

APPENDIX A TO ACTION SHEET – ref Action No. 87 from the Meeting held on 7 March 223

Overview Committee Public Sector Hub and College

This short document presents the costs associated with the Public Sector Hub and College, which opened for occupation in January 2023.

It also details the funding secured from the Greater Lincolnshire Local Enterprise partnership toward the College aspect of the development.

It should be kept in mind that whilst the Council offices aspect of the project is a capital cost to the Council, the Council has disposed of two aging and expensive to maintain assets, generating capital receipts towards the build cost. The new building is far more energy efficient than the previous offices, resulting in the Council being able to significantly mitigate cost pressures resulting from the large increase in utility costs over recent months.

Costs of the Hub

LAND PURCHASE	£500,000.00
MAIN BUILD CONTRACT - including agreed 'compensation events', which are contract additions.	£7,376,378.63
Furniture, fittings and equipment	£153,048.00
Boston College fit out	£80,000.00
Compensation events not yet agreed but all allowed for in this provisional outturn.	£96,934.21
TOTAL ORIGINAL MAIN BUILD	£7,706,360.84
ADDITIONAL WORK NOT PART OF MAIN BUILD CONTRACT (COVERED BY THE CONTINGENCY)	
Banovallum Court Works	£202,000.00
Bat Surveys	£1,790.00
Interior Furniture and Equipment	£70,208.65
Additional equipment not part of main contract - including flag poles, caretaking equipment, kitchenware etc.	£15,342.00
INCOME	
Additional works invoiced to Boston College	-£67,642.31
TOTAL WORKS NOT PART OF MAIN BUILD CONTRACT	£221,698.34
CURRENT FORECAST	£8,428,059.18
CURRENT BUDGET (INCLUDED GLLEP CONTRIBUTION)	£8,376,490.00
UNDER+/OVERSPEND- - Note - this allows for all compensation events above to me met; however, this may be reduced if any settle in ELDCs favour.	-£51,569.18

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ICT costs up to end of March 2023

- The ICT budget for the project was £724,000.
- The total cost came in at £646,843 (**£77,157 under budget**).
- £329,542 of the final costs would have been required even if we had stayed at Tedder Hall. This was due to the ‘sweating’ of assets once the move became imminent.

This means the specific ICT cost related to the Hub move was £317,301.

We then secured £22,000 from the sale of ICT assets that had a value.

This leaves a balance of £295,301 as the cost.

Capital receipts from the sale of Skegness Town Hall and Council-owned assets on Manby Park

- £845,000 for Manby Park
- £655,000 for Skegness Town Hall
- £45,000 for land subject to a right of pre-emption at Manby Park that had to be lawfully omitted from the sale.

In total the Council received £1,545,000, slightly above the business case figures.

Andy Fisher

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Andrew Sweeney

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Assistant Director – Corporate

30 June 2023