

## **BROADMARSH CENTRE**

### **EXECUTIVE BOARD REPORT 20<sup>TH</sup> OCTOBER 2020**

#### **APPENDIX 1**

##### **1.0 DEMOBILISATION & MOTHBALLING**

At the point that the lease of the Centre was disclaimed to the Council the contractor appointed by Intu, Sir Robert McAlpine (SRM) were in the process of demobilising from the site. The Council have contracted with SRM to undertake urgent health and safety works and re-opening of the right of way through Lister Gate. The Council now need to consider how they hold the site whilst future plans for the site are developed.

The building is benefiting from extensive hoarding, propping, scaffolding and mechanical and electrical services within the building to provide necessary health & safety provisions for safety and security, including protection to the public in the Lister Gate right of way. These works were installed by SRM under the Intu contract.

The Council needs to retain this infrastructure to hold the building in a safe and secure way for the foreseeable future. Further works including fire safety measures, civil & structural works and mechanical and electrical works are also required to make the site safe and minimise the risk of further deterioration of the building. This also includes works to screen the remaining building to provide better presentation of the part demolished building and to prevent dust transmission from the site to the adjacent area, including the newly completed Broadmarsh Car Park building and public realm.

It is proposed to commission SRM to undertake these works under an NEC 4 contract, the details of this contract are currently being finalised.

These works are expected to take approximately 4-5 months to procure and complete and so the target demobilisation date for SRM would be the end of March 2021.

The cost of the above works are estimated to cost **£1,689,543**.

##### **2.0 DEMOLITION**

The Council have been successful in securing a £7.99m grant from the D2N2 LEP subject to final business case approval, for the early stage of demolition of the Centre to facilitate future development of the site.

The early stage of demolition is planned to commence in April 2021 and complete in March 2022, in line with the LEP grant timescale requirements.

The most appropriate route to select a contractor for the early stage demolition is currently being developed.

##### **3.0 MANAGEMENT RESOURCES**

In order to procure the demobilisation, mothballing and early stage demolition works a team of consultants will be required to undertake surveys, design and procure the works and manage the delivery process. These consultants will be procured through the Scape Perfect Circle

Framework which is a procurement regulation compliant framework, with Pick Everard as the Lead Consultant.

It is also proposed to appoint additional consultant(s) to support the Council in the development of an overall development appraisal, marketing and promotion, agency advice and development of a business case for the Broadmarsh site. The process for this consultant procurement will most likely necessitate a pre-qualification process to ensure we have the 'best in class' advice for a scheme of this size and complexity. They will ultimately be procured via a procurement regulation compliant framework.

In order to co-ordinate and manage this complex project including management of the public consultation process Project Management resources will be required from the Major Projects Directorate and legal input from the Councils Legal Services.

The estimated cost of the resources required to finalise the business case for the early stage demolition, including early contractor advice, (up to end March 2021) is **£1,307,994**.

#### **4.0 ASSET MANAGEMENT**

Following Nottingham City Council taking control of the Centre the property has been managed by the Council's Major Projects and Strategic Assets & Property Directorates. There are several areas which require management and an overview of each section is provided below:

##### **Existing Tenants & Vacant Possession**

The centre has 5 remaining tenants. All tenants have been transferred to our property management system, Uniform, and those tenants who are due to pay rent are being invoiced.

##### **Maintenance & Statutory Testing**

The Council's Building Services Team have been engaged to ensure that all statutory and health and safety maintenance and testing has been undertaken and that all future testing and inspections are planned.

##### **Security**

The Council's security team are now on site and security is provided on a 24 hour a day basis. The security team are also providing basic cleaning to the public right of way.

##### **Letting Strategy for Vacant Units**

The Strategic Assets and Property Directorate are looking at the temporary letting of the vacant units on Lister Gate, the ground floor coffee shop in Severns House and eventually the 2<sup>nd</sup> floor of Severns House.

The letting of the Lister Gate units and the ground floor of Severns House will increase footfall along Lister Gate and it will also limit the Council's liabilities in terms of void holding costs such as business rates and service charge for example. All lettings will be on flexible terms which will enable the Council to seek vacant possession as and when needed.

##### **Legal Issues**

Legal issues are being dealt with by the Council's Legal Services .

In conclusion, in order to hold the Broadmarsh site in a safe, secure and statutory compliant manner the Council will have ongoing asset management costs for security management, compliance testing, statutory authority services, empty rates liabilities and repairs and maintenance. The services required to deliver this will be predominantly delivered by internal Council resources.

The estimated asset management costs up to the end of March 2021 to deal with the above issues are **£858,000**.