

## Regeneration Scrutiny Committee

### Trinity Chapel, Abertillery Financial Overview Briefing Note

Wednesday 9<sup>th</sup> February 2022

- Trinity Chapel was acquired for £95,000 in 2009 utilising funding through the Heads of the Valleys Programme. Trinity Chapel was falling into disrepair and become a significant eyesore at the northern gateway to the town centre. The building was originally acquired with a view to accommodating an indoor market on the ground floor with potential for business incubation provision on its upper two levels.
- With the scheme being tendered at £740,000, The Council secured funds to refurbish the building under the European Convergence Programme, with match-funding also being provided by the Heads of the Valleys Programme and Targeted Investment.
- The scheme experienced two significant issues that have impacted on the timescales for delivery and overall project costs.
  1. The first issue (December 2013) required a 'build over agreement' with Welsh Water due to the discovery of an unforeseen sewer which delayed works on-site for 5 months whilst the necessary legal issue was resolved.
  2. The second issue (February 2015) delayed works on-site for 6 weeks as a result of the Contractors discovering an unforeseen water main that required a Welsh Water diversion.

The delay in the timescales for delivery also had a significant cost implication on the delivery of the scheme. The original tender price for the scheme was £670,000, which had escalated to £1,200,000. In order to bridge the identified deficit and subsequently complete works on-site, the Council in 2016 secured £640,000 through the Welsh Government's Vibrant and Viable Places programme.

- The cost to undertake the internal refit to accommodate the proposed library, adult education and art gallery facility is estimated to be in the region of £900,000. This cost was based on a tender exercise undertaken in September 2021.