

Lytham Hall main driveway resurfacing

Description of Scheme:

Lytham Hall has been closed since Sunday 22 March as part of its response to the COVID-19 pandemic and the site has not been trading since. The site remains closed and all the staff furloughed. Unfortunately, due to the severe weather and flooding from January to March the site had already experienced a large reduction in patronage and turnover. Lytham Hall has aimed and achieved in very recent times to become a sustainable operation; however larger projects require the support of capital grants wherever possible in order to continue with the vital restoration.

Despite some setbacks Heritage Trust North West (NTNW) who operate the facility have strived to take advantage of the closure and ensure vital works to the Hall and estate have been completed. This is to ensure the buildings are conserved for future generations, and to form the infrastructure for a quality heritage visitor attraction. Several schemes have been delivered recently including drainage works, restoration to the Hall and improvements to the grounds funded through donations and income generated at the Hall.

Lytham Hall have requested that FBC fund the remaining driveway resurfacing works at a cost of £51,500 plus VAT. The new drive will reinforce the positive first impression that is so essential for the visitor experience, currently detracted from by the existing driveway, by giving a smooth road surface from the entrance to the hall and car parks. The improvements will also ensure the surface is safer for vehicles and cyclists to use and prevent any restrictions to vehicle access that the disabled, infirm and other users rely on. An updated map detailing the areas that will be resurfaced is attached.

HTNW which is a charity does not receive any regular grants towards the maintenance and upkeep of the Hall, yet it is the most significant and the only grade 1 listed building in the Borough of Fylde. The facility has leadership, management, employees and volunteers that are totally committed to the Lytham Hall project and have its very best interests at heart.

The Budget Working Group (BWG) has considered the request from Lytham Hall for a capital contribution for the improvements to the driveway and is supportive of the request. The BWG have asked to ensure:

- i) that Lytham Hall provide an update on any other recent fund raising it has achieved or is in the pipeline,
- ii) value for money by ensuring the quotations for the work are competitive,
- iii) proper accountability and payment approvals for any work undertaken.

Regarding other funding the following associated works are currently ongoing or have recently been completed at Lytham Hall.

- A section of the drive, where the foundations had failed, has already been resurfaced in April at a cost £5,600 supported by the Friends of Lytham Hall.
- This year the footpath from the inner gates was completed.
- Last year the footpath from the front gates at Ballam Road to the inner gates was also completed as well as the footpath from the rear gates to the car park. Much of the existing footpaths were also resurfaced during the year.
- Works to clear the surface water drainage ditches have been completed by the owner of Home Farm, along with broken land drainage in the adjoining fields.
- Lytham Hall are currently in the process of painting the North Section of the Jacobean Hall at a cost of £6,500 with funds from the Friends of Lytham Hall (FoLH).
- Lytham Hall are also in the process of updating the electrical system of the buildings at the Hall. Costs of approximately £5,000 have already been funded in December/January. The current ongoing works due for

completion in June are costing almost £8,000.

- A more environmentally friendly new electrical heating system will be installed very soon once the electrical work is completed at a cost of around £60,000. This will be funded by the Windmill charity and Lytham Town Trust (LTT), and will ensure the historic fabric of the Hall and conditions for the Clifton collection are correctly maintained.

Lytham Hall has undertaken a competitive procurement exercise to get 3 proposals/quotations for the work with the best value submission being £51,500 plus VAT. Lytham Hall is registered for VAT so will be able to claim back this cost as part of the works.

It is proposed that Fylde Council Technical Services provide technical/contract management support to Lytham Hall. This will provide project assurance to Fylde Council that the funds have been defrayed in accordance with project objectives.

Capital cost plan:

Cost Heading	Total £
Total cost for the resurfacing of the main driveway.	51,500
Total Scheme Cost:	£51,500

Outputs (i.e. details of what the investment will specifically deliver):

The proposed works will enable the main driveway to be resurfaced leading from Ballam Road to Lytham Hall and beyond the Hall to the car park entrances (see attached plan). Total length of driveway 1.2km, total area of resurfacing 5,350m². The specified works will cut out all edges. The material will be 40mm depth with a 10mm wearing course. Tac coat K140 emulsion sprayed to all surfaces with supply and roll two coats macadam rolled over banding joints.

Outcomes (i.e. details of the broader benefits achieved by the investment, for example community or environmental benefit, health and safety compliance, or statutory obligations):

The proposed works will enhance the entrance to Lytham Hall and enhance the appeal of the facility. It will help encourage greater use and patronage of the facility thereby increasing turnover which will help make it more sustainable.

Contribution to corporate objectives (i.e. how does the project achieve or help deliver priorities within the draft corporate plan 2020/24):

Economy

- Facilitate improved transport infrastructure and connectivity
- Develop policy to protect the character of communities i.e. heritage assets, listed features, town centre markets

Environment

- Create and maintain high quality parks and open spaces

Tourism

- Provide parking solutions that meet the needs of residents, workers and visitors
- Support and facilitate heritage and arts
- Develop leisure offer along the coast to cater for residents and visitors all year round
- Work in partnership with Lytham Hall to enhance and preserve the Grade 1 listed asset

Budget Resource Requirements				
Breakdown of initial capital costs and future revenue implications				
Estimated Total Capital costs of bid (£000's):				£ 51,500
Annual additional Revenue costs arising from the bid (£000's):				£ 0
OR				
Future Annual Revenue Savings achievable as a result of the bid: (£000's):				£ 0
Please provide any further details of revenue savings below:				
Value and phasing of bid:				
2020/21	2021/22	2022/23	2023/24	Additional capital investment required (i.e. the value of the bid)
£51,500	£000	£000	£000	
Existing resources in the Capital Programme relating to this scheme: N/A				
2020/21	2021/22	2022/23	2023/24	Existing capital resources in the approved Capital Programme
£000	£000	£000	£000	
Estimated timescales for the bid:				
Start Date June 2020			Completion Date July 2020	

Project Risks (outline any risks to delivery of the project and how these will be mitigated)		
Risk	Impact	Mitigating Action
That the work is not funded and undertaken	The driveway becomes so dangerous as to require closure of the roadway to vehicles	Support provided by FBC to ensure driveway can be resurfaced.
Works take longer than anticipated to complete.	Driveway remains closed until completion of works.	Ensure proper contract management of contractor appointed to undertake works. FBC Technical Services to provide technical/contract management support and project assurance to LTT.

