



NORTHAMPTON
BOROUGH COUNCIL

CABINET REPORT

Report Title	Rectory Farm Community Centre – Appointment of main contractor
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AGENDA STATUS: PUBLIC

Cabinet Meeting Date:	22 nd May 2019
Key Decision:	YES
Within Policy:	YES
Policy Document:	NO
Service Area:	Economy, Assets and Culture.
Accountable Cabinet Members:	Cllr. Tim Hadland
Ward(s)	

1. Purpose

- 1.1 The purpose of this report is to seek approval to appoint the main construction contractor for the Rectory Farm Community Centre Renovation Project.

2. Recommendations

It is recommended that:

- 2.1 Cabinet delegates authority to the Head of Economy, Assets and Culture, in consultation with the Borough Secretary and the Cabinet Member for Regeneration, to finalise the contract terms and appoint the main construction contractor for the Rectory Farm Community Centre project, within the approved budget sum of £250,000.

3. Issues and Choices

3.1 Report Background

- 3.1.1 In 2017 the Borough Council was paid an out-of-court settlement by Hawthorn Leisure to be released from a “community covenant” when they applied to convert the Barn Owl Public House into a Co-op Supermarket. The money was earmarked to be put back into Rectory Farm, and will now be used to contribute to the cost of renovating the community centre
- 3.1.2 Currently the building is configured in a way that cannot meet demands for different community uses, with insufficient space available. A new “subsidiary hall” will provide the necessary space. In addition, internal facilities will be upgraded to improve safeguarding issues for the play school group that use the facility daily, and improvements to the kitchen and overall security will be carried out.
- 3.1.3 A condition survey and design development has been undertaken by local Architects, Simpson, Walton and Bond in conjunction with various stakeholders. An option appraisal was carried out and cost advice was obtained from independent Quantity Surveyors, CS2 Ltd. The preferred option within the approved budget of £250,000 received planning permission in April 2019.
- 3.1.4 To cause minimum disruption to the ongoing business it is intended that the works to the main hall will take place during the School Summer Holiday period (7 weeks).
- 3.1.5 It will take time to produce tender documentation, tender the works, evaluate the tenders and appoint a contractor. This process has started, but to meet the tight critical path pressures we need to appoint the contractor as soon as possible.

3.2 Issues

- 3.2.1 This project has a very tight critical path. This is because the window for carrying out the works is restrictive, with work not able to commence until the school holiday period begins, and works being reliant on no people being on site. If we wait for the tender process to be completed before seeking Cabinet approval it is probable that delivery will not be completed this year, and work will have to be suspended until summer 2020. This will have an adverse impact on costs.

3.3 Choices (Options)

- 3.3.1 Cabinet can choose not to approve the recommendation of this report and wait until the tender evaluation has been carried out before approving the appointment of a contractor. This option would delay the start on site, which in turn will increase costs. This option is not recommended.

- 3.3.2 Cabinet can choose to bring the project to a close. This would result in the community not benefitting from the proposals. This option is not recommended.
- 3.3.3 Cabinet can approve the recommendation to grant delegated authority to approve the appointment of the main contractor and proceed with the project. This option is recommended to ensure that the scheme is delivered in the current year.

4. Implications (including financial implications)

4.1 Policy

- 4.1.1 This project delivers against the Council priority of 'Creating a Resilient Community'.

4.2 Resources and Risk

- 4.2.1 At this stage the project construction costs are estimates and these will not be firmed up until tenders are received. Even after this stage there is an inherent amount of risk as with any capital scheme. There has been a sensible contingency placed on the scheme and it is intended that any cost pressures above the contingency sum will be met through value engineering.
- 4.2.2 The scheme is included in the Capital Programme at a value of £250,000.

4.3 Legal

- 4.3.1 The works contract is being tendered by external Quantity Surveyor's CS2 Ltd using Construction Line.

4.4 Equality and Health

- 4.4.1 The proposed works will bring positive benefits to residents and the wider community. The scheme will introduce additional community space and better facilities, and will allow a wide range of groups that were previously unable to take advantage of this space to do so.

4.5.1 Consultees (Internal and External)

- 4.5.1 Consultation has been carried out with Community Spaces Northampton and user groups of the current facility.

4.6 How the Proposals deliver Priority Outcomes

- 4.6.1 This project delivers against the corporate objective 'Love Northampton' :
Enhancing leisure activities for local people and encouraging participation.

4.7 Other Implications

- 4.7.1 There are no other implications arising from this report.

5. Background Papers

- 5.1 Detailed Plans, available in Asset Management.

6. Next Steps

- 6.1 Key dates for the next steps are as follows:
- Appointment of contractor June 2019
 - Start on site July 2019
 - Targeted completion Mar 2020 (to be agreed with contractor)

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Service Areas – Economy, Assets and Culture

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