

13. Milford Hall Redevelopment

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Purpose of the Report

To update members on the progress of the Milford Hall redevelopment project.

Recommendation

That members note the progress of the project.

Background

During the Milford Planning For Real consultation it emerged that there is a need to update the community facilities in this area of Yeovil. Milford Hall is in a poor state of repair and is unsuitable for many community activities. In addition, the Roger Tym Study into Addressing Health Inequalities in Yeovil confirmed some of the most pressing needs for the area and presented an action plan and suggested the creation of a 'Community Hub'. During a multi-agency meeting Milford Hall was selected as an ideal site for such a hub. Milford Hall is owned by South Somerset District Council and is currently leased to Yeovil Town Council on a 999 year lease.

The Community Development Officer (CDO) has consulted with residents, current and potential hall users and other local agencies to develop a suitable design. The council's Design Officer has worked with the Architect to develop detailed drawings for the site, which have been approved by the Project Board.

The Project Board consists of representatives from partner organisations, District and Town Council Members and SSDC officers.

Progress

Since the last report to Area South Committee in March 2009, the plans for the redevelopment have been granted planning permission and £720,000 in grants and contributions has been secured.

Invitations to tender for the building contract were sent out in October 2009. These were sent to companies registered on the council's approved contractor list. The tenders were received back on 27th November 2009. Unfortunately, the tender prices were higher than anticipated so the Design Officer has worked hard to identify savings and bring the planned project cost within budget.

The Project Board also approached funding partners to provide a larger contingency fund should any unexpected costs arise during the build.

The council's finance department has now checked and agreed the final price and contingency level and a letter of intent has been sent to the selected contractor.

Next Steps

The next steps are to begin working with the successful contractor on the details of the contract and get it agreed and signed. This is a priority now to avoid delaying the project.

It is anticipated that the builder is likely to be on site in February and the redevelopment should be completed by Autumn 2010.

Once the build project is completed, the Community Development Officer and the Health and Well-being Project Manager will need to ensure that the facility is properly utilised and encourage a sense of ownership from within the community to ensure the facility will remain sustainable.

Financial Implications

None at this time for Area South Committee.

The project budget consists of the following grants and partner contributions:

South West Regional Efficiency and Improvement Partnership £234,000

South Somerset District Council £200,000

Yeovil Vision £120,000

Yeovil Town Council £85,000

Yarlington Housing Group £50,000

Somerset County Councillors Funds £26,000

Wellbeing of Yeovil Association £5,000

Total = £720,000

Corporate Priority Implications

The project directly contributes to the following Key Target Areas:

3.23 Work with partners to develop a team approach to tackle health inequalities, to be piloted in Yeovil by December 2009.

5.1 Enable the development of multi-service hubs across South Somerset.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None

Equality and Diversity Implications

None

Background Papers: Milford Hall report to Area South Committee on 4th March 2009
