

Meeting: Council

Date: 21 February 2019

Wards Affected: All Wards

Report Title: Future of Oldway Mansion

Is the decision a key decision? No

When does the decision need to be implemented?

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1. Proposal and Introduction

- 1.1 On 21st June 2018 the Council received a report and a set of recommendations from the Oldway Mansion and Estate Working Party; this included a revised Working Party recommendation circulated on 20th June 2018.
- 1.2 At its meeting in June 2018 the Council agreed to note and support paragraphs (i), (ii), (iv) and (v) of the Elected Mayor's decision of 11th June 2018, as set out (a) to (d) below :-
 - a) that a Project Manager be appointed, on a 12 month contract, to prepare a works specification, procurement strategy and cost estimate for the limited improvement works identified in Phase 1 of the DCA report. That a stage report be submitted to full Council in approximately nine months' time when the Council sets its 2019/20 Revenue Budget, Capital Plan and Medium Term Resources Plan;
 - b) that the Council consults further with conservation accredited professionals to identify a strategy for the immediate management of the dry rot outbreak, so as to minimise further damage during the 2018 dry rot active season with any decision on these works being taken in accordance with the Council's Constitution;
 - c) that the Project Manager investigates options to establish a café concession at Oldway and possibly other amenities but without committing further to the existing ongoing operating costs; and

d) that the appointment of a Project Manager, stage report and dry rot investigation identified above be funded to a maximum of £125,000 from the existing Oldway Mansion Reserve.

1.3 Although the Council supported the ambitions for the future restoration of Oldway Mansion, including the ideas contained in the DCA report, it recognised that it was not currently in a position to commit to funding its restoration, beyond that which was needed to deal with the dry rot.

1.4 The Council also agreed, in June 2018, to amend the Oldway Working Party's terms of reference so as to include oversight in respect of :-

- specifying, fully costing and prioritising the works identified in Phase 1 of the DCA report;
- exploring with the community all potential sources of funding for the entirety of the Phases, including, but not limited to;
 - Grant funding
 - Fund raising events
 - Crowd funding
 - Business opportunities and investment
 - Legacies
 - Philanthropic contributions
- production of a flexible programme of proposed delivery of restoration works which aligns with the availability of funding; and
- strategic oversight of commissioning and delivery of any restoration works.

2. Reason for Proposal and associated financial commitments

2.1 It can be seen from paragraph 1.2 (a) above that the Council requested an update report be submitted when consideration is given to setting the 2019/20 Revenue Budget, Capital Plan and Medium Term Resources Plan.

2.2 This progress report identifies work already undertaken and provides details of future commitments. These details can be found below in Section 1: 'Background Information', paragraph 2. The project spend to date and proposed works are all to be funded from the existing Oldway Mansion Reserve.

3. Recommendation(s) / Proposed Decision

3.1 That the direction of travel set out in the submitted report and the Oldway Mansion Indicative Programme outlined in Appendix 1 be noted.

Appendices

Appendix 1: Oldway Mansion Indicative Programme – February 2019

Background Documents

Future of Oldway Mansion – Report to Council on 21st June 2018

<http://www.torbay.gov.uk/DemocraticServices/documents/s53655/Future%20of%20Oldway%20Mansion.pdf>

Section 1: Background Information

1. What is the proposal / issue?

On 21st June 2018 the Council received a report and a set of recommendations from the Oldway Mansion and Estate Working Party. Council also requested an update report be submitted when consideration is given to setting the 2019/20 Revenue Budget, Capital Plan and Medium Term Resources Plan.

2. What is the current situation?

Since 21st June 2018 the Council's Oldway Mansion and Estate Working Party has held meetings on the following dates :-

- 30th July 2018
- 1st October 2018
- 1st November 2018
- 13th December 2018
- 10th January 2019
- 13th February 2019

The range of Agenda items discussed by the Working Party over the last nine months are set out below :-

- Appointment of a Project Manager
- Electricity Usage
- Additional Co-opted Members for the Working Party
- Future Events at Oldway and/or within the Oldway Estate
- Visitors to Oldway (including Victorian Society & Historic England)
- Progress on Dry Rot
- Various third party proposals & presentations
- Budget update
- DCA Consultants
- Hotel proposal
- Routine maintenance
- Security Contract
- Grounds maintenance contract

Specific works commissioned/undertaken during 2018/19 are set out below :-

- Grounds maintenance contract
- Routine building repairs
- Dry rot survey/environmental study
- Roofing repair works
- Consultancy fees
- 24 hour security contract
- Alarm line
- Utilities
- National Non-Domestic Rates (NNDR)

Direction of Travel

In January 2019 DCA Consultants were commissioned to undertake further work to ensure that the following is achieved :-

- That a project for the restoration of Oldway is reshaped and prioritised to package the works so that the urgent first stage is reduced to the minimum. Some reopening and reuse of Oldway and the Estate may be identified consequent on that package, and a Heritage Lottery Fund (HLF) funded major package, fitting their new Strategic Funding Framework 2019~2024 guidelines, will be identified.
- A new Charitable Incorporated Organisation (CIO) will be registered (or only awaiting final formal registration at the Charity Commission) to potentially take on the future management of Oldway, subject to Council approval at a later date.
- Discussions will be held with HLF to identify a way forward, either for immediate capital application for the reshaped and prioritised project or for 'resilience' funds to resource the next stage of organisation and project development work.
- Discussions are held with the incoming Council administration, following the local elections in May, to facilitate their engagement with the Oldway project and to help enable a future resolution that would see a clear strategy established for this asset.

The specific tasks expected of DCA Consultants are listed below :-

1. Appointment of a Project Director (February 2019)
2. Help set up a new Oldway Trust (CIO)
3. Prioritise and break down stabilisation works
4. Develop funding strategy and bids (e.g. HLF)
5. Bid for set-up funding
6. Produce timeline
7. Produce structure chart
8. Attend Friends of Oldway AGM
9. Prepare Expression of Interest (EOI) bid for major HLF Enterprise Fund
10. Prepare a routine maintenance schedule

It has been agreed with DCA Consultants that the arrangements and tasks set out above will be achieved by the end of July 2019. A Project Director has already been appointed and a timeline is attached as Appendix 1.

3. What options have been considered?

This is an update report.

	<p>The work undertaken to date, along with the proposed work set out in this report is in line with previous decisions taken by the Mayor and by Council. Therefore, no other options have been considered at this time but the Working Party remains open to suggestions and a number of these have already been considered.</p>
4.	<p>How does this proposal support the ambitions, principles and delivery of the Corporate Plan?</p> <p>Ambitions: Prosperous and Healthy Torbay</p> <p>Principles:</p> <ul style="list-style-type: none"> • Use reducing resources to best effect <p>Targeted actions:</p> <ul style="list-style-type: none"> • Working towards a more prosperous Torbay • Promoting healthy lifestyles across Torbay • Ensuring Torbay remains an attractive and safe place to live and visit <p>The grounds of Oldway Mansion are actively used for recreation by the community and there are tennis courts and bowling greens which are still operational and therefore encourage healthy lifestyles.</p>
5.	<p>How does this proposal contribute towards the Council's responsibilities as corporate parents?</p> <p>Not applicable.</p>
6.	<p>How does this proposal tackle deprivation?</p> <p>Not applicable at this time.</p>
7.	<p>How does this proposal tackle inequalities?</p> <p>Not applicable at this time.</p>
8.	<p>How does the proposal impact on people with learning disabilities?</p> <p>Not applicable at this time.</p>
9.	<p>Who will be affected by this proposal and who do you need to consult with?</p> <p>The Friends of Oldway, local stakeholders and members of the public.</p>
10.	<p>How will you propose to consult?</p>

<p>An update meeting was recently held with the Friends of Oldway, which included members of the Oldway Mansion and Estate Working Party, Ward Councillors and members of the public. DCA Consultants gave a presentation at the meeting, which outlined the work they would undertake.</p>

Section 2: Implications and Impact Assessment

11.

What are the financial and legal implications?

Given the significant pressure placed on the Council's in-year revenue budget, a decision was made during the financial year 2018/19 to use the Oldway Mansion Reserve Fund to meet the ongoing running costs of Oldway Mansion and Estate.

On 1st April 2018 the opening balance of the Oldway Mansion Reserve was £488,905.

The in-year spend for 2018/19 is expected to reach £256,600 and therefore the balance remaining at 31st March 2019 is forecast to be £232,305.

Revenue spend during 2018/19 includes the following areas of expenditure :-

- Grounds maintenance
- Routine building repairs
- Dry rot survey
- Roofing works
- Consultancy fees
- 24 hour security contract
- Alarm line
- Utilities
- National Non-Domestic Rates (NNDR)

Work is currently underway to significantly reduce the costs associated with the annual contracts for grounds maintenance and security services. Notwithstanding the anticipated reduction in grounds maintenance and security costs during 2019/20 it can be seen that the Oldway Mansion Reserve will not be able to support the ongoing revenue costs beyond 31st March 2020.

12.

What are the risks?

The Oldway Mansion Reserve will not be able to support the ongoing revenue costs beyond 31st March 2020.

There is a risk that the Charitable Incorporated Organisation (CIO) will not be able to obtain the external funding (e.g. Heritage Lottery Funding) required to implement the necessary restoration work. If this happens the Council will need to help identify alternative and/or additional funding solutions, which may well be required in any event.

There is a risk that any future income generated from a renovated Oldway site does not match the associated cost of running the asset and therefore it will require an ongoing subsidy.

13.

Public Services Value (Social Value) Act 2012

	<p>Officers will follow the Council's Financial Regulations and Contracts Procedures in respect of any contracts entered into to ensure that the Council is compliant with the Public Services Value (Social Value) Act 2012 in consultation with the Head of Finance and Procurement Team.</p>
<p>14.</p>	<p>What evidence / data / research have you gathered in relation to this proposal?</p> <p>The Council commissioned DCA Consultants to carry out a full options appraisal of the site and their report was presented to Council in June 2018.</p>
<p>15.</p>	<p>What are key findings from the consultation you have carried out?</p> <p>The consultations carried out have demonstrated that there is strong and enthusiastic support for the renovation and re-opening of the Mansion to the public and for holding events on the site and within the building.</p>
<p>16.</p>	<p>Amendments to Proposal / Mitigating Actions</p> <p>The DCA Consultants report was developed following discussions with various groups.</p>

Equality Impacts

17.	Identify the potential positive and negative impacts on specific groups		
	Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
Older or younger people	Bringing Oldway Mansion back into use will have a positive impact on both younger and older people as both will be able to use the site for events and recreational activities.		
People with caring Responsibilities			There is no differential impact.
People with a disability	The Council/Community Interest Group will ensure that the site is DDA Compliant and enables access to all who wish to use it.		
Women or men			There is no differential impact.
People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i>			There is no differential impact.
Religion or belief (including lack of belief)			There is no differential impact.
People who are lesbian, gay or bisexual			There is no differential impact.
People who are transgendered			There is no differential impact.

	People who are in a marriage or civil partnership			There is no differential impact.
	Women who are pregnant / on maternity leave			There is no differential impact.
	Socio-economic impacts (Including impact on child poverty issues and deprivation)			There is no differential impact.
	Public Health impacts (How will your proposal impact on the general health of the population of Torbay)			There is no differential impact.
16	Cumulative Impacts – Council wide (proposed changes elsewhere which might worsen the impacts identified above)	None		
17	Cumulative Impacts – Other public services (proposed changes elsewhere which might worsen the impacts identified above)	None		