



Executive Board Sub Committee

**Thursday, 14 January 2010 10.00 a.m.
Marketing Suite, Municipal Building**

A handwritten signature in black ink, appearing to read 'David W R'.

Chief Executive

**ITEMS TO BE DEALT WITH
IN THE PRESENCE OF THE PRESS AND PUBLIC**

PART 1

Item	Page No
1. MINUTES	
2. DECLARATION OF INTEREST	
Members are reminded of their responsibility to declare any personal or personal and prejudicial interest which they have in any item of business on the agenda no later than when that item is reached and, with personal and prejudicial interests (subject to certain exceptions in the Code of Conduct for Members), to leave the meeting prior to discussion and voting on the item.	
3. CORPORATE SERVICES PORTFOLIO	
(A) ACCEPTANCE OF TENDER FOR KINGSWAY HEALTH CENTRE	1 - 4

PART II

In this case the Sub Committee has a discretion to exclude the press and public, but in view of the nature of the business to be transacted it is **RECOMMENDED** that under Section 100(A)(4) of the Local Government Act 1972, having been satisfied that in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

4. CORPORATE SERVICES PORTFOLIO**(A) SALE OF LAND AT AVONDALE DRIVE, WIDNES****5 - 10**

In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.

REPORT TO: Executive Sub Board

DATE 14 January 2010

REPORTING OFFICER: Strategic Directors: Corporate and Policy and
Children and Young People

SUBJECT: Acceptance of Tender for Kingsway Health Centre

WARDS: Borough-wide

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform members that the Strategic Director Corporate and Policy has accepted a tender relating to the refurbishment and extension of Kingsway Health Centre to form a new centre for youth services and a contract has been entered into with the successful contractor.

2. RECOMMENDATION: That

- 2.1 Members note that the tender submitted by Globe Management Services Ltd has been accepted by the Strategic Director Corporate and Policy, and a contract has been entered into, with a contract sum of £2,508,643.00**

3. SUPPORTING INFORMATION

- 3.1 The Executive Board Sub Committee on the 25 September 2008 considered a report of the Strategic Director Corporate and Policy which set out various proposals for the former Kingsway Health Centre
- 3.2 Members of the Committee noted that an opportunity had been presented to the Council to bid for resources through the Youth Capital Plus Project.
- 3.3 It was resolved that
- (a) Given the opportunity by Youth Capital Plus Fund approval be granted for a submission of a bid for the My Place Project in order to meet the deadline of 30 September 2008
 - (b) Assuming the bid was successful. The former Health Centre building be utilised for the My Place Project
 - (c) Any additional revenue funding required for the project be subject to the Council's normal budgetary process and
 - (d) The appropriate directorates work with the other two projects to establish if their needs can be met in other ways

- 3.4 An application to My place was made by Children and Young People in September 2008 to extend and refurbish the Kingsway Health Centre in Widnes to provide a world class facility for youth services in Halton
- 3.5 The Council was informed in February 2009 from the My place committee on behalf of the Department for Children Schools and Families that the bid had been successful with a grant of £2,500,000. Additional funding was provided for this scheme from the Youth Capital budget £452,000, the DCSF Extended School budget £17,000 and a £35,000 contribution from the Primary Care Trust. The total available budget therefore is £3,004,000.
- 3.6 A formal approval letter for the continuation of the grant award of £2,500,000 from the Big Lottery Fund on behalf of the Department of Children Schools and Families (DCSF) was received on 17 December 2009
- 3.7 Tenders were invited from six contractors in a two stage tendering process, designed to ensure that the contractor offering 'best value' was appointed to carry out the project. The first stage entailed the provision of a notionally priced document from each contractor based upon a pre-determined elemental cost analysis of the proposed project. The contractors invited to submit their tender at this stage were as follows: -

White Building Services
Globe Management Services Limited
John Turner & Sons
Thomas Barnes & Sons
B&D Croft
Thomas Winstanley

- 3.8 From the analysis of the stage one bids which were assessed on both price and quality four contractors were chosen to progress to stage two. These were: -

Globe Management Services Limited
Thomas Barnes & Sons
White Building Services
John Turner & Sons

- 3.9 A detailed presentation and rigorous interview of each of these contractors was undertaken by an appointed panel to establish quality levels as part of the overall review. The aggregate of both price and quality from this two stage process resulted in a preferred contractor, Globe Management Services Limited, being chosen for this project.
- 3.10 The tender price indicated above was developed using actual prices for each element of the work in an 'open book' approach where competitive prices are obtained for each main element of the work and compared with the original cost analysis to ensure that the overall budget is carefully controlled.

- 3.11 The agreed tender sum is within the overall budget allowance for the construction works for this project
- 3.12 The project programme and details of all health and safety issues have been agreed with Children and Young People. The project is phased to provide part occupation of the building in March 2010 with completion of the remaining work in September 2010.
- 3.13 To this end and in order to expend the Youth Capital Plus fund of £452,000 by the end of march 2010 phase one was started in October 2009 for a completion in March 2010
- 3.14 A further report outlining the revenue implications for the project will be presented to Executive Board on 28 January 2010

4. POLICY IMPLICATIONS

- 4.1 The scheme is fully funded as outlined in 3.2 and 3.3
- 4.3 The works are being carried out in line with the draft climate change policy and outline carbon management plan as a number of sustainability elements are being built into the scheme which will contribute to reducing carbon emissions within the borough.

5. OTHER IMPLICATIONS

None

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

n/a

6.2 Employment, Learning and Skills in Halton

n/a

6.3 A Healthy Halton

n/a

6.4 A Safer Halton

n/a

6.5 Halton's Urban Renewal

n/a

6.6 Corporate Effectiveness and Business Efficiency

This project brings back to life a building asset that has been boarded up and unused since 2005 when the previous tenant, the PCT, left for new premises.

7. RISK ANALYSIS

7.1 Not applicable

8. LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

	Document	Place of Inspection	Contact Officer
8.1	Tender report	Property services	Martin McCrimmon

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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