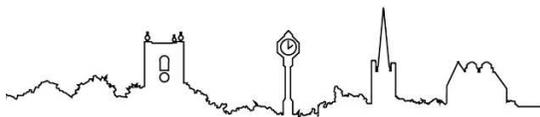


# Scrutiny 23<sup>rd</sup> November 2022

## Update on Council House Refurbishment

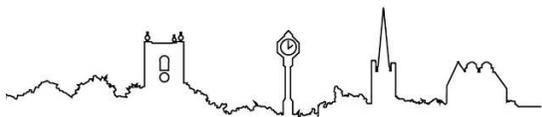


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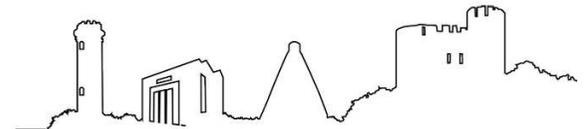


# The presentation today will:

- Reflect on points made in March Scrutiny
- Provide an update on access improvements
- Essential Maintenance Update
- Update on plans for senior leadership space and security
- Overview of timeline
- Update on costs
- Update on churn issues

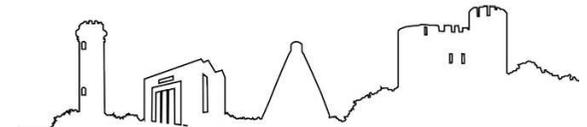
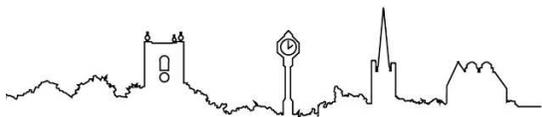


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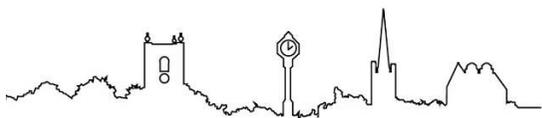


# Points made at Scrutiny in March 2022

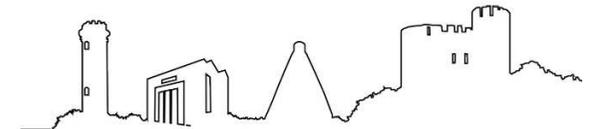
- Points with regard to disabled parking on Priory Road and Members Car Park
  - Revised layout for discussion in slide set
- Various points raised about access into and around the Council House complex
  - E.g., lift between town hall and bistro; motion sensor lighting, wheelchair use of Chamber
  - Technical assessment site meeting on 23/05
- Queries raised about the need for and use of ‘collaboration pods’
- Further discussion was asked for with regard to leadership space
  - Met with Cllr Foster on the 24/03



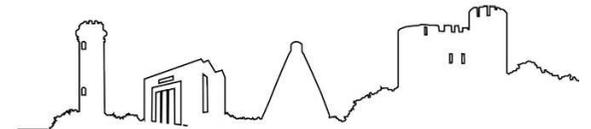
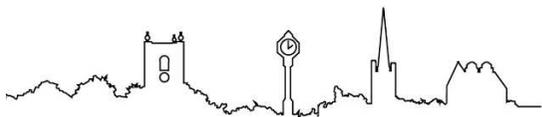
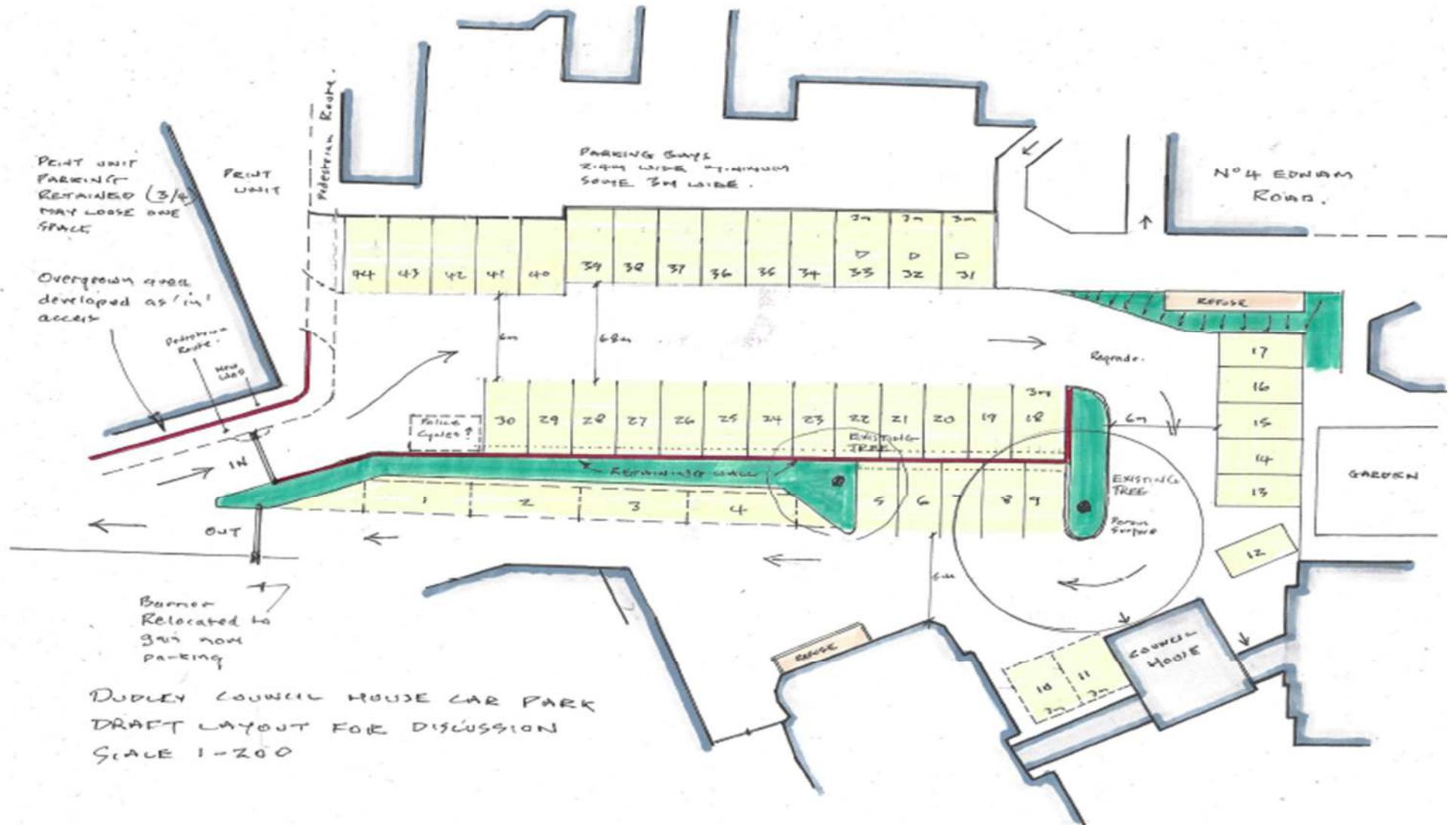
# Disabled access to Council House



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# Members car park



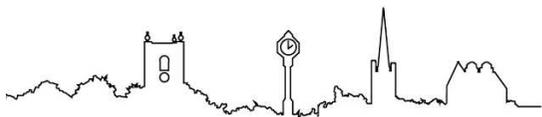
# Access Improvements update

**Will** be included within the refurbishment...

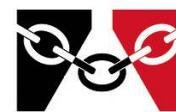
- Improve signage to disabled entrance at basement
- Automate specific doors to ease access and replace traditional opening with sliding doors to improve use of spaces
- Investigate and upgrade existing passenger lift (basement to 1<sup>st</sup> flr)
- Replace worn stair nosings to all staircases
- Install motion sensor lighting to corridors to ensure lift areas are lit
- Building adaptations to improve access from corridor adjacent safe room to offices including new stairs and handrailing

**Not** currently included due to funding...

- New accessible passenger lift from rear Members Carpark to access ground and first floor levels and (possibly) the public gallery. Including new external structure c. £ 750k - £1m
- New platform lifts to curved stairs from Basement to First Floor c. £70k

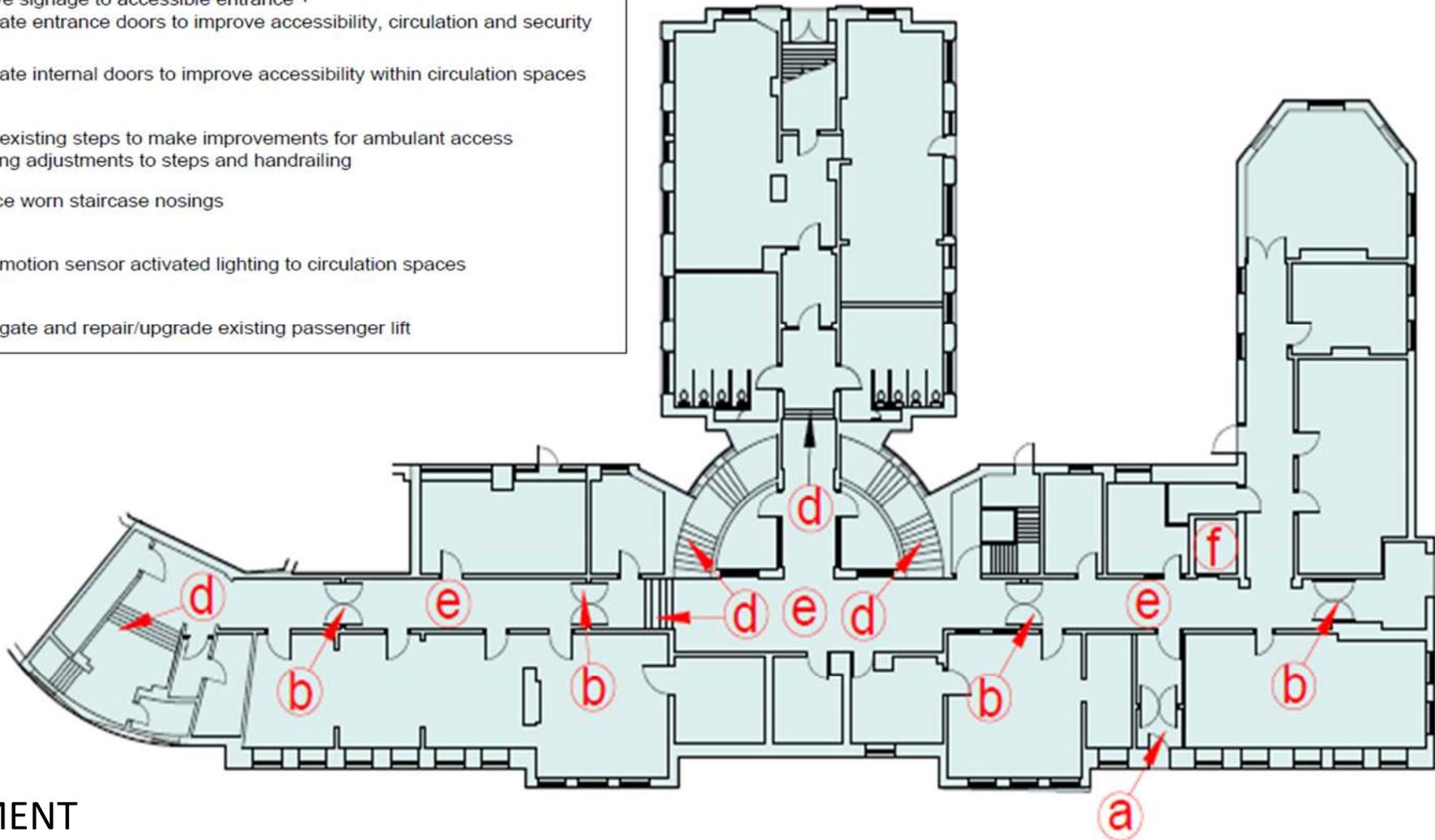


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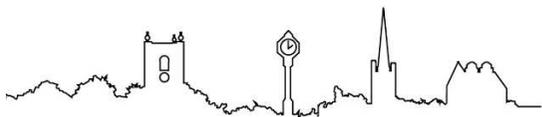


# Access Improvements update

- a** Improve signage to accessible entrance + Automate entrance doors to improve accessibility, circulation and security
- b** Automate internal doors to improve accessibility within circulation spaces
- c** Adapt existing steps to make improvements for ambulant access including adjustments to steps and handrailing
- d** Replace worn staircase nosings
- e** Install motion sensor activated lighting to circulation spaces
- f** Investigate and repair/upgrade existing passenger lift



BASEMENT

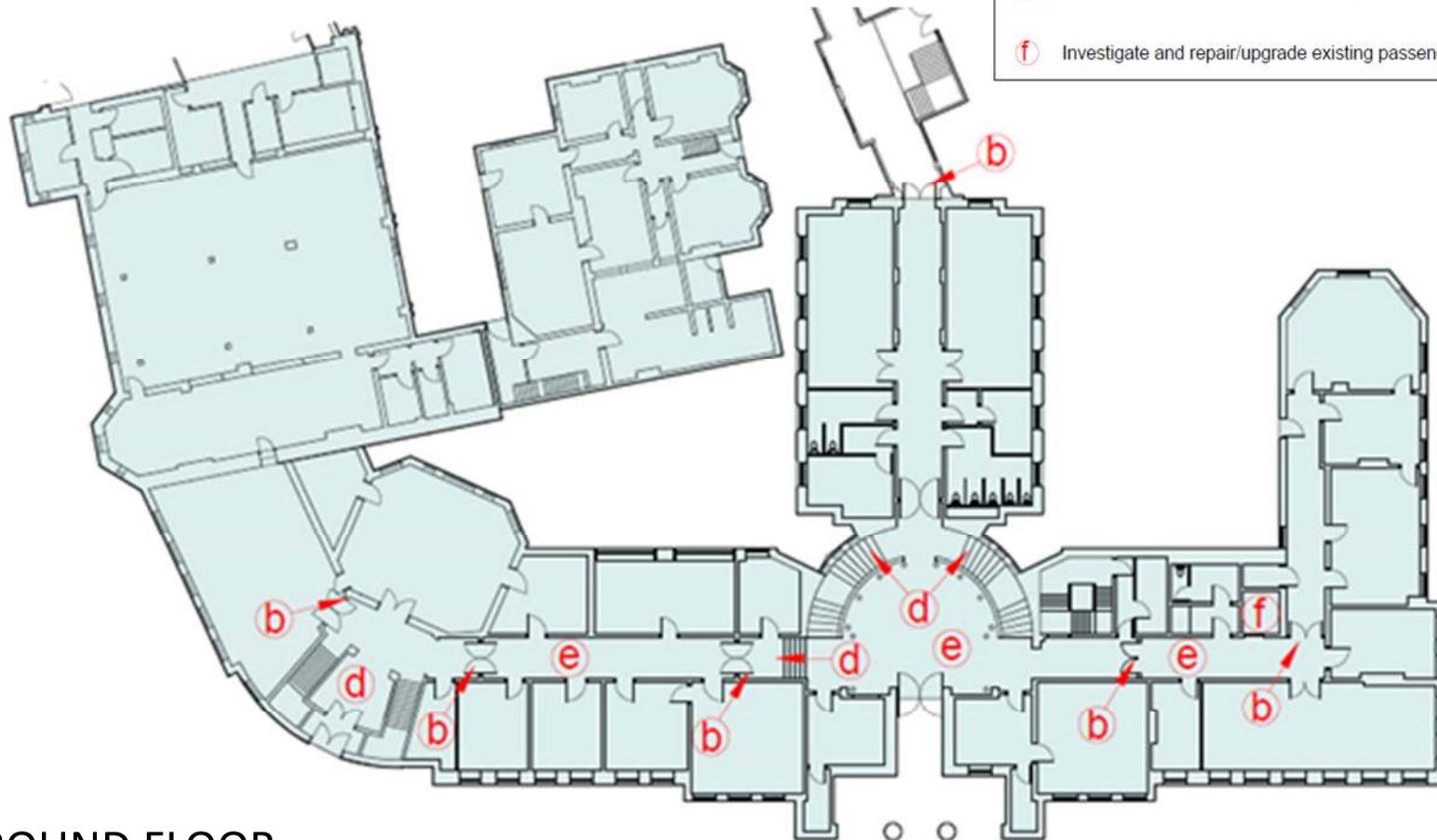


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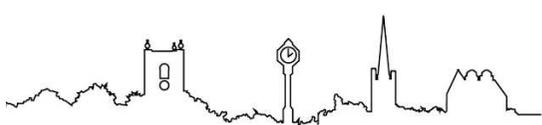


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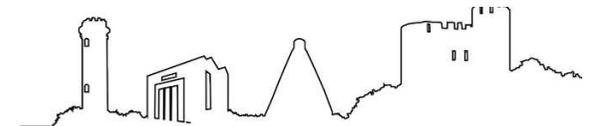
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GROUND FLOOR

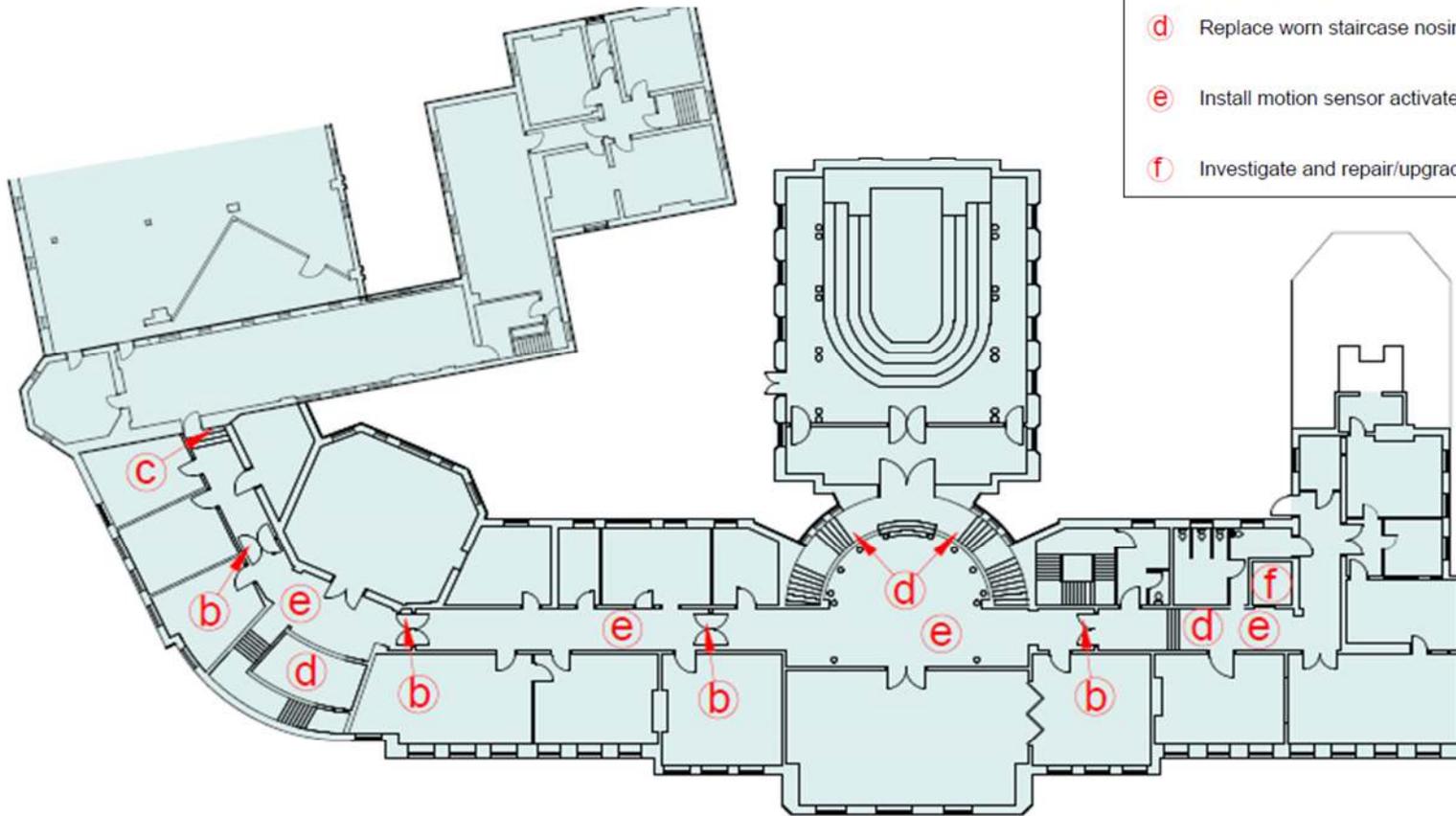


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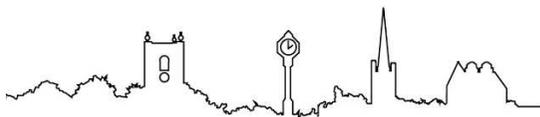


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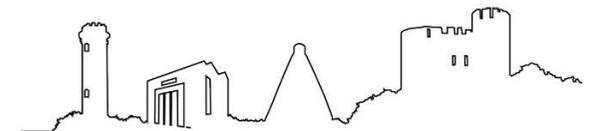
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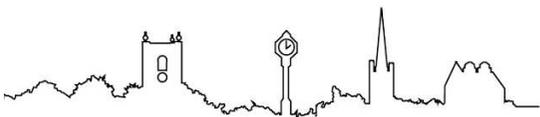
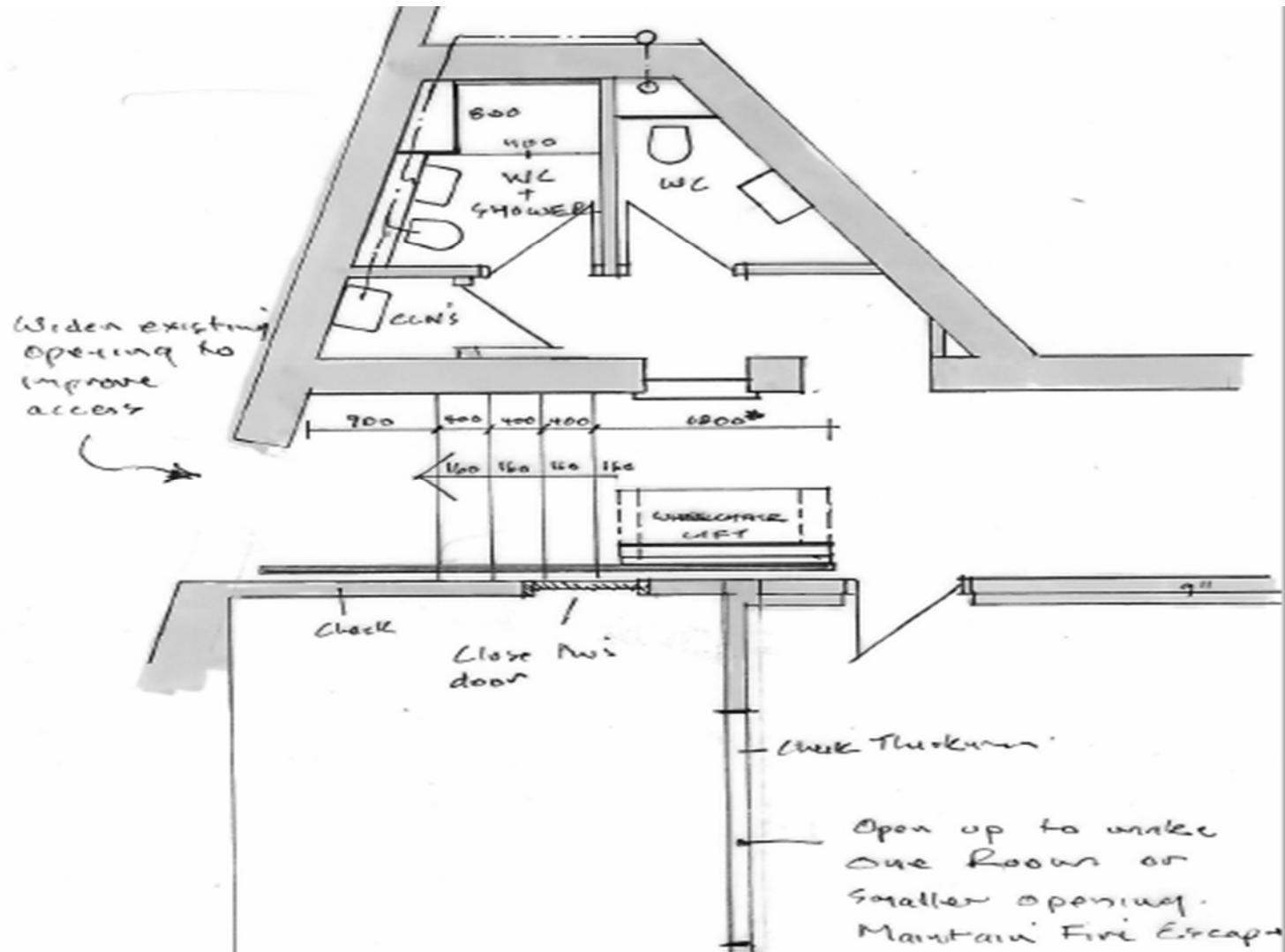
FIRST FLOOR



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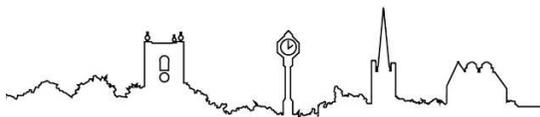


# Improved access to first floor corridor



# Essential Maintenance Update

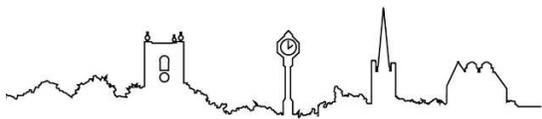
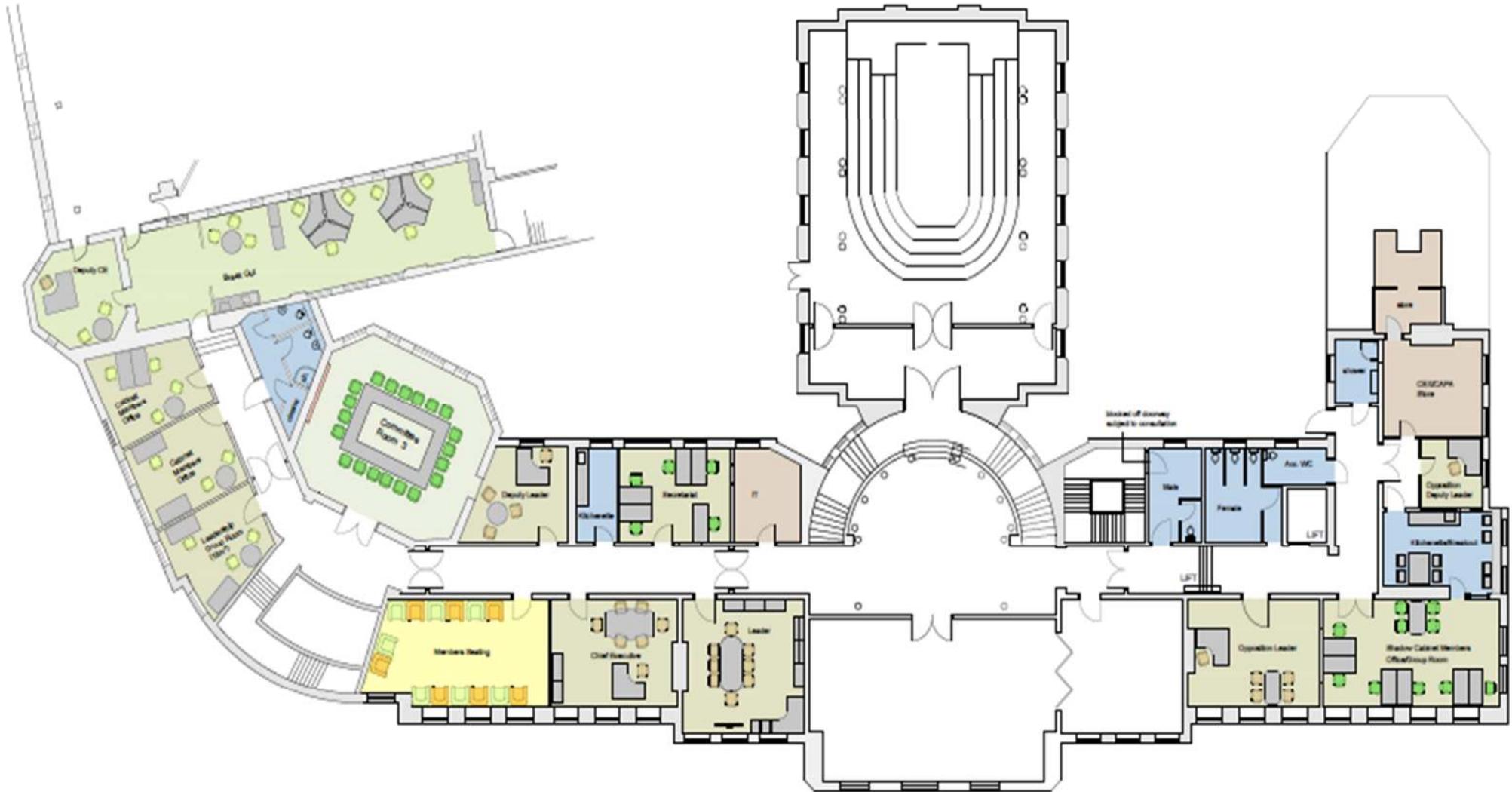
- Essential maintenance reflects elements of disrepair that had worsened over a long time but are now being addressed within the overall refurbishment project
- Roofing c. 60% complete
- Air source heat pump work 100% complete
- LED lighting c. 75% complete
- Asbestos removal from ducts etc 100% complete



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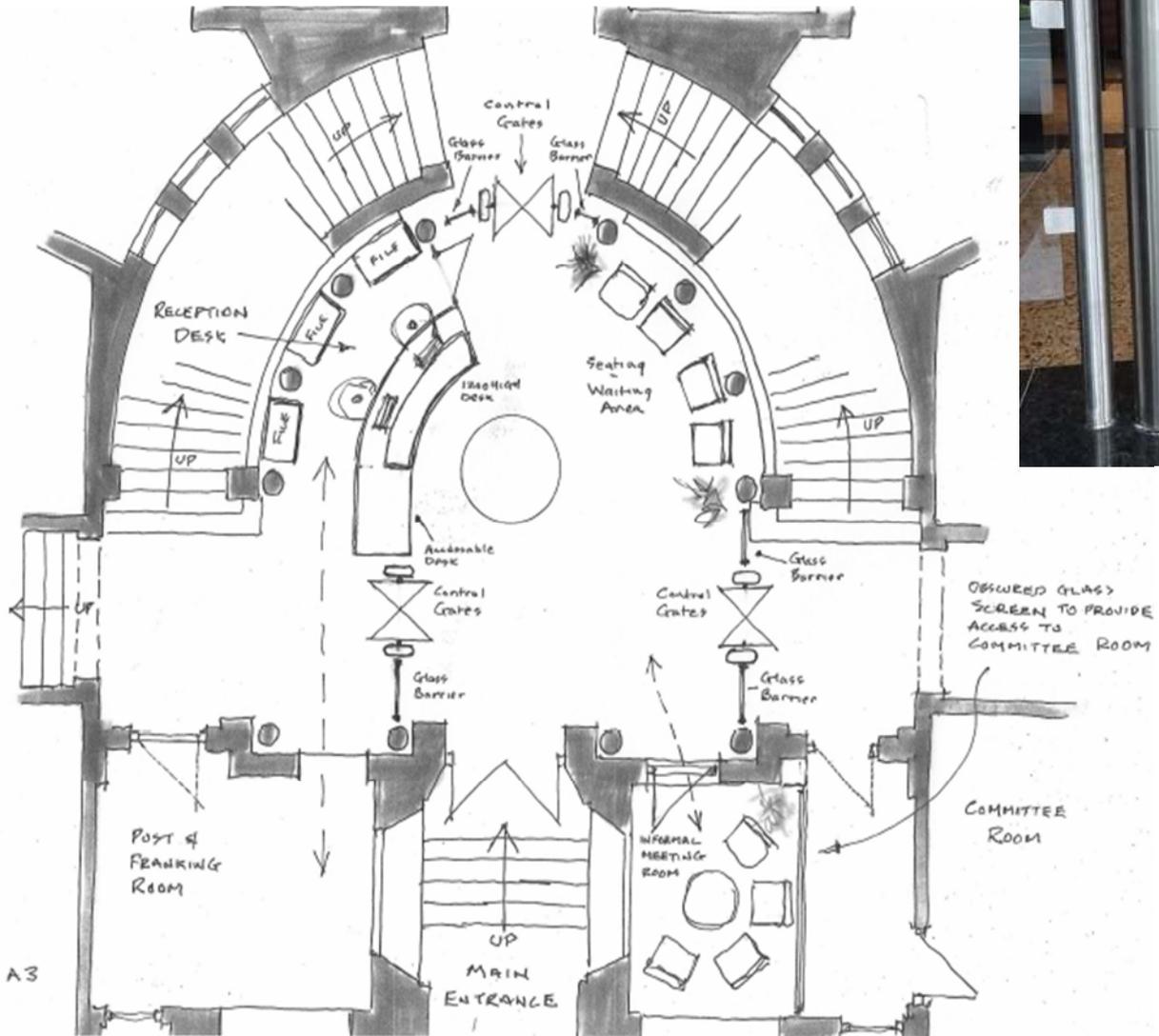
# Leadership Space



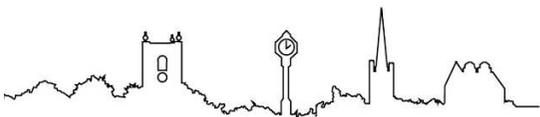
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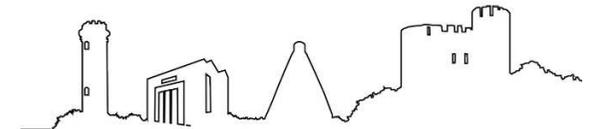
# Security



COUNCIL HOUSE  
RECEPTION  
PROPOSED  
SCALE 1:50 @ A3



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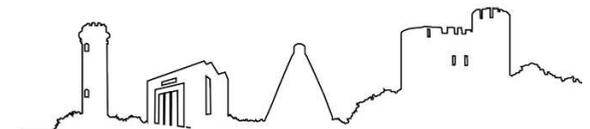
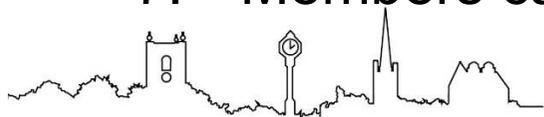


# Timeline

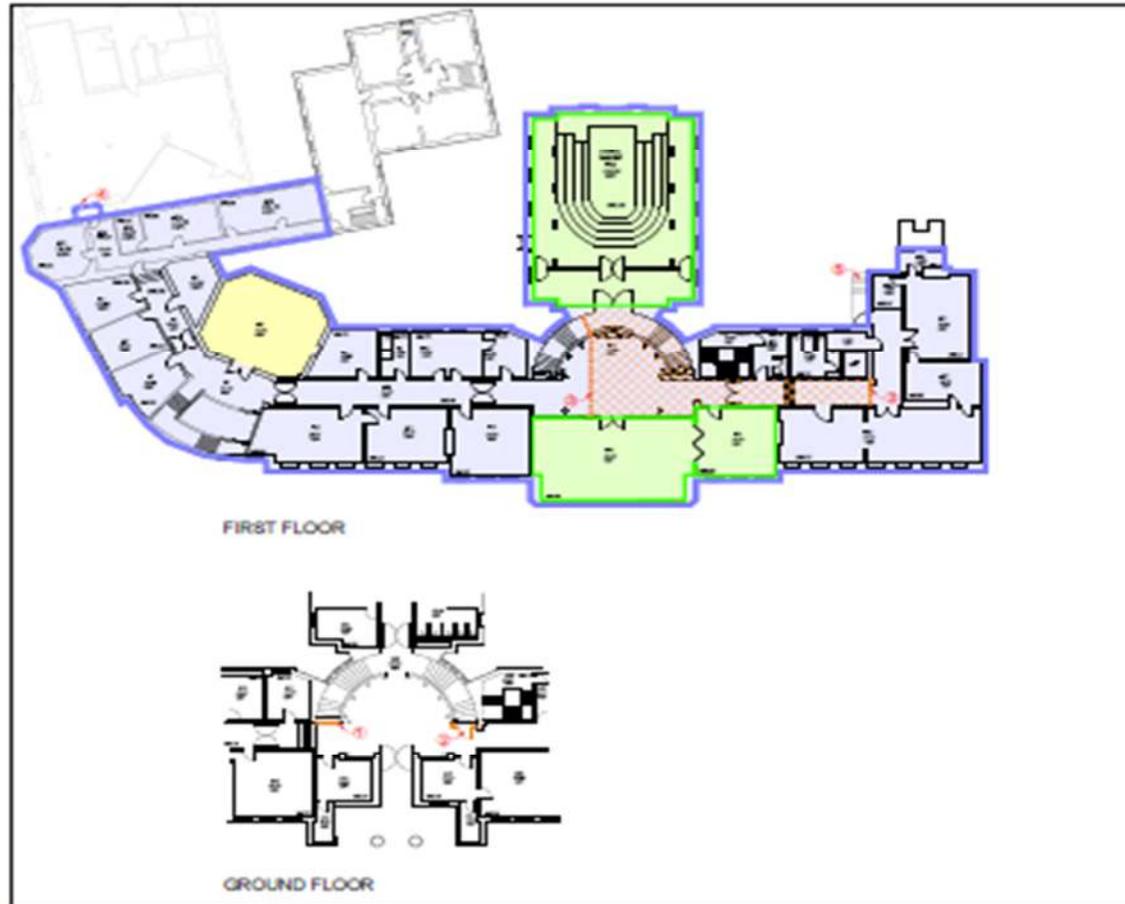
Roofing phases 1-3 complete – phase 5 completes mid May 2023

## Refurb works in 7 main phases:

1. Council Chamber, Comm Rm 1&2 comms January 23 to April 23  
(as part of phase 1 works)
2. 'Collaboration' pod trial complete by mid December 2022 (*available to sue from mid January 23 then 12 months assessment ending November 23*)
3. Phase 1 – 1<sup>st</sup> floor senior leadership space
  - Churn mid/end Dec 22 – work between January 23 and April 23
4. Phase 2 – remainder 1<sup>st</sup> floor, 2<sup>nd</sup> floor and basement
  - Churn April 23 – work between May 23 and August 23
5. Phase 3 – Ground floor including Reception
  - Churn July 23 – work between August 23 and December 23
6. Phase 4 – Old Police Building
  - Churn January 24 - work between February 24 and June 24
7. Members car park June 24 to August 2024



# Access during Phase 1



-  Working Area
-  Access Routes to be Maintained after 5:00pm (Mon-Fri)
-  Access Required to Rooms after 5:00pm (Mon-Fri)
-  No work in the room

- 1 Steel wall barrier to prevent unauthorised access to First Floor during working day but with door for access for Members, staff and public after 5:00pm
- 2 Steel wall barrier to prevent unauthorised access to First Floor during working day but with door for access for Members, staff and public after 5:00pm
- 3 Prevent unauthorised access into Contractor's working area when the adjacent corridor area is being used by Members, staff and public after 5:00pm
- 4 Steel wall boarding when work to form new retained driveway is being carried out inside. Adjacent fire escape is to be maintained, if a fire escape expected the work will be carried out after working hours or during weekends by prior arrangement.
- 5 Contractor's access route via external fire escape stairs.

Note - Contractor is to be aware that Council House will be fully occupied in adjacent areas and the House leader during the works. This will include Staff, Council Members and the public.

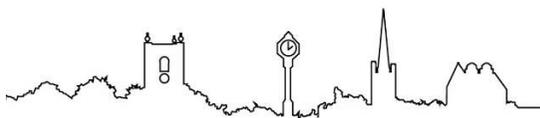
The Contractor is to take measures to maintain the building's security and prevent unauthorised and opportunistic access to Council House.



Barriers for unauthorised access (see table 1)



Unauthorised access area (see table 1)

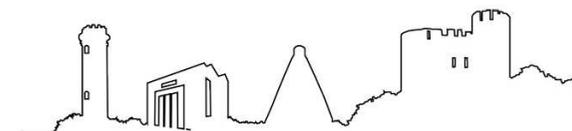
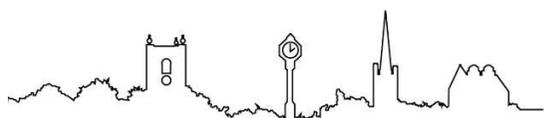


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# Budget update

Element	Original Allocation	Current Forecast	Comments
Main interior contract works (inc. collaboration hub)	£ 2,337,295.00	£ 2,439,558.00	Detail refined cost forecast
Roofing	£ 281,673.00	£ 360,099.00	Additional works to roofs
Mechanical & Electrical	£ 705,000.00	£ 516,909.00	Savings achieved through Grant funded work (LEDs)
Asbestos removal	£ 100,000.00	£ 107,402.00	Actual costs
Council chamber & Comm Room 2 Audio	£ 130,000.00	£ 130,000.00	D&ICT dealing with install
Associated Misc.	£ 527,750.00	£ 527,750.00	
<b>Total</b>	<b>£ 4,081,718.00</b>	<b>£ 4,081,718.00</b>	



# CHURN points to consider

- Builders compound and access
  - Use of members car park, noise, disrupted flow around campus
- Site remaining 'open for business' during refurbishment
  - Member access, civic functions, staff use
- Movement of staff and their equipment
  - Flexibility, realistic expectations and patience
- Worker styles, use of desks and/or territorial space
  - Council House campus largely becomes a touch down site
  - Access to meeting rooms, printing and storage

