

## **BARNSELEY METROPOLITAN BOROUGH COUNCIL**

**This matter is not a Key Decision within the Council's definition and has not been included in the relevant Forward Plan**

**Joint Report of the Executive  
Director Core Services & the  
Executive Director Place**

### **THE GLASSWORKS OPERATIONS OFFICE**

#### **1. Purpose of report**

- 1.1 This report seeks approval to incur additional expenditure for the mechanical and electrical works in relation to the construction of the Operations Office and Control Room for the operation of the Glass Works including the Markets, Market Kitchen, retail and leisure operations and site security.

#### **2. Recommendations**

**It is recommended that:**

- 2.1 **Cabinet approve the additional funding to allow works on site to progress on programme.**
- 2.2 **A further report on the overall update on costs (Phase 1, Phase 2, Public Realm and Bridge works) and income, with any subsequent impact on the Council's Medium Term Financial Strategy be submitted to Cabinet in early summer following conclusion of the procurement process for the Phase 2 contractor.**

#### **3. Introduction**

- 3.1 The initial design for the redevelopment of the Metropolitan Centre did not include provision for a specific Operations Office on the basis that the existing Markets Team could be accommodated in other BMBC facilities within the town centre.
- 3.2 Due to the increased scope of the Glass Works project which now includes significant additional retail and leisure operations, it is now considered that office facilities are required within the development to house the staff teams responsible for managing the day to day operations of the Glass Works which includes the Markets, Market Kitchen, retail areas, leisure areas and the public square and boulevards.
- 3.3 An area on the roof of the Metropolitan Centre which previously housed plant and machinery has been identified as possible space from which to manage both the operation of the Markets and the retail / leisure units. It is recommended that this space is re-purposed to form a reception area, security office and control room, open plan office space including hot desking, meeting rooms, a breakout area

and welfare facilities. Access to the office space will be via a lift and stair lobby from Cheapside.

#### **4. Consideration of alternative approaches**

- 4.1 This approach is considered the most appropriate to ensure that there are no further delays to the proposed opening of the refurbished Metropolitan Centre. If works and funding are not agreed to progress at this time then the Contractor will be unable to complete works within the current construction programme.
- 4.2 Without the Operations Office and its control room it will also not be possible to safely manage or operate the building.
- 4.3 It is therefore proposed to issue an order to the contractor for mechanical and electrical works to commence within the identified space with the remaining works and costs being considered as part of the update to Cabinet following a detailed review of the current specification.

#### **5. Proposal and justification**

- 5.1 The Contractors have now reached a critical point in the construction programme and require an instruction to start work on the Operations Office to enable the opening date of the Metropolitan Centre to be achieved. The building cannot open without the Operations Office as this is where the control room is to be located which manages all essential mechanical and electrical operations within the building including the fire panels and security controls.
- 5.2 The initial cost proposals for the Operations Office are higher than anticipated and therefore the project team require time to consider a value engineering exercise to reduce the overall costs. It is however proposed that Cabinet approve additional resources to fund the mechanical and engineering costs of the Operations office only as these costs are unlikely to be reduced as part of the value engineering exercise.
- 5.3 A further report will be brought to Cabinet once the remaining costs to provide the Operations Office have been fully assessed.

#### **6. Implications for local people / service users**

- 6.1 Locating the Operations Office and security control room centrally within the town centre will ensure that the Glass Works scheme is managed effectively and efficiently to provide the best possible services for town centre users.
- 6.2 The control room will manage the security operations of the Glass Works including the public square and internal boulevards ensuring the safety of town centre users.

#### **7. Financial implications**

- 7.1 Consultation has taken place with the Service Director Finance (Section 151 Officer).

- 7.2 In September 2017 Cabinet received an update on the overall Glass Works development. This update excluded the provision for a Operations Office within the development as it was not considered as being required at this point.
- 7.3 Following discussions over the future management of the development with Development Management Organisation (Queensbury), the Glass Works project board have concluded that the provision of the Operations Office within the development is now required.
- 7.4 Initial costs based on a proposed design specification for the Operations Office have been prepared however the project board have instructed the project team to review the costs and undertake a value engineering (VE) exercise to reduce these costs where possible.
- 7.5 However, in order that the Metropolitan Centre can be completed within the agreed time frame, an order needs to be placed imminently with the contractor for the mechanical and engineering works within the Operations Office. These works are estimated to cost in the region of £0.3M and it is unlikely that the VE exercise will reduce this element of the works. A further report will be submitted to Cabinet identifying the total costs of the Operations office following conclusion of the VE exercise.
- 7.6 These additional costs will be incorporated into an overall update on costs (Phase 1, Phase 2, Public Realm and Bridge works) and income, with any subsequent impact on the Council's Medium Term Financial Strategy being reported to Cabinet in early summer following conclusion of the procurement process for the Phase 2 contractor.

## **8. Legal implications**

- 8.1 None arising from this report.

## **9 Employee implications**

- 9.1 None arising from this report.

## **10. Communications implications**

- 10.1 None arising from this report.

## **11. Consultations**

- 11.1 This matter has been considered by the Glass Works Board who referred it to Cabinet for an approval.
- 11.2 Discussions have been held with BMBC Facilities Management, the Markets Management Team and Queensberry Real Estate to ensure the operational requirements of the space have been considered and incorporated.

## **12. The Corporate Plan and the Council's Performance Management Framework**

12.1 This proposal supports the Corporate Plan objectives of creating a 'thriving and vibrant economy' and creating 'strong and resilient communities'. We will achieve this through delivering the following outcomes as part of the wider Better Barnsley scheme:

- Develop a vibrant Town Centre
- Create more and better jobs and good business growth
- Strengthen our visitor economy
- Protecting the Borough for future generations

## **13. Tackling health inequalities**

13.1 No issues arising from this report.

## **14. Climate Change & Sustainable Energy Act 2006**

14.1 The Glass Works scheme has aspirations to respond positively to local and national sustainability requirements. Sustainability is embedded throughout the scheme and includes all aspects of sustainability including social and economic sustainability as well as environmental sustainability.

## **15. Risk management issues**

15.1 There is a comprehensive risk register for the project which is reviewed and updated on a regular basis in consultation with the Corporate Risk Manager. Risks are reported on at bi-monthly board meetings.

15.2 The overall risk to the Council in financial terms will be considered as part of the full updated on the Glass Works development in early summer 2018.

## **16. Health, safety, and emergency resilience issues**

16.1 All health and safety matters in respect to the development will be addressed as part of the obligations placed upon the main works contractors.

## **17. Compatibility with the European Convention on Human Rights**

17.1 No issues arising from this report.

## **18. Promoting equality, diversity, and social inclusion**

18.1 The Operations office design is fully accessible.

## **19. Reduction of crime and disorder**

19.1 No issues arising from this report.

**20. Conservation of biodiversity**

20.1 No issues arising from this report.

**21. Glossary**

21.1 Not used.

**22. List of appendices**

22.1 Not used.

**23. Background papers**

None

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Date: 01/03/18

Financial Implications /  
Consultation .....  
*(To be signed by senior Financial Services officer  
where no financial implications)*

