

Cabinet

Date of Meeting: 11 June 2019

Report Title: Tatton Vision 2 – Stableyard Project

Portfolio Holder: Cllr Nick Mannion, Environment and Regeneration

Senior Officer: Frank Jordan – Executive Director Place

1. Report Summary

- 1.1. The purpose of this report is to seek approval to implement proposals for the development and improvement of the Stableyard facilities at Tatton Park (the Project).
- 1.2. Cabinet have previously agreed (16 June 2016) high level proposals for the Project. Funding for the scheme from the Addendum to the capital programme was approved in October 2017. Since the value for the works is greater than £1m, Cabinet approval is required to enable the contract to be let.

2. Recommendations

That Cabinet:

- 2.1. Delegates authority to the Executive Director - Place in consultation with the Portfolio Holder for Environment and Regeneration, to implement the Project including procuring and entering into all necessary contractual arrangements.

3. Reasons for Recommendations

- 3.1. The 'Tatton Vision' investment programme supports the stated goal of 'Conserving Tatton Park for the enjoyment of present and future generations'. It aims to assist Tatton Park to maintain its position in the market and so reduce dependence on core revenue funding from Cheshire East Council.

- 3.2. This paper relates to the contract for the Stableyard element of a wider 'Stableyard and Arrivals' project. Investment in this project will create an improved visitor experience on arrival and in the Stableyard area which includes various retail and catering outlets. This will lift the Stableyard from being a 'secondary spend' area to becoming one of the reasons to visit with a positive impact on visit frequency, length of stay, visitor spend and numbers.
- 3.3. Financial projections indicate that the planned investment in the visitor arrival and Stableyard experience is affordable, that future revenue will cover the costs of capital and could support a reduction in the Council's subsidy from year 5 onwards subject to market conditions at the time. By contrast, the 'Do-Nothing' option would risk further market impacts and a reduction in the sustainability of the current financial position.

4. Other Options Considered

- 4.1. 'Do nothing'; which would not deliver the required investment to support a sustainable position and reduce reliance on financial support from Cheshire East Council.

5. Background

- 5.1. Cabinet previously authorised (16 June 2016) the development of detailed business cases for the next phase of development at Tatton Park which comprise phase 2 of the 'Tatton Vision'. Investment in the Tatton Vision is not only important to achieving a sustainable base for conservation, management and access to this important heritage asset, but helps to maintain and improve a positive economic benefit to Cheshire East's visitor economy.
- 5.2. This is part of an ongoing programme of improvements in recent years that has included 'Field to Fork' which was officially 'opened' in July 2018. This project leveraged nearly £1.2m of grants and other contributions, particularly from HLF (now the National Lottery Heritage Fund).
- 5.3. The Farm 'Field to Fork' project is a ground breaking initiative which has restored and opened buildings at the farm. It combines cutting-edge heritage interpretation with high quality learning and participation programmes to engage both existing and new audiences with contemporary issues of farming, food and healthy eating.

- 5.4. Tatton Park also successfully gained grant funding of £246k from the European Agricultural Fund for Rural Development (EAFRD Tourism infrastructure) for the 'arrivals' element of the overall project. This includes an arrival 'welcome' building and coach drop-off along with improved facilities for disabled parking and access to the Stableyard. This element of the works has now started on-site. It is being managed separately from the Stableyard contract in order to facilitate monitoring and reporting to the EAFRD and to deliver the works within the permitted time period in order to draw down the grant.
- 5.5. This paper addresses the £1.55m Stableyard element of the wider project which will refurbish and extend visitor facilities and improve visitor experience. It will address the need to refurbish and improve toilet provision, create new indoor space for activities, re-display of the historic vehicles collection and improve landscaping with associated external event space.
- 5.6. Since the original Cabinet approval in 2016, Purcell Architects have been commissioned to undertake development of initial designs and planning permission for the scheme was given on 27 June 2018.
- 5.7. F. Parkinson Ltd was appointed in July 2018 to further develop the project and to develop a cost estimate for the works. These have been refined in discussion with the project board and the National Trust.
- 5.8. The design work has taken into account the results of other specially commissioned reports including; a Historic Building Survey, a Landscape Appraisal and an Economic Impact Assessment. Expert advice has also been sought from the National Trust's team of specialist advisors.
- 5.9. Sustainability has been addressed within the design proposals of the Stableyard Project, with the upgrades to the New Barn meeting regulations for thermal upgrades in order to reduce energy consumption. In addition, the proposals have carefully considered matters such as natural ventilation, sustainable drainage, efficiency of heating and lighting systems and reduced water consumption via recycled greywater.
- 5.10. This report therefore seeks approval to let a contract for the works valued at £1.55m.

6. Implications of the Recommendations

6.1. Legal Implications

6.1.1. The Council has a lease of Tatton Park from the National Trust and any works proposed to be undertaken must be in accordance with the provisions of the lease and with the specific consent of the National Trust as landlord of Tatton Park.

6.1.2. The Council is able to award a contract for this project via a compliant procurement process as it has access to the Northwest Construction Hub Framework. This is a Framework Agreement administered by Manchester City Council and can be used by local authorities and other public bodies in the North West of England.

6.2. Finance Implications

6.2.1. A total capital allocation of £3.3m was included in the addendum to the capital programme for Tatton Vision Phase 2 projects. The Portfolio Holder for Finance and the Director of Finance & Procurement agreed the draw down of £2.3m, (3 Oct 2017), from the addendum into the main capital programme to fund projects related to the 'Arrival and Stableyard' project. £1.55m of this is allocated to the Stableyard contract. The balance is allocated to the arrivals area, with those works being addressed through a separate contract. This report relates to a contract to deliver the Stableyard element of the original scheme.

6.2.2. Financial projections indicate that the planned investment in the visitor arrival and Stableyard experience is affordable and that future revenue will cover the costs of capital and could support a reduction in the Council's subsidy from year 5 onwards subject to market conditions. The Tatton Vision programme has led to a reduction in the Council's contribution to Tatton's budget since 2011. A failure to maintain investment would risk a reduction in the sustainability of the current financial position.

6.3. Policy Implications

6.3.1. The Tatton Vision investment programme supports a number of the Council's corporate outcomes, particularly outcome 2: Strong & Resilient Economy.

6.4. Equality Implications

6.4.1. An Equality Impact Assessment is not required for the purpose of letting the contract(s).

6.5. Human Resources Implications

6.5.1. There are no HR resource implications.

6.6. Risk Management Implications

6.6.1. A risk log has been developed for the Tatton Vision and forms part of the project plan.

6.7. Rural Communities Implications

6.7.1. Tatton Park is a significant contributor to the rural visitor economy. The conservation of Tatton Park contributes to the protection of the rural environment and its heritage.

6.8. Implications for Children & Young People/Cared for Children

6.8.1. Children, young people and their families form a large part of visitors to the estate. By encouraging more visitors to what is largely an outdoor activity venue will have a positive impact on quality of life and the social, mental and physical health benefits of outdoor recreation for all age groups. Additionally, over 20,000 school visits are hosted every year and Tatton has an established record, winning eight consecutive Sandford awards for excellence in heritage education as well as adult education, skills training, general life skills and interpretation.

6.9. Public Health Implications

6.9.1. It is expected that encouraging more visitors to what is largely an outdoor activity venue will have a positive impact on quality of life and the social, mental and physical health benefits of outdoor recreation

7. Ward Members Affected

7.1. All wards will be affected albeit indirectly since they contain residents who will be able to access these improved facilities and whose local economy is likely to benefit from increased visitor expenditure

8. Consultation & Engagement

8.1. The National Trust has been fully engaged in the development of these proposals. They have a representative on the project board and their specialist advisors have been consulted on all aspects of the proposals. Furthermore they have been presented to, and endorsed by, the National Trust's Property Board.

8.2. Local Members and the public were consulted on the proposals as part of gaining planning permission.

9. Access to Information

9.1. All of the background information relating to the Project and referenced in this report is available on the Council's website.

10. Contact Information

10.1. Any questions relating to this report should be directed to the following officer:

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