



Devizes Town Council

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Special Community & Civic Resources Committee

You are summonsed to attend a meeting of the Community & Civic Resources Committee at the following, place and date.

Date: Tuesday, 27 July 2021
Time: 7:00 pm
Venue: The Corn Exchange
Enquiries: Town Hall - Tel: 01380 723333

The Town Mayor: Councillor Gay
Chairman: Councillor East
Councillors: Bridewell Burton Corbett
 Geddes Hopkins Hunter
 Nash Oliver Parsons
 Rose

SPECIAL AGENDA

- 1. APOLOGIES FOR ABSENCE**
- 2. DISCLOSURE(S) OF INTEREST**

To receive any disclosure(s) of interest by a Councillor or an officer in matters to be considered at this meeting, in accordance with provisions of Sections 94 or 117 of the Local Government Act 1972 or the National Code of Local Government Conduct.

- 3. PUBLIC PARTICIPATION**

At the Chairman's discretion, members of the public attending the meeting will be allowed to ask questions, make a statement or address the Council upon a matter of concern to that person which is relevant to the Council. A time limit of 5 minutes per person will be permitted, but this may be extended at the Chairman's discretion and a maximum period of 20 minutes has been allocated by the Council for this item of business

4. REPORT FOR DECISION – SHAMBLES REFURBISHMENT PROJECT

Recommendation

The committee reviews the progress of the Shambles Refurbishment Project to date and authorises officers to progress the project further to the planning stage.

Purpose of the Report

To decide if the Council wishes to take the Shambles Refurbishment Project to a position where planning consent can be applied for. In deciding that, the committee will need authorised officers to appoint further design consultants.

Background

In the Autumn of 2020, the Community and Civic Resources Committee authorised officers to commission an architect to look at the feasibility of upgrading the Shambles as a Market Hall, to ensure that it remains a vibrant part of our town's retail offer for years to come.

Following a tender process, Nick Birch from Salisbury was awarded the contract. Mr Birch has a wealth of experience working on both modern and Listed buildings within the commercial and private sectors.

The Council worked with Mr Birch first when he worked for Barclay Philips on the Green Lane Project, and then as a freelance architect.

In developing a principal proposal, it was essential, given the importance of the building, that the Conservation Officer at Wiltshire Council had a chance to comment and provide advice before proceeding too far.

This advice was extremely slow in being provided, initially because Coronavirus restrictions prevented the Conservation Officers from carrying out a site visit, then a combination of ill health and workloads added a further delay to the pre-planning process.

Eventually the advice was received, which although, as to be expected did not fully endorse the outline proposal, did not raise any concerns. Attached to this agenda is a copy of that advice and the submission on which the advice was based.

If the committee is minded to develop the scheme to the planning stage, which will include a level of public consultation, we need to seek further expert advice and expand the design team with the following professionals:

- Structural engineer
- Mechanical and electrical consultant
- Ecologist.

Via the architect, we have sought prices from professionals who have either worked with the Town Council on other projects or are known to the architect and have worked with him. A copy of the quotes is attached to the agenda.

- The structural engineer is needed to design the proposed changes to the building to demonstrate they can be achieved in line with guidance given by the Conservation Officer.
- The Shambles has some significant challenges when it comes to developing energy efficient ventilation and heating systems, as well as all the other requirements that will be needed to ensure the building is updated to a standard that will last for generations. This is specialist work that will need preliminary designing prior to any planning application being submitted.
- It is hoped that ecology should not be a significant issue for the project, but it can add delay and costs if a survey is not undertaken early and any issues can be properly mitigated. We have struggled to find an ecologist with capacity to take this project on, therefore we only have one quote from the contractor we used on the Green Lane project.

In all cases, it is officers' intention to allocate the project to the lowest priced contractor, as each contractor has been asked to submit their charges against a pre-set criteria and therefore they should be like for like.

It should be understood that this is still the early stages of the project, but to be progressed these elements need to be properly designed. This will allow the Council to undertake meaningful consultation, develop a mechanism for properly costing the project and seek planning permission, in order to take the project further forward.

Officers are also seeking advice from the committee as to how it wishes officers to feedback progress of the project.

Options Considered

The committee needs to decide if it wishes to develop a project to refurbish the Shambles to the planning stage.

That the committee authorises officers to appoint professional consultants to provide structural designs, mechanical and electrical designs and ecology advice.

The committee needs to decide how it wishes officers to report progress of the project back to members.

Implications and Risks

Financial and Resource Implications

The estimated cost of appointing consultants to develop the project to the planning stage is £20,545 (see attached schedule). The Council has set aside £30,000 in the current year's budget.

Legal Implications and Legislative Powers

The Council will be considering this matter under its General Power of Competence

Environmental Implications

Any environmental implications will be assessed and mitigated as the project is progressed.

Risk Assessment

Officers are unaware of any risk implication for the Council associated with this decision.

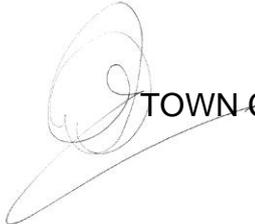
Crime and Disorder

Officers are not aware of any issues the Council should consider under Section 17 of the Crime and Disorder act 1998.

10. QUESTION TIME

A short time is allowed at the discretion of the Chairman for Councillors to ask questions on matters which are not on the current agenda but which are related to matters which have been previously discussed on an agenda relevant to the committee.

At least 24 hours' notice must be given to officers of the intended question. All other matters should be raised on an agenda and the request should be submitted through the Town Clerk


TOWN CLERK