

EAST LINDSEY DISTRICT COUNCIL EXECUTIVE DECISION NOTICE

1. Decision to be taken:

To approve expenditure of £47k to enable an improvement and refurbishment scheme at Skegness Town Hall to be developed by Robert Woodhead Limited to Stage 3 (Pre-Construction, Concept and Developed Design) of the East Midlands Property Alliance (EMPA) Minor Works Upper Framework. It should be noted that the costs are to be shared equally with a partner organisation who would be a potential future tenant at Skegness Town Hall and the total costs to Stage 3 are circa £94k.

2. This is a:

PORTFOLIO HOLDER SUPPORTED OFFICER DECISION

Note: This form should not be used for Key Decisions

3. The following is the decision making body or person:

Duncan Hollingworth, Buildings & Property Service Manager after consultation with Cllr. Richard Fry, Portfolio Holder for Finance.

4. Financial implications from this decision have been communicated to the Portfolio Holder for Finance and the Leader? Yes.

5. The decision was taken on: 26 January 2018 .

6. Contact Officer and details: Scott Ashdown, Building Surveyor, Tel. 01507 613035, e-mail: scott.ashdown@e-lindsey.gov.uk.

7. List of documents submitted for consideration in relation to the matter in respect of which the decision is to be made: Initial Feasibility Report Ref. E17-0109 prepared by Robert Woodhead Limited (Confidential and exempt from publication).

8. Where the documents are held and where they can be obtained from (except exempt items) when they become available: N/A

Decision Notice Form (ExD2)

9. The reason for the decision and other alternative options considered and rejected:

The second floor of Skegness Town Hall has been substantially empty since it was vacated by a training organisation in December 2000 and despite extensive advertising, new tenants have not been forthcoming. In addition further tenants have vacated office space on the first floor and the total vacant office space is now approx. 537m².

The present Customer Service Centre, on the ground floor was fitted out in 2004 as an interim measure pending a decision on the long term future of the building, and whilst it functions reasonably well in terms of the space available, it has limited private interview space and is not directly accessible off the main entrance. The existing Council Chamber/ meeting room which is mainly used by the Town Council, is very dated and has not changed since its installation in the 1960's.

Consequently the future of the building has been uncertain for a number of years with items of backlog maintenance being put on-hold and a potential long term tenant within the building would secure the viability of The Town Hall.

10. Declaration of any conflicts of interest of the decision making body or the individual: None
11. Provide a note of any subsequent dispensations granted by the Head of Paid service:

Financial Implications of this Decision:-

Estimated cost:

The expenditure of £47k will enable more accurate detailed design and costings to be developed by Robert Woodhead Limited to Stage 3 (Pre-Construction, Concept and Developed Design).

The initial estimate for the full scheme project costs as determined in Stage 2 (Feasibility) of the EMPA Framework will be in the region of £1.65m. In addition to this there will also be costs associated with backlog maintenance repairs for the building, which are currently in the region of £300k.

Funded from:

The expenditure of £47k to Stage 3 (Pre-Construction, Concept and Developed Design) can be contained within the existing budget for external consultants 2017-18.

Subject to further approval it is intended that there will be a budget of £1.65m contained within the Council's Capital Programme, which is due to go to Full Council in February 2018. In addition to this the Council's Capitalised Maintenance Programme of Works contains a suitable budget provision for the indentified backlog maintenance repairs.

Signed: (Head of Paid Service/S151 Officer (or person presiding at the Executive Board where appropriate))

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Date: 24/1/18

Name: N BARNOW

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Date: 24/1/18

Name: J D HOLLINGWORTH

Co-signed (Portfolio Holder if officer decision)

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Date: 24.01.2018

Name: RICHARD FEY