


# WORCESTERSHIRE COUNTY COUNCIL

## RECORD OF OFFICER EXECUTIVE DECISION

<b>TITLE:*</b>	<b>Isaac Maddox House refurbishment contract</b>
<b>Decision Taken By:</b>	<b><i>John Hobbs, Strategic Director of Economy and Infrastructure</i></b>
<b>Cabinet Member</b>	<b><i>Councillor Adam Kent, Cabinet Member with Responsibility for Economy and Skills</i></b>
<b>Decision Made*</b>	<b><i>30<sup>th</sup> September 2024</i></b>
<b>Is this Report Exempt as per Schedule 12A Local Government Act 1972</b>	<b><i>No</i></b>
<b>Decision taken under the following delegation:</b>	<b><i>Cabinet on 26<sup>th</sup> October 2023 noted the allocation of Towns Fund monies by Worcester City Council to the redevelopment of Isaac Maddox House and the creation of a new public realm connection to the City Centre; and authorised the Strategic Director for Economy and Infrastructure in consultation with the CMR for Economy, Infrastructure and Skills to enter into contracts for the construction of the works.</i></b> <a href="#"><u>Cabinet 26 October 2023 (moderngov.co.uk)</u></a>
<b>Division(s) Affected</b>	<b><i>Rainbow Hill Nunnery</i></b>
<b>Date of Decision*</b>	<b><i>30<sup>th</sup> September 2024</i></b>
<b>Summary of Decision*</b>	<b><i>Approval to enter into a pre-construction services agreement and then the subsequent works contract subject to the works contract being within budget, for the refurbishment of Isaac Maddox House in accordance with Towns Fund grant.</i></b> <b><i>This approval is given in consultation with the CMR with Responsibility for Economy and Skills.</i></b>
<b>Reason(s) For Decision*</b>	<b><i>A Design and Build contract was tendered for the refurbishment of Isaac Maddox House. A preconstruction services agreement (PCSA) will develop the design and cost to RIBA stage4. The Construction will be costed before the Main Works contract is awarded to ensure that the works contract is within the grant funding available.</i></b>

	<i>In order to fulfil the conditions of the Towns Fund grant it is proposed to award the contract and commence the works specified.</i>
<b>Alternative Options Considered and Rejected</b>	<p><i>Alternative options included</i></p> <ol style="list-style-type: none"> <li>1. Letting the vacant units without refurbishment: this was rejected because the building and units did not meet current building standards for reletting. Surveys revealed end of life services in need of replacement.</li> <li>2. Demolish the building and bring forward the land for redevelopment. This was rejected because it would have been at WCC's expense (it would not have been covered by the grant) and would not have been consistent with its Cabinet approval to progress development in Shrub Hill in line with its vision and masterplan.</li> </ol>
<b>Summary of any financial implications</b>	<p>The maximum total grant available to deliver the project is £9.425m and it is expected that all costs associated with undertaking this project will be funded from the grant.</p> <p>The cost of meeting minimum Building Regulations and creating lettable units within Isaac Maddox House has been estimated at circa £6m, with the balance being utilised on the public realm scheme and any necessary land purchase.</p> <p>It is clear within the funding agreement that should the project be estimated to overspend, works will be re-evaluated to ensure that the funding envelope is not exceeded</p>
<b>Summary of any legal implications</b>	A proposed contractor has been selected in accordance with the required procurement rules (Tom Pollock)
<b>Consultation process and results</b>	<p>The works to Isaac Maddox House were subject to a planning application which has been approved 24/00247/FUL</p> <p><a href="#">Planning application: 24/00247/FUL - Worcester City Council</a></p> <p>There was also public consultation on the Shrub Hill Quarter Supplementary Planning Document, with specific reference to Isaac Maddox House <a href="#">Referral Report - Shrub Hill Quarter Supplementary Planning Document.pdf (worcester.gov.uk)</a></p>
<b>Equality duty Implications</b>	<p>Full Equality and Public Health and Sustainability Impact Assessments have been carried out (Appendix 2 to the Cabinet paper, <a href="#">(Public Pack)Cabinet Appendices Agenda Supplement for Cabinet, 26/10/2023 10:00 (moderngov.co.uk)</a>).</p> <p>No negative impacts have been identified for Protected Groups.</p> <p>Other impacts have been identified which relate to the construction elements of both projects. Every effort will be made to mitigate these where possible during construction and this is being reviewed prior to contract award so that they can be stipulated within the construction contract.</p>

<b>Social Value Implications</b>	The Design and Build contract was tendered with a requirement for the contractor to provide Social Value and this formed part of the marking criteria under the quality assessment.
<b>Any Conflict of Interest declared by a consulted Cabinet Member/ any dispensation granted*</b>	No
<b>Background documents*</b>	Cabinet Report of 26 <sup>th</sup> October 2023 <a href="#">(Public Pack)Agenda Document for Cabinet, 26/10/2023 10:00 (moderngov.co.uk)</a>
<b>Signature</b>	
<b>Reference/Date Published</b>	For use by Democratic Services only
<b>Monitoring Officer Review needed</b>	Yes/No (delete as appropriate)

\*Legal Requirement