

ADENDA ITEM No. 10i**General Manager's Overview****MONTHLY REPORT****May 21****Council Project based Summary****Cost Code 903 5212 THI Guildhall Public Realm**

Contract has been let to RM Builders for a value of £267,375.96 plus vat with an overall contract figure of £285,000 including professional fees.

Update from General Manager's Overview March/April 21:

- It is recognised that there is a national shortage of resin which has an impact on completing the rectification works to the 4 bays closest to the Guildhall complex. It is foreseeable that this shortage could impact on the current planned programme for carrying out resin bonded finish works to the surround of the Guildhall toilets provision, planned for June/July 21. The specialist subcontractor did have enough allocation to complete the motorbike bay and disabled bay motifs and this work was undertaken on 26th May.
- Removal bollards have been installed in the cobbled area adjacent to Duke of Bedford and all ironmongery railing works between the granite bollards have been completed.
- All ground lights have been installed and commissioned.
- Modifications to the entrance/exit pavement and line marking changes have been agreed with DCC Highways, WDBC and DCC archaeologists and the street licence has been processed. Works will be able to commence on site 8th June to alter the existing pavement and install the new, with the car-park planned to be opened week commencing 14th June.

Cost Code 109 4823 Guildhall Refurbishment

The contract has been let to RM Builders for a contract value of £1,458,695 + VAT including £64,477 contingency.

The next formal capital meeting is planned for 2nd June 21 and the next Steering Group meeting will follow on the same day to discuss progress and next steps.

The critical path item specific to the gas connection and meter installation has been completed and the heating has now been on for over two weeks.

The moisture content throughout the building was tested at the start of this week and the levels were acceptable to start the final redecoration works to the lower ground floor and courtroom and to lay the timber flooring in the VIC/shop, learning space and courtroom.

A detailed walkthrough was undertaken on 26th May and a programme completion date for week commencing 21st June has been agreed.

Following on from this date will be the interpretation fit out in June/July, where the interpretation has now been signed off and is being manufactured.

Arrangements have been actioned/implemented and timelines agreed to undertake the individual projects which need to be carried out independently to the main build, which includes shop/VIC fit out, damp ingress remedials to rear courtyard, audio visual installation and joinery/soft furnishing improvements within the courtroom and learning space.

Discussions are being held, and workshops are planned specific to agreeing the operational finer details between THT and TTC specific to occupation of the Guildhall and the management of its operations/services.

Butchers Hall external works

An agreement has been reached regarding specification and costs between the client and AD Williams, which is a robust solution regarding rectification of water ingress issues as previously reported.

Scaffolding has been erected and all previously decorated areas have been rubbed down and prepared for redecoration. The previously specified paint product is no longer being manufactured. Therefore, a new product has been agreed and ordered, with works now planned for completion by end June 2021 (subject to weather), which includes the redecoration of previously painted timber surfaces, repairs to RWGs and the installation of glazing screens to all sections of the clearstory detail on three out of the four elevations.

The programming of these works have no impact of planned events within the property.

Town Hall external works

As previously reported and also detailed in the Commercial & Community Service Plan 2021, a specification and associated tender documents are being drafted to undertake external enveloping works to the roofing structure and rwgs, specific to the Mayors Parlour, adjacent tower and front entrance lobby, where there have been ongoing challenges with regards to both maintenance and preventing water ingress. The tenders will be advertised in June with completion of works anticipated for Aug/Sept 21.

In preparation for the reopening of the Town Hall, internally areas not impacted significantly by water ingress are being prepared as necessary and redecorated.

Guildhall toilets provision

Discussions are on-going with WDBC to efficiently facilitate the transference of the Guildhall toilets provision to the Council and to implement an effective/efficient management/maintenance regime, delivering an improved service within budgetary parameters, with WDBC managing the cleaning contract. This will include a capital investment by TTC in June/July 21 which will improve the public realm and Doff clean/redecorate the infrastructure.

Refer to Guildhall toilets report submitted to Budget and Policy held on 25th May 21 for the operational detail.

Community based Summary

A recycling initiative is being implemented with SHARE in partnership with TTC for a period of 12 months, with Tavistock operations based at Pixon Lane.

Partnership activities/discussions are continuing with Tavistock BID regarding town-centre reopening, advertising/promotion, securing grant funding, hanging baskets etc.

TTC continue to work in partnership with Tavistock Community Gardeners specific to rewilding initiatives, including the canal bank, and with bespoke projects at Plymouth Road Cemetery, Bannawell, Celle Gardens and Pannier Market perimeter. and have agreed a proposal along the canal bank in the Meadows.

Discussions have been held with community groups specific to recycling initiatives and skate-park provisions.

Operational Update

- There have been numerous meetings leading to the continued adaption of Council infrastructure and operations in light of Covid-19 challenges, driven by government guidance and sector advice, specific to depot/market &

events provision and supporting/advising the wider organisational and community stakeholders. One significant change during this period after discussions with Tavistock BID, has been the removal of the three temporary walkways within the town centre, recognising that if the advice changes and rates of infection increase, these may be reinstated at a later date.

- A 10 Year Property Maintenance Plan is being drafted over the next quarter which will act as an operational guide for Officers and a strategic guide for Members when budget setting, specific to our property and land management portfolio.
- The Commercial and Community Service Plan for 2021/22, identifying 19 priority projects, aligned with the Council's operational and strategic objectives was submitted to Budget and Policy on 25th May, awaiting Council ratification.
- The process has started specific to undertaking a consultation with key stakeholders and producing a draft of the Management Plan for Whitchurch Down 2021-2026, with the target to be reviewed by the Whitchurch Down Consultative Group for comment and endorsement in Sept 21.

Yours Sincerely



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