



Capital programme

Success stories

Autumn 2010

Torbay Council aims to generate pride in the Bay via the council's Capital Programme, improving the built environment and providing better facilities for business, learning and leisure.

The budget covering the current and next three financial years is £110m, of which £53m is budgeted for 2010/11, £48m for 2011/12; £4m for 2012/13 and £5m for 2013/14.

Despite recent reductions in Government funding, much of Torbay's Capital Programme is progressing as planned to deliver benefits to the local community, with investment in improving facilities for Children's Services; Adult Social Care; Highways; Culture, Economic Development and Housing.

The programme for future years will be revised when the Government announces its next Comprehensive Spending Review in late Autumn 2010, when Government support for future capital funding plans should be notified.

Resources to fund the Programme come from Central Government (supported borrowing and grants), Lottery and other grants and contributions (including planning agreements with the private sector), sale of surplus assets and borrowing.

Several significant schemes are complete or approaching completion including the new Paignton Library and Information Centre, Royal Terrace Gardens and Brixham fish Quay.

The Capital Programme will provide better facilities for Torbay's residents, businesses and visitors, creating a Brighter Bay for people to live, work, visit and invest in.

PRIDE IN THE BAY

Restoring Royal Terrace Gardens to their former glory

Restoration work to the Royal Terrace Gardens, affectionately known by locals as Rock Walk, is nearing completion and is due to open to the public with a grand festival event on Saturday 2 October.

The unique £3 million scheme, funded by Torbay Council, restores the listed gardens to their former glory with a contemporary treatment suitable for 21st Century use, showcasing the site as a significant feature in Torbay's internationally recognised Geopark. The gardens have been fully replanted with a Mediterranean theme to reflect the original planting - opening up the area and removing the dense vegetation which had become overgrown. Newly-laid paths with styled seating areas and public art have been developed to encourage visitors to the area.

The ambitious stabilisation and restoration of one of Torbay's favourite spots for both tourists and residents, presented an immense challenge, the likes of which have not been undertaken anywhere else in the world.

Specialist engineers were called upon to enable the safe installation of new stairs and footpaths. Torbay's arboroculturalists undertook a unique tree removal project to safely remove the mature trees embedded into the unstable rock face on an unprecedented scale.

The stabilisation works involved de-scaling the rock face and installing soil nails, rock bolts and rock netting, before the restoration work could start to rebuild the dry stone walls; repair railings; install a creative lighting scheme; repair and replace footpaths and construct new bridges and a viewing platform.

At every stage of the work the engineers unearthed new challenges, with caverns under the surface having to be filled in and resurfaced to enable the new cantilever footpaths and viewing platforms to be installed to accommodate the potential thousands of visitors at a time, when major events such as the Red Arrows display take place in Torquay.

The newly restored Royal Terrace Gardens will be lighting up the skies on Saturday 2 October as an exciting festival of events is laid on to celebrate the successful completion of the Torquay landmark.

The festival showcases local bands; Geopark inspired workshops; lots of fun and entertainment for the youngsters; the south west's largest ever community choir and food and drink stalls from local businesses. The event will culminate in an amazing digital techni-coloured light show by artists Matt and Rob Vale, projected against the rock face. The event is free and everyone is welcome.



STRONGER COMMUNITIES

New Paignton Library and Information Centre

The £6.4 million Paignton Library and Information Centre opened to the public on Monday 13 September.

The library is part of the first phase of the Mayor's Vision regeneration programme and is a flagship scheme to regenerate the centre of Paignton. The state of the art building was designed by Andy Chaplin of Kensington Taylor, who drew inspiration from the railway history of the site to generate the design. The saw-tooth and pitched roof allude to the industrial heritage of the multiple roof forms that were once present on the goods sheds.

Library staff have been busy packing more than 18,000 books and 2,000 other items including CDs and DVDs, ready for them to be moved into the new facility from the old premises at Courtland Road.

The project recognises the important part that libraries play in the local community and will enable residents and visitors to access a wide range of other services under one roof.

The new library and information centre is a modern community facility at a convenient town centre location with good public transport links. It provides flexible accommodation with meeting spaces and interview rooms for local community organizations; out of 'normal' hours use and self-service issue terminals.

As well as the library service, the new building will accommodate additional services including: Adult and Community Learning; Connections; Community Police and a café.

To find out more about the move and the new Paignton Library and Information Centre please visit www.torbay.gov.uk/libraries



THE NEW ECONOMY

Brixham Fish Quay

Brixham's new £19.5 million fish market is nearing completion in October 2010.

The development provides a world class fish market with internet bidding for fish, improved fish processing, industry support facilities, office accommodation, storage, a fishmongers and a fine dining restaurant.

The scheme was commissioned by the Torbay Development Agency on behalf of Torbay Council with the help and support from Brixham 21, the project's community partner. It is funded by Torbay Council, the South West RDA (Regional Development Agency), the European Regional Development Fund and the Financial Instrument for Fisheries Guidance.

Brixham holds an important place in British history and more recently in its contribution to the UK fishing economy. Brixham has the largest catch in England and Wales by value, and the fish market is a major maritime employment centre at the heart of the regeneration of the historic port.

The fish market redevelopment won the prestigious Chairman's Award at this year's LABC (Local Authority Building Control) South West Building Excellence Awards, which promotes the design and construction of safe, accessible and environmentally efficient buildings.

The new facility aims to reinstate Brixham on a national and international stage as a leading centre of excellence for fishing and tourism by investment in a well designed, environmentally efficient development.

Agents have been appointed to market the restaurant and fishmonger development to a wider audience in order to attract tenants of the right calibre. The successful tenants who should be announced in November will have three months for fit out before the opening at Easter 2011.



LEARNING AND SKILLS FOR THE FUTURE

Coombe Pafford Vocational Centre

The vocational learning centre at Coombe Pafford School in Torquay was completed ready for the new school year in September 2010. The £500,000 scheme was project managed by TDA and delivered on budget and on time. The new building has a deliberate workplace feel to its design and provides purpose built space for Key Stage 4 students for practical learning in the construction trades. It replaces two worn out mobile classrooms that had been the home for these studies. It is a twin to the adjacent motor trade's vocational centre that was completed in 2008.

The funding for this scheme was made available by Torbay Council from its 14-19 capital grant, topped up by Coombe Pafford's own funds.

The project is part of the 14-19 strategy to improve vocational learning opportunities for all students across the Bay by offering a full spectrum of courses suited to the different needs and interests of all young people. Vocational education provides an important pathway for students from education to employment. This facility will also promote better collaboration between schools and offers an important opportunity to build links between mainstream pupils and Coombe Pafford special school.

Providing better learning facilities helps towards Torbay's work and skills plan to raise the skills, aspirations and productivity of the workforce and support the growth of a vibrant local economy.

Queensway Primary School

The remodelling of Queensway Primary School in Torquay is due to complete in September 2010.

The £2.9 million project is one of Torbay's first wave of Primary Capital Programme projects which aims to modernise half of Torbay's primary schools. The project was funded by a mixture of Primary Capital Programme grant and Early Years grant - both from Torbay Council, capital from the Roman Catholic Diocese as well as the school's own funding.

The project was managed by the Roman Catholic Diocese and comprises a complete re-modelling of the school to provide contemporary learning space and replacing the old mobile classrooms. The new accommodation will be fully accessible for disabled people and will provide a new pre-school and community room.

The front elevation of the school, which was designed by local architects, Narracotts, is an eye-catching homage to the Dutch artist Mondrian.

Ellacombe Primary School

Ellacombe Primary School in Torquay is benefiting from a £729,000 scheme, which is the first step towards a modernised school.

This first phase of modernisation provides new accommodation for Key Stage 1 pupils and replaces outmoded mobile classrooms with well proportioned, light and airy spaces.

The project was funded through a capital grant from Torbay Council. The new building was handed over in July after a successful construction phase.

For more information about regeneration projects in Torbay, visit

www.torbaydevelopmentagency.co.uk



Torbay
Development
Agency