

WIRRAL COUNCIL

CABINET

12 JANUARY 2012

SUBJECT:	SCHEME AND ESTIMATE REPORT FOR WALLASEY TOWN HALL FIRE PRECAUTION WORKS AND REFURBISHMENT
WARD/S AFFECTED:	WALLASEY
REPORT OF:	THE DIRECTOR OF LAW HR & ASSET MANAGEMENT
RESPONSIBLE PORTFOLIO HOLDER:	COUNCILLOR ADRIAN JONES
KEY DECISION?	YES

1.0 EXECUTIVE SUMMARY

- 1.1 This report describes the work required to upgrade the access and fire escape arrangements and part refurbishment to Wallasey Town Hall and sets out the costs of the scheme.
- 1.2 Cabinet is asked to consider and approve the proposal.
- 1.3 The Capital Programme includes £1,625,000 for works to Wallasey Town Hall including the Civic Hall. This report seeks approval to the scheme and estimate for the scheme and estimate for the works to the Town Hall.

2.0 RECOMMENDATIONS

- 2.1 That:
 - (1) The Scheme and Estimate, as presented, be accepted;
 - (2) The Director of Law, HR and Asset Management be authorised to seek tenders for the project;
 - (3) The Director of Law, HR and Asset Management be authorised to obtain all necessary statutory approvals for the project.

3.0 REASON FOR RECOMMENDATIONS

- 3.1 Following the Cabinet meeting of 9th December 2010 (minute 245 refers) the detail of the Capital Programme 2011-15 was agreed, further to the Capital Strategy report agreed by Cabinet on 4 November 2010 (minute 200 refers).
- 3.2 To comply with the procedures for implementing capital projects a scheme and estimate needs to be approved and authorisation to seek tenders be obtained.

4.0 BACKGROUND AND KEY ISSUES

4.1 Wallasey Town Hall has several fire safety, access and egress concerns that require addressing as a matter of urgency:

1. Travel distances relating to means of escape in Wallasey Town Hall severely exceed the maximum distances stipulated in the current Building Regulations, and not all the fire protection to the escape routes satisfies current requirements.
2. The only means of escape from the ground floor rear corridor is via doors opening over a flight of unguarded external steps leading onto an otherwise inaccessible plateau.
3. The Town Hall only has one passenger/ goods lift, which itself is in need of upgrading and refurbishment but this will require it to be taken out of service, thus leaving the building without lift access for a number of weeks. This work will be done subsequent to the proposed building works and be funded separately.

4.2 The objective of the project is to upgrade the Town Hall office accommodation in terms of:

- structural fire protection,
- access and egress,
- compliance with Part B of the current Building Regulations, and
- satisfying current DDA access and egress requirements.

4.3 The recommended works include:-

- The construction of a new staircase within the northeast light well serving the ground, first and second floor, complete with protected lobbies and refuges at each of the upper floors, and a new protected lobby at ground floor with a new external doorway on the north elevation of the building.
- The construction of a new staircase and lift within the southeast lightwell serving all floors, complete with protected lobbies and refuges at each of the upper floors, and a new protected lobby at ground floor with a new external doorway on the south elevation of the building. The construction of this staircase requires the removal of the existing Mayoress's Retiring Room at first floor level
- A review of all existing structural fire precautions, including walls, doors, ceilings and internal glazing to ensure that the appropriate 30 minute and 60 minute protection are provided as deemed necessary to comply with Part B of the current Building Regulations.
- De-classifying the central doors over the unguarded steps to the promenade from a designated exit route to doors for the use by authorised personnel only, due to safety issues that cannot be easily overcome.

- 4.4 Whereas the building currently has a certificate of compliance for office use, this certificate is only applicable subject to there being no structural alterations of any kind. Should alterations be required in order to accommodate additional staff or to provide additional front-line public services, then a Building Regulations application shall be required, and all parts of the building that relate to its use as office accommodation would have to comply with the current Building Regulations.
- 4.5 The above works would be required in their entirety in order to satisfy the current Building Regulations regarding access to and the occupation of the existing office and storage accommodation within the Town Hall.
- 4.6 Please note that the above proposals and costs do not include works to improve the fire safety and access and egress relating to the Civic Hall, which may require addressing as a separate issue, in due course.
- 4.7 The necessary works would be subject to Listed Building Consent, Planning Permission and Building Regulation Approval.

5.0 RELEVANT RISKS

- 5.1 Detailed consultation with Planning and Building Control may present in some small necessary changes to the proposed scheme, these could have a financial impact. However contingencies within the estimate should be sufficient to cover this possibility.

6.0 OTHER OPTIONS CONSIDERED

- 6.1 Initial consideration has been given to proposals to increase the amount of office accommodation within the building, but this could not be achieved unless the means of access and escape, together with fire upgrading works, were in place. This work could have been done as part of a larger programme of extension and refurbishment work, but it was felt that this would be prohibitively expensive, bearing in mind the reducing numbers of staff across the council.

7.0 CONSULTATION

- 7.1 The design has been developed in consultation with professional and technical officers and the Asset Management Team, and this will continue throughout the detailed design process.

8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 8.1 The upgraded building will offer better access to upper level facilities to the local community and specialist groups who may wish to use the building.

9.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 9.1 The Department of Law, HR and Asset Management will provide all Professional Services.
- 9.2 The Director of Technical Services in accordance with the Construction (Design and Management) Regulations will carry out the role of CDM Coordinator.

9.3 It is anticipated that there will be no increase in fuel revenue costs at the Town Hall as a result of this scheme as the proposed works will help improve the energy efficiency of the existing building and balance the increased power consumption of the additional lift. The Energy Conservation Unit within the Department of Law, HR and Asset Management will closely monitor costs.

9.4 There are no staffing implications with the proposals.

9.5 The Estimate for this work is set out below. All costs are at first quarter 2012.

Building costs	£ 659,860.45
Contingencies 10%	£ 65,986.04
Preliminaries 15%	£ 108,876.97
Subtotal	<u>£ 834,723.46</u>
Departmental Charges including:	
Professional Fees	
Clerk of Works Salary	
CDM Coordinator	
Planning and building regulation fees @ 16%	<u>£ 133,555.75</u>
TOTAL	<u>£ 968,279.22</u>

The scheme will be funded from the following:-

Capital programme	£ 968,279.22
TOTAL	<u>£ 968,279.22</u>

10.0 LEGAL IMPLICATIONS

10.1 There are no specific legal implications associated with this report. The Legal and Member Services Section within the Dept of Law HR and Asset Management will arrange the contract with the successful tendering contractor

11.0 EQUALITIES IMPLICATIONS

11.1 There are no specific implications in this report for equal opportunities, including women, ethnic minorities or the elderly. Access to the building will be improved as a result of these works for building users with disabilities. The building will also be altered to comply with current recommendations on design for the deaf and partially sighted as far as practical in the areas where refurbishment is taking place.

11.2 Equality Impact Assessment (EIA)

(a) Is an EIA required? Yes

(b) If 'yes', has one been completed Yes, this has been completed and is attached as Annexe 2 of this report.

12.0 CARBON REDUCTION IMPLICATIONS

12.1 Low energy electrical fittings, heating controls, water saving devices and high levels of insulation provision will all be used as far as possible to help reduce the consumption of natural resources.

12.2 All timber used will be from sustainable sources regulated by the Forestry Stewardship Council.

12.3 The successful contractor will be encouraged to employ local labour and source materials from local suppliers as far as possible once construction commences.

13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

13.1 Planning approval and Listed Building Consent will be necessary for the proposed alterations and improvements to Wallasey Town Hall, as well as Building Control Approval.

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APPENDICES

Existing Plans
Proposed Plans
Equality Impact Assessment

REFERENCE MATERIAL

The information used in the preparation of this report was obtained in consultation with the Law, HR and Asset Management Department and with reference to their business case documents. No other background papers have been used in the preparation of this report with the exception of the Architects file B02335 and the Quantity Surveyors working papers.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Cabinet	4 th November 2010
Cabinet	9 th December 2010