

**1 Purpose of Report**

This report presents members with the capital financing available to the council for the medium term, together with a list of proposed capital schemes.

**2 Executive Summary**

2.1 This report forms part of the council's capital strategy process and provides the committee with the opportunity to review the list of proposed capital schemes and agree the level of funding for the capital programme.

2.2 The funding for the capital programme included in this report is based on the assumption that the council will, at any one time, maintain a balance of £5 million in its capital resources available for future years.

2.3 As part of the on going review of the capital programme and the use of capital resources the capital strategy will be reviewed and presented to this committee at a later date.

**3 Appendices**

Appendix A – Summary of Capital Resources

Appendix B – List of Proposed Capital Schemes

Appendix C – Summary of Proposed Capital Schemes

**Proposed action**

**4. The Committee is invited to RECOMMEND to:**

**4.1 Approve the capital funding to be made available for the financial years 2019-20 to 2023-24 as per Appendix A.**

**4.2 Consider the list of Prioritised Capital Schemes as per Appendix B, and approve for release into the current capital programme.**

**4.3 Consider the list of capital schemes as per Appendix B, and approve Schedule 1 for release into the capital programme 2019-20 to 2023-24.**

**4.4 Agree the inclusion of the supplementary budget request as detailed in Section 7 in the agreed capital programme.**

**4.5 Agree the previously awarded S106 funding for Ladywell allotments be used towards asbestos removal.**

**5 Background**

5.1 The medium term capital programme has now been presented to this committee for a number of years, and has been enhanced to support greater accuracy and certainty with the inclusion of running costs and capital charges for the use of assets, in the council's medium term revenue forecasts.

5.2 This report reflects the previously agreed capital governance arrangements.

## **6 Discussion**

6.1 New capital schemes have been submitted by officers, in accordance with the agreed governance arrangements. In addition to this, schemes previously submitted but not yet approved, have been reviewed, to establish if there have been any changes or amendments that need to be considered.

6.2 All schemes have been assessed and prioritised, initially by the officers submitting the forms, and then by the Capital Working Group using the service assessment criteria previously reported to and agreed by Resources Committee.

6.3 The prioritised schemes have been sorted into the following schedules, shown in Appendix B, for consideration:

(a) Schedule 1 – a list of recommended schemes for inclusion into the capital programme that have scored highly against the above criteria.

(b) Schedule 2 – a list of schemes which, whilst desirable are not of such high priority, but do reflect the policy decisions of the council. These schemes will be reviewed again during the year to ensure they are still relevant to current policy and in line with the council's plans.

(c) Schedule 3 – a list which will show those schemes submitted that did not score sufficiently high enough to be considered for funding at this time.

6.4 The project submission details are available on the council's intranet via the link below.

[http://bcwintranet.wellingborough.gov.uk/downloads/download/4232/201920\\_capital\\_programme](http://bcwintranet.wellingborough.gov.uk/downloads/download/4232/201920_capital_programme)

6.5 A brief summary of each scheme is shown in Appendix C. Printed copies can be made available upon request.

## **7 Supplementary budget request**

7.1 Following the Services Committee meeting on 15 January 2019, a request has been received for an additional £25k for the Renovation Grant budget, to support the Warm Home Fund (WHF) initiative.

7.2 The outcome of the project will be to connect and install gas central heating to wholly electrically heated public and private sector homes, in order to help fuel poor private residents in the borough and across the county.

- 7.3 Corby Borough Council (CBC) has led on a countywide bid with the Northants Warm Homes Partnership (NWHP) across the seven district and boroughs. NWHP is a collaboration between the districts, boroughs and the county council and aims to help residents reduce their energy bills, alleviate fuel poverty and lower their carbon emissions.
- 7.4 CBC also led a cross tenure Northants Warm Homes consortium with representative from NWHP, Spire Homes, Northampton Partnership Homes, Surefire Management Services and Agility Eco. Following a consortium presentation to the funding panel, the WHF have confirmed that they are willing to fund approximately 1,400 first time gas central heating installations. This project requires contribution from consortium members and support from energy company obligation grants called 'Help to Heat' ECO3.
- 7.5 The councils required contribution is £75k and officers have identified approximately £50k is available within the renovation grant budget. The additional £25k will enable the council to ensure fuel poor private residents in Wellingborough benefit from this initiative.

## 8 Capital Programme Update

- 8.1 A full review of the current capital programme will be undertaken to identify those schemes that will not fully complete within this financial year and where budget can be re profiled into future years. The result of this will be reported at the next committee meeting in March 2019.
- 8.2 In July 2013 this committee resolved to allocate £13,398 of S106 monies from WP/2004/0416 for the provision of improvements to open space and recreation facilities, to improving council owned allotments.
- 8.3 In July 2014 this committee noted the urgent action signed 19 May 2014 for the allocation of this funding to support the security and safety of the sites and users of Doddington Road, Breezehill, Ladywell and Brook Farm allotments.
- 8.4 The specific allocation for Ladywell allotment of £7,950 is shown below:

Site	Priority	Requirement	Estimated Cost
Ladywell	1	Security Fencing	5,000
	2	Storage Facility	1,000
	3	Compost	200
	4	Compost Bins	250
	5	Road Repairs	500
	6	On site toilet	1,000
<b>Ladywell Total</b>			<b>7,950</b>

- 8.5 Whilst all other allocations have been spent there remains a balance of £1,311 for Ladywell allotment and a request has been received to allow this previously approved funding to be put towards £3,000 spent on asbestos removal, which has resulted in a previously contaminated area being brought into use.

## **9 Unapplied Capital Grants and Contributions**

The forecast in respect of unapplied capital grants or contributions is set out in Appendix A to the report. The grants or contributions are normally given for specific purposes and can only be used for those purposes. As an example, Section 106 contributions from developers can only be used for the specific amenities and improvements stated in the Section 106 agreement.

## **10 Capital Receipts**

10.1 The greatest part of the council's capital programme is funded from the application of capital receipts. These receipts mainly arise from the following sources;

- The RTB & VAT shelter arrangement with Wellingborough Homes following the transfer of the housing stock.
- Sales proceeds from the disposal of surplus property, plant and equipment assets.

10.2 There are large forecast capital receipts expected, but as there remains a degree of uncertainty around the timing of these at the date of this report the anticipated income may require re-profiling.

10.3 Capital receipts from asset disposal represent a finite funding source and it is important that a planned and structured manner of disposals is created to support the priorities of the council. The capital receipts from such strategic sales are a valuable source of capital financing, but equally a proportion of these proceeds need to be invested for either revenue return or for investment in other assets that over time will increase in value and form part of future year's capital financing.

10.4 25% of all strategic asset sale capital receipts will therefore be transferred into a capital investment reserve in line with council policy, to be ear-marked for reinvestment, either for investment to produce future sources of financing or to create a revenue income stream. The remaining cash receipts from the disposal of surplus assets may be used to fund new capital investment as and when received.

10.5 In addition to the source of capital finance detailed above, in the Spending Review 2015, the Chancellor of the Exchequer announced that to support local authorities to deliver more efficient and sustainable services, the government will allow local authorities to spend up to 100% of their fixed asset receipts (excluding Right to Buy receipts) on the revenue costs of reform projects.

10.6 In the report to this committee on 15 March 2017 relating to the efficiency plan it was proposed and agreed that the capital receipts received in year would be used flexibly to support transformation projects such as the IT strategy implementation.

## **11 Legal Powers**

Local Government Act 2003

## 12 Financial and Value for Money Implications

The proposed funding for the capital programme included in this report is based on the assumption that the council will, at any one time, maintain a balance of £5 million in its capital resources available for future years. This will be a continuing trend for the council; therefore it is important to ensure that capital schemes included on the list for prioritisation represent an efficient use of the council's reducing financial resources.

## 13 Risk Analysis

The following risks and controls have been identified.

<b>Nature of risk</b>	<b>Consequences if realised</b>	<b>Likelihood of occurrence</b>	<b>Control measures</b>
Unsustainable level of capital expenditure in the medium to long term.	Revenue implications not affordable; need to resort to borrowing and lose debt free status.	Possible if not controlled due to reducing receipts and external grants.	Robust budget planning and control.
Non-delivery of schemes once approved.	Council priorities not achieved.	This risk has already occurred in some cases.	Improved project management.

## 14 Implications for Resources

Officers responsible for capital schemes are accountable for identifying resources to manage and control schemes and any revenue consequences.

## 15 Implications for Stronger and Safer Communities

Implications need to be considered for individual schemes.

## 16 Implications for Equalities

Service managers are responsible for the implications of individual schemes.

## 17 Author and Contact Officer

Julie O'Connell – Finance Manager

## 18 Consultees

Liz Elliott – Managing Director  
Julie Thomas – Director of Place and Strategic Growth  
Gary Moss – Deputy S151 Officer  
Budget Managers

## **19 Background Papers**

Previous Capital Programme reports to Members

Warm Home Funding report presented to Services Committee 15 January 2019

## Capital Programme Funding Position

## Appendix A

### Current Capital Reserves:

	2018-19 £000	2019-20 £000	2020-21 £000	2021-22 £000	2022-23 £000
<b>Capital Reserves Funding Balance B/f</b>	<b>17,361</b>	<b>20,038</b>	<b>18,827</b>	<b>19,027</b>	<b>19,252</b>
<b>Current Capital Programme (Appendix 1)</b>	5,382	292	25	25	
<i>2018-19 New capital programme (February Resources)</i>	67				
<i>2017-18 Outturn underspend reprofiled</i>	1,605				
<i>Approved Resources 13 June 2018</i>	240				
<i>Approved Council 17 July 2018</i>	300				
<i>Approved Resources 19 September 2018</i>	<b>-1,667</b>	2,259			
<i>Approved Resources 31 October 2018</i>	1,094				
<i>Supplementary budget request contained within this report</i>			25		
<b>Capital Programme as per Agresso</b>	<b>7,021</b>	<b>2,551</b>	<b>50</b>	<b>25</b>	<b>-</b>
<i>Crematorium infrastructure - approved in principal Resources 13 June 2018</i>	1247				
<i>Approved schemes awaiting available resources</i>	200				
<b>Capital Programme</b>	<b>8,468</b>	<b>2,551</b>	<b>50</b>	<b>25</b>	<b>-</b>
External Funding					
Capital S106	293				
Disabled Facilities Grant	309	596			
Heritage Lottery funding	593	494			
	<b>1,195</b>	<b>1,090</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Current Capital Programme funded by capital reserves</b>	<b>7,273</b>	<b>1,461</b>	<b>50</b>	<b>25</b>	<b>-</b>
Anticipated Capital Receipts					
<i>RTB , VAT Shelter &amp; Asset Sales</i>	250	250	250	250	
<i>Other Anticipated Capital Receipts</i>	12,700				
Income transferred to Capital Investment Reserve	<b>-3,000</b>				
<b>Anticipated New Capital Receipts</b>	<b>9,950</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>-</b>
<b>Forecast Capital Reserves Funding Balance C/f</b>	<b>20,038</b>	<b>18,827</b>	<b>19,027</b>	<b>19,252</b>	<b>19,252</b>

NB - Italics Estimate

<b>Forecast Capital Reserves if anticipated income not received</b>	10,088	8,877	9,077	9,302	9,552
<b>Minimum Capital Reserve</b>	5,000	5,000	5,000	5,000	5,000
<b>Available resources for capital programme</b>	5,088	3,877	4,077	4,302	4,552





## Appendix B

Desired Outcomes	Themes	Title	Corporate Risk	H&S / Statutory	External funding	Revenue consequences	TOTAL CWG Scoring	Cost	Cost	Cost	Cost	Cost	Total	External	Total cost
								2019-20	2020-21	2021-22	2022-23	2023-24	Costs	or S106	to BCW
								£	£	£	£	£	£	£	£
<b>Prioritised schemes</b>															
Essential for service delivery	Maintenance for H&S / Compliance	Multi Storey Car Park (MSCP)	9	10	1	5	25	2,043,927	683,309				2,727,236	20,000	2,707,236
	Asset maintenance for H&S / Compliance - operational	Swanspool House extension roof	9	9	-	7	25	107,500					107,500	-	107,500
To achieve policy objectives	Invest to save	Street Lighting	7	9	-	7	23	171,360					171,360	-	171,360
<b>Sub Total</b>								<b>2,322,787</b>	<b>683,309</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,006,096</b>	<b>20,000</b>	<b>2,986,096</b>
<b>Schedule 1</b>															
To generate further revenue resources	Wellbeing and grants (to avoid revenue costs)	Surveillance Cameras (fly tipping)	5	10	-	2	17	11,608					11,608	-	11,608
To achieve policy objectives	Community / S106	Open Space Barriers (traveller incursions)	10	5	-	4	19	16,300					16,300	-	16,300
	Community / S106	Park improvements in the town	8	10	2	2	22	267,886					267,886	38,498	229,388
	CPO / Property regeneration	BCW Property Renovations (shops and other buildings)	7	5	6	7	25	500,000					500,000	250,000	250,000
	Invest to save	43a/44a High Street (conversion to residential accomodation)	6	-	5	8	19	150,000					150,000	75,000	75,000
	Public Realm	Croyland Gardens landscaping and public realm improvements	7	5	1	4	17	94,750	33,000				127,750	5,000	122,750
Public Realm	Tithe Barn Public Realm	6	9	3	5	23	179,200					179,200	50,000	129,200	
<b>Sub Total</b>								<b>1,219,744</b>	<b>33,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,252,744</b>	<b>418,498</b>	<b>834,246</b>
<b>Schedule 3</b>															
To achieve policy objectives	Community / S106	Skate Park Earls Barton	-	-	2	-	2	150,000					150,000	33,513	116,487
<b>Sub Total</b>								<b>150,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>150,000</b>	<b>33,513</b>	<b>116,487</b>
<b>Total</b>								<b>3,692,531</b>	<b>716,309</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,408,840</b>	<b>472,011</b>	<b>3,936,829</b>



## **Summary of Proposed Capital Schemes**

### **Street Lighting**

**Total project cost: £171, 360**

**Project duration: 1 year**

Two capital bids were submitted in 2016 one to replace the bulbs and one to replace the whole lighting units on the roads which the council is working to get adopted. Following discussion with Northamptonshire County Council (NCC), they have confirmed that they do not want to take on the adoption of these lights. Therefore the scheme to replace the bulbs is being proposed, this project is to replace existing bulbs with LEDs bulbs. If funding is secured then this scheme for 530 lights would be tendered and managed by a dedicated BCW officer. LED lights require little maintenance and have a 24 year lifespan and an estimated £19,000 of electricity costs could be saved per year.

This scheme will also improve the reliability of the council's street lights, reducing bulb failures, repair costs, and staff time spent on managing these repairs in addition to reduced electricity costs. Monitoring the number of reported failures and the electricity bills will enable the success of this scheme to be measured.

### **Multi Storey Car Park (MSCP)**

**Total project cost: £2,727,236**

**Project duration: 18 months**

The refurbishment of the MSCP will address the structural issues and bring it up to the park mark standard, making it more attractive to car users and benefit visitors to the town. Where car parks of similar age and design have been refurbished in other towns, there is evidence that usage increases as users find them more attractive and feel safer.

For many years general maintenance and emergency repairs only have been undertaken on the MSCP. However, there is now significant deterioration and if this continues the car park could be closed within 9 years.

A number of surveys and investigations were completed in 2012 and 2016 which identify this decline and in particular the deterioration of the concrete. In order to refurbish the MSCP to a good standard the concrete would need to be repaired, the protective layer on the road replaced and other works completed to bring the car park for the park mark standard. It is estimated that this will cost approx. £2,709,237 and could increase the lifespan of the car park to a minimum of 50 years subject to regular maintenance.

In the 2011/12 capital programme £670k was awarded for this project but this work was not progressed as the future of the MSCP was to be further considered before any work was undertaken. Discussions have taken place and options considered, none of which have proved viable and the issues with car park remain. The MSCP is a key asset for the town and if it was not structurally sound and available to users an alternative car park would need to be provided elsewhere to accommodate the demand. The cost of a new MSCP of similar size would be approximately £15,000,000, based on an average cost per space.

A detailed scheme will need to be drawn up by consultants however previously reports identified that the following works are needed:

- Concrete repairs.
- Asphalt and deck coating, including lining.
- Installation of CCTV.
- Amendment of the up and down ramp kerbs.
- Waterproofing of bridge to the Swansgate Centre.
- Refurbishment of metal railings.
- Painting and installation of anti-slip coating on stair cases.
- Refurbishment of lifts.
- Creation of a life care plan.

The next step, if funding is allocated, would be to appoint a consultant using an existing framework to develop a detailed scheme and scope the tender. This is estimated to take 3 months.

Following this the consultant would then undertake the tender process, which could take approx. a further 3 months.

The previous estimated duration for the construction works was 36 weeks to complete. This would be verified as of the tender submission. If it is practical to keep parts of the car park open whilst doing the work in phases, the overall length of the contract is likely to be longer.

The owners of the Swansgate shopping centre are supportive of the scheme as they feel that it will help the financial viability of the centre. This work will reduce the risk of the car park needing to be demolished, could help to reduce the councils unplanned maintenance costs for the MSCP and the number of complaints/insurance claims.

### **Open Space barriers**

**Total project cost: £16,300**

**Project duration: 8 months**

The scheme is to protect open space which is at high risk of travellers encampments. The areas at risk are on the Hemmingwell Estate where there are 3 weak points that may be used as access. These include:

- Gannett Lane - access points between houses, 4 locations that would need 65 metres of metal diamond rail fencing @ a cost of £3,500:
- Fulmar Lane - 1 access point to open space between houses, 18 meters of Dragon teeth @ 1 metre intervals @ a cost of approx. £1,500:
- Nest Farm road - Large access point to skate park area (rear of Fulmar lane) 200 metres of Diamond rail fencing with 1 lockable/removable bollard @ a cost of approx. £11,000

This project will help to protection of the environment and ensure additional time and staff resources are not spent on clearing up once the sites have been vacated.

### **Council properties**

**Total project cost: £500,000**

**External funding: £250,000**

**Project duration: 1 year**

The proposal is for a renovation of the external fabric of a number of council owned shops and buildings, as a part of the Townscape Heritage Initiative, with grant funding assistance from the Heritage Lottery Fund (HLF).

The proposals for the shop units are as follows:- repair and renovation of the external fabric of the buildings, including roof repairs, joinery repairs, some with new shop fronts, new signage, all emphasising the historic quality and traditional character of the town centre. The shops include those in Oxford Street, High Street and Cambridge Street.

The proposals for the other buildings are as follows: - repair and renovation of the external fabric of the buildings, including roof repairs, joinery repairs, signage and redecoration including bringing vacant spaces back into use. This will ensure the buildings and the shops have an extended life and are protected for the future. The other buildings include; Croyland Hall and Abbey, Leighton Coach House, 20 Sheep Street and The Tithe Barn.

The works have yet to be tendered and as such the figures are budget estimates, based on the costs of previous projects within the town under this scheme.

The total project cost is £500,000 of which £250,000 is required as an owner contribution from the council. If this funding is approved by the council an application can be made to the HLF for the remaining £250,000. The contract period for the works is anticipated to be spread over the remaining period of the THI scheme, which ends in October 2019. This grant contribution is only available during the current THI scheme.

This project will help to secure the long term viability of a number of historic and listed buildings and shops within the town centre.

### **Park Improvements**

**Total project cost: £267,886**

**External funding: £38,498**

**Project duration: 1 year**

The Open Space Assessment and Strategy 2017 surveyed open spaces in the borough, identifying a quality score for each open space including parks and play equipment. It has been identified that improvements are required to parks and play areas, with some parks scoring 'poor' and play equipment as 'standard'. Wellingborough Norse (WN) has carried out a very recent and more in depth review of the play areas in the town identifying those that are now a potential health and safety risk. Some projects below identify whole park improvements to provide more impact. Others focus on certain aspects of play equipment that are in need of replacement to preserve the play area. The play equipment and park environment in Eastfield, if not kept up to standard, would leave a significant portion of Wellingborough without access within the recommended walking distance. All other play areas are spread around the town and are required to serve the surrounding population and need to be kept up to standard in order to keep them in use. The importance of access to good quality open space is well documented with a wide range of social, health, wellbeing and economic benefits.

Project 1 – Wet pour surfacing replacement in order to preserve the play areas at Redwell Leisure Centre, Newcomen Road and Doddington Grange. Total cost £30,000.

Project 2 – Replacement of Play Equipment and signage at Redhill Grange, Guillemot Lane and Croyland Park. Total cost £134,000 with £14,622+£13,050 S106 available.

### Project 3 - Whole park improvements- Eastfield Park

- Removal and replacement of play equipment, wet pour surfacing, site storage £48,886
- Replacement street furniture and public realm items (seating, bins, signage, path to play area) £14,000
- Fence improvements for entire perimeter to increase lifespan £35,000. This represents a significant saving if left unattended and replacement required in future.
- Improvements to pitches tbc- Replacement of goals needed
- Total cost £97,886

### Project 4 - community driven calisthenics at Hemmingwell

- A local group have raised £2,000 towards the cost of fitness equipment to be installed near Nest Farm Crescent. An additional £6,000 of capital would be required. This would provide a deprived area of the town with extra facilities that are well supported by the community.
- WN will manage the wet pour and play equipment installation through seeking quotes and arranging the installation and inspections. The estimated timescales are shown below, these may need to be amended during this project.
- Quotes sought for play/fitness equipment and consultation with local groups as required March/April/May 2019
- Quotes sought for repairs and renewal of fencing April 2019
- Ground works and installation of wet pour May/ June 2019 (prior to summer holidays?)
- Placing equipment order June/July 2019
- Street furniture order June/July 2019
- Installation of street furniture August/September 2019
- Fencing Repairs October 2019
- Booking supplier to install play equipment September/October 2019
- Installation of equipment (staggered?) November to March 2020

This project will ensure the areas for children to play are safe and that there is increased enjoyment and custodianship from public visiting as well as improved the wellbeing of users.

### Swanspool House Extension roof replacement

**Total project cost: £106,000**

**Project duration: 10 months**

The roof at Swanspool house extension is in need of a full replacement. This came to light when Planned Preventative Maintenance (PPM) surveys were carried out on all council operational buildings. The flat roof is at the end of its life cycle, it is deteriorating rapidly and will in due course cause leakage from rain fall, it is also at present losing its insulation properties and does not conform to building regulation standards. The need to replace the roof is paramount to extend its life for the next ten years. The cost to replace the roof is £96K; the full bid includes a contingency sum of £10k should unforeseen works occur when the existing roof is removed. The works will cover the following: Remove existing roof and dispose of waste material: Scaffolding/supply and install boards to adhere to building regulations, supply and install new deck and vapour barrier, supply and install underlay and top felt (double layer), adjustments and eaves for change of height.

The replacement of the roof will maintain the longevity of the building, maintain the value of the asset and reduce any further reactive maintenance costs to patch up the old roof.

### **43-44 High Street**

**Total project cost: £150,000**

**External funding: £75,000**

**Project duration: 6 months**

This project is for the conversion of 43a and 44a High Street, Wellingborough into residential (hostel type) accommodation for homeless people in a supported housing context. The premises which consists of first and second floor flats above a ground floor commercial unit has been empty for a considerable number of years and Amicus Housing Trust has identified it as suitable for meeting the housing needs of young adults with social and emotional challenges in the community. Subsequently, they have agreed but not yet formalised possible funding of £75,000 from Land Aid for the scheme estimated to cost £150,000 to be commissioned by the council.

A feasibility study with three accommodation options was carried out by Underwood's LLP and Option 3 has been identified as the most suitable scheme. This comprises sleeping accommodation (bedrooms) on the second floor with shared ancillary facilities (living, bathroom, and kitchen) and an office (for the management of the premises) on the first floor. Once the scheme is completed, the council will grant Amicus a standard lease of up to 10years as part of the condition of the Land Aid funding.

The scheme will help address the issue of homelessness in young adults and save the council the cost of empty rates, ongoing maintenance cost and insurance claims as a result of vandalism.

### **Tithe Barn public realm**

**Total project cost: £179,200**

**External funding: £50,000**

**Project duration: 1 year**

The area outside the Tithe Barn is strategically important open space connecting the town centre to Croyland Gardens and Morrison's supermarket. These public realm improvements will improve the space to allow the council's assets of the Tithe Barn and the building currently leased to La Rocca to improve their facilities. In particular, this project combined with improvements to the Tithe Barn building, will allow additional income to be generated as a lighter, more flexible space will be provided.

The focus of this project is to provide hard landscaped areas for the buildings and to improve the safety of the area by providing new lighting, enhancing the green spaces and addressing antisocial behaviour in the area.

This scheme will enhance the council's open space asset outside the Tithe Barn, providing a more usable space and reducing maintenance and repair costs. In addition, alongside works to the barn, this project could increase the use of the Tithe Barn increasing the income from this facility being hired out.

