



Portfolio Holder Report

The portfolio holder will make a decision on this item after seven days have elapsed (including the date of publication).

Report of:	Portfolio Holder	Date of publication
Marianne Hesketh, Service Director Performance and Innovation	Cllr Alan Vincent, Resources Portfolio Holder	11 August 2016

Construction works at Teanlowe Day Centre, Poulton

1. Purpose of report

- 1.1 To approve the costs of the construction works associated with the subdivision of the building and provision of new toilet facilities within the area occupied by the Poulton le Fylde Old People's Welfare Committee (known as the Teanlowe 60+ Community Centre).

2. Outcomes

- 2.1 To improve the return from our assets.

3. Recommendation/s

- 3.1 That approval is given to carry out the construction works at a cost of £25,000 (excluding VAT) to create a self-contained unit to be occupied by the Teanlowe 60+ Community Centre.

4. Background

- 4.1 On the 31 March 2016 the Resources Portfolio Holder approved the subdivision of the Teanlowe Day Centre to let part of the building to the Teanlowe 60+ Community Centre and the remaining part to a new tenant.
- 4.2 Following a number of consultations with the Teanlowe 60+ Community Centre group a new layout was agreed which differed to that previously reported at a cost of £17,000. In the previous report it was suggested that Members may wish to seek a 50% contribution from the Teanlowe 60+ Community Centre for the construction costs and this would have amounted to £8,500.

4.3 The Teanlowe 60+ Community Centre group have agreed to contribute £8,500 as a one-off contribution towards the works. This sum now equates to 34% of the updated net cost of £25,000. Additional works which are not included in the specification (namely the provision of one urinal in one of the toilets) will be paid for separately by the Teanlowe 60+ Community Centre group in addition to the £8,500 one-off contribution offered.

5. Key issues and proposals

5.1 The lowest tender submitted by Garry Carr Building Services Ltd has been accepted and they are now appointed to carry out the works at a cost of £25,000 exclusive of VAT.

5.2 All services will be split and sub metered for two separate users of the building.

6. Delegated functions

6.1 The matters referred to in this report are considered under the following executive function delegated to the Resources Portfolio Holder (as set out in Part 3 of the council's constitution): "To consider the management, repair, maintenance and use of the Council's land and buildings".

Financial and legal implications	
Finance	The 60+ Group have offered to pay rent and all the associated running costs including electricity, gas, business rates, water, sewerage, surface water and highway drainage. If the cost of dividing the building were shared 66%/34%, the Council would incur a cost of £16,500 which would involve a pay-back period of approximately 4 years. This pay-back period reduces to 2.4 years if the Teanlowe Day Centre's costs and estimated rental value is taken in its entirety, thereby offsetting the works to the Teanlowe 60+ Community Centre unit.
Legal	The tender process is compliant with the Council's Contract Financial Procedure Rules (Appendix F). A contract will be entered into with the successful contractor.

Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	x
sustainability	x
health and safety	x

risks/implications	✓ / x
asset management	✓
climate change	x
data protection	x

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List of background papers:		
name of document	date	where available for inspection

List of appendices

arm/ph/re/cr/16/0008mb1