

 EXECUTIVE – 31 May 2018		Agenda Item No. 6
Title	Heritage Lottery Bid: Warwick District Council Working in partnership with the Lord Leycester Hospital	
For further information about this report please contact	Nick Corbett, Principal Conservation & Design Officer E nick.corbett@warwickdc.gov.uk T 01926 456545	
Wards of the District directly affected	Warwick	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No	
Date and meeting when issue was last considered and relevant minute number	N/A	
Background Papers	Agreement signed in 1997 (Appendix 1); Structural Survey 2018 (Appendix 2a and 2b); HLF bid proposals (Appendix 3)	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	Yes
Included within the Forward Plan? (If yes include reference number)	Yes 933
Equality Impact Assessment Undertaken	Equality issues are addressed by the Lord Leycester Hospital in their funding bid.

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive	08.05.18	Chris Elliott
Head of Service	08.05.18	Dave Barber
CMT	08.05.18	Chris Elliott, Bill Hunt, Andy Jones
Section 151 Officer	08.05.18	Mike Snow
Monitoring Officer	08.05.18	Andy Jones
Finance	08.05.18	Mike Snow
Portfolio Holder(s)	14.05.18	Cllr Noel Butler
Consultation & Community Engagement		
Consultation and engagement has been undertaken by the Lord Leycester Hospital as part of their bid to the Heritage Lottery Fund.		
Final Decision?	Yes	

Suggested next steps (if not final decision please set out below)
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1. Summary

- 1.2 This report proposes that Warwick District Council supports the bid to the Heritage Lottery Fund (HLF) that the Lord Leycester Hospital propose to make, and that the Council makes a financial contribution to that bid, which will also address the Council's liabilities for repairs to the Warwick Town Wall. In the event that the bid to the HLF fails, then this report proposes that the Council will make a financial contribution to essential repairs to the Warwick Wall in accordance with its responsibilities as stated in a legal Agreement dated 1997.

2. Recommendation

- 2.1 That Executive notes the responsibility of Warwick District Council to contribute towards the maintenance of the Warwick Town Wall as described in the legal Agreement dated 1997 (Appendix 1), and notes the likely repair costs of approximately £100,000 (Appendix 2).
- 2.2 That Executive notes the Lord Leycester Hospital proposes to seek approximately £4.4m of investment in its historic site, with an application to the Heritage Lottery Fund for approximately £2.3m (Appendix 3).
- 2.3 That Warwick District Council support the bid by the Lord Leycester Hospital to the Heritage Lottery Fund and that the Council provide funding of up to £100,000 in support of the bid from the Community Projects Reserve in 2019/20, with the Council's contribution specifically being targeted to the restoration of the Warwick Town Wall, to include appropriately designed disabled access from within the grounds of the Lord Leycester Hospital.
- 2.4 That in the event that the HLF is not successful that financial provision of up to £100,000 from the Community Projects Reserve for 2019/20 be used to repair the Town Wall and that financial contributions be sought from the other signatories as laid out in the 1997 Agreement.

3. Reasons for the Recommendation

- 3.1 Warwick District Council entered into an Agreement (Appendix 1) with the Governors of the Lord Leycester Hospital, and the Trustees of The Charity of Thomas Oken and Nicholas Eyffler, dated 1st September 1997, whereby the District Council accepted responsibility for a specified share (around 36.03%) of the on-going maintenance costs for the Warwick Town Wall. A survey has recently been undertaken (Appendix 2) and it is clear that there is a significant amount of work to be undertaken costing around £100,000.
- 3.2 The Lord Leycester Hospital has been at the centre of Warwick town's civic life for 700 years. However, its physical fabric, which includes the remaining part of the Town Wall, is deteriorating significantly. It is vital that the Lord Leycester Hospital survives and that its designated heritage assets, which are of the highest significance, are appropriately maintained for the enjoyment and education of future generations. Without a significant financial investment there is a danger that The Lord Leycester Hospital, and the Warwick Town Wall, could soon be considered to be heritage 'at risk'.
- 3.3 The Lord Leycester Hospital is preparing a proposal seeking approximately £4.4m of investment with approximately £2.3m to come from the HLF,

(Appendix 3). If the bid to the HLF is successful then it presents an opportunity for the Lord Leycester to undertake necessary repair works to the Wall in a way that maximizes on economies of scale and procurement, and minimises disruption to local residents.

- 3.4 The bid also includes provision for new disabled access, opening up areas not previously accessible to the public, and providing new visitor facilities to ensure the Lord Leycester Hospital serves as a major heritage venue that strengthens Warwick's overall economy and tourism offer and enhances quality of life for Warwick's growing residential population.
- 3.5 It is therefore in the public interest for the Council to work in partnership with the Lord Leycester Hospital to:
- safeguard its existing heritage assets;
 - provide new facilities that will enhance quality of life for Warwick's growing residential population, (which includes over a hundred new town centre living dwellings and five thousand dwellings in the strategic urban extension); and,
 - strengthen Warwick's economy and tourism offer.
- 3.6 The Heritage Lottery Fund normally expects a partnership approach between applicants and local authorities and matching contributions. Warwickshire County Council is planning to contribute approximately £300,000, specifically for the restoration of the medieval West Gate, which is also an integral part of the Lord Leycester Hospital. It is considered that given its existing liability, that a contribution of £100,000 from Warwick District Council would be reasonable and would enhance the chances of a successful Heritage Lottery Fund bid. If successful the HLF bid will represent a major investment in the town. (A summary of the bid is attached at Appendix 3).
- 3.7 It is suggested that The Charity of Thomas Oken and Nicholas Eyffler also be requested to make a financial contribution to the costs of repairing the Wall in line with the Agreement dated 1st September 1997.
- 3.8 In case the HLF is unsuccessful then the Council will need to make provision for its share of the repair work to the Town Wall. It is suggested therefore that up to £100,000 be made available from the Community Projects Reserve for this purpose, and payment/reimbursement from the other signatories to the 1997 Agreement will be sought.

4. **Policy Framework**

4.1 **Fit for the Future (FFF)**

- 4.1.1 The Council's FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit.
- 4.1.2 The FFF Strategy has 3 strands – People, Services and Money and each has an external and internal element to it. The table below illustrates the impact of this proposal in relation to the Council's FFF Strategy."

FFF Strands		
People	Services	Money
External		
Health, Homes,	Green, Clean, Safe	Infrastructure,

Communities		Enterprise, Employment
<u>Intended outcomes:</u> Improved health for all Housing needs for all met Impressive cultural and sports activities Cohesive and active communities	<u>Intended outcomes:</u> Area has well looked after public spaces All communities have access to decent open space Improved air quality Low levels of crime and ASB	<u>Intended outcomes:</u> Dynamic and diverse local economy Vibrant town centres Improved performance/productivity of local economy Increased employment and income levels
Impacts of Proposal		
<i>The project will enhance the health and wellbeing of Warwick's growing residential population, (including town centre living and the strategic urban extension of approximately 5000 new dwellings) by providing new facilities and meeting spaces, and by facilitating and strengthening community, cultural, and civic life.</i>	<i>The project will enhance, and provide improved access to, a beautiful and peaceful medieval garden in the heart of Warwick town centre, where many residents do not have their own garden.</i>	<i>The project will enhance Warwick's tourism offer and promote a vibrant town centre by increasing footfall with a projected 29,000 additional visitors every year.</i>
Internal		
Effective Staff	Maintain or Improve Services	Firm Financial Footing over the Longer Term
<u>Intended outcomes:</u> All staff are properly trained All staff have the appropriate tools All staff are engaged, empowered and supported The right people are in the right job with the right skills and right behaviours	<u>Intended outcomes:</u> Focusing on our customers' needs Continuously improve our processes Increase the digital provision of services	<u>Intended outcomes:</u> Better return/use of our assets Full Cost accounting Continued cost management Maximise income earning opportunities Seek best value for money
Impacts of Proposal		
<i>No direct impact.</i>	<i>The project will enhance quality of life for residents, visitors and businesses in Warwick, by providing a wider range of accessible facilities and meeting spaces; it will also strengthen Warwick's economy and tourism offer.</i>	<i>Bringing more visitors into Warwick may enhance the value of Warwick District Council's property assets (including car parks) in Warwick town centre.</i>

4.2 Supporting Strategies

- 4.2.1 A core planning principle outlined in the National Planning Policy Framework (NPPF) is to: 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'
- 4.2.2 Paragraph 126 (Section 12) of the NPPF states that, in recognising that heritage assets are irreplaceable resources, local planning authorities should set out a positive conservation strategy to ensure the continued maintenance and enjoyment of heritage assets, and those at risk from decay, neglect and other threats. The guidance goes on to say that the local planning authority should consider 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'.
- 4.2.3 The Warwick District Local Plan 2011-2029: The Local Plan includes Strategic Policy DS3 (Supporting Sustainable Communities) which states that, 'The Council will promote high quality new development including: d) protecting area of significance including high quality landscapes, heritage assets and ecological assets.
- 4.2.4 Policy PC0 (Prosperous Communities) states that, 'The Council will promote sustainable economic development to support a vibrant and thriving economy to deliver jobs the District needs during the plan period in line with the following principles: e) to enable thriving and vibrant town centres that fulfil a range of functions, and g) to protect and support a strong tourism sector, especially seeking to enhance our town centres as attractive places to visit; and h) to support the important role that culture and leisure assets play in our communities and economy, particularly focusing on the role of town centres.
- 4.2.5 In relation to 'Culture, Leisure and Tourism', paragraph 3.112 of the Local Plan states that, 'Cultural assets such as theatres, cinemas, libraries, art galleries, museums, historic sites, places of worship and other meeting places can enrich people's quality of life. They can also act as a magnet to attract visitors and thus form a key part of the economy. It is therefore appropriate to consider how planning can assist in culture and tourism.'
- 4.2.6 Paragraph 5.162 of the Local Plan states that 'Where listed buildings are considered to be at risk the Council will seek to pursue their restoration and where appropriate bring them back into viable use'.
- 4.2.7 Policy HE1 seeks to protect the historic environment by ensuring that any development leads to less than substantial harm to the significance of designated heritage assets, weighing harm against public benefit. In this particular case, the assets will be sympathetically restored, access and interpretation will be enhanced, and new facilities provided, to ensure the significance of the heritage assets, and the public's understanding of them, is enhanced.

5. Budgetary Framework

- 5.1 Warwick District Council's Property Services have produced a Condition Survey and Conservation Appraisal for the Warwick Town Wall, which estimates the cost of repair works to be £94,290 (Appendix 2a and 2b). There are additional costs associated with creating disabled access to the Wall and the Master's

Terrace, estimated to cost £30,000, which goes beyond what the signatories to the Agreement signed on 1st September 1997 are obliged to do.

- 5.2 It is recommended that the Council's total contribution to the wider project be £100,000 paid from the Community Projects Reserve in 2019/20. The contribution of Warwickshire County Council is expected to be around £300,000. The total project cost for works to the Lord Leycester Hospital site is currently estimated at £4.4 million, and a bid to the Heritage Lottery Fund is expected to be for around £2.3 million (subject to review).
- 5.3 It is recommended that if the HLF bid is unsuccessful then up to £100,000 be made available to repair the Town Wall for 2019/20 funded from the Community Projects Reserve.

6. Risks

- 6.1 There is a risk that the Charity of Thomas Oken and Nicholas Eyffler declines an invitation to make a financial contribution to the costs of repairing the Warwick Town Wall in accordance with the Agreement of 1st September 1997, but then the Council may seek to recoup reasonable costs in line with the Agreement.
- 6.2 There is a risk that the Lord Leycester Hospital does not receive sufficient funds from the Heritage Lottery Fund and that works to the Warwick Town Wall are downgraded. This risk can be countered by making the £100,000 from Warwick District Council conditional on delivery of works to the Wall and associated disabled access.
- 6.3 There is a chance of reputational harm should the wider project not be considered a success but this is countered by the fact that the Council's Conservation Officer will monitor progress, and there is a greater risk in doing nothing and allowing the Warwick Town Wall and the Lord Leycester Hospital to go into decline, and in missing an opportunity to enhance quality of life for residents and to strengthen Warwick's economy and tourism offer

7. ALTERNATIVE OPTION(S) CONSIDERED

- 7.1 It would be possible for the Council to undertake only the most urgent work required to the Warwick Town Wall, and to insist upon only paying one-third of the essential costs, but this may be a false economy as it may prejudice the bid to the Heritage Lottery Fund, may require a greater investment in the longer-term due to more severe decay of historic fabric, and may even increase the possibility of the Wall collapsing.

8. Background

- 8.1 The Hospital of Robert Dudley, Earl of Leicester, is Grade I listed, and is of the highest heritage significance. It is built around a courtyard and the south range with the Guildhall dates from around 1483. The East range is earlier and dates from before 1400. The North range with Master's House (parts of which will be open to the public for the first time if the bid to the Heritage Lottery fund is successful) are medieval, but much restored with some sixteenth century partitions. The West wing includes the King James's Banqueting Hall (where James I himself banqueted), which is late medieval, with a fine early open timber roof with tie-beams.

- 8.2 The Warwick Town Wall is a medieval stone wall, a surviving remnant of the original town wall, that extends from West Gate and continues below the Master's Terrace and continues around two sides of the Lord Leycester Hospital garden. The Master's Terrace is not currently accessible to the public, but will be, together with disabled access, if the bid to the Heritage Lottery Fund is successful.