

MAIDSTONE BOROUGH COUNCIL
CABINET MEMBER FOR LEISURE & CULTURE
REPORT OF THE DEPUTY CHIEF EXECUTIVE

Report prepared by Simon Lace, Museums & Heritage Manager
Date Issued: 15 November 2007

1. Maidstone Museum East Wing Redevelopment

1.1 Issue for Decision

- 1.1.1 To accept the offer of a conditional grant of £1,999,000 made by the Heritage Lottery Fund after the Council's legal section has examined and signed off the terms and conditions for the Stage Two pass.
- 1.1.2 To consider extending the appointment of the Consultancy Team to progress the Maidstone Museum East Wing redevelopment scheme to the completion of the project.

1.2 Recommendation of the Deputy Chief Executive

- 1.2.1 It is recommended that the Cabinet Member approve acceptance of the Heritage Lottery Fund grant and that;
- 1.2.2 The Cabinet Member approves extension of the existing terms of appointment of the Consultancy Team to progress the Maidstone Museum East Wing redevelopment scheme to the completion of the project.

1.3 Reasons for Recommendation

- 1.3.1 The Heritage Lottery Fund awarded a grant of £1,999,000 on 20 September 2007. This grant represents 50% of the total project costs. This grant is subject to a number of conditions. Even after these conditions are met, its award will still be subject to the successful outcome of competitive tenders. The conditions have been examined by the Council's legal section and found to be acceptable in so far as the conditions are all potentially capable of being met.
- 1.3.2 Hugh Broughton Architects, GB Fitzsimon LLP, Faber Maunsell Ltd, Faber Maunsell H&S Ltd and Ralph Appelbaum Associates constitute the Consultancy Team and respectively provide architectural services, quantity surveying, engineering services (structural, mechanical,

electrical, lighting, security and Part L consultancy), Health & Safety co-ordination and exhibition design services.

1.3.3 Hugh Broughton Architects were the winners of an architectural competition hosted on behalf of Maidstone Borough Council by the Royal Institute of British Architects. The design team appointments were approved by the Cabinet Member for Leisure and Culture in January 2007. Hugh Broughton Architects team's designs accompanied the Council's application to the Heritage Lottery Fund for a grant in March 2007.

1.3.4 In May 2007 approval was given by the Cabinet Member for Leisure and Culture to progress detailed designs to RIBA Stage E. Stage E was completed on 26th October 2007.

1.3.5 Extending the appointment of the Consultancy Team to progress the development through to completion will secure the services of the design team for the duration of the project.

1.4 Alternative Action and why not Recommended

1.4.1 Rejecting the Heritage Lottery Fund's grant is not recommended because it represents 50% of the total project costs and without it the project cannot continue in its current form.

1.4.2 Failing to extend the appointment of the Consultancy Team at this time would mean that the overall programme would be indefinitely extended which will increase the cost of the project by building cost inflation at 2008/09 rates. Extending the programme increases the risk of the scheme being overtaken by unforeseen circumstances.

1.4.4 The Consultancy Team will lose the momentum gained during the Stage E works.

1.4.5 The staff working on the scheme may move onto other projects and may not be available.

1.5 Impact on Corporate Objectives

1.5.1 The redevelopment of the Museum's East Wing will significantly enhance the Museum's public and educational facilities and create more access to its outstanding collections. In addition it will allow the Council's Visitor Information Centre to be relocated to the Museum, offering a better service in a more visible location. The redevelopment will promote tourism and economic growth and assist the Council in meeting its life-long learning agenda.

1.6 Risk Management

1.6.1 The main risk to the Council is that the match-funding required to complete the project is not found. However, having the support of the Heritage Lottery Fund and having already secured 50% of the total projects costs, will significantly improve the appeal to other funders. Likewise, extending the appointment of the Consultancy Team will allow more detailed plans to be created which will also assist in securing additional funding.

1.6.2 The costs of continuing with the Consultancy team will be met from the allocation of £400,000 already set aside by the Council. These costs will be tightly monitored to ensure that work is not undertaken which would lead to an expenditure greater than the funds currently available.

1.7 Other Implications

1.7.1

1. Financial
2. Staffing
3. Legal
4. Social Inclusion
5. Environmental/Sustainable Development
6. Community Safety
7. Human Rights Act
8. Procurement

x
x

1.7.2 Financial

Income of £1,999,000 from the Heritage Lottery will be secured by the acceptance of this recommendation. £400,000 has already been committed by the Council and this will be totally expended by the acceptance of this recommendation. A further £1,600,000 must be found from grants, sponsorship and donations.

1.7.3 Legal

Contracts will be drafted by the Council's Legal Section to extend the existing appointments.

1.8 Background Documents

1.8.1 Hugh Broughton Architects with Faber Maunsell: Maidstone Museum & Bently Art Gallery Presentation to Jury Panel, December 2006.

1.8.2 Quotations for the provision of Health & Safety Coordinator services from Watts and Partners; Cleasby Associates; Faber Maunsell and Tender Report from HBA.

1.8.3 Quotation for the provision of Quantity Surveying services from GB Fitzsimon LLB

1.8.3 Quotation for the provision of Quantity Surveying services from Ralph Appelbaum Associates

NO REPORT WILL BE ACCEPTED WITHOUT THIS BOX BEING COMPLETED

Is this a Key Decision? Yes No

If yes, when did it appear in the Forward Plan? April 2007

Is this an Urgent Key Decision? Yes No

Reason for Urgency

[State why the decision is urgent and cannot wait until the next issue of the forward plan.]

How to Comment

Should you have any comments on the issue that is being considered please contact either the relevant Officer or the Member of the Executive who will be taking the decision.

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