

AGENDA ITEM 9i**General Manager's Overview**
MONTHLY REPORT SEPT/OCT 23
Council Project based Summary***Guildhall Refurbishment***

Project update:

- Capital programme completion agreed for the end November 23.
- The interim operating arrangements took effect on 6th October with the Council taking over the management of the interpretation centre and THT running the VIC/shop. The Council is working closely with THT specific to on-going learning/heritage initiatives, especially with the Discovery Team. The Council has taken over the booking arrangements for the facility and have actioned and are facilitating updates to the Guildhall website and Facebook page. Part of the interim operating arrangements includes recruiting, amending duties and training a team to deliver the above.
- The Council has also held very positive meetings with the World Heritage Site Lead around the interim operating arrangements and the Stakeholder Engagement Officer specific to promotion.
- The Council is also reviewing access arrangements and monitoring systems (CCTV/alarms).

Market Road retaining wall

Project update:

- This contract has now been completed to budget and revised schedule, signed off by the Environment Agency and contractor administrator and the site has been handed back to the Council with practical completion agreed and final account agreed, less retention. My thanks go to AD Williams for completing a challenging contract and demonstrating a flexible can-do attitude throughout.

Market Road resurfacing works

Project update:

- As outlined in the report submitted to Council on 29th August 2023, the revised scope of works to bring Market Rd back into a serviceable and enforceable condition was commissioned as part of the Market Road retaining wall contract.
- The schedule of works identified, which included planing, regulating and then resurfacing 344m² SMA, followed by reline marking the road in its entirety has been completed and DCC are now actively enforcing the parking restrictions. The above

also included making good four significant pot holes in Pixon Lane open space.

- In addition to the above, 4LM of damaged retaining wall, opposite Butchers Hall was demolished and rebuilt.

Guildhall toilets provision

Project update:

- Waiting contact from WDBC regarding discussing potential shared refurbishment costs and arrangements specific to the management of the cleaning contract which will form the basis for negotiations in relation to potential asset transfer.

Town Hall external works

Project update:

- The contract is running to programme and budget as per the revisions agreed at the Special Meeting of Council on 29th August.
- Three quarters of the front elevation scaffolding has now been removed, with repointing and installation of RWGs complete, except for some ground level remedials which were inaccessible with the scaffolding in place.
- The scaffolding has now been adapted to provide access to the tower and work has commenced specific to raking out the existing joints and a remeasure (with an expected cost saving) has been carried out in relation to plastic repairs previously identified on the tower.

The revised programme is challenging to ensure completion by Christmas, which includes completion of tower repointing and plastic repairs by 20th Nov, 21st to 27th Nov tower scaffold dismantling, 28th Nov to 4th Dec Mayors Parlour roof repairs, 5th to 11th Dec dismantling of remaining scaffolding and 12th to 23rd Dec snagging and site clean-up.

Bannawell play provision

Project update:

- Refer to Works Manager Report.
- Note: on completion of works, (similar approach to public realm enhancement in Guildhall car-park), the play-park area will most likely be fenced off until Easter holidays, to allow the ground to re-stabilise and any re-turfing/seeding to establish.

Museum Structural Works

Project update:

- The additional spend authorised at the Special Meeting of Council on 29th August, which included making good wall surfaces arising from structural stitching using Helifix bars on the first floor wall, installing the ground floor arched head sash window and associated modifications, carrying out lathe and plaster ceiling replacement, carrying out first floor joist end repairs and reinstating all lime plaster masonry substrates previously disturbed due to dry rot investigations has now been completed. Redecoration works are scheduled week commencing 13th November, with a three-week allowance for completion, which means the museum will be in the position to reopen fully in the new year.
- A healthy building guide and ventilation strategy has been issued to Tavistock Museum, primarily advising around heating, ventilation and recommendations around use of materials for any future decorations, with the main focus to prevent the reoccurrence of conditions that encourage dry rot.

Operational Update

- THT are leading but working closely with the Council specific to aspects of the Tavistock Abbey Group Project. Part of the project relates to stabilising Betsy Gimbals Tower which is on the 'At Risk Register' with a grant currently being submitted to Historic England for IRO of 30K to carry out vegetation removal, masonry stabilisation and to update the 2017 schedule of works for Betsy Gimbals Tower and the Still House. Part of the aim of the medium-term objective of THT is to secure funding IRO £375,000 to fully restore both assets and to agree a maintenance programme with the Council thereafter.
- Discussions are ongoing regarding rectifying resin degradation in Guildhall car-park on 5 bays, no resolution to date.
- Ongoing discussions are being held with BID regarding Christmas lights budgeting (including BID funding the replacement of Brook Street)/scheduling and Dickensian Evening arrangements specific to TTC stewarding.

Yours Sincerely



Wayne R. C. Southall MBA (Open) BEng (Hons) Dip NEBOSH
General Manager