

**AGENDA ITEM 10i****General Manager's Overview**

MONTHLY REPORT JANUARY 25

Council Project based Summary

***Guildhall Refurbishment***

Project update:

- A meeting was held with the principal contractor on 14<sup>th</sup> January 25 regarding the remaining capital works and a programme has been agreed, with the contract intended to be closed down this financial year.
- Officers/Cllrs have attended a Heritage Alliance Meeting on 22<sup>nd</sup> January and a Heritage Quarter Meeting 16<sup>th</sup> January (main focus delivering an event for the VE Day Celebrations on 8<sup>th</sup> May 25). A further event planning meeting has been scheduled for 28<sup>th</sup> January 25.
- The Museum of Policing in Devon and Cornwall are holding another exhibition in January/February 2025, theme 'Men in Policing'.
- During the close down period, a deep clean of the building was carried out and a week of property maintenance remedials were undertaken.
- A year monthly schedule of Simon Dell talks have been agreed for 2025.
- A designer has been commissioned to create a brand for the Heritage Quarter.

***Guildhall toilets provision***

Project update:

- No further correspondence has been received from WDBC relating to the asset since the latest email sent on 16<sup>th</sup> Dec 24 which is understood to be receiving attention. Therefore, works have not commenced in relation to developing further detail to the scope/schedule of works for refurbishment.

***Museum Structural Works***

Project update:

- GY Architects have produced further guidance on how to manage relative humidity within the building and options are being considered with regard to improving the efficiency of the heating.
  - Works to a room above the main entrance on the first floor have been commissioned due to a reoccurrence of dry rot, which may include floor joist replacement/strengthening.
- ***Operational Update***
    - Abbey Remains Project: Refer to the report and associated documents submitted to Budget and Policy for 21<sup>st</sup> January 25. Key points, subject to Council approval, that the Council

will submit a grant application, primarily drafted by THT working party, week commencing 10<sup>th</sup> February 25 to NLHF, with an accompanying partnership agreement. It is anticipated that feedback will be received within a 6-week period. A meeting has also been scheduled with Historic England on 31<sup>st</sup> January to discuss the requirements for compiling a grant application for up to £250,000 towards this project, planned to be submitted within the first quarter of 25.

- Multi-use wheeled sports area: Refer to the report submitted to Budget and Policy for 21<sup>st</sup> January 25. Key points include: tender documents were posted on Contract Finder and TTC website on 20<sup>th</sup> January 25, with a return date of midday 28<sup>th</sup> February 25, contract value IRO £300,000. If there is a tender return that meets the requirements from a technical/price return perspective, the Council and Taviskate will work closely with the preferred tenderer, to secure full project funding and planning consents, but until such time as this is achieved, the contractor will operate at risk and a formal contract will not be entered into until the construction phase, at which stage, subject to Council approval of the project proceeding, the contractor would then be reimbursed for previous project stages delivered. The target for project completion is end 2026.
- As identified within the projects section of the Commercial and Community Service Improvement Plan 24/25, works have now started with regard to the refurbishment/reconfiguration of the recycling/bin area within the Pannier Market perimeter, to improve aesthetics relating to the space and efficiency with regards to operating arrangements.
- From a compliance perspective, a full review of the Asbestos Management Plan will be completed by mid-February 25. Departmental compliance assessments have been arranged for February 25 and a draft of the Councils Health and Safety Policy will be available for consideration in March 25.
- A site meeting has been arranged with the approved contractor on 24<sup>th</sup> January 25 to discuss the programme and scope of works regarding to the retaining wall repairs to Market Rd and Abbey Walk, works planned to commence in Feb 25.

- The works have been completed, inspected and signed off with regard to re-stabilisation of the boundary wall at the Cattle Market.
  
- ***Works Department update***
  - Regular maintenance to the Christmas lights was undertaken during this period and all of the lights have now been removed, defects recorded and replacement parts ordered. In addition, the Trees of Lights were removed during this period and arising disposed of.
  
  - Tree surgery works during this period include commissioned works at Pixon Lane open space, Dolvin Road, and Market Rd, with inhouse works carried out due to storm damage in the Meadows. In addition, the team have completed the cutting of all of the hedges on our sites and have carried out maintenance works to the recently planed trees within the Meadows. On the same theme, discussions are ongoing with regard to boundary disputes with adjoining neighbours at Bishopsmead, Plymouth Rd Cemetery and Whitchurch play-park.
  
  - Property maintenance works have included repairs to the rainwater goods at MOC and on Duke Street, internal damp treatment to 13 and 15 Duke Street and statutory inspections have been commissioned/completed for Market Rd cottages in preparation for letting. Repairs have been carried out to the Plantations gate, access gates on Whitchurch Down and several benches have been repaired/replaced. The team are also currently cleaning down the perimeter gates and fire escapes around the Pannier Market public realm.
  
  - Play-park remedials have been carried out in Meadows, Bishopsmead, Monksmead and Whitchurch. In addition repairs have been commissioned to one of the ramps in the skatepark and a new swing set and frame has been ordered for Bishopsmead, which will be installed in-house.
  
  - Regarding compliance, servicing/inspections have been carried out to the lifts in Town Hall and Guildhall and repairs have been carried out to the fire detection system within the Pannier Market and the heating system (following servicing).

January 25

General Manager

- Appreciation and thanks go to West Devon Arts Workshop and its volunteers for the work carried out on restoring the Pannier Market mosaic which was re-erected on 20<sup>th</sup> January 25.
- A structural review of all of the street lighting in the Meadows was commissioned. It is work noting that following this review two street light columns have been removed and an up to an additional 8 need actioning in the short to medium term for repair/replacement. The costs for capital replacement are being compiled and will be presented to Council shortly. In addition, discussions are ongoing with St Eustachius regarding ground lighting repairs (costs/who is responsible etc).
- Dogs on leads signage has been reviewed in the Meadows and some additional signage has been ordered due to vandalism.

Yours Sincerely



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General Manager