

REPORT TO REGENERATION AND DEVELOPMENT PANEL

Open		Would any decisions proposed :		
Any especially affected Wards Hunstanton	Operational	(a) Be entirely within cabinet's powers to decide YES		
		(b) Need to be recommendations to Council NO		
		(c) Be partly for recommendations to Council and partly within Cabinets powers – NO		
Lead Member(s): Cllr David Pope E-mail: Cllr.David.Pope@west-norfolk.gov.uk		Other Cabinet Members consulted: Cllr Nockolds, Cllr Beales		
		Other Members consulted: Hunstanton Ward Members		
Lead Officer(s): Laura Hampshire Laura.hampshire@west-norfolk.gov.uk Direct Dial: 01553 616891		Other Officers consulted: Chris Bamfield, Nathan Johnson, Lorraine Gore, Pam Lynn, Martin Chisholm, Mark Fuller, Ostap Paparega		
Financial Implications YES	Policy/Personnel Implications NO	Statutory Implications (incl S.17) NO	Equal Opportunities Implications NO	Risk Management Implications NO

Date of meeting: 27th January 2016

HUNSTANTON HERITAGE GARDENS – HERITAGE LOTTERY FUND PARKS FOR PEOPLE APPLICATION

Summary

The report details the development of the stage 2 application for the Heritage Lottery Fund (HLF) Parks for People funding programme for the Seafront gardens and associated open spaces of The Green in Hunstanton.

The basis of the scheme submitted is a total cost of £1,110,050 with 74% funded by the HLF and 26% (£283,650) by the Council.

Recommendation

The Panel is recommended to consider the proposals for the HLF scheme and budgetary implications in order to inform the Cabinet Members decision on moving forward with the scheme.

Reason for Decision

To enhance the public space and promote the heritage of Hunstanton in line with the objectives of the Hunstanton town centre and southern seafront masterplan.

1. BACKGROUND

- 1.1 In March 2015 a stage 1 application was submitted to the Heritage Lottery Fund (HLF) Parks for People programme for works to enhance the public realm and promote the heritage of The Green area in Hunstanton. The catalyst for the project was the deterioration of some of the infrastructure of the seafront particularly the shelters in the Esplanade gardens and footpaths. The Council had no budget provision for these items. Rather than approach funding as a one off call on the council's resources a comprehensive review of the area was undertaken leading to the submission of a scheme to the HLF.
- 1.2 In June 2015 the HLF confirmed approval of the stage 1 application for the project. The project looks to improve on the seafront gardens, centred on The Green and adjoining network of public open green spaces comprising the Esplanade Gardens and Cliff Parade. The green space was central to the original vision of Henry Styleman Le Strange for a purpose built Victorian seaside resort. The areas remain pivotal to the town's heritage and seaside facilities today but have deteriorated and heritage assets eroded.
- 1.3 The project aims to deliver a comprehensive restoration of this important seaside park, which celebrates and respects the original vision of its founder, Henry Styleman Le Strange. It will leave a lasting legacy of greater awareness and engagement of how the area has developed over time and the skills and training required to maintain parks to a high Green Flag Award standard.
- 1.4 As is usual with HLF schemes the Council was awarded development funding to allow a much more detailed level of design work and cost estimate to be produced for submission to the HLF for a stage 2 award. To support the council in this work the HLF have also provided a mentor with relevant experience of similar schemes. The aim is that any stage 2 award is given with a much higher level of security that all project costs are covered. Development work has now been undertaken.

2 STAGE 2 APPLICATION (Development phase)

- 2.1 In October 2015 Wynne Williams Associates were appointed as lead landscape designers following a procurement exercise. They have undertaken the development of the proposal in greater details and provided the supporting documentation required for the Stage 2 application.

- 2.2 A project delivery team was formed which included officers from:
- Regeneration
 - Resort Services
 - Public Open Space
 - Property Services
 - Conservation
- 2.3 A series of consultation events have been held all of which have informed the design. These took place in Hunstanton and were held on:
Thursday 15th October 4pm-8pm; Prime event
Saturday 24th October 11am-3pm & 5pm-7pm; Main Consultation event
Tuesday 17th November 10am- 4pm; Focus Group
Sunday 29th December 1pm – 6pm; Presentation event
- 2.4 Alongside the events which have taken place additional consultation has been carried out. This included:
- A visitor survey - Paper copies were available at consultation events, venues around the town, including local guest houses and Searles Caravan Park as well as an electronic link to the survey circulated to known stakeholders. A total of 332 questionnaires were completed the results of which fed into the design.
 - WWA worked with teachers at Smithdon to run a competition for the Year eight pupils to submit ideas for projects that could be included as part of the work in Hunstanton Heritage Gardens. There were four strands to the competition that pupils could choose between; annotated photographs representing Hunstanton's heritage, designing an interpretation panel, writing a short story or designing an interactive trail for children.
 - WWA visited Redgate and gave a presentation at an assembly to introduce the project to the children; letting them know how their ideas could help and ways in which they and their parents may be able to get involved. A play questionnaire was specifically designed for children at Redgate Primary to gather their opinions of the current provision, how they like to play, what they know about local heritage and any new ideas for the future. This was undertaken by fifty-two of the older children aged nine to eleven under teacher supervision and returned to WWA to collate into results.
- 2.5 Feedback received from all consultation undertaken during the development phase has been fed into the design. This has resulted in the production of design principles and proposals which cover the project area. There are 5 areas within the area where key interventions will occur. These are detailed in appendix 1.
- 2.6 In addition to the planned capital works an activity plan has been drawn up with the aim of increasing awareness of the heritage of the town to a wider audience. Further details of the activities can be found in appendix 2.

- 2.7 The current estimated overall cost of the delivery phase of the project is broken down into 3 main areas: Capital, Activity and Other costs. These are then itemised as illustrated in the tables over the page:

Capital Costs

Cost Heading	Description	Cost (£)
Capital Costs	As appendix 1	830,000
Activity Costs	As appendix 2	79,000
Revenue		40,000
Fees		68,780
Other costs (capital)	Contingency, inflation, Prelims	92,270
Total Costs		1,110,050

- 2.8 As a result of the work undertaken during the development of the project the total cost of delivery is £1,110,050 of which 74% is granted funded by the HLF (£826,400) and the remaining 26% contribution from the Borough Council (£280,650). This is detailed in the table below.

Income

Income heading	Description	
Borough Council – Stage 1 commitment		164,150
Crazy golf refurbishment – Capital	Included in 17/18 capital programme	18,500
Toilet refurbishment - Capital	Included in 17/18 capital programme	25,000
Play Area refurbishment - Capital		25,000
Revenue support - Resort	For next 3 financial years	15,000
Revenue support – Grounds maintenance	For next 3 financial years	15,000
Events on the Bandstand	Existing budget for next 3 financial years	18,000
HLF Grant request		826,400
Total funds available		1,110,050

- 2.9 Achieving support from the HLF is an absolute requirement for the scheme to proceed. In the event that the proposal was rejected the Council would still have a funding requirement for many of the items identified within the overall project; shelters, footpaths, cliff top shelters, lighting, toilet refurbishments, crazy golf, play area etc. Integrating all of the requirements for the area into one application is a route the Council has followed before for example; The Walks, Greyfriars Tower and the Town Hall all of which have levered in millions of pounds of funding.

- 2.10 Determining the level at which the HLF will support is difficult. The original application for the Town Hall was rejected but the second application on a reduced overall budget at a slightly higher council percentage contribution was approved. A scheme with a lower cash/percentage contribution from the HLF offers better value for money. The scheme therefore includes amounts in the Councils existing capital and revenue budgets which by being allocated to the project assist in lowering the overall percentage contribution from the HLF and improving value for money.
- 2.11 The next HLF panel deadline is the 29th February for it to be considered at the June committee meeting. If the date is missed the next application deadline is 1st September for consideration at the December committee.
- 2.12 Subject to panel comments and support for the scheme it is intended to proceed with a Cabinet Member delegated decision report in order to meet the 29th February deadline.
- 2.13 Achieving the February deadline will enable work to commence in the autumn for the majority of work to be complete by spring 2017.

3 FINANCIAL IMPLICATIONS

- 3.1 The total project cost has been revised from £820,750 to £1,110,050 as a result of the detailed costings work undertaken during the development of the next stage of the HLF grant funding application.
- 3.2 The Council's Capital Programme 2015/2020, which is being considered at Cabinet on 2 February 2016, includes budget provision of £164,150 for the Parks for People HLF Scheme in Hunstanton. The revised project costings require an overall contribution by the Council of £280,650, an increase of £116,500 which can be met from capital (£68,500) and revenue (£48,000) budgets as detailed below.

- 3.3 Elements of the work contained in the overall Parks for People HLF Scheme have been included in the Capital Programme 2015/2020 under separately identified projects and now need to be brought together under the main HLF scheme. It is proposed to amend the capital programme to transfer budget provision of £68,500 between schemes as detailed in the table below. There is no overall impact on the capital programme, it does however enable works that would need to be carried out in the future to be undertaken as part of the overall HLF scheme and is a more efficient use of resources.

Capital Scheme	Budget £
Resort – Refurbish crazy golf course	18,500
Public Conveniences - Improvements	25,000
Play Areas – Replacement Equipment and Surfacing	25,000
Total Budget transferred to HLF Scheme	68,500

- 3.4 The overall HLF scheme costings include an activity plan which is included in the overall project budget. The Council's revenue budgets will contribute to an Activities Co-ordinator role and activities as listed in appendix 2. The Borough Council's contribution is detailed in the table below.

Service Area	Annual Budget £
Resort	5,000
Grounds Maintenance	5,000
Events on the Bandstand	6,000
Total Annual Contribution	16,000
Total Budget Provision for 3 Years	48,000

- 3.5 A contribution is also being made by Hunstanton Town Council of £3,000.
- 3.6 HLF grant requested will uplift from £656,600 at the stage one approval to £826,400 at stage two, which is an increase of £169,800. In percentage terms the HLF grant would fall from 80% to 74%. The Council contribution at Stage one approval was £164,150 and has uplifted to £283,650 as detailed in above.

4. POLICY IMPLICATIONS

- 4.1 The project is in line with the Council's Town Centre & Southern Seafront Regeneration masterplan for Hunstanton (2008).

5. PERSONNEL IMPLICATIONS

- 5.1 The stage 2 application has highlighted the need for an Activities Co-ordinator. The funding for this post is included in the stage 2 application.

6. RISK MANAGEMENT

- 6.1 If the stage 2 application is not successful, the Council will need to consider resubmission of a revised application or undertake a scaled down scheme to address the seafront facilities which require repair, refurbishment or replacement (i.e. the Butterfly Shelters, The Green Toilets, Play area).
- 6.2 Project costs – the costs submitted at Stage 1 were based on a high level site audit and cost plan. As a result of the studies, surveys and proposals which have now been undertaken to inform a more developed design for Stage 2, the costs have increased. This has now set the budget for the project.

7. STATUTORY CONSIDERATIONS

- 7.1 None at present, although subject to the detailed design proposals, planning consent may be required to implement the final scheme.

8. EQUALITY IMPACT ASSESSMENT (EIA)

- 8.1 A Pre Screening EIA has been completed for the project. Full Assessment not required.

Appendix 1: Hunstanton Heritage Gardens Design Brief

Appendix 2: Activity Plan

Background Papers:

Hunstanton Town Centre and Southern Seafront Masterplan, 2008