

North Tyneside Council

Report to Cabinet

Date: 15 August 2016

ITEM 6(c)

Title: St Mary's
Lighthouse and Visitor
Centre HLF project

Portfolio(s): Leisure, Culture and
Tourism

Cabinet Member(s): Cllr Eddie Darke

Report from Service

Area: Environment, Housing and Leisure

Responsible Officer: Phil Scott, Head of Environment,
Housing and Leisure (Tel: (0191)6435295)

Wards affected: All

PART 1

1.1 Executive Summary:

The first stage of the Heritage Lottery Fund bid was successful and the purpose of this report is to provide a summary of the schedule to complete Stage One of the development works on St. Mary's Lighthouse, in advance of a Stage Two bid to Heritage Lottery Fund (HLF).

The successful outcome of the submission to Heritage Lottery Fund will deliver an initial allocation of £164.3k for the Stage One Development Phase of the project. If successful the Stage Two award from HLF will secure £2.1m to enable the delivery of the full redevelopment plan.

1.2 Recommendation(s):

It is recommended that Cabinet:

- (1) approve acceptance of the Stage One Heritage Lottery Fund grant award;
- (2) delegate authority to the Head of Environment, Housing and Leisure in consultation with the Cabinet Member for Leisure, Culture and Tourism, to arrange appropriate development phase activities;
- (3) delegate authority to the Head of Environment, Housing and Leisure in conjunction with the Cabinet Member for Leisure, Culture and Tourism, the Head of Finance and the Cabinet Member for Finance and Resources to submit a Stage Two bid in line with the values assumed in the Authority's 2016-2019 Investment Plan; and
- (4) agree to receive a further report, following the successful outcome of a Stage Two bid to the Heritage Lottery Fund.

1.3 Forward Plan:

Twenty eight days notice of this report has been given and it first appeared on the Forward Plan that was published on 4 July 2016.

1.4 Council Plan and Policy Framework

This report relates to the following priorities in the 2014/18 Our North Tyneside Plan:

Our places will be places that people like living in and will attract others to either visit or live -
See more at: <http://my.northtyneside.gov.uk/category/471/our-places#sthash.kbb61CbB.dpuf>

1.5 Information:

1.5.1 Background

St Mary's Lighthouse was founded in 1898. The building is listed Grade II on the Statutory List of Buildings of Architectural or Historic Interest and is situated on a tidal island in the St Mary's Conservation Area.

Following the agreement of the Investment Programme Board of 22 October 2014, to apply for funding to invest in St. Mary's Lighthouse, the importance of investment in the Lighthouse was endorsed in a report on the Whitley Bay Seafront Master Plan agreed by Cabinet on 9 March 2015.

While an initial bid was unsuccessful, dialogue with HLF resulted in a resubmission, based upon a re-shaped bid, which included a greater proportion of capital support from the Council. A bid to Heritage Lottery Fund (HLF), to support restoration work at St Mary's Lighthouse was made in accordance with the submission deadline of 6 August 2015.

The additional capital support will take the form of agreed investment in the upgrading of the causeway to the Lighthouse, as part of the Authority's scheduled Asset Planned Maintenance programme within the 2016-2019 Investment Plan. This did not change the level of Authority's agreed financial commitment but, through the inclusion of the investment in causeway repairs, increased the proportion of the Authority's financial contribution recorded against the overall project. The revised bid was submitted to HLF on 11 February 2016 and the Authority was advised of a successful outcome in May 2016. Cabinet approval is now sought to submit the Stage Two bid.

The final project contained three keys elements, as follows:-

- a) Restoration of the Lighthouse and Keepers' Cottage. The project will ensure the survival of the buildings, both the Lighthouse Tower and the Keepers' Cottages, through a programme of capital works including localised repairs to flat and pitched roofs, hopper heads and soil pipes; investigations and repair of external cracking of visitor centre elevations; repair to tower head; repair/replacement of windows; replacement of damaged glazing to lantern windows; and external repairs and decoration. Internal works include general internal refurbishment; remodelling of visitor centre; corrosion treatment; and electronics.
- b) Renewal of Museum/Heritage offer. The Lighthouse and Visitor Centre serves as an iconic tourist attraction, a heritage museum and a key education and learning centre. It contains an historic collection of artefacts, documents, memorabilia relating to sea

navigation and the maritime history of the island and North East Coast. A renewal and modernisation of interpretation would enhance both learning and the visitor experience at the venue. The project would also install the original Victorian Optic into the base of the tower as an exciting new visitor attraction.

- c) Restoration of the causeway – The current causeway has been deemed beyond economic repair. Areas are so badly worn that the pebble stone aggregate beneath the concrete is exposed. The additional tidal movement is causing further deterioration. The Authority has included replacement of the causeway in its capital programme and this financial commitment has been included as match funding to secure HLF investment.

The successful outcome of the submission to Heritage Lottery Fund will deliver an initial allocation of £164.3k for the Stage One Development Phase of the project. If successful the Stage Two award from HLF will secure £2.1m of funding from Heritage Lottery Fund which, along with a contribution from the Authority, will enable the delivery of the full redevelopment plan.

Immediate work to deliver the project and meet HLF targets for Stage Two bid submission requires all development work to be completed by the end of May 2017.

An action plan is being drawn up and agreed with HLF in order to deliver to this timescale.

An Officer team has been meeting regularly to steer the project, ensure that timescales are met and appropriate consultation undertaken. This group will meet throughout the development stage and report progress to HLF.

1.6 Decision options:

The following decision options are available for consideration by Cabinet:

Option 1

To agree the report thus giving the go-ahead for acceptance of the Stage One HLF bid and preparation for a Stage Two submission;

Option 2

Not to agree the report and halt the redevelopment of St Mary's Lighthouse and Island.

Option 1 is the recommended option.

1.7 Reasons for recommended option:

Option 1 is recommended for the following reasons:

The submission to HLF has been agreed through previous reports to the Cabinet, Elected Mayor and Investment Programme Board. Investment in St. Mary's Lighthouse is consistent with the Authority's Tourism and Heritage Strategies and is part of the overall Whitley Bay Seafront Master Plan.

1.8 Appendices:

None

1.9 Contact officers:

Steve Bishop, Senior Manager, Cultural Services, Tel (0191) 643 7410
Chris Bishop, Arts, Museums and Heritage Manager, Cultural Services,
Tel (0191) 643 7413
Alison Campbell, Senior Business Partner, Finance & Commercial Services
Tel: 0191 643 7038

1.10 Background information:

The following background papers have been used in the compilation of this report and are available at the office of the author:

- (1) St Mary's Lighthouse and Visitor Centre: Heritage Lottery Fund Bid submission HG-15-07433 February 2016 (North Tyneside Council)
http://october.northtyneside.gov.uk:7778/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=566235
- (2) Urgent Decision Report dated 4 August 2015 – St Mary's Lighthouse HLF bid
http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=561914
- (3) Cabinet Report dated 9 March 2015 – Whitley Bay Seafront Master Plan
http://www.northtyneside.gov.uk/browse-display.shtml?p_ID=559230&p_subjectCategory=41

PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING

2.1 Finance and other resources

A budget of £2.368m is included in the approved 2016-2019 Investment Plan for St Mary's Lighthouse and Visitor Centre. It is assumed in the Plan that this spend is funded through Heritage Lottery Fund grant of £2.131m and a contribution from the Authority of £0.237m. Development works to be undertaken in 2016/17 will be funded by HLF grant and a contribution from the Revenue Feasibility Study budget.

2.2 Legal

Subject to HLF agreement, Capita can undertake the initial development work as the services of Capita were procured under an EU compliant procurement process, the work required is within the scope of the services initially procured.

The terms of the Stage One Heritage Lottery grant will be reviewed by the Head of Law and Governance.

2.3 Consultation/community engagement

2.3.1 Internal Consultation

Cabinet Member Leisure, Culture and Tourism
Culture and Leisure Sub Committee
Senior Leadership Team
Investment Programme Board

2.3.2 External Consultation/Engagement

Lighthouse Visitor Survey (2014)
Mouth of the Tyne Festival Consultation (May 2014)
Whitley Bay Master Plan Consultation (December 2014)
Public Information Event (July 2015)
Whitley Bay Master Plan Information Event (July 2015)

Key partners consulted include: Peter Derham, Tyne and Wear County Historic Buildings Officer; Historic England; Association of Lighthouse Keepers; Tyne and Wear Archives and Museums; Old Low Light Heritage Centre; The Royal Society for the Protection of Birds; Northumberland Wildlife Trust; St Mary's Seal Watch

Consultation was also included as part of the Whitley Bay Seafront Master Plan public engagement in June 2016.

2.4 Human rights

There are no direct Human Rights Act implications arising from the report.

2.5 Equalities and diversity

An equality impact assessment on the operation of heritage facilities is currently under review and would be amended as part of the development phase process subject to the report being approved.

2.6 Risk management

The major risks associated with this report are technical issues which would be uncovered at the development phase.

2.7 Crime and disorder

There are no direct crime and disorder issues arising from the report.

2.8 Environment and sustainability

There are no direct environment or sustainability issues arising from the report.

PART 3 - SIGN OFF

- Deputy Chief Executive x
- Head(s) of Service x
- Mayor/Cabinet Member(s) x
- Chief Finance Officer x
- Monitoring Officer x
- Head of Corporate Strategy x