

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	FINANCE AND DEMOCRACY COMMITTEE	25 JANUARY 2016	5

LYTHAM HALL PROGRESS REPORT - COASTAL REVIVAL FUND

PUBLIC ITEM

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

SUMMARY

The project relates to the restoration of Lytham Hall, a Grade I Listed Building at Risk. The Council has made a grant of £300,000 towards the capital works to restore the building. Lytham Hall (Heritage Trust North West) have recently secured a grant of £47,000 from the Department of Communities and Local Government (Coastal Revival Fund) which is a further contribution to the project.

The project is made up of 3 elements –

- Advance technical work prior to the start of the main exterior refurbishment of the hall contract
- Creation of a joinery workshop
- Preparation of a conservation management plan

Part of the Department of Communities and Local Government grant conditions require the Council to act as the accountable body to administer the grant.

This report was considered by the Tourism and Leisure Committee on 7th January 2016. The Committee resolved to recommend to the Finance & Democracy Committee the approval of a fully funded addition of £47,000 to the Councils 2015/16 Capital Programme towards the restoration of Lytham Hall to be met from a grant from the Coastal Revival Fund of the same amount, this to be in the form of a single payment.

The Committee further agreed that, subject to approval of the addition to the Capital Programme by the Finance & Democracy Committee as described above, the delivery of the project is to be achieved through the engagement of consultants/contractors and suppliers to deliver the various elements of the project in line with the Councils financial regulations and contract rules and procedures.

RECOMMENDATION

The committee is requested:

1. To approve a fully funded addition of £47,000 to the Councils 2015/16 Capital Programme towards the restoration of Lytham Hall to be met from a grant from the Coastal Revival Fund of the same amount;
2. To approve a single payment of the grant upon the receipt of supporting invoices from Lytham Hall (Heritage Trust North West); and

3. To note that the delivery of the project is to be achieved through the engagement of consultants/contractors and suppliers to deliver the various elements of the project in line with the Councils financial regulations and contract rules and procedures.

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

On the 3rd November 2015 following a Lytham Hall Capital Grant Monitoring report the Tourism and Leisure Committee resolved–

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.

This report was previously considered by the Tourism and Leisure Committee on 7th January 2016.

The Committee resolved:

1. To recommend to the Finance & Democracy Committee the approval of a fully funded addition of £47,000 to the Councils 2015/16 Capital Programme towards the restoration of Lytham Hall to be met from a grant from the Coastal Revival Fund of the same amount.
2. To agree that, subject to approval of the addition to the Capital Programme by the Finance & Democracy Committee as described above, the delivery of the project is to be achieved through the engagement of consultants/contractors and suppliers to deliver the various elements of the project in line with the Councils financial regulations and contract rules and procedures.
3. To recommend to the Finance & Democracy Committee the approval of one single payment of the grant upon the receipt of supporting invoices from Lytham Hall (Heritage Trust North West).

REPORT

BACKGROUND

1. 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 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.
2. Lytham Hall (Heritage Trust North West) 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.
3. 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.

4. In early December 2015 Lytham Hall were advised by the Department of Communities and Local Government that the bids had been successful. One of the main criteria for the funding was that it had to be spent by 31st March 2016.

SCHEME DETAILS

5. The Project involves the restoration of the Georgian Hall, and the rear Jacobean Hall to include re-introducing the original 1760s paint scheme, to conserve the building fabric including re-roofing and improve its appearance and perception to the community and visitors. The building was last renovated in the 1960s and some of this work was inappropriate by current conservation standards. This forms part of a larger Restoration Project, part funded by HLF to create a major regional heritage attraction capable of being self-financing. This work has Planning and Listed building consent, and is currently at RIBA Stage H with tenders received.
6. The conversion of one of the rooms in the Stable Block (Grade II) to a workshop for trainees engaged in traditional joinery craft skills.
7. The 78 acre parkland has suffered a century of neglect and poor management in common with other country houses in the 20th century. A Conservation Management Plan is required for the Grade II Registered Historic Parkland, in order to inform the restoration and development of the site as a major heritage destination, and particularly to understand the natural environment, and research the archaeology and the historical features of the Park.

A COST BREAKDOWN OF THE SCHEME

Cost Heading	Description	Net Figure (£)
Restoration of Georgian Hall	Architect Fees Quantity Surveyor Fees CDM Coordinator Fees	£30,000
Create Joinery Workshop	Equipment Building Repairs	£10,000
Conservation Management Plan	Engagement of Specialist Consultant	£7,000
Total Project Costs		£47,000

THE METHOD AND COST OF FINANCING THE SCHEME

8. The scheme is fully funded from a successful Coastal Revival Fund grant.

Funding for a scheme for this purpose is included within the approved Capital Programme for 2015/16 in the sum of £47k.

THE FUTURE REVENUE BUDGET IMPACT

9. There are no additional revenue implications to this proposal as Lytham Hall is not a Council asset and is managed by the Heritage Trust for the North West on behalf of Lytham Heritage Trust.

RELEVANT VALUE FOR MONEY ISSUES

10. The Heritage Trust for the North West have put a specialist team together to develop the proposals to RIBA Stage H. The team comprises of Historic Architect, Quantity Surveyor, CDM Coordinator and they were selected as specialists based on their skills, knowledge and experience to deliver the heritage restoration of Lytham Hall. The £30,000 Coastal Revival Fund is to cover

the consultant's fees to design the work and get it out to tender and some advance work prior to the start of the main contract.

11. The Heritage Trust for the North West will be awarding a contract for the external works to Lytham Hall. Tenders have been received from 5 contractors, and the Trust has decided to award the contract to Bullen Conservation Ltd. Their tender was the lowest at £892,888. The others ranged from £932,427 to £1,068,118. The two other projects are £10,000 or less, and the Trust will be obtaining three quotations for each project work.

RISK ASSESSMENT

12. A risk assessment is not required for this type of project. The risk to the Council involves taking on the responsibility and accountability for the spending of grant monies and the delivery of planned outcomes. 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.

VIABLE ALTERNATIVES

13. Not applicable this is a grant to the Lytham Hall (Heritage Trust North West.)

OBJECTIVES, OUTPUTS AND OUTCOMES

14. The objectives, outputs and outcomes of the project are:
 - Restoration of the Georgian/rear of the Jacobean Hall, introduction of the original colour scheme and re-roofing works
 - Creation of Joinery Workshop
 - Preparation of Conservation Management Plan
 - Achieve the ambitions of the local community
 - Improved access for all
 - Achievement of corporate objectives
 - Place – “High quality vibrant parks and open spaces throughout the borough’
 - Place – “To achieve over 80% customer satisfaction with parks and open space by 2016”
 - Prosperity – “A vibrant and growing tourist sector”

DRAWINGS AND PLANS (AS APPROPRIATE)

15. There are no plans or drawings appended to this report.

CONCLUSION

16. ‘The proposal is to act as the Accountable Body to administer a project to facilitate the restoration of Lytham Halls historic fabric ,create a joinery workshop and prepare a restoration management plan for the grounds of Lytham Hall. The £47,000 funding will be paid to the Council directly by the Department of Communities and Local Government. The project will be delivered by the Lytham Hall (Heritage Trust for the North West) through the Councils capital programme. The Council will ensure that the Heritage Trust for the North West complies with the Councils financial regulations and contract rules and procedures and delivers the desired outputs/outcomes of the project.

IMPLICATIONS	
Finance	<p>This report requests that the committee approve a fully funded addition of £47,000 to the Councils 2015/16 Capital Programme towards the restoration of Lytham Hall to be met from a grant from the Coastal Revival Fund in the same amount.</p> <p>The report also requests approval of a single payment of the grant upon the receipt of supporting invoices from Lytham Hall (Heritage Trust North West).</p> <p>The report further requests that the Committee note that the delivery of the project is to be achieved through the engagement of consultants/contractors and suppliers to deliver the various elements of the project in line with the Councils financial regulations and contract rules and procedures.</p> <p>The role of ensuring compliance with the grant conditions will be undertaken by officers from the Leisure and Cultural Services Team at no additional cost to Fylde Council.</p>
Legal	An agreement will have to be drawn up between the Heritage Trust North West and the Council concerning the delivery of the specific outcomes.
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

LEAD AUTHOR	TEL	DATE	DOC ID
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LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
T&L Minutes		www.fylde.gov.uk