

**TAVISTOCK TOWN COUNCIL
BUDGET AND POLICY COMMITTEE
TUESDAY 23rd February, 2021
BRIEFING NOTE**

TAVISTOCK TOWNSCAPE HERITAGE SCHEME UPDATE

1. INTRODUCTION

1.1 Members will be aware that Tavistock Town Council, as accountable body, are approaching the conclusion of the originally programmed five year THI delivery phase, extended due to timings specific to the complementary Guildhall Gateway Centre Project and COVID-19 delays. This is a 2.2M project with the aim to revive the town centre by preserving and regenerating key heritage assets. This has primarily been through grants given to local property owners, businesses and organisations to carry out urgent repairs and restoration works to historic properties, alongside public realm enhancements within the Tavistock Conservation Area and World Heritage Site, supported by a broad range of partnership based complementary initiatives.

1.2 To fully appreciate and understand the scheme objectives, key outputs and achievements please refer to the independent TTHI Evaluation Report. This can be found at:

<https://www.tavistock.gov.uk/sites/default/files/inline-content/Tavistock%20Townscape%20Heritage%20Initiative%20Evaluation%20Report.pdf>

1.3 A National Lottery Heritage Fund (NLHF) Monitor Meeting was held on 2nd February 2021 where it was agreed that the scheme conclusion would be this financial year, 31st March 2021. It was explained that there were three outstanding areas to draw down remaining funds which were:

- Complementary Initiatives; Warmer Bedford Cottages
- Complementary Initiatives; Interpretation Guildhall Gateway Centre Visitor Entrance
- Guildhall Public Realm

Therefore, a target was set to ensure that these three projects would be signed off and money drawn down from NLHF prior to the scheme expiry date.

2. UPDATE

2.1 Complementary Initiatives; Warmer Bedford Cottages: The TTHI funded approximately a third of an initiative by Tamar Energy

Community (TEC) to produce a guidance document for residents, specific to energy use management and thermal improvements compatible with listed historic building for comfort, health, economy and value. Post the 2nd February meeting, the final draft of the guidance document has been circulated and approved and TEC have been paid the TTHI scheme contribution. Therefore, this complementary initiative is concluded.

2.2 Complementary Initiatives; Interpretation Guildhall Gateway Centre Visitor Entrance: The TTHI funded a sculpture that would be positioned within the Gateway visitor entrance. The sculpture has been made and paid for and will be delivered and positioned on completion of the capital works, within the month of April 2021. The outstanding piece of work which required draw down of NLHF grant related to the production of an interpretation panel explaining the concept specific to the design and material used relating to the sculpture. The capital and interpretation team held a meeting on 9th February, specifically to discuss aspects around the interpretation fit-out from a building fabric perspective, e.g. types of paint/fixings/colour schemes etc. Arising from this meeting it was agreed that the interpretation consultants, Gamble/Fearon would produce this piece of interpretation. This ensures there is continuity regarding themes and appearance with the interpretation throughout and if the manufacture of this piece of interpretation is post 31st March, it ensures that the risk is de minimis due to the Guildhall Gateway interpretation not being installed until April/May 2021, and any funds specific to the installation not being released until practical completion. Therefore, this discrete piece of interpretation we be paid for in advance prior to the scheme expiry date of 31st March.

2.3 Guildhall Square Public Realm:

2.3.1 As previously reported, this project has been significantly impacted by delays pertaining to Historic England consents, COVID-19 and adverse weather conditions. The project programme is on target after an extension of time being granted meaning there is a revised completion by the end of March 2021 which aligns fortuitously with the foreseeable timeframes for the unlocking of the town centre. Irrespective of the Guildhall Gateway Centre Complex completion date, the car-park will be opened on completion of the public realm works.

2.3.2 Members will be aware that the Guildhall Square Public Realm contract was let to RM Builders for a value of £267,375.96 plus vat with an overall contract figure of £285,000 including professional fees, and that any project overspend after value engineering would be dealt with as previously outlined and approved by Full Council (e.g. virement from property maintenance budget).

- 2.3.3 There is only one foreseeable risk item which relates to completion of utilities works (water), where there are two required connections which are outside of the control of the principal contractor, where delays have occurred due to requiring archaeological monitoring. Irrespective of this, an approach has been agreed which means all public realm works can be completed within the curtilage of the public realm boundary, except two sections, each 1m², which would be reinstated on completion of the utilities connections, post practical completion sign-off.
- 2.3.4 Retention will not be retained for this contract either which will allow all draw down of monies from the TTHI scheme prior to expiry on 31st March 2021. Again the risk is de minimis specific to waiving withholding retention for the maintenance period due to the same Principal Contractor being appointed for the Guildhall Gateway Project, which will hold an additional retention percentage, on top of the contractual retention, to cover the maintenance period and value for the public realm.
- 2.3.5 Refer to Drawing No. AB01, Revision CC for final scheme design.

**WAYNE SOUTHALL
GENERAL MANAGER
TAVISTOCK TOWN COUNCIL
February 18th 2021**