

REPORT TO: Executive Board
DATE: 20 April 2023
REPORTING OFFICER: Operational Director – Community & Greenspace
PORTFOLIO: Employment, Learning, Skills and Community
SUBJECT: Brindley Theatre Extension
WARDS: Boroughwide

1.0 PURPOSE OF THE REPORT

1.1 The purpose of the report is to update members on the progress made with the project and seek approval to go out to tender and award the contract.

2.0 RECOMMENDATION: That the Board

- 1) approves the utilisation of £5,608,613 of the Town Deal funding for the Brindley Theatre Extension;**
- 2) approves the tendering of the project and gives delegated authority to the Chief Executive, in consultation with the Leader and the Portfolio Holder for Employment, Learning, Skills and Community to take all reasonable steps to award the contract to the successful contractor; and**
- 3) authorises the submission of external funding bids to support the delivery of the project, where necessary.**

3.0 SUPPORTING INFORMATION

3.1 Runcorn Old Town Investment Plan (ROTIP) was reported to Executive Board on 14 April 2022 (EXB91). Since that time, the Council has secured Town Deal Funding of £23.6m. The Brindley is one of 7 projects to improve Runcorn Old Town and has received £6,606,231 in total. The Brindley project is split into two phases, the Brindley Theatre Extension £5,608,612 and the development of the Brindley Green £997,618.

3.2 The Brindley Theatre Extension includes an architectural glazed extension to the front of the building, which will become home to a new library and café/restaurant. The proposals for the outdoor Brindley Green complements the Brindley Theatre Extension and will provide opportunities for outdoor performances/activities, as well as a café terrace and informal seating areas. The area will provide easier pedestrian

- connections between the Brindley and town centre. The Brindley Green was reported in full to Executive Board on 16 June 2022 (EXB10).
- 3.3 The Council intends to procure a contractor via The Chest Procurement Portal in liaison with Property Services and Procurement, to ensure value for money and compliance with Procurement Standing Orders. The current estimate for the Brindley Theatre Extension remains within budget and is under constant review. If opportunities arise for further external funding, either to close a future gap or to enhance the project or existing building further, this will be pursued.
 - 3.4 The planning application for the project was submitted in August 2022. Following feedback from consultees, amended plans and information have been submitted in March 2023. A decision is expected by the end of April 2023. Two representations have been received from members of the public, one in support and one raising a number of issues, all of which will be taken into consideration as part of the assessment. The initial objection from the Highways Authority has been addressed and since removed based on the amended plans and information. Consultee responses are still awaited from the Council's Drainage Officers and the Environment Agency. Once these comments have been received, and assuming there are no objections raised, the application can be determined under delegated authority.
 - 3.5 The anticipated duration of the Brindley Theatre Extension works is 51 weeks. The Brindley will remain open during this period. The Brindley's peak period is the Christmas pantomime. In order to avoid this period, the contractor will be asked to commence on site on Monday 8 January 2024. The construction period will be reviewed with the successful contractor with a view to completing the works early December 2024.
 - 3.6 The Brindley will lose the existing Education room as part of the extension to make way for a changing places facility and toilets to serve the café/restaurant. As such we have identified capital funding to replace the Education room including £240,000 from the Town Deal Funding ring-fenced to support the Brindley manager. A further £66,000 from UK Shared Prosperity Fund Culture Strand and will repurpose some of the £275,000 allocation for the Studio improvements. The Education room will be replaced without impacting on the project budget. The education room is a source of income for the Brindley and given the increased floor space, it is important to maximize income generation to offset the increased running costs.
 - 3.7 The Council is in positive discussions with Peel (who own the Bridgewater Canal) to make temporary alterations to the tow path to allow safe access for all customers during the works. If/when agreement is reached with Peel, the alteration works will commence, which could be as early as summer 2023. If Peel are unable to support the request, the tow path, which is

open to all members of the public currently, will still be used, but we will need to provide an increased stewarding presence.

4.0 POLICY IMPLICATIONS

- 4.1 The Brindley Theatre Extension will allow greater access to the Brindley for the community, creating more space within the building and the relocation of the library. It is also an anchor for the Town Deal project as a whole.

5.0 FINANCIAL IMPLICATIONS

- 5.1 The funding for the project has been secured and the project remains within budget. If costs increase, further external funding will be sought.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

There are no implications associated with this report.

6.2 Employment, Learning and Skills in Halton

The Brindley will continue to offer employment and upskill technical and customer services staff, through on site practical application.

6.3 A Healthy Halton

Increasing the opportunities for local people and providing access to local facilities and employment, will increase the opportunities for healthier living.

6.4 A Safer Halton

- 7.0 Advice has been sought from the Counter Terrorism Policing Northwest on the extension and the existing building and taking into account the Protect Duty.

7.1 Halton's Urban Renewal

This project underpins the good work of the Town Deal Board and will act as a key anchor in the regeneration of the Old Town.

7.0 RISK ANALYSIS

- 7.1 There is a risk of cost escalation exceeding the budget, Arcadis have been appointed as cost consultant and working with us, will keep monitoring the situation. Until we tender the project, this will remain a risk. As already mentioned, we will look to plug any gaps with additional external funding and only come back to the Council for funding as a last resort.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 An equality impact consultation was undertaken in 2022 and the comments received have been considered.

9.0 CLIMATE CHANGE IMPLICATIONS

9.1 The Council is working closely with the architect to minimise carbon emissions on the project. When considering the strategy for Minimising carbon Emissions a 'fabric first' approach should be followed with a hierarchy of –

Minimise energy demand >> Maximise energy efficiency >> Utilise renewable energy >> Utilise low carbon energy >> Utilise other energy sources

Minimise Energy Demand	Maximise Energy Efficiency	Utilise Low and Zero Carbon Technologies
<ul style="list-style-type: none">• Passive Design Techniques• High quality materials and construction methods to reduce the inherent carbon content• Good Daylight Factors• Building Envelope Insulation• Optimal Glass Area & Specification• Building Air Tightness• Natural Ventilation Strategy where possible• Energy Sub-Metering minimum of 90% to be assigned to an end use	<ul style="list-style-type: none">• High Efficiency Lamps and Luminaires• Lighting Local Switching Zones• Lighting Control Incorporating Presence Detection and Daylight Linked Dimming• Optimized Plant Controls• Local Control Zones for Heating and Cooling• Variable Speed Drives• Low Flow Taps• Water Leak Detection• Automatic Controls	<ul style="list-style-type: none">• Renewable energy sources.• Low / Zero Carbon Energy Sources

As part of the Building Services design the following aspects have been considered and have been included:-

Minimising Energy Demand

- **Passive Design Techniques / Good Daylight Factors / Optimal Glass Area & Specification**

Cooling is to be provided to the majority of occupied areas.

Extensive thermal modelling was utilised to consider how to minimise heat gains, the glazing area has been optimised to balance heat gains, daylight levels and aesthetic impact.

- **Building Envelope Insulation**

Thermal modelling of the building fabric has been undertaken to inform the design and minimise energy use

When considered against Building Regulations Part L minimum:-

- wall performance has been improved by approximately 30%
- roof performance has been improved by approximately 17%
- spandrel panel performance has been improved by approximately 70%

- **Building Air Tightness**

The targeted air performance for the building is 3 m³/h/m², which is a 62% improvement against the Building Regulations Part L minimum.

- **Energy Sub-Metering minimum of 90% to be assigned to an end use**

Extensive metering is to be provided to allow the building management to monitor energy usage within different areas.

Energy metering is to be provided to allow 90 % of the fuel usage to be assigned, specialist functions and high energy equipment will be metered

As part of the BMS installation an automatic meter reading and data collection facility is to be provided to assist in the management in reviewing energy usage.

Maximising Energy Efficiency

- **High Efficiency Lamps and Luminaires**

All areas are to be provided with high efficiency long life LED lighting.

Light outputs are to be excess of 110 luminaire lumens / circuit Watt.

- **Lighting Local Switching Zones**

In conjunction with automatic controls, local occupancy control is to be provided to smaller occupied spaces to allow occupants to locally adjust the space lighting.

- **Lighting Control Incorporating Presence Detection and Daylight Linked Dimming**

Within circulation and store areas presence detection is to be provided

Fittings are to be provided with dimmable ballast to enable daylight dimming to the Bar / Café / Restaurant areas.

- **Optimized Plant Controls**

Systems are to be provided with night set back and demand control, smaller occupied spaces can be arranged to provide operation only when in use, while larger spaces will be optimised to match general opening times.

Ventilation systems will be demand controlled based on CO₂ values within the space.

- **Local Control Zones for Heating and Cooling**

Heating (and cooling) units are to be zoned to allow local control.

Smaller areas are to be treated as a single zone, while larger spaces are to have multiple zones.

Each zone is to be provided with temperature and time control.

Where areas have heating and cooling, temperatures settings will incorporate a dead band between lower and upper control temperatures.

- **Variable Speed Drives**

Air Handling Units are to be provided with CO₂ demand control with fans speed controlled to match demand.

Heating pumps are to be provided with variable speed drives in conjunction with 2 port valves to minimise pumping energy.

- **Low Flow Taps**

Taps are to be provided with local flow control to minimise water usage.

- **Automatic Controls**

Automatic controls and metering are to be provided associated with the M&E services installations.

The system will include: -

- Full automated control of all systems
- Controls to minimise and optimise energy usage.
- The ability to set time schedules to meet the required occupancy periods.
- Reporting of energy usage

Utilise Low and Zero Carbon Technologies

- **Renewable energy sources**

Consideration has been given to the installation of renewable energy systems.

PV has been installed on the existing building with a total output of 25 kWp.

- **Low / Zero Carbon Energy Sources**

A wet heating system is to be installed to serve underfloor heating and window line trench heating, the wet heating is to be served via an air to water heat pump.

General AHUs are to be provided with DX heat pump heating/cooling coils.

Within the main open plan areas energy efficient VRF heat pumps are being installed.

10. LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

None within the meaning of the Act