which need resources (e.g., Housing Stock Transfer, Streetscene & Liveability). Therefore, Members need to be satisfied that the allocation of capital and revenue expenditure to this area of Customer Services activity is appropriate at this moment in time.

5.3 Business Planning

- 5.4 On the advice of a previous Officer/Member working group, the Council agreed to a three year funding agreement with CLAW in support of the swimming pool which runs out in March 2006. The Council decision to fund was based upon a mutual understanding that the swimming pool would be self sustaining by the end of year three.
- 5.5 The current business plan for the new civic facility now incorporates an ongoing revenue cost of £47,000 for the swimming pool. Members should have regard to these facts when assessing the viability of business planning.

6. LEGAL IMPLICATIONS ARISING FROM THE REPORT

- 6.1 The land and the old Whitworth Civic Hall are/were the assets of RBC. The insurance receipt remains the asset of RBC. Any subsequent rebuild remains the asset for RBC as does the land.
- 6.2 The council's contract procedure rules provide that in the case of high value contracts, i.e. above £30,000 tenders will be sought from at least 4 contractors, therefore if the council is to contract with the design and build contractor as identified by CLAW then the Council would need to waive its contract procedure rules.
- 6.3 In the event that a decision is taken to rebuild the Whitworth Civic Hall, Members should note that the normal Planning and Building Control procedures will apply.

7. EQUALITIES ISSUES ARISING FROM THE REPORT

- 7.1 Members must ensure that their decision making and their use of RBC resources has due regard for the provision of services for all local people within Rossendale.

8. WARDS AFFECTED

- 8.1 All Wards

9. CONSULTATIONS

- 9.1 Members, Officers, CLAW, Whitworth Town Council, Whitworth Community, Lancashire CC / Members, Janet Anderson MP

10. Background documents:

- 10.1 Concept Brochure (Jan 05), Officer Options Appraisal, Committee Reports and Minutes.

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