

NAME OF COMMITTEE	Council
DATE	18th February 2014
REPORT TITLE	Tavistock Townscape Heritage Initiative (THI) Stage 2 Bid
REPORT OF	Economic Development Officer
WARDS AFFECTED	Tavistock Wards

SUMMARY OF REPORT:

The report outlines progress made during the development phase of the Tavistock Townscape Heritage Initiative (THI) scheme and asks members to delegate the approval of the final Stage 2 bid document to the Executive Director (Community) in consultation with the Leader and Deputy Leader. Members are also asked to confirm their financial contribution towards the scheme and if appropriate bring forward specific proposals for improvements at Bank Square.

FINANCIAL IMPLICATIONS:

The Borough Council is asked to confirm that it is prepared to make contributions of up to £10,000 per annum over the next 5 years (2014/15 – 2018/19) to assist with the delivery of the scheme.

RECOMMENDATIONS:

It is recommended that Council agrees to:

1. Note progress towards the submission of a Stage 2 bid to the Heritage Lottery and delegate the approval of the final version of the bid document, to the Executive Director (Community) in consultation with the Leader and Deputy Leader;
2. Bring forward proposals, as outlined in the report below, in respect of public realm improvements in Bank Square as part of the Tavistock THI Scheme, should there be sufficient funds in the scheme to enable those proposals to be progressed and should members still wish to pursue this project; and,
3. Confirm its commitment to secure, if possible, up to £10,000 per annum from 2014/15 onwards to support the delivery phase, in the event of a successful Stage 2 bid to the Heritage Lottery, to be funded from the remainder of the LABGI earmarked reserves, or from the Economic Development Grant scheme, with the remainder to be bid for as a discretionary bid from 2015/16 onwards.

OFFICER CONTACT:

Robert Plumb, Economic Development Officer - rplumb@westdevon.gov.uk (01822 813620)

1. BACKGROUND

- 1.1 Members will recall that a special meeting of the Resources Committee (RC 20 – 2012/13) members agreed to support the Stage 1 bid and to make the necessary finances available to support the development phase and subsequent delivery in the event of successful Stage 1 and 2 bids.
- 1.2 In March 2013 the Stage 1 bid was approved and the HLF funds set aside pending the submission of a Stage 2 application. That bid needs to be submitted to the Heritage Lottery (HLF) by the end of March this year for consideration at its September Trustees meeting. Progress on the Stage 2 bid is summarised below. The report also outlines the commitments required from the Borough Council to enable a successful bid to be submitted.

2. PREPARATION OF THE STAGE 2 SUBMISSION

- 2.1 In approving the Stage 1 bid the HLF agreed to make up to £36,000 available to support the development phase, which was matched by £6,000 each from the Borough and Town Councils. The Town Council agreed to be the Accountable Body for the scheme, including the submission of the Stage 1 bid and subsequent phases of the project.
- 2.2 As part of the development phase, the Town Council have therefore engaged the following support:-
 - Lead consultants; responsible for reviewing the Conservation Area Appraisal and Management Plan documents; carrying out detailed surveys and costing for the target and possible reserve project buildings; valuations to establish any likely uplift in values resulting from the THI scheme works; modelling of various intervention rates or levels of grant assistance and the preparation of supporting text to be included in the Stage 2 bid document.
 - Public Realm consultants who have been asked to develop a strategy for the public realm and generate options and costings for the improvement of public spaces which are included in the THI scheme area (– around the Pannier Market, in front of the Guildhall and at Market Street/Bank Square).
 - Appointment of a part-time Project Manager to assist with the preparation of the Stage 2 bid and subsequent delivery of the THI scheme.
- 2.3 Much of this work is now complete, including extensive consultation on all aspects of the scheme options and proposals. An exhibition was mounted in the Pannier Market over two days which coincided with Dickensian Evening in Tavistock and was attended by over 150 people. Articles and letters in the local

newspapers have followed, together with a range of press releases. The exhibition transferred to the Public Library in Plymouth Road until the 17th January. A questionnaire was available at the venues and on line through the Borough Council's website and this has generated some ... replies. A full report of consultation is attached at Annexe B.

- 2.4 The Public Realm consultants (LDA Design) also ran two workshops sessions to glean public opinion and test various options for improvements to the public realm in September and November last year. These were attended by over 40 people each time. Borough Council officers also conducted a survey of businesses in the King Street/Market Street area to gauge their support, or otherwise for the proposals in that area (Bank Square and Market Street). The draft Public Realm Strategy will be considered by the Community Services Committee at its March meeting, together with recommendations relating to possible improvements at Bank Square.

3. ISSUES FOR CONSIDERATION

a) Target Buildings

3.1. The costings and valuations for building works on target buildings broadly reflect what was estimated during the Stage 1 process, some have increased, notably the Butchers Hall (former Auction Rooms) and 1 Church Lane (known as Foulston's House) but others have decreased. This will also change as the project progresses into the delivery phase as contracts are tendered and let. Hence, the target buildings have been placed in priority order with the two critical buildings remaining the Pannier Market and Butchers Hall, followed by The Guildhall, 1 Church Lane and others.

3.2. It may also be necessary to vary the intervention rates as the scheme progresses depending on demand from property owners. A close eye will need to be kept on how the scheme is progressing. To that purpose, there will be regular update reports from the Project Manager to the Tavistock Townscape Heritage Partnership, which includes both officer and member representation from the Borough Council. It is also proposed that there will be member level representation on the THI grants panel from each of the local authorities.

b) Public Realm Strategy

3.3. Costings for the public realm improvements are higher than originally expected and therefore not all the proposed works will be possible. It would appear that there is substantial in principle support for the proposal to re-surface the Borough Council's car park at Bank Square to enable it to accommodate more events and alternative activities and provide better seating. But, at an estimated cost of over £130,000 it is questionable that this represents good value for money. In both the overall public consultation responses and the survey of local businesses there was strong opposition to any loss of car parking spaces at this location. Whereas 100% of the "extra-over costs" can be met from a grant from the THI scheme, the cost of

“like for like” replacement of existing works needs to be met by the applicant first. In this case the applicant would be the Borough Council and according to current estimates that could be up to £40,000.

3.4. It is therefore suggested this project be held in reserve, should funds become available later in the THI scheme delivery.

3.5. Other public realm works are the responsibility of either the Town Council (Pannier Market surrounds and Guildhall Car Park), or the County Council (Market Street).

3.5. It is proposed to consider the Public Realm Strategy, including proposals for improvements to key public spaces in the THI area at the next Community Services Committee. Should there be any cost or property considerations resulting from any proposals, they will be referred to the Resources Committee in due course.

c) Conservation Area Appraisal and Management Plan

3.5. The review of the Conservation Area Appraisal and the Management Plan documents have been a light touch approach, with updates provided where necessary (e.g. in respect of the introduction of the National Planning Policy Framework); amendments to the CA Boundary, (approved in 2010); the World Heritage Site Management Plan, (reviewed last year); and the Public Realm Strategy which has emerged from the THI process.

4. LEGAL IMPLICATIONS

4.1 Under Section 1 of the Localism Act 2011 the Council has a general power of competence to do anything an individual can do subject to any statutory restrictions.

4.2 The report is being brought to Council so that Members are aware of the future implications for the Council in making this bid.

5. FINANCIAL IMPLICATIONS

5.1 If the Council wishes to continue to support the bid, it will need to commit funds for the first year of the scheme (2014/15) in advance of the Stage 2 submission and make an “in principle” commitment to any contribution it considers suitable to support the Delivery Phase after that (2015/16 onwards). This could be met from any surplus from Economic Development Grant scheme in the current year (2013/14) with the remainder drawn from that grant scheme for 2014/15. Following that a discretionary bid could be made to the 2015/16 budget process for up to £10,000 per annum over the next 4 years until 2018/19.

6. RISK MANAGEMENT

6.1 The risk management implications are as set out in the Annex A attached to this report.

7. OTHER CONSIDERATIONS

Corporate priorities engaged:	Economy, Environment and Community Life
Statutory powers:	Section 1 of the Localism Act 2011
Considerations of equality and human rights:	N/A
Biodiversity considerations:	N/A
Sustainability considerations:	The proposal will help to support a sustainable economic future for the town and protect its heritage
Crime and disorder implications:	N/A
Background papers:	Report to Council - 15 April 2008 (CM118) and May 2012 (CM21) and Resources on 30 th October 2012
Appendices attached:	Strategic Risk Assessment

8. CONCLUSIONS

- 8.1 A Townscape Heritage Initiative Scheme represents a major opportunity to support the regeneration of Tavistock town centre, including a £2m investment which will help to underpin business prospects, create new jobs and additional business floorspace, as well as helping to repair and restore key historic buildings and public spaces within the Conservation Area and World Heritage Site.
- 8.2 Members are asked to continue to support this partnership scheme and bring forward specific proposals if and when appropriate.

STRATEGIC RISK ASSESSMENT

No	Risk Title	Risk/Opportunity Description	Inherent risk status				Mitigating & Management actions	Ownership
			Impact of negative outcome	Chance of negative outcome	Risk score and direction of travel			
1	Damage to Partnership Working	This is an opportunity for the Borough, Town Councils and others to work together to support the viability and vitality of the town centre, however it carries the risk of the bid not being successful and disagreement between delivery partners at each stage	4	2	8	↔	The bid has been developed in close cooperation with key stakeholders and will continue to be delivered through the Town Council as the Accountable Body and the TTHP	Economic Development Officer (EDO)
2	WDBC, or other partner, is unable to commit match funding promised at Stage 1	A risk that insufficient funds will be available to match with the expected HLF contributions. Failure to complete the scheme as currently set out.	4	3	12	↔	It is important that funds which have been agreed "in principle" at the Stage 1 submission are maintained. In the event of this not being possible other funds could be applied for during the delivery phase, but this could result in insufficient funds being available to complete the scheme, if these other applications are unsuccessful.	EDO
3	Substantial work carried out but Stage 2 bid is unsuccessful or delayed	A risk of wasted resources.	3	2	6	↔	The scheme received a Stage 1 pass in March 2013, since when the Town Council and Partners have been developing a more detailed Stage 2 bid in close cooperation with the HLF Monitoring Officer. A delay would have a resource implication, in particular in respect of the cost of the Project Manager post. Provisions have been made in the contract terms to deal with this eventuality.	EDO EDO
4	Officer capacity in view of other work pressures, as well	Council staff will need to continue to assist with the management and delivery	4	2	8	↔	Procurement of external support and project staff at Stage 2 has diminished staff input and this will decrease further once the	EDO

	as the capacity of partners	of the project.					Stage 2 bid is submitted, but involvement as the Planning authority with the developments that come forward as part of the scheme is likely to be considerable, but within the normal parameters of these posts.	
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Risk Score 20-25: very high; 12-19: high; 8-12; medium; <8: low