



Minutes

FINANCE AND DEMOCRACY COMMITTEE

Date:	Monday, 3 August 2015
Venue:	Town Hall, St Annes.
Committee Members:	Councillor Karen Buckley (Chairman) Councillors Christine Akeroyd, David Donaldson, Tony Ford JP, Angela Jacques, Liz Oades, Richard Redcliffe, Vince Settle, Richard Taylor.
Other Councillors Present:	Councillor Susan Fazackerley
Officers Present:	Allan Oldfield, Paul Walker, Andrew Dickson, Sharon Wadsworth
Other Attendees:	None

1. Declarations of interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. There were no declarations of interest.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Finance and Democracy Committee meeting held on 22 June 2015 as a correct record for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council procedure rule 24(c):

Council Christine Akeroyd for Councillor Roger Small

Decision Items

4. Accommodation Project – Phase 3 Works

Paul Walker, Director of Development, and Andrew Dickson, Head of Technical Services, presented the report that provided details of phase 3 of the Town Hall/Chaseley refurbishment proposals and the outcome of the recent tendering exercise to procure a contractor to undertake the work.

Based on the procurement method that was used it was possible to more accurately estimate the cost of the remaining phases, based on the lowest tender received for phase 3. Details of the estimated costs for the remaining phases of work to the Town Hall/Chaseley building were detailed in appendix 2 to the report and included for comparison to the budget approved in the agreed capital programme along with an estimate of the duration of each phase if delivered consecutively.

It was noted that the Accommodation Working Group (AWG) had recently met and considered the latest position on the sale of the Public Offices, the tenders that had been received for phase 3, along with the estimated revised costs for the project. The Group had discussed various scenarios for funding the project and it was noted that there was sufficient funding remaining to award phase 3, but not phase 4 as well. The AWG also noted that the overall cost of refurbishment could no longer be achieved from within the proceeds of the sales of the three sites (St David's Road North, Derby Road and The Public Offices).

The report sought the approval of members to approve the proposed works, approve the letting of a contract to undertake the works, to review the previously agreed cost-limited approach to financing the accommodation project from the proceeds of the disposals of specific surplus assets and the establishment of an accommodation project earmarked reserve together with consideration to sources of funding into the reserve such that the reserve may contain the necessary funding to ensure the delivery of the remaining phases of the accommodation project.

Following questions from members and a detailed discussion the Committee RESOLVED to:

1. approve capital virements in the total sum of £230,000 from Phases 7 and 8 of the Accommodation Project capital scheme (£44,000 from Phase 7 and £186,000 from Phase 8) to fund the works to Phase 3 of the project as outlined in the report;
2. approve the letting of the main contract for Phase 3 to F Parkinson Ltd Blackpool in the sum of £506,605, whilst noting that the total cost of Phase 3 (including fees/surveys) was estimated to be £547,000 and that this would be funded from remaining capital receipts earmarked for this project;
3. recognise that the previously agreed cost-limited approach to providing satisfactory accommodation would not be met from within the funding being realised from the sale of the surplus Council assets of the former depot site at St David's Road North, St Annes, the former offices at Derby Road, Wesham and the Public Offices site in St Annes;
4. request that a report comes back to the Finance and Democracy committee, in the November cycle, with recommendations to the available sources of funding to ensure the delivery of the accommodation project up to phase 5; and
5. approve that work on establishing and financing an Accommodation Project Reserve be considered urgent so that the committee can identify and allocate further funding to allow for the consecutive award of phases 4 and 5 to the same contractor on the condition that performance is considered acceptable.

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