

CYNGOR SIR POWYS COUNTY COUNCIL

**County Council
18th October 2018**

REPORT AUTHOR: County Councillor Phyl Davies, Portfolio Holder for Highways, Recycling and Assets

SUBJECT: Question from County Councillor Elwyn Vaughan

Y Gaer

In view of the listing of this project as one of High Risk for the authority, can we have an update report about the project including any additional costs incurred?

Response

According to programme, it was anticipated that all Kier main contract works would be finished at y Gaer, originally by August, but now by the end of October 2018, with Fit Out to follow. It was hoped that PCC could take over the whole of the interior of the building and give Practical Completion but with an incomplete works element of the remaining part of the external cladding (around the picture frame part of the south elevation) being completed later – all contractually certified. This would have allowed fit out works to complete in time possibly for a Christmas opening. However, as the delay increased the time left for fit out and migration became too compressed and it was decided that to best manage the fit out contacts, migrations and start of service, the opening would have to be put off until the New Year. It is not the cladding delaying opening but the overall delay to the main works and the consequent effects which follow.

A briefing note was presented to the y Gaer Project Board on 20 August to report the delay and approval obtained to move the proposed completion date of Kier's works to 01 October with a consequent understating of the move of the opening date into the new year. A further briefing note was issued on 25 September 2018 to report the latest delay and estimate of completion of main works by the end of October 2018. (Copies of these briefing notes can be provided if required).

None of this will affect the project cost, since the contract sum is fixed.