

MILLERS DALE STATION GOODS SHED RESTORATION

1. Purpose of the report

Approval is required to accept a grant offer from the RDPE Growth Programme in relation to restoration of the Millers Dale Station goods shed.

Key Issues

- The Authority currently has no funding commitment to enable this work to take place and the current condition of the building presents a reputational risk.
- The local community has expressed support for this proposal, via the relevant Parish Council
- Standing Order 7.C-2 requires ARP Committee approval to accept offers of grant in excess of £200,000
- The Growth Programme offer is only open until 14 June 2019 and there is no scheduled ARP Committee Meeting prior to that date so a decision by Authority is requested
- The grant offer covers 100% of the cost of the project and so there is no financial risk to the Authority in relation to securing additional match funding
- Target for completion of construction works September 2019 and for completion of interpretation installation January 2020.

2. Recommendations(s)

- 1. The Authority grants approval to the Head of Visitor Experience Development, in consultation with the Chief Finance Officer and the Head of Law to accept the grant offer of £321,169.63; and**
- 2. Authority to award contracts tendered as part of the bid in connection with the proposed refurbishment is delegated to the Head of Visitor Experience Development in order to meet the agreed timescales for delivery.**
- 3. Authority to enter further contracts as required for the proposed refurbishment, subject to compliance with procurement standing orders.**

3. How does this contribute to our policies and legal obligations?

The law requires us to: conserve and enhance the natural beauty wildlife and cultural heritage; promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public and seek to foster the economic and social well-being of the local communities within the park. The proposed project delivers against both of our purposes and duty (see background information below).

This project is an identified corporate priority and contributes to the business objective identified in the Commercial Development and Outreach 5 year strategy of “Sustained/sustainable growth in awareness, understanding, support and income.

The proposed project will contribute to the achievement of two of the Authority’s desired outcomes, identified in the Corporate Strategy 2019-2024: “A sustainable landscape that is conserved and enhanced” with “cherished cultural heritage that is better understood and looked after”; and “A National Park loved and supported by

diverse audiences” with “a strong identity and excellent reputation driving positive awareness and engagement”.

4. Background Information

The ARP Committee previously resolved to:

- Approve borrowing of up to £370,000 to contribute to a capital project with a total value of up to £657,000 (Phase 1), which included pursuing an application to the Growth Fund in relation to restoration of the good shed building (ARP minute 21/18).

At the time of that decision it was envisaged that the Growth Fund would be used to match a larger HLF bid but the RDPE encouraged an application for a stand-alone project and advised that public funds (such as HLF grants) were not eligible as match funding. In order to take the opportunity to secure a cultural heritage asset, RMM approved proceeding with an application to the Growth Fund.

Planning permission for the development was granted on 17 December 2018 ref: NP/HPK/1118/1010

RMM agreed to support submission of an external funding application to the RDPE Growth Programme in relation to the restoration and change of use of Millers Dale Station goods shed (RMM Minute No 31/18).

Tenders for all elements of the work have been obtained in accordance with the Authority's Standing Orders

5. Proposals

A brief summary of the Authority's aspirations for the site is included in this video <https://www.youtube.com/watch?v=y7KK4zaM54E>

The offer of funding, if accepted, will enable the Authority to redevelop the derelict railway goods shed (c1905), an important cultural heritage asset, alongside the Monsal Trail. The restored building will create a free visitor experience focussing on interpretation of railway heritage, history, ecology and visitor information about places of interest and tourism businesses in the surrounding area. The facility will inspire further discovery and exploration, benefitting other tourism businesses and the wider economy.

Accessible Derbyshire has expressed an interest in raising funds to create a Changing Place facility at the site. Connections to services will be provided as part of the goods shed project and a suitable, self-contained facility will be created within the goods shed should fundraising efforts prove successful.

6. Are there any corporate implications members should be concerned about?

Financial:

The grant provides 100% funding for the anticipated cost of the project but does not include any contingency. Should the project exceed the anticipated budget due to unforeseen circumstances, any additional costs will be met from previously approved investment (based on borrowing, underspends or capital investment).

Risk Management:

As above with regard to financial risk

Failure to complete work to schedule – tenders were received for both the construction

and interpretation elements of the project and interested parties are aware of the proposed timescales.

Disruption to visitors during the construction phase – this will be managed from a safety perspective by the appointed contractor and Property Support Team. Temporary interpretation will be installed to explain the value of the work to visitors and a communications plan will be created and implemented for the duration of the works.

Sustainability:

Environmental - solar panels to be sited on the new roof will provide power sufficient to light the building. It is not planned to heat the space.

Financial – Future maintenance will be funded from the Monsal Trail budget for the medium term. A separate bid to fund a trial of a contactless donation point is underway.

Equality:

The proposed restoration will create an accessible facility. As a minimum standard, all elements will be available to people with a protected characteristic and make sure the Authority's Public Sector Equality Duty has been considered.

7. Background papers (not previously published)

Grant offer letter

8. Appendices

None

Report Author, Job Title and Publication Date

Emma Stone, Head of Visitor Experience Development 21 May 2019
emma.stone@peakdistrict.gov.uk