

Charities and Trust Committee meeting - Tuesday 14 November 2023

Nicholson Institute - LUF refurbishment project

Recommendation(s) / Action(s) Required

- a) For the Charities and Trust Committee to review the contents of the report and provide a recommendation to proceed with the LUF funded refurbishment project lead by Staffordshire Moorlands District Council
- b) For the Charities and Trust Committee to delegate authority to the Assistant Director for Commercial and Assets to approve the Schedule of Works, together with the plans and specifications required to complete a project to the required standards, and to agree a Licence for Alterations and any other documents required to implement these works
- c) Officers to return with a further detailed update in respect of the occupation and use of the building, once agreed and finalised.

Report of Director for Corporate Services

Summary

1. SMDC was awarded Levelling Up Funding (LUF) earlier in 2023 for the repairs and renovation of the Nicholson Institute (NI). As part of the funding agreement SMDC will take the role of 'Client' and be responsible for the successful delivery of the project, with the County acting as a lead stakeholder and landlord during and post project.
2. The lower ground floor of the NI is not currently occupied due to issues with damp, general poor internal condition, and poor access. The first phase of the project will refurbish this space bringing it back into use and provide a segregated new access.
3. The second phase of the project will refurbish the ground and first floors, helping to create a far more accessible and engaging experience for users through an improved public library offer and reimagined museum and gallery.

Report

Background

4. The NI is a Grade II* listed building in the market town of Leek. The building was left in Trust for the benefit of the Town's inhabitants by the Nicholson family. Following the 1974 Local Government reorganisation, SCC became of the Trustee.
5. The NI is held in Trust by Staffordshire County Council (SCC), and its use is shared between the County Council's Library Service and Staffordshire Moorlands District Council (SMDC). Leek and Buxton College, which is part of the University of Derby, no longer use the building.
6. SMDC have appointed Alliance Leisure Services Ltd (ALS) to deliver all their 3 LUF funded project in the role of project managers. Speller Metcalfe has been procured, via framework, to deliver the projects as development partner and principal contractor and AHR as lead architect (principal designer).
7. The overall LUF budget is £4.2m with £1.4m allocated to phase one and £2.8m to develop the brief for the library and museum; phase two.
8. It is estimated that phase one, which will focus on the lower ground floor works, will take 18 weeks with pre-construction stages estimated to take 37 weeks. The anticipated start on site being the 20th May 2024, with handover in September 2024.
9. SCC have requested a detailed schedule of works outlining the tasks for the renovation. The schedule will include designs and specifications outlining the work that will be undertaken to a required standard and will be followed with a formal license for works and indemnity to ensure they are completed and to the supervision and standard required by the County acting on behalf of the trustees.
10. The committee is asked to delegate approval of the schedule of works and subsequent legal approvals / license for works, on behalf of the Trustees, to the Assistant Director for Commercial and Assets.

List of Background Documents/Appendices:

Appendices:

Appendix 1 – Nicholson Institute Design Brief

Appendix 2 – High level cost advice submission for Reinstating of the Lower Ground Floor Existing Teaching Spaces and Associated Side Rooms (Two documents)

Contact Details

Report Author:	Wendy Woodward & Lee Wells
Job Title:	Head of Corporate Asset Strategy & Head of Corporate Assets
Telephone No.:	01785 277694 & 01785 277732
E-Mail Address:	wendy.woodward@staffordshire.gov.uk lee.wells@staffordshire.gov.uk

