

REPORT OF GENERAL PURPOSES COMMITTEE

1. This report summarises the business transacted at the General Purposes Committee meeting held on 13 December 2018.

Market Walk Building Contract – Budget

2. I invited the Executive Member (Resources), Councillor Peter Wilson, to introduce the confidential report of the Chief Executive and answer any queries from Members.
3. Councillor Peter Wilson explained that the report relates to the confidential Market Walk Building Contract item discussed at the Executive Cabinet meeting the same evening. The report was considered by the cross-party Market Walk Steering Group and seeks approval of an increase in the budget for the Market Walk Extension and ancillary works.
4. On 23 January 2018 Council resolved to proceed with the Market Walk extension development and allocated a budget. The costs associated with the building contract and the ancillary works have increased by a combined sum of £312,433 with the total works costs now being £16,727,076. This is due to an increase in the price of steel, the need to find an alternative company to source the cladding from, works to the former Oak House site and works to the Chorley PALS memorial. The terms of the building contract were agreed at Executive Cabinet just prior.
5. The contract has a fixed price, but there may be future costs relating to specific tenant requests. Some contribution to costs, relating to highways works, have been requested from Lancashire County Council.
6. Councillor John Dalton queried the reasons for the delay in signing the contract. The Executive Leader, Councillor Alistair Bradley, responded with the consent of the Chair. Enabling works have been ongoing for several months which have provided essential information to facilitate the fixed price contract. This approach was agreed by the Council as it was considered the least risky.
7. Councillor Greg Morgan queried the number of tenants with signed contracts. Marks and Spencers Food and Reel cinema are the only two tenants with signed contracts, but there are a number of potential tenants in advanced discussions.
8. Councillor Peter Wilson highlighted the wish to follow the correct procedure with all aspects of the project given the size of the budget and impact on the Town Centre. Members spoke in favour of the project and the proposal.
9. We agreed that the budget approved by Council on 23 January 2018 for the delivery of the Market Walk extension and ancillary works be increased to £16,727,076.

Recommendation

10. To note the report.

COUNCILLOR GORDON FRANCE
CHAIR OF THE GENERAL PURPOSES COMMITTEE

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