

DECISION ITEM



| REPORT OF | MEETING | DATE | ITEM NO |
|-------------------------------------|-------------------------------|---------------|---------|
| DEVELOPMENT SERVICES DIRECTORATE | TOURISM AND LEISURE COMMITTEE | 10 MARCH 2016 | 4 |

CAPITAL SCHEME LOWTHER PAVILION PARTIAL RE-ROOF

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The report concerns the delivery of the replacement and insulation of part of the roof at Lowther Pavilion. The scheme was approved at Budget Council on 3rd March 2015 in the sum of £123k for delivery across 2015/16 and 2016/17. In 2015 Blackpool Council were engaged to project-manage the scheme at an initial cost of £8k. During 2015 Lowther Gardens Trust decided to explore a more ambitious project to refurbish the Pavilion at the same time as the partial roof replacement project.

It is important for the various elements of the project to be co-ordinated. Therefore the proposal is to provide a grant to Lowther Gardens Trust in the sum of £122,703 in respect of the roof replacement scheme, payable in two instalments, one in March 2016 and the other in August 2016.

RECOMMENDATION

The committee is requested to;

1. To approve a total Capital Grant in the sum of £122,703 to Lowther Gardens Trust to provide funding for the partial re-roofing of part of Lowther Pavilion, this to be fully-funded from the Councils approved capital programme
2. To approve two payments of the grant: £4,600 in March 2016 to provide for the repair of the pitch slate roof and a second and final payment £118,103 in August 2016 towards the remainder of the works.
3. To note that the delivery of the project will be subject to Lowther Gardens Trusts procurement procedure and practices.

CORPORATE PRIORITIES

| | | | |
|--|---|--|---|
| To Promote the Enhancement of The Natural & Built Environment (Place) | | To Encourage Cohesive Communities (People) | √ |
| To Promote a Thriving Economy (Prosperity) | √ | To Meet Expectations of our Customers (Performance) | √ |

SUMMARY OF PREVIOUS DECISIONS

Full Council 3rd March 2015

Resolved - RESOLVED to approve funding for the replacement and insulation of part of the Lowther Pavilion roof, to be released in staged payments of £8k in 2015/16 and a further £115k in 2016/17. In making the decision the Council noted that the Lowther Trust would make a contribution of £50k to the scheme to be paid to the Council over a 10 year period.

REPORT

BACKGROUND

1. Lowther Gardens was registered as a charitable trust in 2006, with the Council as sole trustee. A number of independent trustees have subsequently been appointed, with a total of nine presently in post. The Council remains as a trustee, and is represented at trust meetings by the Portfolio Holder for Leisure and Culture.
2. The operation of Lowther pavilion was transferred to Lowther Gardens (Lytham) Management Ltd in April 2012 with the proviso that the trust could bid into the Councils Capital Programme.
3. On the 1st June 2012 the operation of the Theatre including the financial control was handed over to the Lowther Garden Trust. Prior to the handover of the operation a building condition survey was undertaken which identified urgent works and improvements that needed to be undertaken. It was agreed as part of the handover process to cover the cost of the Emergency works from slippage in the 2011/12 building maintenance revenue budget. Roof repairs of £1,467 were funded by the Council.
4. In 2015 Lowther Gardens Trust requested that officers of Fylde Borough Council submit a capital bid on the Trust's behalf to re-roof the felt roof areas of the pavilion within Lowther Gardens.
5. Lowther Pavilion was extensively refurbished in 1981 with the extension of the existing pavilion and the addition of the adjacent meeting room.
6. In 2006 the felt roof was beginning to fail and remedial works to the roof were undertaken to extend the Lifespan. This consisted of the application of an Acrylic Roof Coating applied to areas of the existing felt roofing system.
7. Felt roofing systems have a lifespan of 10 to 15 years and are typically difficult to maintain and can become troublesome as they start to age and break down. Lowther's roof is leaking on a regular bases and starting to cost a significant amount of money to repair each year.
8. In March 2015 the Trust announced *"The Trustees of Lowther Pavilion are taking the approval by Fylde Borough Council to provide capital funding for the repair and replacement of the Lowther Pavilion roof as a tremendous opportunity to look at the building in a more holistic manner. The building work on the roof will be extensive and the Trustees are exploring what other improvements can take place at the same time"*.
9. In July 2015 the Trust announced an ambitious plan to undertake a £5.4 million pound refurbishment of the Pavilion. The proposal is to undertaken a three phase refurbishment of the Pavilion.
 - Phase 1 Front of House, Looking to create a glazed atrium and open up the front of the Pavilion incorporating the café, bar area, ticket office and the creation of a tourist information centre.
 - Phase 2 Back of House, changing rooms, offices, theatre seating etc.
 - Phase 3 Creation of a new stand-alone theatre/performance space.

SCHEME DETAILS

10. The proposal is to re-roof the felt roof areas at Lowther Pavilion with a Liquid Plastics System and to insulate the roof to comply with current building regulations. The work will include covering all parapets and repairs to render.
11. A specialist company would install this roofing system and offer a twenty year guarantee. In addition it is proposed to carry out repairs to the slate roof above the stage at a cost of £4,600.
12. In 2015 Blackpool Councils project team were engaged to design, tender and project manage the partial roof replacement scheme on behalf of Lowther Gardens Trust.
13. Creative Sparc a local firm of Architects were engaged at risk to prepare a concept design and artists illustrations to enable the Trust to launch a public funding campaign and use the proposals to consult with the community (See Appendix 1).
14. The project has now entered the design phase with Lowther Trusts Architect leading the design team and coordinating the preparation of detailed designs, specifications and the preparation of contract documents.
15. The following outline programme has been developed –
Scope & Specification – End of January 2016
Planning Application/Building Regulations – March 2016
Tender Document Preparation – February/March 2016
Tender Enquiries – April 2016
Tender Return - May 2016
Approvals/Award – May 2016
Start on Site – June 2016
Completion – September 2016 (Subject to agreed scope)
Note additional work could lead to a 16 week programme
16. It was agreed for ease of contract administration and contract payments that the project would proceed on the basis of 1 tender document administered through Blackpool Council. The contract would be between the Lowther Gardens Trust and the contractor.
17. In November 2016 the pitch slate roof above the stage developed a leak and the Trust decided to bring the works to the roof forward. They have requested the £4,600 contribution towards the pitch slate roof repairs to be brought forward and paid to the Trust in March 2016.

A COST BREAKDOWN OF THE SCHEME

| Cost Heading | Net Figure (£) |
|---|-----------------|
| Roofing & insulation parapet and render repairs | £101,640 |
| Slate roof repairs | £4,600 |
| Design and Supervision | £10,620 |
| Contingency 5 % | £5,843 |
| Total Project Costs | £122,703 |

THE METHOD AND COST OF FINANCING THE SCHEME

18. Funding for this scheme is included within the Councils approved Capital Programme in the sum of £123,000 (with £8,000 being available for preliminary studies in 2015/16 and £115,000 in 2016/17).
19. Lowther Gardens Trust believe that the adding of insulation and new roofing would reduce energy running cost and building maintenance by an estimated £5,000 per annum.

Therefore they have offered the sum of £5,000 per annum for the next ten years amounting to £50,000 to match fund the costs.

20. It is proposed that the grant is paid in two instalments: £4,600 in March 2016 to provide for the repair of the pitch slate roof and a second and final payment £118,103 in August 2016 towards the remainder of the works.

THE FUTURE REVENUE BUDGET IMPACT

21. There are no additional revenue implications to this proposal as the new insulated roof areas will save money in terms of annual repairs and improved energy efficiency.

RELEVANT VALUE FOR MONEY ISSUES

22. In order to ensure that value for money is achieved a procurement exercise will be undertaken in accordance with Lowther Gardens Trusts contract procedure rules. Selection of the successful tenderer will be on the basis that value for money is a key consideration as well as the suitability of the new facility.

RISK ASSESSMENT

23. The biggest risk to the Council is to ensure that the grant is being used for the intended purpose of reroofing the Pavilion. This can be mitigated by entering into a legally binding contract with Lowther Gardens Trust.

VIABLE ALTERNATIVES

24. The Council could deliver the scheme on behalf of Lowther Gardens Trust. This has been considered and screened out due to Lowther Gardens Trusts desire to deliver a much more ambitious and complex scheme.

PROCUREMENT PATH (AND ANY DELEGATIONS AS REQUIRED)

25. The works will be commissioned by Lowther Gardens Trust, who will follow their own procurement rules which requires a full tendering exercise with at least 3 contract prices. The trust's rules are understood comply with Charity Commission requirements and guidance. The terms of the grant payment will require the trust to share information about the procurement process with council officers.

OBJECTIVES, OUTPUTS AND OUTCOMES

- Provide a waterproof roof on Lowther Pavilion to the areas with a felt roof finish.
- Installation of insulation on the roof to current building regulation standards.
- Repairs to parapet walls and render.
- Repair to slate roof areas.

DRAWINGS AND PLANS

26. See appendix 1 concept designs for Lowther Pavilion

CONCLUSION

27. The proposal is to provide a grant to Lowther Gardens Trust in the sum of £122,703 to enable them to partially re-roof Lowther Pavilion as approved at Budget Council on 3rd March 2015. This will give the Trust the opportunity to increase the scope of the work to include a more ambitious scheme to refurbish the Pavilion itself. Contractually lines of responsibility need to be clear and concise and therefore any formal contract to undertake the work will be between Lowther Gardens Trust and the successful contractor.

| IMPLICATIONS | |
|---|---|
| Finance | <p>The scheme to provide for a partial re-roof of Lowther Pavilion was approved at Budget Council on 3rd March 2015 in the sum of £123,000 for delivery across 2015/16 and 2016/17.</p> <p>This report requests approval to the payment of a capital grant in the total sum of £122,703 to Lowther Gardens Trust to provide funding for the scheme, this to be fully-funded from the Councils approved capital programme</p> <p>The report also requests approval for the grant to be paid in two instalments: £4,600 in March 2016 to provide for the repair of the pitch slate roof and a second and final payment £118,103 in August 2016 towards the remainder of the works.</p> |
| Legal | An agreement will have to be drawn up between Lowther Gardens Trust and the Council concerning the delivery of the specific outcomes. |
| Community Safety | None |
| Human Rights and Equalities | None |
| Sustainability and Environmental Impact | None |
| Health & Safety and Risk Management | None |

| LEAD AUTHOR | TEL | DATE | DOC ID |
|-------------|--------------|-------------------------------|--------|
| Darren Bell | 01253 658465 | 3 rd February 2016 | |

| LIST OF BACKGROUND PAPERS | | |
|---------------------------|------|--------------------------------|
| Name of document | Date | Where available for inspection |
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Attached document(s)

Appendix 1 Lowther Pavilion concept plans