

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO CABINET

21 JANUARY 2020

REPORT OF THE HEAD OF OPERATIONAL SERVICES - COMMUNITIES

RE-DEVELOPMENT OF MAESTEG TOWN HALL

1 Purpose of Report

- 1.1 To seek Cabinet approval to enter a construction contract with Knox and Wells Ltd for the re-development of Maesteg Town Hall.

2 Connection to Corporate Improvement Objectives / Other Corporate Priorities

- 2.1 This report assists in the achievement of the following corporate priorities:
- **Supporting a successful economy** – taking steps to make the county a good place to do business, for people to live, work, study and visit, and to ensure that our schools are focused on raising the skills, qualifications and ambitions of all people in the county.
 - **Helping people to be more self-reliant** – taking early steps to reduce or prevent people from becoming vulnerable or dependent on the Council and its services.
 - **Smarter use of resources** – ensuring that all its resources (financial, physical, human and technological) are used as effectively and efficiently as possible and support the development of resources throughout the community that can help deliver the Council's priorities.

3 Background

- 3.1 Maesteg Town Hall is a grade II listed building located within a conservation area. It occupies a prominent position in Maesteg Town Centre and is a focal point for arts and community activity in the Lynfi valley. The venue hosts a programme of professional and amateur performances and provides rehearsal and meeting space for many local groups and organisations. Bridgend County Borough Council (the Authority), in partnership with Awen Cultural Trust, are looking to redevelop the Town Hall into a cultural community venue to support the social and economic regeneration of the town and wider valley communities.
- 3.2 Several reports on the proposed restoration and redevelopment of Maesteg Town Hall have been presented to Cabinet at project milestone stages:

- 4 October 2016: Cabinet Report to seek Cabinet approval to commence development and delivery work to secure regeneration for Maesteg Town Hall
- 30 January 2018: Cabinet Report to provide an update on the Maesteg Town Hall project
- 21 January 2020: Capital Programme Update – Quarter 3 2019-20 report to Cabinet

3.3 In April 2019 Knox and Wells Ltd were appointed to undertake the first stage of a two stage design and build contract. This appointment was made through the South East and Mid Wales Collaborative Construction Framework under a pre-construction agreement to complete the Royal Institute of British Architects (RIBA) 4 technical design and provide a price for the construction works before the award of the main construction contract once the design is approved and the contract sum agreed.

4 Current Situation

4.1 The Authority has appointed a multi-disciplinary team to deliver the concept design and cost for the proposed repair, restoration and extension of Maesteg Town Hall. The design team include:

- The MACE Group – Project management and cost consultancy
- Knox and Wells Ltd – Design and Build Contractors (appointed currently for their professional design services)
- Purcell Architects – Architects
- Musker Sumner partnership – Civil Engineers
- Hoare Lea – Mechanical and Electrical Consultants

To date the design team have:

- undertaken several surveys within the building
- progressed the designs in line with survey findings
- provided a proposed cost plan

The team are currently reviewing an array of cost items. As a summary the Mace Group are reviewing the overall construction package which take into account both principal contractor (Knox and Wells Ltd) costs as well as supply chain cost returns. Knox and Wells are reviewing solely the supply chain cost returns.

4.2 The project is nearing RIBA stage 4b technical design and cost completion. The Town Hall closed in October 2019 and Awen Cultural Trust have decanted the building. Due to a delay in the return of sub-contractor tender returns there has been a slight delay in construction start, however the project is now at the stage where there is a need to enter into the second stage of the design and build contract so that construction works can commence. The contract value for this element will be £6.5 million of the total project costs of £8.2 million included in the Capital Programme Update

Quarter 3 report presented to Cabinet 21 January 2020, and to Council for approval on 22 January 2020.

5 Effect upon Policy Framework & Procedure Rules

5.1 There is no effect on the Council's policy framework and procedure rules.

6 Equality Impact Assessment

6.1 An initial Equality Impact Assessment screening has highlighted that no negative impact on those with one or more of the protected characteristics as a result of the recommendation of this report. The proposed scheme will develop full disabled access to the Town Hall for the first time. The project as a whole will ensure that there is a positive impact on the equalities agenda.

7 Well-being Future Generation (Wales) Act 2015 Assessment

7.1 The Well-being of Future Generations (Wales) Act 2015 Assessment Template has been completed and a summary of the implications from the assessment relating to the five ways of working is below:

- Long Term: The regeneration of the Town Hall will drive local prosperity, providing local employment opportunities and offering better environments to promote the health and wellbeing of those who live, work and visit town centres in the long term.
- Prevention: By improving the Town Hall it will strengthen the existing economic assets of not just the Town Hall but surrounding businesses while diversifying its economic base. Converting underutilised commercial space into economically productive property also helps boost the profitability of the town centre.
- Integration: The project will focus on delivering a set of physical, commercial and social improvements through re-developing an iconic Grade II listed building which in recent years has been under used. The project will generate employment opportunities; provide a prominent and suitable arena for commercial, learning and cultural use and help sustain Maesteg Town Centre and increase town centre footfall.
- Collaboration: The Authority will be undertaking a partnership approach to deliver positive enhancement to a key site that will include for repair, restoration and extension of a prominent listed building. The Authority, in partnership with our cultural services providers Awen Cultural Trust, have carefully developed the project through a combination of consultation and community engagement, technical testing and development.

- Involvement: Investing in a community offers a means to connect with local stakeholders. Strong, resilient communities will reinforce the regional and Welsh culture which is a key feature in promoting visitors and tourists to the area. Increased visitor numbers to the Town Hall will help to make the Cardiff Capital Region a more prosperous environment.

8 Financial Implications

- 8.1 The total costs of the scheme as reported to Council in the Capital Programme Update Quarter 3 is £8.2 million. The result of the tender exercise for contract works sets the contract value at £6.5 million. The project will be subject to a value engineering exercise to seek reductions in the total scheme cost where possible, without detriment to the overall redevelopment.
- 8.2 The Capital Programme Update Quarter 3 includes the Maesteg Town Hall scheme. Award of the contract will be subject to Council approving the revised Capital Programme on 22 January 2020.

9 Recommendation

- 9.1 Subject to approval of the revised project budget as set out in the Capital Programme Update report to Council on 22 January 2020, Cabinet is recommended to:
- Delegate authority to the Head of Operations - Community Services, in consultation with the Section 151 Officer and the Chief Officer - Legal, HR & Regulatory Services, to enter into a construction contract with Knox and Wells Ltd of £6.5million and all such other ancillary contractual documentation as shall be necessary to complete the Maesteg Town Hall Re-development construction project.

ZAK SHELL

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15 January 2020

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Background documents:

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- Well-being Future Generation (Wales) Act 2015 Assessment