

27 March 2015

Asset and Enterprise Committee

Old House - Progress to date

Report of: *Adrian J Tidbury, Estates and Valuation Surveyor*

Wards Affected: *Brentwood North*

This report is: *Public*

1. Executive Summary

- 1.1 This report considers the progress made towards the refurbishment and transformation of the Old House into flats.

2. Recommendation(s)

2.1 That Members note the progress made to date

3. Introduction and Background

- 3.1 Members will recall the decision of the Ordinary Council meeting held on 10th December 2014 that:

- Based on the Business Case presented, Members proceed with the damp, bat and structural surveys to support the proposal to convert Old House to residential units.
- Subject to no material changes to the financial viability arising from the survey works, to agree the appointment of consultants to undertake detailed designs in conjunction with English heritage and the Essex County Council Historic Buildings Adviser, leading to the preparation of contract documents to maximise the number of units achievable on the site.
- Following successful listed building consent and Planning approval, authority be given to the Leader of the Council, the Chair of the Asset and Enterprise Committee and the Acting Chief Executive, to undertake a tender process and to appoint a suitable contractor to

complete the refurbishment of the property and on completion, instruct letting agents to market the property.

- Subject to the approval of this project, members endorsed the borrowing requirement of £1,080,000 and that until the budget for 2015/16 is finalised, provision for the year 1 borrowing costs will be assumed to be funded from the General Fund Working balance.

4. Issue, Options and Analysis of Options

- 4.1 Members will be pleased to note that since the Ordinary Council meeting held on 10th December 2014, officers have carried out a tender process leading to the appointment of 'Cornish Architects' of London to lead on the project.
- 4.2 Since the appointment of the architects officers have also appointed the design team consisting of:
- Quantity Surveyors Goring Berry LLP
 - Services Consultant Mendick Waring Ltd
 - Structural Engineers. Morton Partnership Ltd
- 4.3 A full refurbishment and demolition Asbestos Survey has been commissioned through Spectra Analysis Services Ltd and the report is awaited.
- 4.4 Planning Pre-Application advice has been requested by the Architects prior to submitting the project for full Planning permission with Listed Building consent.
- 4.5 Draft preliminary services drawings have been developed and applications made to the utility companies for the provision of these services.
- 4.6 Further discussions have taken place with the Quantity Surveyor regarding the tendering process leading to the preferred contractor. New EU procurement rules (The Public Contracts Regulations 2015 that came into force on 26th February 2015 no longer permit the use of Pre Qualification Questionnaires)
- 4.7 Damp and Bat surveys have yet to be commissioned and additional quotations have now been sought.

- 4.8 A Construction (Design and Management) regulations (CDM) consultant will need to be appointed for the project. CDM regulations place duties on the Client, Designer and Contractor with regard to construction projects.

5. Consultation

- 5.1 No formal consultation has been undertaken regarding the proposed refurbishment

6. References to Corporate Plan

- 6.1 Value for Money: policies that invest in key services to create opportunity for all, provide better value for Brentwood's taxpayers and enhance the Borough's infrastructure whilst modernising and transforming Brentwood Borough Council. We will re-prioritise and focus our resources and be innovative in our approach.
- 6.2 Our Borough: Policies which promote our environment, support sustainable growth, and safeguard our high quality environment including heritage and countryside. We will provide responsive, accessible and forward thinking services for vulnerable residents, supporting people back into work and providing good quality housing making Brentwood our residents' Borough of Choice.

7. Implications

Financial Implications

Name & Title: Christopher Leslie, Financial Services Manager (S151 Officer)

Tel & Email: 01277 312542/christopher.leslie@brentwood.gov.uk

- 7.1 The Council's approved capital programme includes £1,080,000 in 2015/16 for the Old House Redevelopment project.

Legal Implications

Name & Title: Philip Cunliffe-Jones, Solicitor

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- 7.2 At this stage there are no new legal implications to register. The Planning application and Listed Building Consent application need to be co-ordinate, and the pre-application advice will no doubt do this.

- 8. Background Papers** (include their location and identify whether any are exempt or protected by copyright)

9. Appendices to this report

None

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