

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	TOURISM AND LEISURE COMMITTEE	12 NOVEMBER 2015	5

LYTHAM HALL CAPITAL GRANT MONITORING REPORT

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The report provides an update on the expenditure of the capital grant awarded to Lytham Hall in August 2011.

RECOMMENDATIONS

1. That the Committee note the capital grant awarded to Lytham Hall is being spent in accordance with the Heads of Terms as at April 1st 2012 on the restoration project and the required monitoring information has been made available.
2. To agree in principle that the Council will act as accountable body for the Coastal Revival Fund project should it be approved by the Department for Communities and Local Government.

CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment (Place)	√	To Encourage Cohesive Communities (People)	
To Promote a Thriving Economy (Prosperity)	√	To Meet Expectations of our Customers (Performance)	

SUMMARY OF PREVIOUS DECISIONS

The Cabinet decision to award £300,000 capital funding support to the Lytham Hall Heritage Restoration Project in August 2011.

Approval of the Capital Monitoring Report in July 2012

Cabinet 28th April 2010 - Community Parks Improvement Programme:

Cabinet considered the details set out in the report before it and at the meeting and RESOLVED:

2. To agree that the Council will act as the accountable body for individual schemes and funding streams where necessary.
4. To present individual detailed reports of the remaining schemes to future meetings of Cabinet to ensure that the Council's financial regulations are satisfied.

REPORT

1. In August 2011 the Council agreed to pay a one off capital grant of £300,000 to Lytham Hall to support the Heritage Lottery Fund (HLF) Restoration Project, including restoration of the historic buildings and landscapes; sustaining investment in the long term through delivery of a management and maintenance plan; and increasing the use and footfall of the facility through the delivery of an activity development plan, to ensure the continued accessibility of Lytham Hall and associated country park.
2. In accordance with the Heads of Terms agreed as a requirement of the capital grant monitoring reports are submitted to the Council and financial records made available for inspection. This is the second monitoring report that has been produced.
3. Council officers have viewed the financial accounts of the Heritage Trust for the North West, the company which is managing the Lytham Hall restoration project (along with a number of restoration projects in the North West of England). The accounts confirm the award of a grant from the Heritage Lottery Fund of £2.59m, along with a further capital grant from Fylde Borough Council of £300,000, towards the total project cost of almost £6m. With nearly all the funding now in place, the Heritage Lottery Fund gave the Trust permission to commence the scheme in March 2013.
4. Since the last monitoring report in January 2014 significant progress has been made with the project objectives, as highlighted below:
 - Completion of the HLF South Prospect garden phase including restoration of the Mount and Parterre, part funded with Veolia and Lancashire Environmental Fund. This change has recently been captured with stunning aerial drone footage available on the www.lythamhall.org.uk website which was relaunched in September 2014.
 - Agreed an extension of time to the project with HLF following the initial match funding delays at the start, with completion now due in August 2017.
 - Adoption of a two phase approach to the restoration of the Hall, with external repairs to Georgian and Jacobean Hall (Phase 1 £850,000) followed by internal work and alterations to both buildings (Phase 2 £2.6million).
 - Progress to RIBA Stage H of the Phase 1 external repairs, with the scheme currently out to tender. The procurement process involved 9 leading conservation contractors submitting a Preliminary Qualification Questionnaire and attending interviews, and a final 5 invited to tender. An award of contract is anticipated in November 2015 with start on site in February 2016 and completion November 2016. This phase involves re-roofing, leadwork, rainwater goods, stonemasonry, repair and decoration of windows, and repainting the stonework in the original 1760s John Carr colour scheme. This has been carefully researched and paint testing carried out on the North Entrance.
 - An archaeological excavation of the Jacobean Hall will commence later this autumn. This will be a community project but will also enable us to comply with one of the conditions of the planning application.
 - Carried out enabling works in the Stable Yard to make safe the areas damaged by fire in 2010, and provide public WCs for use during the Hall restoration works.
 - Delivered a diverse and expanding programme of events, including the popular outdoor theatre, car shows, dog show and snowdrop walks. Established regular Winter and Spring craft fairs and hosted Club Day to wide public acclaim in 2014 and 2015 with this family-friendly event due to be held here in future. Experimented with outdoor cinema in 2015,

in association with Lytham Festival. In November 2015 a new 5k parkrun will take place every Saturday morning, organised by local running volunteers.

Note: All of these events have helped increase visitor numbers year on year (2012, 22,000; 2013, 25,000; 2014, 30,000), and are a step towards unlocking this 'hidden gem'. The scale of expansion and growth is constrained by infrastructure, including parking, access at Ballam Road, toilets and catering. These latter two will be addressed through the HLF restoration project but there is a pressing need to work with partners including the Council, Environment Agency and Lancashire County Council to address parking and access issues.

- Maintained a healthy number of active volunteers (just over 100) working in the tea room, grounds, Hall and event stewarding. Delivered training in food hygiene, fire safety, first aid, tractor and machinery operation, and museum object conservation for volunteers and staff. A Reception and briefing session for volunteers was held on 14 May 2014 attended by the Mayor of Fylde and the Chair of Lancashire County Council.
5. In addition to the HLF project, the Project Manager has also begun implementation of a 5 year English Woodland Grant Scheme for the parkland, including building 2km out of a total of 4km of new footpaths, removal of invasive rhododendron species, improvement to drainage, installation of picnic benches, bird boxes and maintenance of lawns and rides. It is widely recognised (by National Trust and others) that the vast majority of visitors to historic houses spend time and make repeat trips to the grounds, and at Lytham Hall this is no exception. Investment and maintenance in the parkland is vital for the sustainable future of the site.

Coastal Revival Fund and Accountable Body Status

6. In July 2015 the Department for Communities and Local Government announced the Coastal Revival Fund. Applicants were invited to bid for grants of up to £50,000 each of the £3 million total available monies available. The funding is to be used to support or restore local heritage and facilities on the English Coast that benefit the wider community and the surrounding economy.
7. Lytham Hall submitted an application to the Coastal Revival Fund for £47,000 to undertake the external painting of the hall, the creation of a joinery workshop and to fund the production of a park conservation management plan.
8. In delivering the Coastal Revival Fund programme the Department for Communities and Local Government have delegated the role of accountable body for the fund to local authorities. Therefore any funding secured from the Coastal Revival Fund in the Fylde area will be administered by Fylde Borough Council on behalf of the organisations who have successfully secured the funding.
9. The role of an accountable body in grant funded schemes involves taking on the responsibility and accountability for the spending of grant monies and the delivery of planned outcomes. Requirements include actively managing the expenditure, ensuring specific milestones and planned delivery outputs are met, completing regular claims and evidencing spend. The accountable body is obliged to undertake monitoring visits to ensure the outputs are being delivered and maintain robust systems for collecting, collating and reporting on both the outputs and the associated spend. The accountable body undertakes to pay back any grant which is deemed to relate to either spend that is not eligible for funding or to schemes that do not fully deliver their planned outputs.
10. In respect of the Lytham Hall scheme, if successful in acquiring the funding as requested, the role of ensuring compliance with the grant conditions would be undertaken by officers from the Leisure and Cultural Services Team at no additional cost to Fylde Council.

11. If the grant bid is successful a further report will be presented to the Finance and Democracy Committee seeking approval for a fully funded addition to the capital programme, and a subsequent report will be presented to the Tourism and Leisure Committee in due course detailing the full financial and management details of the project before any work may be approved or commenced.
12. The Coastal Revival Fund will announce the successful projects in November 2015 with a requirement to spend the grant by the end of March 2016 .If successful Lytham Hall are requesting that Fylde Borough Council act as the accountable body to administer the funding.

IMPLICATIONS	
Finance	<p>This reports confirms the continuing compliance with the Heads of Terms of the agreement to provide a capital grant to Lytham Hall (dated April 1st 2012) in respect of the Lytham Hall restoration project.</p> <p>The report also request that Fylde Council agree to act as accountable body in respect of a grant application to the Coastal Revival Fund in the sum of £47,000 should the application be successful. The role of ensuring compliance with the grant conditions would be undertaken by officers from the Leisure and Cultural Services Team at no additional cost to Fylde Council.</p> <p>If the grant bid is successful a further report will be presented to the Finance and Democracy Committee seeking approval for a fully funded addition to the capital programme.</p>
Legal	There is no change to the legal position of the Council arising from the report.
Community Safety	There are no direct community safety implications arising from the report.
Human Rights and Equalities	There are no direct human rights and equalities implications arising from the report.
Sustainability and Environmental Impact	There are no direct sustainability and environmental impact implications arising from the report.
Health & Safety and Risk Management	There are no direct health and safety or risk management implications arising from the report.

LEAD AUTHOR	TEL	DATE	DOC ID
Darren Bell	01253 658465	Date of report	19 th October 2015

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Cabinet Agenda & Minutes	Various	www.fylde.gov.uk