

REPORT OF THE PORTFOLIO HOLDER FOR ECONOMIC DEVELOPMENT AND ENTERPRISE

TAMWORTH ASSEMBLY ROOMS “DEVELOPMENT PHASE”

EXEMPT INFORMATION

None

PURPOSE

To update members on the Tamworth Assembly Rooms Development Project and seek permission and agreement on the “Development Phase” timeline and actions.

RECOMMENDATIONS

1. That Members accept the £88,200 Heritage Lottery Fund (HLF) round one grant and endorse the use of £50,000 TBC capital (from the £400k) budget to enable further feasibility work as part of the Development Phase
2. Members endorse the actions contained in the Development Phase timetable attached at appendix one
3. That Members approve the procurement of Architectural support (including survey works) and the procurement of a project manager.
4. That Members note that a further report detailing the proposal for a second round Heritage Lottery Grant will be brought to Cabinet prior to submission in December 2012 (estimated).

EXECUTIVE SUMMARY

The Council is currently assessing the feasibility of developing the Tamworth Assembly Rooms. The potential to redevelop Tamworth Assembly Rooms is linked to a wider aspiration to create a Cultural Quarter next to Tamworth Assembly Rooms. The Tamworth Assembly Rooms project can progress independently of the Cultural Quarter as it is not dependant on it. However the two projects are complimentary and reinforce each other. The proposals to develop Tamworth Assembly Rooms will improve the building both modernizing it yet protecting its charm and local significance to the community. The next stage in the project is to commission external support to develop detailed designs, project milestones and financial costs. This information will inform future Council decisions in relation to the projects viability and inform the bids to the Heritage Lottery and Arts Council.

Tamworth Assembly Rooms has recently been successful in its round one bid to Heritage Lottery. The HLF have awarded a development grant of £88,200.

RESOURCE IMPLICATIONS

Development phase budget

Heritage Lottery Grant funding	£88,200
Tamworth Borough Council Match	£50,000
Volunteer Time	£28,000
Total	£166,200

Development Phases expenditure

Project Cost	Cost	HLF	Funding Source	
			TBC	Volunteer Time
Project Manager	13,500	13,500		
Access Officer	6,000		6,000	
Architect	43,000	30,000	13,000	
M & E Consultant	13,500	13,500		
Structural Engineer	10,125	10,125		
Acoustic Consultant	7,500		7,500	
CDM Coordinator	2,025	2,025		
Other Specialists	4,000		4,000	
Volunteer Training and Support	4,000		4,000	
Volunteer Time	28,000			28,000
Surveys	15,000	10,000	5,000	
Consultation Costs	5,000	2,500	2,500	
Statutory Charges	7,000	4,000	3,000	
Contingency	2,000	1,000	1,000	
Marketing Activities	2,000		2,000	
Project Activities	3,550	1,550	2,000	
Totals	166,200	88,200	50,000	28,000
Funding Amount	166,200	88,200	50,000	28,000

Assembly Rooms Re-development Budget (estimated)

The Council is expected and has budgeted for this project to cost £2.5 million, however it is important to note that the development phase may change this. Further reports will be submitted to Cabinet to ensure that progress is monitored.

LEGAL/RISK IMPLICATIONS BACKGROUND

A risk assessment is attached to this report. It is Important to recognise that the project will evolve as more feasibility work is done and this will affect timescales and finances. Cabinet will be made aware of all major funding and building issues.

Legal issues- The project will follow procurement and financial regulations and ensure appropriate legal agreements are in place.

SUSTAINABILITY IMPLICATIONS

The project is designed to support the future sustainability of the Assembly Rooms and sustainability issues will be factored into any contracts and materials used in the redevelopment.

BACKGROUND INFORMATION

Why develop the Assembly rooms?

Over its lifetime the building has seen many changes both in its purpose and building structure. The building is now starting to look tired and become more and more difficult to use for a range of purposes. Access to the building is confusing often giving the impression the building is closed. The building as a whole is in constant need of repair with a range of original features already lost or starting to become damaged. In addition the weather over the last few years has taken its toll on the building with damp issues and plumbing becoming an issue. Tamworth Assembly Rooms is in need of significant capital investment to prevent further decline which if not halted will slowly start to impact on visitor numbers.

The development project was stimulated by a public consultation through the Citizens panel scheme that highlighted issues with the building. Leading on from this focus groups further outlined what needed to happen to improve the facilities. In 2011 a feasibility study was commissioned to explore possible developments to improve and protect the building. This report has lead Tamworth Borough Council to make a commitment to explore this further and has sourced external funding from the HLF to support a formal development and planning stage.

The overall project aims to stimulate not only the Tamworth Assembly Rooms but the town centre as whole. It is believed that the cultural quarter and the Tamworth Assembly Rooms projects will create a new town centre offer. Alongside the physical changes the project will also facilitate a better service that will stimulate the creative industries growth for the area. At all stages users and the public will have an active say in how the building will be developed and used in the future.

Stages and elements of the project

Due to the scale of the project, it is split in to three stages. The primary concern is to protect the current building and deal with the structural and damp issues. This work will be done with the Heritage Lottery Fund who will support the restoration and protection of elements of the building. We have received a development grant from HLF to undertake the first stages of this work and to develop a stage two application. It is important to note that this funding is still competitive and may not result in a full grant award.

The second stage will work in partnership with Arts Council England (this funding is still yet to be confirmed) which will develop new facilities and improve the current internal infrastructure of the building.

The third stage is linked to the wider cultural quarter which is a joint project between TBC and Staffordshire County Council.

It is important to highlight that Arts Council England and Heritage lottery will only fund specific work. £30,000 of the development money is to be used to match fund the Heritage Lottery bid with the remaining £20,000 being used to support the bid with

staffing consultation and additional non heritage related fees.

Project Governance

A project group of Officers has been established under the Arts and Events Manager and draws on the expertise of different departments from within the Borough Council and also support from the County Council. The project groups remit also includes the development of the Cultural Quarter. The project group will report via the Community Leisure Manager and Director of Communities Planning and Partnerships to the Corporate Management Team and via the Portfolio Holder for Economic Development and Enterprise to Cabinet and Council.

Development phase actions summary

Recruit an access officer funded for 6 months using the Development budget.
Approval for this recruitment will be sought via existing human resource process.

Procurement of Architectural services for RIBA stages C-G which will include submitting planning permission. Contact to be awarded in August/September 2012

Procure project management Contact to be awarded in August/September 2012

Consultation and planning

Public Consultation to begin the end of August continuing through to October. Public Consultation will take place through a range of sessions and means. It will include a further citizens panel, a local businesses questionnaire and venue open days to show what we are planning on changing and why.

Planning Permission to be submitted in late October/ early November 2012.

Volunteer Board and local Fundraising

The project will include a development board made of volunteers with particular expertise. They will be tasked with developing additional funding for the project and using their expertise to support the development project. Informal discussions have already taken place with potential members. They will be linked in to the internal development team.

General background

Tamworth Assembly Rooms in Corporation Street was erected by public subscription in 1889 at the cost of £5,500. The building work was undertaken to commemorate Queen Victoria's Golden Jubilee in 1887. Whilst under construction, in a cavity underneath the foundation stone, were deposited newspapers and four coins of the Jubilee year. The heavy looking building, claimed by its designer, to be in the style of the Italian Renaissance, consists of a hall 90 feet by 40 feet, which with the gallery over the entrance lobby was capable of seating 850 people when originally opened. Of course, this was long before the current fire and health and safety regulations came into being and its current capacity is around 350. The building was officially opened on 8th October 1889 by Mr. Philip Muntz who was Member of Parliament for Tamworth.

REPORT AUTHOR

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LIST OF BACKGROUND PAPERS

Previous reports

APPENDICES

Appendix 1 Development Phase Plan

Appendix 2 Risk Assessment

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