

**REPORT TO:** Executive Board Sub Committee

**DATE** 15 July 2011

**REPORTING OFFICER:** Strategic Director: Children and Enterprise

**SUBJECT:** Additional works at the former Kingsway Health Centre (CRMZ)

**WARDS:** Borough-wide

**1. PURPOSE OF REPORT**

1.1 The purpose of this report is to inform members that the Operational Director Economy, Enterprise and Property has taken the opportunity while major building work was underway to approve additional works from existing approved budgets to improve and enhance the facility

**2. RECOMMENDATION: That Members are to note that additional works to the former Kingsway Health Centre were undertaken during the main contract works and the funding for these additional works has been allocated from existing budgets and no further funding approval is required**

**3. SUPPORTING INFORMATION**

3.1 The original contract works entailed the refurbishment of the former Kingsway Health Centre built in 1939 and now listed, and the construction of a new extension. The main contract works in the sum of £2,508,643 was approved by Executive Sub Board on 14 January 2010.

3.2 The project was funded from two sources, a grant from the BIG Lottery fund in the sum of £2,123,643 and the Department for Education Youth Capital fund in the sum of £385,000

3.3 Additional work was added to the project from three areas, planned maintenance in the sum of £130,000, DDA work from the rolling programme in the sum of £84,500 and additional equipment from Children and Enterprise revenue budget in the sum of £9,200. This made a grand total of £223,700

- 3.4 The main contract works included items of repair to the existing building, but it became clear during the start of the works that further remedial work was necessary and desirable to a building that had been neglected for some time. Both English Heritage and the Conservation officer in their capacity to approve works undertaken on listed buildings recommended further repair work to be undertaken to preserve the listing. A major example of which was the total rebuilding of the boundary wall which in itself cost around £70,000.
- 3.5 The further repair work undertaken amounted to £130,000 and was allocated from the planned maintenance programme approved by the Asset Management Working Group and spread over two financial years £90,000 in 2010/11 and £40,000 in 2011/12
- 3.6 The main contract also included items for the disabled but again an opportunity was taken from part of the DDA rolling programme budget to further enhance facilities for the disabled users of the building. This amounted to £84,500 in total spread over two financial years, £43,000 in 2009/10 and £41,500 in 2010/11. This included facilities for such items as electronic automatic door closers throughout the building which were also linked to centrally controlled key fob access system' and the provision of a changing spaces room to the ground floor
- 3.7 There was also a contribution to the works by Children and Enterprise for additional work requested during the contract in the sum of £9,200 which was for equipment such as the smart boards in the meeting rooms and this was met from their internal revenue budgets

#### **4. POLICY IMPLICATIONS**

- 4.1 The additional works carried out to the project were fully funded from existing planned budgets and no further funding is requested
- 4.3 The repair works carried out have improved and extended the life span of the existing building and the surrounding site

#### **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**  
n/a
7. **RISK ANALYSIS**
- 7.1 Not applicable
8. **LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972**
- |     | <b>Document</b> | <b>Place of Inspection</b> | <b>Contact Officer</b> |
|-----|-----------------|----------------------------|------------------------|
| 8.1 | Tender report   | Property services          | Martin McCrimmon       |