

**Health Professions Council  
Finance and Resources Committee 20<sup>th</sup> November 2006**

**UPDATE ON THE PROJECT TO REFURBISH 22 – 26 STANNARY STREET**

**Executive Summary and Recommendations**

**Introduction**

The Finance and Resources Committee was last updated on the project to refurbish 22 – 26 Stannary Street at the meeting on 22<sup>nd</sup> June 2006. Since then work has continued in three main areas.

- (i) Refining the estimate of the refurbishment costs.
- (ii) Appointment of consultants.
- (iii) Adjustments to the layout plans.

The enclosed paper gives further information.

**Decision**

The Committee is requested to note the document. No decision is required.

**Background information**

None.

**Resource implications**

None.

**Financial implications**

As per paper.

**Appendices**

Update paper.  
Ground floor plan.

**Date of paper**

6<sup>th</sup> November 2006

## Introduction

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- (i) Refining the estimate of the refurbishment costs.
- (ii) Appointment of consultants.
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## Estimate of refurbishment costs

Based on the layout plans as at July 2006 a firm of quantity surveyors were commissioned in late July 2006 to undertake a more detailed construction costing. The work of Davis Langdon Mott Green & Wall was completed on 23<sup>rd</sup> August 2006 and copies of the 36 page report are available if required. Their revised estimated construction cost was £1,520,000 and was significantly above our initial estimates.

## Re-design

To bring costs back into line with initial estimates the layout plans have been revised, some aspects of the specification have been removed, for example showers, and some components that can be completed at a later date if resources become available have been removed from the project, for example the glass entrance canopy.

Costs are now estimated to be £1,257,000, inclusive of 5% contingency of £58,000 and £50,000 for inflation to May 2007. To-date, a further £81,000 of savings have been made. The current total costs are now as follows:

Estimated construction costs	£1,257,000
Identified savings	£ 81,000
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	£1,176,000
	=====
VAT at 17.5%	£ 205,800
Professional fees	£ 258,000
Grand Total	£1,639,800

The work to reduce the estimated costs downwards is continuing.

## Budget

The current 2006 – 2007 budget for the project is £1,200,000, comprising £1,000,00 capital and £200,000 expenses. However, the current forecast is that no capital will be spent in the current financial year 2006 – 2007.

## Consultants

In parallel with the work on establishing costs for the project a number of consultants have been appointed. A competitive tendering exercise was undertaken and the following consultants have been appointed:

Client Representative	Stiles Harold Williams	Richard Turner
Fulcrum	M & E	
Acoustics	Flemming Baron	
Fire Consultants	Bodygate Warrington Fire Research	
Structural engineers	Built	
Structural superstructure/ ground investigation and contaminated land surveyors	Sandberg	
Architects	Studio Callaghan	

All consultants have been appointed subject to a break clause at the point that the planning application has been approved.

## Planning Permission for ground and first floors

We aim to submit the plans to Lambeth Council for planning permission in December 2006. It should be noted that the process is to gain approval for the plans and not for change of use of the building. The process should take approximately ten weeks.

## Planning Permission for second floor extension

In parallel with the application for planning permission for the renovation to the ground and first floor of Stannary Street, we will also apply for planning permission for the construction of a second floor extension to the building. The majority of buildings fronting Stannary Street have second floor extensions and we forecast that planning permission will be granted. However, if we do not obtain planning permission the renovation of the ground floor and first floor of the building will still proceed and the project timetable will not be delayed.

If the second stage of the project eventually goes ahead an additional 1,518 square foot of office space will be created for a current estimated cost of £180,000. This will increase the usable space in 22 – 26 Stannary Street by 25%. The work would not commence until the financial year 2008 –2009 at the earliest.

## Next Steps

The next six key stages to the project are as follows:

- i. Receive planning permission from Lambeth Council.
- ii. Finalise detailed drawings.
- iii. Obtain quotations via a competitive tendering process from building contractors.
- iv. Final approval to proceed with the project from the Finance and Resources Committee.
- v. Award contracts.
- vi. Commence renovation.

## Timetable

The current estimate is for the construction to commence in April 2007 with a build timetable of 25 weeks. The project should be completed and ready for occupation by September 2007.

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

2. ALL WORK SHOULD BE CHECKED ON SITE.

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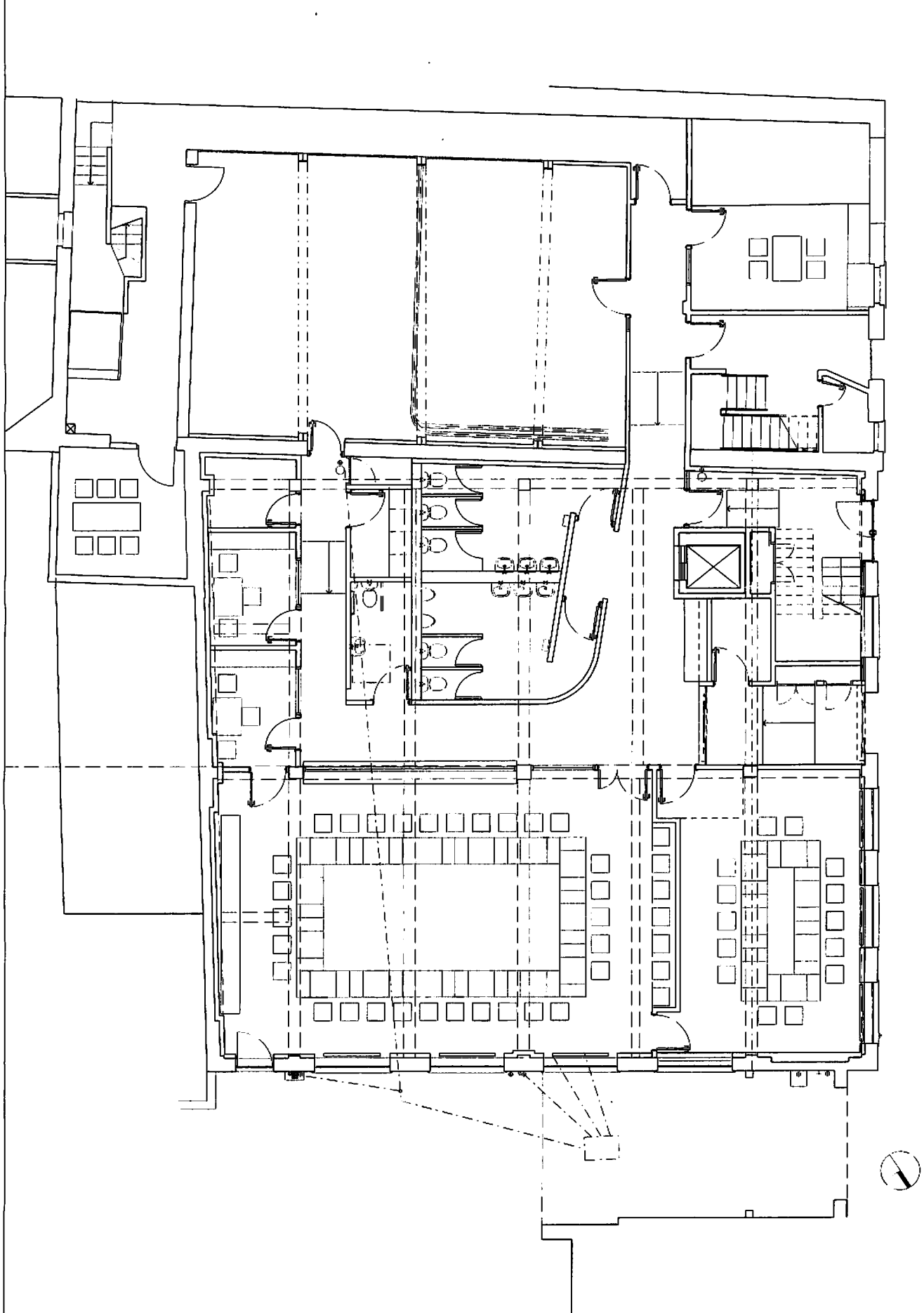
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10. ALL WORK SHOULD BE CHECKED ON SITE.



PROJECT TITLE: 12-26 Stannary Street

DRAWING TITLE: Ground floor plan: proposed option 1

SCALE: 1:50

DATE: 07/09/2006

PROJECT NUMBER: 078P200SKA

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