



**REPORT of
DIRECTOR OF RESOURCES**

**to
FINANCE AND CORPORATE SERVICES COMMITTEE
14 JUNE 2016**

PROJECT 180 - ST CEDDS HOUSE UPDATE

1. PURPOSE OF THE REPORT

- 1.1 Following the completion the building works within the Council offices and the relocation of the St Cedds House users, the final phase of Project 180 is to demolish St Cedds building and to change the use of the buildings' footprint to car parking.
- 1.2 The purpose of this report is to provide Members with an update about the progress thus far.

2. RECOMMENDATION

That the progress of St Cedds House project be noted.

3. SUMMARY OF KEY ISSUES

- 3.1 The planning consent to demolish the St Cedds building and the formation of a car parking area was granted by the Central Area Planning Committee on 20 April (Minute No. 1194 refers).
- 3.2 Following a tender process, which included publication of advert for 35 days on the Government website, Contracts Finder, the contract has now been awarded to Hampshire Environment Services.
- 3.3 The remaining budget for Project 180 is £126,000 and the contract price is within this budget.
- 3.4 At the time of writing this report, officers are working with the contractor to finalise the project plan for the final phase of the project, it should be noted that the contractors have planed to complete the project within ten weeks of commencement.

4. CONCLUSION

- 4.1 The final phase of the St Cedds project is due to finish in early Autumn. As reported previously, the building is at the end of its life and considered a liability.

5. IMPACT ON CORPORATE GOALS

- 5.1 This project contributes towards our Corporate goal “Delivering good quality, cost effective and valuable services”.

6. IMPLICATIONS

- (i) **Impact on Customers** – The project will benefit customers by improving the facilities that are available for our partner organisations. Maldon District Council (MDC) currently shares accommodation with Moat Housing, One Support, and Job Centre Plus. An enlarged, improved reception area allows for further accommodation sharing with partners to be explored, thus bringing more services together in one building.
- (ii) **Impact on Equalities** – None arising from the final phase of the project.
- (iii) **Impact on Risk** – There are no corporate risks identified as a result of this project. However, it should be noted that St Cedds House is currently a liability.
- (iv) **Impact on Resources (financial)** – The capital budget for the final phase of the project is £126,000. The savings on the maintenance and running cost of St. Cedds built into the medium term financial plan is around £15,000 per annum. This excludes the potential car parking income.

It should also be noted that improved space utilisation also opens up options for further income from potential shared accommodation arrangements with other external partners.

- (v) **Impact on Resources (human)** – None arising from the final phase of the project.
- (vi) **Impact on the Environment** – St Cedds House does contain some asbestos, which will be removed in accordance with regulations. .

Background Papers: None.

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