

North Walsham High Street Heritage Action Zone

Portfolio Holder	Cllr R Kershaw
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LIST OF ADDITIONAL PAPERS SUBMITTED

<https://northnorfolkdistrictcouncil.mysocialpinpoint.co.uk/placemaking/placemaking-home/>

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

- Following the previous contractor going into liquidation, the redevelopment of the Cedars is now being delivered by Malcolm Abbs Ltd under a Measured Term Contract held with the Council. Project management is being undertaken by NNDC's Property Services team.
- Given the changes in contractor, and the consequent delay between re-establishing the new contractors on site, a revised schedule of work is has been prepared. The work that remains to be completed includes: installation of data points, re-plastering with lime plaster, installation of electrical heating system and completion of window repairs followed by overall redecoration internally and externally.

- The anticipated costs of the remaining works and the delivery timescale are presently being developed.

Budget	Expenditure to Date
£375,0000	£206,133

Town Centre Place making

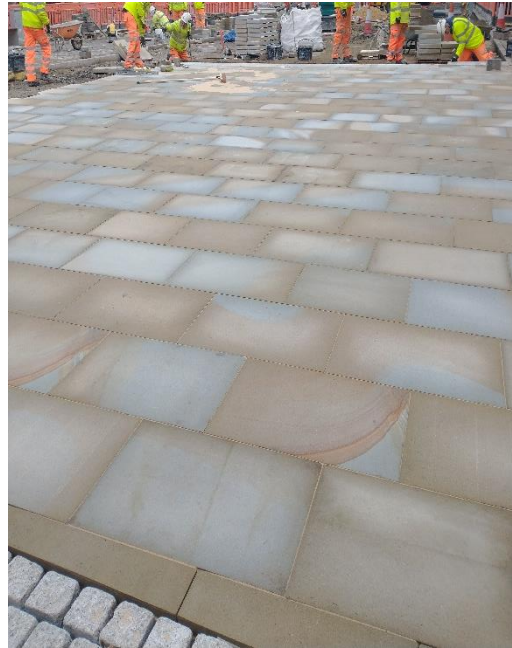
The Shambles/Church Approach

- The public realm improvements carried out on the Shambles/Church Approach area have essentially been completed, with full access available, including to the rear of 28 Market Place which has benefitted from substantial exterior improvements through funding identified within Building Improvement allocation. There are some additional work still to be completed to the façade which will include:
 - Removal of guttering and soil pipe and replace with cast iron furniture;
 - Replacement of the larger window with a Georgian style one;
 - Complete 2nd coat of paint;
 - Re-render of the bottom of the wall and repaint;
 - Repair of rotten sills.
- Some minor remaining snagging items are still to complete on Shambles slope, before full handover.



Market Place

- The next phase of works started in the Market Place in September 2022 and substantial progress has been made. The north side is complete and the south side is being progressed, with much of the kerbing and stone in place to establish the carriageway and the widening of the pavements has commenced. This is slightly behind schedule due to poor weather pre-xmas and a sinkhole that was discovered on 18 January which was caused by existing damage to a water pipe. Anglia Water were swift to respond and all necessary works were completed promptly.



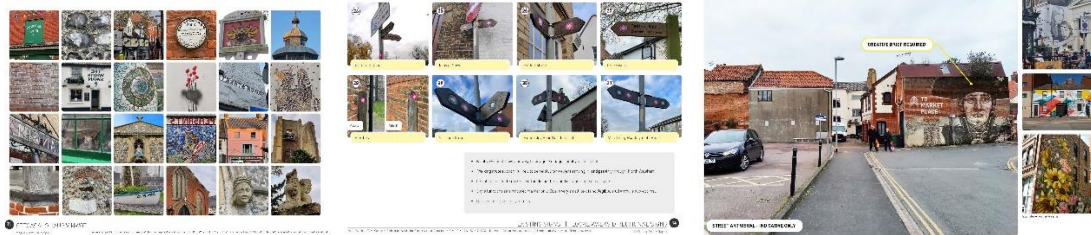
- The North Walsham Place Making Stakeholder Group will continue to meet routinely to discuss place making matters, issues and concerns

Black Swan Loke Gardens and Bank Loke

- Non-material planning amendments have been made and approved and the demolition of the Black Swan Loke wall is scheduled to commence on 31 January. A package of works for the rebuild of wall and ramp and paving work are out for tender and awaiting costs. Discussions have taken place with North Walsham for consideration of the concept of a community garden. A package of works for resurfacing are also out for costs.

Wayfinding and Interpretation / Visioning and Marketing Strategy

- Momentum Wayshowing, have recently been commissioned to undertake the Wayfinding and Interpretation element of the project. They have met with Officers, visited the town, and have presented preliminary findings which identify a number of opportunities. Officers, local Members and local stakeholders have recently met and provided feedback on priority items for consideration which will then be used in to shortly develop a programme schedule.
- Satsuma continue to undertake works on the Visioning and Marketing Strategy for the town. This work, funded by C-Care (via the New Anglia LEP) has already involved extensive engagement with local stakeholders and a final project report is due in March.



Budget	Expenditure to Date
£2,624,008	1,908,226

Building Improvement Grant (BIG) Scheme

- This scheme has been well received with a high number of expressions of interest received.
- Projects that will have the 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 and heritage signage.
- Six grant applications have been approved to date and construction work has commenced on site on three properties, The Phoenix Building, The Feathers and the flat above 39 Market Street.
- There are 2 offer letters pending (as at the 25th January)
- 8 claims have been paid on 4 properties – total value £35,937.20
- The appointed Conservation Architects (MOPA) are presently in the process of rationalising/prioritising the applicant list – approved, final stages (design, costs, permission), reserve list and not proceeding.
- This list will continue to evolve as projects are better understood and subject to the budget position.

Budget	Expenditure to Date
£530,000	£135,124

Historic England Historic Area Assessment

- Research into the Cedars has been undertaken by the Historic England Historic Area Assessment team. A report has been produced outlining the research findings was published online and publicised by HE before Christmas 2022.
- The Historic England Historic Area Assessment final report will be published in March 2024.

Budget	Expenditure to Date
£25,000	£0

Heritage Research and Skills

- A Signwriting Workshop is being planned with Paston College for students – awaiting confirmation of details.
- Lime mortar analysis has been undertaken by specialists, who took samples from different buildings within the town centre. These have been analysed. A workshop on use of lime mortar is being planned based on that research and analysis

Cultural Programming & Communication Matters

- The Cultural Consortium Board met in January to consider a range of events proposed for discussion and planning.

- Recent activities include:

- **Finding Your Place Photographic Exhibition.** Large posters that were on display have been gifted back to the schools for further display to their staff, visitors, children and families.



- **Sleeping Beauty pantomime** – delivered in Dec 21- 28th. Fantastic feedback has been received including headline figures of:

- 514 attendees
- 567 individual paper roses made by the community
- 60% local NW audience



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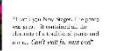
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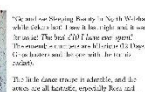
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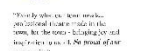
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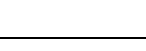
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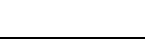
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- **Outdoor Community Mosaic art project** – ongoing, with planned mosaic workshops in the New Year.
- **Heritage Craft Consortium project** – Presently developing a 6 month programme of workshop delivery from a range of local crafters – including crochet, candle making, silversmithing, scrapbooking, cyanotype and felting) plus add an on-street gallery for Youth Advisory Board and NW High School. A presently vacant shop will be used as a temporary space for the promotion of all events and will facilitate town centre workshops.
- **Orchestras Live and Orchestras of the Age of Enlightenment** - music and dance project based around roadworks! Working with students in Year 10. This will include a possible performance in the market place to celebrate the new space.

Budget, issues and risks

- On 3 December 2022 Cabinet approved a request for £400,000 to be allocated from the Business Rate Retention Reserve for the completion of the public realm improvements. A recommendation to approve this was made to Full Council and this was approved by Overview & Scrutiny on 20 December 2022.
- The residual programme risks are:

Cedars

Risk

Ensuring sufficient funds available to improve buildings, barns and site (repair funding available) given the inflationary pressures, construction costs increases and changes in contractor circumstances.

Summary of Actions/Mitigation

Works are being managed in-house through Property Services. Cost control in-house and works undertaken by Measured Term contractor on agreed rates. The scope of works have been drawn up and anticipated costs and the delivery timescale are presently being developed.

Town Centre Place making

Risk

Delays and restrictions including materials shortage, labour shortages and cost rises

Summary of Actions/Mitigation

Specifications revised and QS overseeing cost plan. Contingency, reschedule and reprofile budget.

Revised scope of works as work is scaleable. Value engineering exercise - identify more affordable options, re-prioritise sub-project elements, seek additional funding partners/external sources. Close management of

contractors and cost planning. Main works to be completed this quarter, improving accuracy of final financial position. All main materials have been purchased, reducing risk inflation.