

**CABINET****Tuesday, 6th December, 2016**

Present:-

Councillor Burrows (Chair)

Councillors T Gilby  
Blank  
HuckleCouncillors Ludlow  
A DioufNon Voting Members Bagley  
J Innes  
BrownHollingworth  
Wall

\*Matters dealt with under the Delegation Scheme

**101 DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS  
RELATING TO ITEMS ON THE AGENDA**

No declarations of interest were received.

**102 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors T Murphy and Serjeant.

**103 FORWARD PLAN**

The Forward Plan for the four month period December 2016 to January 2017 was reported for information.

**\*RESOLVED –**

That the Forward Plan be noted.

**104 TOWN HALL REFURBISHMENT**

The Customer, Commissioning and Change Manager submitted a report detailing proposed changes to the Town Hall refurbishment scheme and

to request that the proposed changes be supported and recommended to full Council for approval.

The Customer, Commissioning and Change Manager noted that the Town Hall refurbishment scheme was a key component of the council's Great Place: Great Service transformation programme and as an "invest to save" project would generate significant income for the council to use in protecting and improving front line service provision.

The report noted that much of the accommodation in Chesterfield Town Hall was currently being underutilised, and that the refurbishment project would ensure that the office space within the Town Hall would be used in the most effective and efficient way. These efficiencies and improvements would be created by opening up office space (within the constraints of the Town Hall being a listed building), updating furniture to create more work spaces, and improving ICT by introducing Wi-Fi and improved audio visual facilities. The project would also introduce and enable agile working for staff, freeing up additional desk space and providing improved meeting facilities in the Town Hall; which would in turn create additional income generation opportunities for the council. The Customer, Commissioning and Change Manager noted that these measures were critical in ensuring that the Council was able to balance its budget over the medium term and to continue deliver great services to residents of the borough.

The report contained information on the work that had been carried out so far with regard to asbestos containing materials within the Town Hall. The project plan had been revised to take into account the amount and nature of the asbestos that had found during investigative surveys, which had in turn increased both the budget required and the time required to complete the refurbishment. Information on the steps that would be taken to ensure the health and safety of staff and visitors to the Town Hall were also provided in the report. The Council's Operational Services Division would be commissioned to complete the building works for the refurbishment project. It was anticipated that the refurbishment works would be completed by December 2017.

The revised project would require a capital budget of £2,740,000, of which £850,000 had already been approved and included in the council's Capital Programme. It was proposed that the remainder of the budget should be funded through prudential borrowing and repaid from future capital receipts. The Customer, Commissioning and Change Manager advised that the Town Hall refurbishment scheme had been projected to

generate a minimum of £141,840 rental income from 2018/19, and a minimum of £240,840 rental income per year from 2020/21, the receipt of which would have a positive impact on the Council's revenue budget.

Cllr Diouf wished asked that his vote be recorded against the recommendations as he felt he had not been given adequate opportunity to ask questions regarding the report during the meeting.

**\*RESOLVED –**

That it be recommended to full Council:

1. That the Town Hall refurbishment scheme be amended to reflect the increased scope and extended timescales required for delivery.
2. That both the asbestos and building works are completed whilst Chesterfield Borough Council staff members remain in-situ within the Town Hall.
3. That the Capital Programme be updated to reflect the revised capital budget of £2,740,000.
4. That the Treasury indicators be updated to reflect that prudential borrowing of £2,091,000 be used to fund the increased capital costs of the scheme.
5. That the Service Improvement Reserve be used to fund £135,000 of additional associated revenue costs in 2016/2017.
6. That it be noted that the council's Operational Services Division is capable of recruiting the resources required to enable delivery of the building works programme within the cost model identified.
7. That it be noted that the scheme assumes a minimum £240,840 of income will be generated annually from 2020/21, which would then be able to be reinvested in the council's work to protect and improve front line services to the public.

**REASONS FOR DECISIONS**

The Council has a duty to manage asbestos safely and must therefore revise the Town Hall refurbishment plan to take account of this

requirement. In addition, the Council is able to maximise additional revenue income by increasing the scope of the scheme.