

Cabinet (Resources) Panel

25 July 2017

Report title	Resilience of the Civic Halls Venue and Operations	
Decision designation	AMBER	
Cabinet member with lead responsibility	Councillor John Reynolds City Economy	
	Councillor Peter Bilson City Assets and Housing	
Key Decision	Yes	
Forward Plan	Yes	
Wards affected	St Peter's	
Accountable director	Keren Jones, City Economy	
Originating service	City Economy	
Accountable employee(s)	Keren Jones Tel Email	Service Director 01902 554739 Keren.jones@wolverhampton.gov.uk
	Tim Pritchard Tel Email	Head of Corporate Landlord 01902 52904 Tim.pritchard@wolverhampton.gov.uk
Report to has been considered by	Strategic Executive Board	27 and 29 July 2017

Recommendations for action or decision:

The Cabinet (Resources) Panel is recommended to:

1. Approve the £150,000 expenditure towards the estimated cost of additional technical surveys to identify if future maintenance and repairs can be minimised for the longer term and following recent national incidents, towards a review of the need for any additional public safety requirements that should be included in the improvement scheme.
2. Approve a draw down for the required funding from the Budget Contingency reserve, as additional unbudgeted expenditure is required.

1.0 Purpose

- 1.1 To request funding to undertake a range of investigative surveys necessary to address lifecycle repairs and maintenance works required at the Civic and Wulfrun Halls.

2.0 Background

- 2.1 On 19 July 2016, Cabinet (Resources) Panel approved the capital budget of £14.4 million for the Civic Halls Improvement scheme, of which £6.6 million was a contribution from the Black Country Local Enterprise Partnership, and the remaining £7.8 million was a contribution from the Council, of which £2.6 million will be as a contribution from the uplift income generated from the improved venue.
- 2.2 The aim of the project is to improve the overall entertainment offer in the Civic Halls and the venue's ability to attract more popular acts, increase visitor numbers and secondary spend. These are principally:
- Increased seating capacity in both Civic and Wulfrun Halls
 - An improved hospitality offer that includes new bar and hospitality spaces and conference breakout areas
 - Improved accessibility
 - Modernisation of staging and supporting technologies for performers
- 2.3 The following essential repair items were also identified as integral to the improvement scheme, based on information provided by Property Services for the options appraisal at project inception stage. These were:
- Catch up repairs and maintenance
 - Renewal of the heating and ventilation system
 - Structural items requiring replacement
- 2.4 At Cabinet (Resources) Panel meeting of 19 July, a separate report by Corporate Finance, also approved the procurement route for the main construction contract. Delegated Authority was awarded to the Cabinet Member for City Economy, in consultation with the Strategic Director for Place, to award the contract following the completion of the tender process. Based on the evaluation, Shaylor Group Plc were awarded the contract in December 2016. Delivery of the project is to be phased to ensure that there is continuity for major events such as the Grand Slam of Darts during 2017 and 2018, with the period up to October 2017 to be mainly comprised of enabling works.
- 2.5 In June 2017, an independent high level review by Project Managers UK Ltd was commissioned by the Corporate Landlord to advise on concurrent activities that should be carried out to minimise future maintenance and repairs can be minimised for the longer term. Following recent national incidences, it was also considered advisable to review the need for any additional public safety requirements that should be included in the improvement scheme.
- 2.6 The timeline and cost associated with carrying out these additional surveys and studies is currently estimated at 15 weeks and £150,000. The scope of the work includes:

- Building structure and condition requires further assessment, including backlog maintenance and repair over, and beyond essential items included by property services in the original options appraisal.
- Resilience of operation to be further considered in respect to electrics, heating, ventilation and air conditioning.
- Management, safety and security systems of building, including any additional items that are required to support the health and safety operations post completion.

2.7 Additional surveys and studies that are required:

- **Full structural survey:** to clarify and confirm that building design is suitably aligned with the outputs of the surveys. This will include all items of backlog maintenance.
- **Electrical system assessment:** with consideration to be given to the resilience of the building systems, and the need for warranties to be provided for electrical installations. To result in the capability of a 25 year lifespan following completion.
- **Additional heating and ventilation assessment:** including a re-run thermal model to confirm the operational temperatures during the various operational activities and to ensure warranties are in place for mechanical services. To result in the capability of a 25 year lifespan following completion.
- **Retained services assessment:** This includes IT, lighting, access control, intruder alarm, voice alarm, induction loop etc. The outcome will be the design, specification and quantification of any additional works to retained services necessary to make systems operate at optimum levels, have resilience, and be capable of a 25-year lifespan following completion with warranties.
- **Management, safety and security of building:** A full assessment of the building; operation/ management /control / security / fire systems, etc. are required in light of recent events in the UK. This will include the design, specification and quantification of any additional works to management, safety and security of building necessary to make systems operate at optimum levels, have resilience, and be capable of a 25-year lifespan following completion with warranties.

2.8 Additional surveys and studies will be commissioned, with a view to completion by October 2017.

3.0 Financial implications

3.1 The estimated cost of these surveys / studies is in the order of £150,000, as an unexpected occurrence of additional costs it is proposed that this funding, up to £150,000 is made available from the Budget Contingency reserve. [HM/10072017/P]

4.0 Legal implications

- 4.1 The additional surveys and studies will ensure that the Civic Halls complies with statutory regulations and guidelines.
[RB/03072017/P]

5.0 Equalities implications

- 5.1 The designs for improvement for the Civic Halls will promote equalities as they include making the venue more accessible to disabled people and will also create a more family friendly environment, particularly in the smaller Wulfrun Hall.

6.0 Environmental implications

- 6.1 This proposal will significantly improve the internal environment of the Civic Halls for the benefit and comfort of the audience, as well as comply with the standards required by English Heritage for a Grade 2 listed building.

7.0 Human resources implications

- 7.1 This proposal seeks additional one off findings to procure specialist technical advice.

8.0 Corporate landlord implications

- 8.1 Corporate Landlord are responsible for ensuring the main construction work is designed, procured and delivered on site within the agreed budget and timescale. This includes enabling works and surveys, as well as ensuring the design and construction work is carried out in compliance with statutory regulations. Corporate Landlord are responsible for the construction contract management and site supervision of the construction works.
- 8.2 This proposal is in response to a recent review commissioned by corporate landlord in June 2017, which advises on concurrent activities that should be carried out to bring the overarching facilities up to an acceptable current standard across the building, and to prevent any built-in obsolescence that will necessitate further closures in operation to manage end of life failures, and unmanaged backlog maintenance.

9.0 Schedule of background papers

- 9.1 Cabinet (Resources) Panel Report 19 July 2016: Civic Halls Improvement Programme