

North Walsham High Street Heritage Action Zone

Portfolio Holder	Cllr R Kershaw
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LIST OF ADDITIONAL PAPERS SUBMITTED

<p>https://northnorfolkdistrictcouncil.mysocialpinpoint.co.uk/placemaking/placemaking-home/</p>
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The North Walsham High Street Heritage Action Zone scheme is an integrated programme of activities packaged into the following four key projects:

1. The Cedars: restoration of the Council owned Listed building and its curtilage and bringing it back into beneficial use
2. Place making: improvements to the accessibility and attractiveness of town centre streetscape and key public areas
3. Building improvements: provision of grants to facilitate building repairs, restoration and improvement
4. Cultural programme: establishing a programme of events that celebrate the town’s culture and history

The Programme is led by North Norfolk District Council and funding is provided by The Council, Historic England, New Anglia LEP (Government Getting Building Fund) and the National Lottery Heritage Fund and Arts Council (for the Cultural Programming).

The following summary illustrates the current status of the various elements of the programme.

Cedars
<ul style="list-style-type: none"> • Repair and restoration works have continued over the summer. Stripping back has been completed, roof repairs conducted, rewiring carried out, the external cladding repaired pending repainting and window repairs commenced. Work still to be completed includes: the installation of data points, re-plastering with lime plaster, installation of a new electrical heating system and completion of window repairs followed by internal and external redecoration. • Decisions have been taken, in conjunction with Historic England, on the extent of repairs required, particularly in relation to lime plaster removal and the repair and restoration of all timber window frames. • The appointed electrical contractors are obtaining costings for a data system which can enable separate users to occupy different parts of the building. The Assistant Director Organisational Resources is being consulted on the IT system to be installed.

- The elements outlined above have resulted in some additional costs and delays to the programme of works being completed.
- Discussions have been held with potential tenants and Heads of Terms are under consideration with various parties. A report is being considered by the Council's Cabinet on potential occupants and related rental income levels due to be presented on the 3rd October.
- Forecast completion of the HSHAZ funded Cedars restoration and repair works is currently the end of October 2022.
- The vacant Barns at the Cedars site have been marketed and interested parties have been invited to submit business plans and proposals for the restoration and use of the outbuildings. Funding has been secured by NW Town Council from the Architectural Heritage Fund for a feasibility study for re-development of barns.
- The northern boundary wall to the rear of the site is in very poor repair and has partially collapsed. It has been fenced off as a dangerous structure and to protect users of the site. It requires urgent repair or rebuilding. The structural engineers commissioned to advise on the Cedars works has been asked to provide a report on the feasibility of repairing the wall which falls under the Grade 2 listing of the main building. There are insufficient funds within the HSHAZ budget awarded to the Cedars project to cover these potential costs and alternative funding will need to be identified.

Budget	Expenditure to Date
£375,0000	£199,660

Residual Risks

Town Centre Place Making

- Phase 1, the public realm works carried out on the Shambles/Church Approach area, are reaching final completion. Construction of the retaining walls, planting beds, steps and ramp providing an accessible route into the churchyard of St Nicholas Church, installation of improved lighting including uplighters and lamp posts and extensive paving of the wide footway from the Market Place to St Nicholas Court have been completed. Final items including handrails, benches and fittings for the lamp posts will be delivered and fitted in early September. These items have been delayed due to supply issues. The space has been partially handed over to allow access and minor 'snagging repairs and cleaning will be carried out by the contractors. Planting has been installed and the Lepus GoGo Hare has been reinstated within the space.



- Repair and redecoration work will be carried out on the rear wall of 28 Market Place which backs onto the public realm area on Shambles slope/Church Approach and will contribute to the overall improvement of the space.
- The Travel Hub on New Road carpark, developed in partnership with Norfolk County Council (NCC) and North Walsham Town Council, has been completed creating three bus bays for use by local bus operators and coaches.
- Three bus shelters with seating and sedum roofs have been installed, funded by NW Town Council. Electronic boards have been installed in each shelter notifying users of the bus arrival times.
- Refurbishment of the public conveniences at New Road carpark has been completed and a 'changing places' facility and family room installed to improve the facilities available to the public.



- Phase 2, improvements to the highways and public realm in the Market Place will commence on 12 September.
- The Traffic Regulation Order has been approved by Norfolk County Council following a public consultation period.
- Works to be carried out include: widened footpaths and paved areas for pedestrians, paved road surface, installation of seating and planters, installation of bike racks, provision of power points and arrangements for market stalls and events, provision of new crossing points and increased capacity for loading and deliveries through new and better positioned bays. Cleaning and maintenance of existing areas and paving will be undertaken.
- Existing 30 minute parking bays will be removed under the TRO and the Council will provide 1 hour free parking spaces in nearby town centre car parks: 10 spaces in Bank Loke carpark and 6 in Vicarage Street carpark.
- Cabinet are considering provision of 2 hour free parking spaces in Mundesley Road carpark (or Vicarage Street carpark as an alternative due to proposed surface treatment works being required at Mundesley Road carpark).
- This phase of works is due to be completed by spring 2023



Budget	Expenditure to Date
£2,224,008	£1,109,632

Residual Risks

Delays and restrictions including materials shortage, labour shortages and construction inflation and materials cost rises. Mitigation: Specifications revised and QS overseeing cost plan. De-scoped specification, rescheduled and re-profiled budget. Additional uplift funding secured and materials purchased. Products and materials lead time delays and cost increase continue to present risk. Unexpected issues arisen on site - cellars, UKPN power cable resulting in site delay. Continue to closely monitor and adjust programme.

Building Improvement Grant (BIG) Scheme

- Hudson Architects (Norwich) appointed lead administrators (conservation accredited architects) for the Building Improvement Grant scheme.
- Five grant applications have been approved to date and work has commenced on site on two properties.
- Twenty eight expressions of interest have been submitted.
- The grant scheme has been developed by Historic England and projects must meet stringent criteria and conditions and have been agreed by the lead administrators, Historic England and the grant panel before applications can be submitted for consideration.

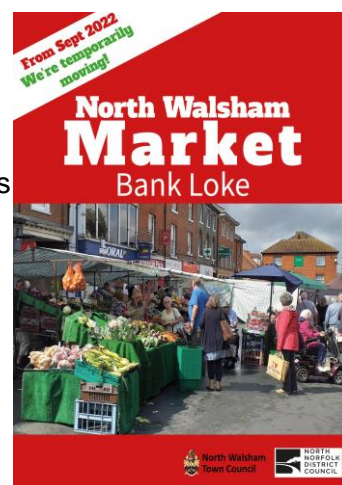
- Projects that will have greatest visual impact and can be delivered within the timescale for the scheme will be prioritised for example shopfront reinstatements and improvements to building facades.
- Reinstatement designs prepared for key shopfronts on Market Place incorporated into guide on shopfront improvements – meetings to be held with property owners/businesses
- Sign writing demonstration project delivered producing a sign for St Nicholas Church enabling public to see signwriting process on site
- Properties that could benefit from installation of traditional hand-painted signage identified and designs to be produced to share with owners/businesses. Aim to encourage BIG grant applications for decoration and signage.

Budget	Expenditure to Date
£530,000	£102,052

Residual Risks

Community Engagement

- Communications plans for the overall HSHAZ scheme are being implemented and include regular contractor updates, ongoing dialogue with businesses, social media updates, Member briefings, blog and information packs sent to all postal addresses in North Walsham (7,000+) outlining information about the Place Making works and arrangements for traffic management, pedestrian access, loading and delivery access for businesses and other users of the town centre.
- It has been agreed with NW Town Council that NW Thursday market and the monthly Sunday Farmers Market will be relocated to Bank Loke carpark for the duration of the works in the Market Place and information has been shared with market traders and distributed to the public and businesses. Comms materials including leaflets, posters, banners and flags have been produced to alert people to the new temporary market location.



- Engagement with Paston College, NW High School, NW Junior School, Youth Council, NW Town Council, Health Centre (Healthier NW), UEA and North Walsham in Bloom are ongoing

Budget	Expenditure to Date
£20,000	£13,293

Residual Risks

Historic England Historic Area Assessment

- Research into the Cedars is being undertaken by the Historic England Historic Area Assessment team. A report will be produced outlining the research findings and is due to be published before Christmas 2022.
- A Ground Penetrating Radar (GPR) survey of Market Place, Shambles area and Black Swan Loke garden space and Paston College grounds and carpark was conducted earlier in the year.
- Dendrochronology research has been undertaken by Historic England on a number of buildings within the High Street Heritage Action Zone area.

Budget	Expenditure to Date
£25,000	£0

Residual Risks

Heritage Research and Skills

- A sign writing demonstration project was delivered in June, producing a sign for St Nicholas Church enabling public to see the signwriting process on site
- A one day Photography Workshop was held for Paston College students with Historic England Lead Photographer



- A Signwriting Workshop is being planned with Paston College for students in autumn 2022

- Heritage Open Day tours of the Cedars have been arranged and will be led by the specialist contractors, Medieval Masonry, on two weekends in September
- The Historic England in-depth architectural research for the Historic Area Assessment will generate opportunities to increase awareness and appreciation of the history of North Walsham. The HAA and local historic research will be used for events such as talks, heritage trails, publications and leaflets and contribute to the Cultural Programme being delivered through the Cultural Consortium - findings to be shared and communicated by Historic England

Budget	Expenditure to Date
£25,000	£0

Residual Risks

Cultural Programming

- The Cultural Consortium Programme Co-ordinator has been planning and delivering events throughout 2022 to engage wide range of stakeholders, audiences and participants including young people, businesses, older people including:
 - Find my place photographic project - workshops held with NW Junior School & Millfield Primary involving 80 students. Photographs to be displayed in outdoor exhibition in Market Place later in the year during public realm improvement works
 - Orchestras Live – concerts held with children and 20-piece orchestra at St Nicholas Church were well attended
 - Heraldic Art exhibition and shield making art project
 - NW High School – upcycling and sustainable fashion involving partner working with charity shops and No.26 tailor business held 8 July, showcasing the Shambles slope public realm garden
 - Outdoor Community Mosaic art project being developed with a workshop held on 20 August.
 - Heritage Walks – new walk with wayfinding our landscape, linked with art packs for children and Griffin symbolism. Linking with Healthier NW and positivity rocks
- NW Youth Advisory Board member joined Cultural Consortium Board

Budget	Expenditure to Date
£90,000	£37,569

Residual Risks

Budget, issues and risks

- Detailed programmes and budgets to be agreed for the remaining public realm and highways Place Making phases.
- Further public realm improvement works will be considered if budget becomes available.
- Cost of further works at the Cedars such as Grade 2 listed wall repair will be subject to additional funding being identified.
- Costs are continuing to increase significantly and issues affecting the construction sector continue to put the North Walsham HSHAZ capital construction projects at risk from construction inflation and extended lead times.
- Getting Building Fund funding (New Anglia LEP) has been transferred to NNDC through capital swap process with Suffolk CC and secured in 2022-23 financial year HSHAZ budget.
- Any delays to Place Making work programmes could affect completion and requirement to spend LEP budget within current financial year.
- Costs continue to be reviewed and mitigation measures planned and implemented eg use of different work methods and materials specified.
- Ongoing liaison carried out with property owners to identify and prioritise potential BIG scheme projects and oversee estimated programmes and expenditure.
- Scheme Risk Log is reviewed weekly and updated as appropriate.
- HE and LEP funding are time sensitive and therefore required to be spend within year budgeted.

NWHSZ

Budget 2020-24

Item	Project Total
Project management	182,227
Project mobilisation	36,695
Monitoring and evaluation	25,000
1. Community consultation and engagement	20,000
2. Building improvement scheme	530,000
3. The Cedars	375,000
4. Placemaking	2,224,008
5. Heritage research and skills workshops	25,000
6. Interpretation and signage	40,000
	£3,457,930

2020/21	2021/22	2022/23	2023/24	Total
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Historic England Grant	Forecast 103,874	Actual 103,873	Forecast 721,389	Actual 721,388	Forecast 380,715	Actual 48,959	Forecast 106,951	Actual -----	Forecast 1,312,929	Actual 874,219
Local Authority Funding	17,809	17,808	23,075	23,076	718,699	9,512	215,418	-----	975,001	50,396
LEP Funding	-----	-----	76,240	76,240	1,093,760	195,840	-----	-----	1,170,000	272,080

ACTUAL - is spend claimed to 30th June 2022.

Current position is 2022/23 Qtr 1 only.