

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY & RESOURCES (REGENERATION & INFRASTRUCTURE) SUB COMMITTEE		Subject: Muirfield (Cumbernauld Community Enterprise Centre) Update
From: HEAD OF ENTERPRISE & PLACE		
Date: 23 rd February 2017	Ref: SL/DG	

1. Purpose of the Report

1.1 The purpose of this report is to:

- i) update committee on the completion of the Muirfield Centre in Cumbernauld;
- ii) update committee on delays incurred regarding the completion of phase 2 of this project (landscaping and play facilities); and
- iii) report an estimated final cost variation of 5.3% in relation to the approved maximum cost of the Design & Build Development Agreement (DBDA) with the HubSW.

2. Background

- 2.1 Designed to replace the former Muirfield Centre, the new Muirfield Centre within Cumbernauld Town Centre is a major regeneration initiative (part funded through the Scottish Government's Capital Regeneration Grant Fund [RCGF] and Campsies Centre Cumbernauld Ltd.) which offers a range of modern community, office and civic greenspace (including new play facilities).
- 2.2 Works on this development started on site in January 2015 with the community enterprise centre completed in July 2016. The centre has been operational since this time and is managed through CultureNL.
- 2.3 Following the completion of this building, works have taken place to demolish the former Muirfield Centre and create new civic greenspace in its place incorporating a play and games area, new pathways, seating, a community garden and large open area of grass for informal play or community events. These works were originally due to be completed in December 2016. However, wet weather and poor ground conditions have delayed the completion of the play area until April and the other remaining ground works until May 2017.

3. Contract Spend

- 3.1 The contract for this regeneration project was procured and awarded through the Scottish Futures Trust's Hub initiative via the HubSW. In May 2014, committee provided homologated authority to enter into a DBDA with the HubSW to deliver this project at a maximum design and construction cost of £8,110,841.
- 3.2 Following the completion of this process, the contract cost for the design and construction works through the DBDA was agreed at £7,904,422. However, these design and construction works excluded a number of key items both because of budget limitations and unknown cost information including, for example:
 - the sub-division of commercial office space within this building required to make sure that this development met a core objective of the RCGF grant funding for this scheme to provide small office space for local SMEs;

- fit-out of community and social enterprise space to ensure that the building provided a 'walk-in-ready' facility for community users and third sector enterprises;
- CCTV and IT/communications infrastructure to provide a safe environment and again to ensure that the building provided a 'walk-in-ready' facility for community users, third sector and commercial enterprises; and
- asbestos removal from the former Muirfield Centre which could not be procured until intrusive investigation works were completed following the building being vacated.

3.3 As such, because of the essential nature of these works, additional budgetary support was sought and, where this became available, these were added as a variation to the DBDA (in turn ensuring key objectives of this project could be met in full and offering best value such as, for example, where the retro-subdivision of office space would have been both more difficult and significantly more expensive).

3.4 In addition, further ring-fenced funding for this project (£81,500) was also secured via landfill Communities and Section 75 Funding to enhance the play provision planned as part of this regeneration scheme. This allowed designs for this provision to be improved in order to incorporate new tarmac pathways throughout and in turn improve disability access and access for push-chairs.

3.5 The anticipated final costs of the DBDA with HUBSW is £8,538,129 – 5.3% above the approved DBDA costs for this project.

3.6 The additional budgetary expenditure for this project was approved by committee in May 2015 where the project budget was increased from £8.49M to £8.66M and in September 2016 where it was increased from £8.66M to £8.77M to meet both increased DBDA and non-DBDA costs as required and fund key items not included within the original contract.

4. Financial Implications

4.1 This report has no new financial implications for NLC.

5. Recommendations

5.1 It is recommended that committee:

- i) note the content of this report.

Shirley Linton

Shirley Linton
Head of Enterprise & Place

Local Government Access to Information Act for further information about this report please contact David Greer, Planning and Regeneration Services (01236 6328560)