

Meeting: Council

Date: 14 May 2018

Wards Affected: All Wards

Report Title: Torre Abbey Restoration Project – Phase 3 Heritage Lottery Fund Bid

Is the decision a key decision? Yes

When does the decision need to be implemented? 14 June 2018

Executive Lead Contact Details: Gordon Oliver, Mayor and Executive Lead Assets

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1. Proposal and Introduction

- 1.1. This report seeks Council approval to submit a Phase 3 Bid to the Heritage Lottery Fund (HLF) on 14 June 2018 in respect of the Torre Abbey Restoration Programme.
- 1.2. In previous rounds the Council and the TDA have successfully obtained HLF funding in excess of £7m which has been matched with funding contributions from Torbay Council, the Friends of Torre Abbey (FOTA) and others to reach a total investment of £11m for the two earlier Phases of restoration and redevelopment (2006 ~ 2013).

2. Reason for Proposal

- 2.1 Having undertaken Torre Abbey Restoration Phases 1 and 2 it is clear, following liaison with Historic England and the HLF, that securing further Lottery funding is crucial if Torre Abbey is going to be in a position to benefit and contribute fully to Torbay's wider Great Places Scheme, a programme supported by the Arts Council and HLF, which develops culture and audience growth.
- 2.2 A successful Torre Abbey Restoration Phase 3 project will help to protect the Abbey, a scheduled monument, for the benefit of the local community and our visitors. The project would allow the Council to carry out urgent fabric repairs and improvement works to the Gatehouse, the west & east wings of the south range and the Spanish Barn. This HLF application also supports the Corporate Plan by helping to ensure that Torbay remains an attractive and safe place to live and visit, as well as being consistent with the Council's wider policy framework.

- 2.3 The Torre Abbey building complex was considered at risk when comprehensive repair scheme work commenced in 2005. Following the programme of work in 2006 and 2011 much of the fabric has been repaired and its condition secured for several decades to come. However, the poor state of the remaining elements of the building present a risk and ongoing liability and in these areas the assets continues to decline with rainwater leaking into the fabric.
- 2.4 Undertaking Phase 3 of the restoration/redevelopment programme at Torre Abbey will see the destination positioned as a premier heritage attraction in the South West and a vibrant cultural hub, encouraging wider audience participation and bringing new life into the historic venue. Improvements to the Abbey will also expand existing operations by upgrading and enhancing facilities, in turn augmenting opportunities for income generation and repeat visits to the venue. New and improved on site catering facilities will enable the Council to increase the number of events hosted on the site and the associated income. Proposals to enhance the landscape could remove physical barriers south of the main building, which could enable better access routes, provide for softer landscaping closer to the buildings and deliver greater interpretation of the wider Abbey complex through the landscape.
- 2.5 A Phase 3 restoration and investment project will protect at risk buildings and collections by completing urgent fabric repairs (circa £1.1m) and help protect the designated museum collections by preventing water entering the external fabric, which is exposed to the weather. Of particular concern are the elevations of the south-east and south-west wings, the north elevation of the west range, the gatehouse and the courtyard boundary walls. Also, comprehensive repair to the Spanish Barn roof structure is required. At the end of the restoration and redevelopment there will be a 15-year management and maintenance plan, which will help protect the fabric of Torre Abbey for the foreseeable future.

3. Recommendation(s) / Proposed Decision

- 3.1 That the Executive Head of Assets and Business Services be authorised to submit a Heritage Lottery Fund (Round 1) application for £4.5m for Phase 3 of the Torre Abbey Restoration Programme as described in this report and appendices, to be submitted to the Heritage Lottery Fund by 14 June 2018
- 3.2 That the Council agrees to borrow up to £1.15m to provide the financial commitment outlined in the submitted report and required for submission of the Heritage Lottery Fund (Round 1) application for £4.5m indicated in 3.1 above.

Appendices:

Appendix 1 Torre Abbey Phase 3 - Draft Business Case (January 2018)

Background Documents

Report No. Ed/24/03 ~ Torre Abbey Phase 1 Heritage Lottery Fund (HLF) Business Plan - outlining 3 phased redevelopment programme

Torre Abbey Phase 3 - Draft Activity Plan

Torre Abbey Phase 3 - Project Risk & Issues Register

Section 1: Background Information

1. What is the proposal / issue?

Torre Abbey is a building at risk, it is located, most unusually for a medieval monastery, on the sea front. It comprises two Grade I listed buildings, four Grade II listed structures and ancillary buildings, as well as an undesignated formal walled garden, all set in a Scheduled Ancient Monument, 8.8ha in extent (NHLE No. 1009302).

The surrounding parkland contains earthworks and the remains of the Abbey's precinct buildings, including a mill, stables, two watercourses (still flowing), and evidence of 18th/19th century landscape work. Torre Abbey today is the most complete medieval monastery in Devon and Cornwall, and one of the best-preserved Premonstratensian houses in the UK. The Spanish Barn is the only surviving prison for sailors of the Spanish Armada, which in 1588 united the country against Catholic Europe (hence its name).

Exposure of this history, and its interpretation, will be a vital part of the landscape work in this 3rd phase of redevelopment, especially the proposal to reconnect the Abbey with its wider setting towards the seafront.

The Abbey re-opened to the public in July 2013 at the end of the 2nd phase of redevelopment. At the time of re-opening it was identified that further work to the fabric of the building (repairing the elevations of the south-east and south west wings; north elevation of the west range; gatehouse and courtyard boundary walls) would be required and ongoing deterioration was a concern. It was suggested by Torbay Council, that the underspend of £60k from Phase 2, be put towards funding a project team for a further HLF Round 1 bid in the anticipation of obtaining a successful pass onto the HLF Round 2 development phase. The TDA with its track record of success was given the go ahead to pull this work together with support from Torbay Council's client officers.

Following several meetings and discussions with HLF they consider Torre Abbey to be '*the*' priority heritage project in Torbay and the project team have received firm encouragement from them several times to build on our previous success and submit a further phased bid HLF application.

A recent meeting with HLF (15th March 2018) once again encouraged the Council to submit an application and they reiterated the importance of submitting that application by the 14th June 2018 before fundamental changes to the HLF funding process take place in 2019, which will reduce the availability of HLF funding in future years. Therefore, the timing of submitting a final HLF bid is now.

At the HLF meeting in March the project team were encouraged to re-visit an earlier draft HLF bid to make the links stronger with the Great Places

Scheme, which is 50% funded and monitored by HLF, so it intended to align the final bid application with this advice. It was also suggested by HLF that the Round 1 bid should also capture the 'Now is the Time' initiative. The proposals in this report present the Council with the perfect opportunity to implement the final phase of the Torre Abbey redevelopment set against the context of these wider initiatives in the Bay.

Failure to proceed with Phase 3 puts the heritage building, ancillary buildings and regionally important collections at risk and will threaten the previous investment undertaken during Phases 1 & 2.

If successful with the HLF Round 1 bid application the Phase 3 HLF funding bid of £4.5m will complete the final phase of a 3 - Phased redevelopment programme and it will also improve commercial opportunities at the Abbey, which will help with the ongoing operating costs.

The Phase 3 programme of restoration/redevelopment would consist of :-

Major elements of building work to protect at-risk buildings and collections by completing urgent fabric repairs:

- Comprehensive repair to the Spanish Barn roof structure, opening up the full barn interior for improved event space.
- Comprehensive repair of the Gatehouse. Masonry and render will be consolidated and repaired, roof and guttering renewed, windows made operational. The large lime tree and its roots removed to prevent damage to the building. Some underpinning of the gatehouse wall may be required.
- Removal of cement render and renewal in thrown lime, to the south-east wing, south-west wing, and north end of the chapel, including window and lintel repairs.
- Stripping cement render and making structural repairs to the courtyard walls. (Courtyards 1, 2 and 3)
- Renewal of 1930s structural tying of the south-east wing.
- Repairs to the tower and courtyard walls to the Courtyard 4. (education suite area)
- Ground works to reinstate original levels of Abbey spaces within ruins and enhanced interpretation, together with reinstatement of steps at relevant positions and unblocking of a historic doorway to the former slype.

Upgrading of existing facilities and operations to improve income generation opportunities:

- Introduction of a new permanent café in Courtyard 3 and new seating area (incorporating the current temporary café kitchen area) – opening up the gate at the north end of the courtyard increasing visitor footfall as it becomes accessible beside the main visitor entrance.

	<ul style="list-style-type: none"> • Introduction of a new service building to provide 'back of house' facilities for revenue generating events in the Spanish Barn. • Introduction of a new storage facility to support events held in the Spanish Barn. • Introduction of a new mobile serviced 'pod' within the Spanish Barn as servery/bar/reception/display. • Construction of various features within the gardens north of the Abbey, including a new access from the east, a viewing platform and new garden building on the site of the former peach house. • Clearer interpretation. • Introduction of a glazed internal lobby within the front room at ground floor, south elevation, to improve draft proofing when the south door is used for events. • Introduction of a new pathway from the seafront leading up to the Abbey, this new access path to the Abbey precinct will travel from a symmetrically placed path and viewing point to the slot running alongside the tithe barn, bringing visitors to the gatehouse and a logical route to the west entrance to the Abbey. This allows an experience of the Georgian landscape and the south façade. Small new groups of planting amplify the symmetry and Arcadian quality of the park area, and the good 19th century estate railings used around the pitch and putt area will be repaired to make the boundary to the west side. <p>(See Appendix 1 for the Torre Abbey Phase 3 - Draft Business Case)</p>
<p>2.</p>	<p>What is the current situation?</p> <p>Within the Council's Corporate Plan (page 28) and within the Council's Economic Strategy 2013 ~ 18 (page 44) there are references to '<i>Where we aim to be by 2019</i>' where it states that '<i>we will explore HLF bids for further restoration of Torre Abbey together with other methods of increasing visitor numbers and income</i>'. As a result of these references and previous approvals a project team was established to develop the stage 1 HLF bid.</p> <p>On the 11th June 2015 a decision was made by the Executive Director of Operations & Finance, in consultation with the Mayor and Group Leaders, to instruct the TDA to manage the HLF bid process on behalf of the Council. This instruction was followed with a decision by the Mayor on 15th March 2016 and a confirmation email from the lead officer to the TDA dated 10th April 2017.</p> <p>Torre Abbey is suffering quite badly with water ingress on the two south wings as a result of cracked lime render and badly fitting windows. This causes a huge risk to the museum collections and the regionally important art collections being the third largest art collection in Devon (after those of Exeter & Plymouth museums). Nationally important works, such as William Holman</p>

Hunt and Sir Edward Coley Burne-Jones along with beautiful sculptures, plaster casts and drawings by Frederick Thrupp (the largest collection of Victorian Thrupp works to have survived) are at risk.

Failure to make these essential improvements to the external fabric of the building to ensure the building remains weather resistant and protect the internal works of art, furnishings and archaeological finds will impact on the Abbey's re-accreditation for Museum status and ultimately have a knock on adverse effect on visitor numbers. Undertaking the Phase 3 works will protect at risk buildings and collections by completing urgent fabric repairs (circa£1.1m) and protect the designated museum collections.

It is generally acknowledged that since reopening in 2013 visitor numbers have not increased as forecast due to a variety of factors. Insufficient resources have contributed to an inadequate staffing structure, the lack of a clear Marketing Plan and inconsistent strategic leadership at a service level. Notwithstanding these challenges Torbay Council does recognise the value of Torre Abbey and how it supports the aspiration of its various cultural development plans. Certainly, culture is a driver for change and therefore investment in the Abbey for partnership working and new initiatives such as the Great Place Scheme will help to promote this asset as a quality visitor attraction. Placing the Abbey at the heart of this scheme will demonstrate good strategic and marketing 'fit' and maximise cultural engagement for community well-being.

A draft Activity Plan has been drawn up that sets out core strategies of improvement that will be produced as part of this Phase 3 regeneration programme. This plan will have various actions to position Torre Abbey as the '**cultural hub**' of the Bay, which in turn will increase visitor numbers. The Activity Plan will include various initiatives such as, aiming to target harder to reach lower income families, pupils with special needs (primary & secondary), young people 16+ and children in care, along with older people and the Plan also enables further development of the learning offer. Connections with other educational organisations will help to support the delivery of Torbay's wider Great Places Scheme. An enhanced programme of activities will enable the Abbey to satisfy the interest of a wide range of audiences and a concerted effort to increase membership will also increase income, which would reduce the need for the Council to subsidise this service area.

Undertaking Phase 3 will provide the opportunity to increase footfall (especially walking visitors) as the current facilities are not meeting the needs of the modern intellectual up-to-date visitor. Making improvements will encourage a wider usage of the facilities making a significant contribution to life-long learning and drive return visits and overall footfall throughout the year, not just in the holiday season. Providing clearer public understanding of the medieval estate through better augmented interpretation encourages wider participation bringing new life into the historic venue.

Improving visibility of Torre Abbey from the seaward side by introducing a new access path, and careful tree management, will improve linkages with the main thoroughfare across the seafront area which will in turn improve footfall. Proposals to re-design, relocate or remove of the existing 20th century

pitch and putt facility would enhance the setting of the Abbey and Spanish Barn and re-establishing the external levels will open up the landscape down to the seafront. There will be different opinions regarding the impact of the pitch and putt facility on the surrounding area but the heritage view is that the course has scarred the outlook to and from the Abbey on the seaward side and that it hinders easy access. It would be possible to re-use of the existing estate fencing and re-establish the Abbey's connection with its southern grounds and provide greater opportunities for further interpretation within this newly created park area to reveal more about the site's complex history.

At present an overall uncoordinated and detached quality exists in the areas around the buildings, requiring change to respond to the way the site works, bringing appropriate revisions and additions to the landscape, to demonstrate its relevance and original ambitions on this historic site, and generating something practical and enhancing to visitors.

Programme

Submit HLF Round 1 Bid for Phase 3	June 2018
HLF Board Decision on Round 1 Application	September 2018
Submit Planning Application	April 2019
Round 2 Application to HLF	September 2019
HLF Board Decision on Round 2 Application	December 2019
Tender process for main contractor	January 2020
Works start on site	February 2020
Handover to Abbey operations team	March 2021

Costs

The costs for the scheme have been estimated at: £4,491,676 (excluding VAT but including all fees)

The costs will be funded by:

HLF bid	£ 3,368,757	(75%)
Torbay Council	£ 822,169	
Other funders – FOTA, etc.	£ 300,750	

To help secure the funding it is important to the funding body (HLF) that the Council is clearly willing and able to underwrite any shortfall in the matched funding element of the package, as well as its stand-alone contribution. Therefore, the Council need to approve a maximum contribution of £1,122,919 (£822,169 + £300,750). A concerted effort will be made to obtain funding from appropriate 3rd parties in order to reduce the Council's risk in this respect.

3.	<p>What options have been considered?</p> <p>The following options were considered in arriving at this proposal:</p> <ul style="list-style-type: none"> • To abort the concept of obtaining further investment in Torre Abbey through significant HLF funding to complete the final phase of the redevelopment programme, which would conserve the asset and protect at risk buildings – this was discounted due to the huge risk to the fabric of the historic building exacerbated by water ingress that is ongoing. • To proceed in line with the original 3 Phased Programme of redevelopment that was outlined in the original HLF Phase 1 bid and further discussions held with the Council and during various Council/MEG meetings – this is the preferred option to protect the investment made to-date on the Torre Abbey complex and to obtain further HLF support to complete the objectives postponed from previous phases. This will help greatly to conserve the historic fabric and halt further serious deterioration. Agreeing to proceed at this time will also lessen the risk to the Council because June 2018 represents the final opportunity to submit a bid for HLF funding before the expected changes to HLF funding in 2019, which is expected to result in an overall reduction to available HLF funding. Bidding at this time also provides the Council with the opportunity to have stronger links with the Great Places Scheme, which is 50% funded and monitored by HLF. • To proceed with a recognised heritage partner. This option is being pursued and will continue to be investigated. Obvious partners could include the National Trust, the Landmark Trust and the Heritage Trust. A successful HLF Round 1 bid will lead into a Round 2 submission and it is at this stage of the process that any future partner organisation will need to be identified and confirmed with the HLF but could then become pivotal to the ongoing development of the project and ultimately the success or otherwise of the final bid for funding.
4.	<p>How does this proposal support the ambitions, principles and delivery of the Corporate Plan?</p> <p>The Council's Corporate Plan ambitions for ensuring Torbay remains an attractive and safe place to live and visit, states on page 28, it will explore HLF funding to further restore Torre Abbey to increase visitor numbers and income.</p> <p>Prosperous and Healthy Torbay with its core principles will provide attractive, safe spaces and this wonderful Torre Abbey asset helps to deliver those principles, we can encourage our communities to make the most of where they live.</p>

	<p>'Now is the time' is a locally led initiative with Leaders from across Torbay and includes Torbay Business Forum, the Community Development Trust, Torbay Culture Board, South Devon NHS Foundation Trust , the TDA and Torbay Council along with many others coming together to combine their forces to achieve greater success through partnership working, with Torbay speaking with a single voice. The partnership called 'Torbay Together' will help deliver the vision for Torbay creating opportunities for everyone who lives, works and enjoys being here.</p> <p>The timing of the project is critical if Torbay Council wants to benefit from HLF funding to protect at risk buildings and collections by completing urgent fabric repairs (circa £1.1m). This scheme also allows the Council to work closely with Torbay's wider Great Place Scheme and the aspiration of these Phase 3 works is to make the Abbey the 'Cultural Hub' for Torbay, which aligns with the strategic direction and thinking behind the Great Place Scheme.</p> <p>These proposals present the perfect opportunity to implement the final phase of the Abbey restoration set against these wider initiatives of the Bay.</p> <p>During Phase 3 and thereafter the Council's aim is to encourage more partnership working and to use more integrated approaches with those partners to deliver a broad cultural offer to both locals and tourists. For instance, working more closely with South Devon College and Plymouth & Exeter Universities to promote the Abbey and its offer. It is important that the Council builds on the significant expertise and knowledge that is emerging from the Arts, Health & Well-being agenda in Torbay by working closely with the appropriate council officers so that the Council can encourage more visitors to walk to the Abbey, to use public transport, including use of the land-train service.</p> <p>Another aim of this project is to strengthen Torre Abbey as a business unit in order to achieve long term sustainability.</p>
5.	<p>How does this proposal contribute towards the Council's responsibilities as corporate parents?</p> <p>This proposal has no direct link to the Council's responsibilities as corporate parents other than to improve the quality of life for residents and visitors to Torbay, a good percentage of those being children.</p> <p>Also, if the Council is successful in obtaining HLF funding it will help the Council to maintain its museum accreditation, protect at risk buildings and collections by completing urgent fabric repairs.</p>

<p>6.</p>	<p>How does this proposal tackle deprivation?</p> <p>As one of the UK's smallest unitary authorities, responsible for the poorest conurbation in the southern half of England, Torbay Council is financially challenged at the best of times. Within Torbay there are serious levels of deprivation and inequality. The local authority area ranks lowest in the South West and 46th out of 325 local authorities in England. Torbay will be doubly challenged by Government's plans to curtail local government expenditure. For Torre Abbey to remain sustainable, it will need to improve its ability to generate revenue by attracting many more paying visitors. Extending the time visitors want to spend in the Abbey, by enhancing the offer, will improve sales in the shop and café. Developing Torre Abbey's attractiveness as a venue for weddings and corporate hire will also expand existing revenue streams. The Abbey must also ensure that it maintains the loyalty and involvement of its Friends organisation (FOTA) and encourage the growth of its small but enthusiastic band of volunteers.</p> <p>Positioning the Abbey as the 'cultural hub' of the Bay: actively engaging with hard-to-reach, young people, low income families and older people, by linking projects in with annual exhibitions and working with partners such as Play Torbay and other health and wellbeing organisations will help to develop exciting opportunities for the community to engage in creative arts, and further develop the learning offer and connections with other educational organisations, thus supporting the delivery of Torbay's wider Great Place Scheme programme.</p> <p>These Phase 3 proposal provides the Council with an opportunity to look at the current structure and governance/management of Torre Abbey and may also provide future employment opportunities. Investment in the Abbey and engagement with educational institutions along with improved marketing & promotion will help to reach ALL sectors of the community.</p>
<p>7.</p>	<p>Who will be affected by this proposal and who do you need to consult with?</p> <p>The wider community of Torbay and our visitors will be affected by this proposal as well as local residents, stakeholders, businesses and tenants</p> <p>For the purposes of submitting this preliminary Round 1 HLF application it will be necessary to consult with key local stakeholders, the Elected Mayor & Executive Lead, ward Councillors, the Council's Senior Leadership Team & Transformation Board and Torre Abbey staff.</p>

8.	<p>How will you propose to consult?</p> <p>Consultation has already commenced with a briefing to invited local stakeholders followed by circulation of the associated briefing paper. Some concerns were raised regarding the proposal to remove the existing pitch and putt facility. It is important to note that this report and the associated recommendations will not commit the Council to every aspect of the proposals as currently drafted. It is therefore appropriate to explore all options that might mitigate against these concerns during the next round of the bidding process.</p> <p>The Council will consult through a series of meetings with relevant stakeholders. Furthermore the Council we will hold workshops as appropriate inviting discussion of the proposals as they unfold. Local press releases will be issued providing updates on project progress and these will be supported with information on the website as well as social media where appropriate. Various notices will be provided around the Abbey complex explaining the nature of the redevelopment and the areas affected, these will include statutory consent notices.</p> <p>A communications plan will be produced in the next stage of the HLF bidding process.</p>
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Section 2: Implications and Impact Assessment

9. What are the financial and legal implications?

The Council is being asked to provide £822,919 as a capital contribution to the proposed HLF bid and to underwrite the risk of a further contribution of £300,750 from other funding bodies. This represents a total financial commitment of circa £1.13m but would be at least £822,919.

The Friends of Torre Abbey have already confirmed a commitment of approximately £75,000 and every effort will be made to secure the further third party funding requirements and this will lessen the risk to the Council. However, to give the HLF application the strongest possible chance of success the Council will need to give the HLF the assurance that the Council has underwritten this financial element of the HLF bid application.

In recommendation 3.2 above the Council is asked to borrow up to £1.15m to provide the financial commitment outlined in this report and required for submission of the Heritage Lottery Fund (Round 1) application for £4.5m indicated in recommendation 3.1. This financial commitment will be met through prudential borrowing and the estimated cost of borrowing is £67,000 per annum over the term of the loan. The £67,000 revenue costs will be funded by the Torre Abbey business unit service budget, which is forecast to reach an improved position following the restoration and improvement works, with additional income generated through increased visitor numbers and a greater ability to host events, weddings, etc.

The Torre Abbey buildings have a £1.1m repairs and maintenance liability that will be resolved if the HLF bid is successful and the Phase 3 restoration goes ahead.

10. What are the risks?

A Risk & Issues Register has been created as part of the project management process. This register gives an indicative overview of the risks and it highlights the appropriate mitigations. The high-level risks (Red) for the Financial & Programme sections are extracted below:

- There may be a lack of resource (funds, time or people) to complete the HLF bid process effectively.
- Council support may not be forthcoming for the HLF Phase 3 bid process or the associated financial commitment.
- Market failure to provide quotations causes time delays.
- The project may fail to establish financial parameters (capital, revenue) and the scheme may be subject to funding rejection if the programme is not outlined adequately.

	<ul style="list-style-type: none"> • Increase in commodity prices will result in higher costs. • Uncertain ground conditions could delay the programme resulting in higher costs. • On site security could cause a delay to the programme and subsequently costs • The successful contractor's tender price is pitched too low and they seek claims to justify their financial position, leading to budget pressures and time delays. • Construction inflation calculations may be inadequate and the project costs go over budget. <p>Upon successful support from Council for the HLF bidding submission and if subsequently the HLF approve the Round 1 pass the appointed Project Manager will manage the Risk & Issues Register thereafter ensuring risks are mitigated, managed and closed off as necessary.</p>
11.	<p>Public Services Value (Social Value) Act 2012</p> <p>It will be necessary to procure the main contractor, professional team, (Architectural; Quality Assurance; Project Management; M&E, Structural, etc.), as well as any other suppliers, in line with appropriate regulations. Torbay Council's financial regulations, contract & standing orders and European procurement rules will apply.</p>
12.	<p>What evidence / data / research have you gathered in relation to this proposal?</p> <p>We have referred to the following documents:</p> <p>Torre Abbey 1st Phase HLF Business Plan Previous Torre Abbey Phase 2 bid application Torbay Corporate Plan Torbay Economic Strategy Torre Abbey Management Plan Condition Survey for Torre Abbey & Spanish Barn – structural surveys have been undertaken to assess the repair obligations at Torre Abbey.</p>
13.	<p>What are key findings from the consultation you have carried out?</p> <p>Following a recent stakeholder briefing there was general support for the main aims of the Phase 3 restoration project. Some concerns were raised regarding the proposal to remove the existing pitch and putt facility.</p> <p>Positive support for the plans has already been received from the Friends of Torre Abbey. Upon a successful HLF Round 1 application the Council will produce a Communication Plan outlining what further consultation will be undertaken during the development & delivery stage, including the media that will be used and the timescales.</p>

14.	Amendments to Proposal / Mitigating Actions
	<p>No amendments to the proposals or mitigating actions have resulted from the consultation.</p> <p>It is important to note that this report and the associated recommendations will not commit the Council to every aspect of the proposals as currently drafted. It is therefore appropriate to explore all options that might mitigate against the concerns regarding the pitch & putt facility during the next round of the bidding process.</p>

Equality Impacts

15	Identify the potential positive and negative impacts on specific groups			
		Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
	Older or younger people	Yes for younger people - with more collaborative working with South Devon College, Universities etc.		
	People with caring Responsibilities	There is an opportunity to work with families with caring responsibilities and provide support activities		
	People with a disability	The Abbey currently has good access with lifts etc.		
	Women or men			No differential impact as the Abbey has availability to all. Various events are held open to all.
	People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i>			No differential impact

Religion or belief (including lack of belief)			No differential impact
People who are lesbian, gay or bisexual			No differential impact
People who are transgendered			No differential impact
People who are in a marriage or civil partnership			No differential impact
Women who are pregnant / on maternity leave			No differential impact
Socio-economic impacts (Including impact on child poverty issues and deprivation)			No differential impact
Public Health impacts (How will your proposal impact on the general health of the population of Torbay)	There will be more open air events encouraging all to attend and the Council intends to work in partnership with the Great Places Arts Council scheme		

16	Cumulative Impacts – Council wide (proposed changes elsewhere which might worsen the impacts identified above)	None proposed
17	Cumulative Impacts – Other public services (proposed changes elsewhere which might worsen the impacts identified above)	None proposed