

BEACON REVIEW - UPDATE

EXECUTIVE MEMBER: Cllr Mike Ashbrook
LEAD OFFICER: Fergus McMorrow, Corporate Director (Economic Prosperity and Sustainability)
REPORT AUTHOR: Fergus McMorrow

Summary: To update members on progress with the Beacon review and project development

Recommendation:	The Executive is recommended to agree:
	<ol style="list-style-type: none">1. to note progress and agree to continue implementing the project as indicated in the report;2. the funding proposals now set out;3. to proceed with the contracts for the Project Management and artefact conservation if and when a decision is made by Westlakes Renaissance Board, in advance of a the acceptance of a decision letter as discussed in 3.3 and;4. to delegate final selection of the contractors for the Project Management and Artefact Conservation contracts to the Director Economic Prosperity and Sustainability and the Head of Finance and Business Development in consultation with the portfolio holder.

Impact on delivering Copeland 2020 objectives: Key objective in this year's Corporate Plan.

Impact on other statutory objectives (e.g. crime & disorder, LA21): Development of tourism will benefit rural areas. Improved economic prosperity has an indirect impact on health and crime and disorder.

Financial and human resource implications: £337,500 capital contribution has previously been agreed. There will be an ongoing revenue commitment for ten years or a Heritage Lottery fund claw back. Business Plan revenue projections indicate that there will be a net saving of £329,000 on current operation costs over the first 5 years of operation. It has previously been agreed that this would be allocated to a fund to keep the facility refreshed. The additional £48,000 to be allocated from the source set out in paragraph 2.5.

Project & Risk Management: Independent project managers will be appointed to manage the project.

Key Decision Status

- **Financial:** Yes
- **Ward:** None

Other Ward Implications: None

1. INTRODUCTION

- 1.1 Previous reports have kept members informed on progress in fund-raising for the new facility at The Beacon. The last report was considered by the Executive in November last year.
- 1.2 This report advises members of latest developments.

2. PROJECT DEVELOPMENT AND FUNDING

- 2.1 At the time of writing the last report a full application to West Lakes Renaissance was being submitted for the 'last' piece of the funding jigsaw. The latter had been included in principle in their business plan.
- 2.2 Unfortunately as a result of financial pressures and prioritisation WLR have not been able to maintain the same allocation. As a result there have been significant delays in finding a way forward to fill the funding gap. A revised funding strategy has now been agreed, subject to approval of detailed applications which have been submitted and are being appraised. It is expected that both will go to West Lakes Renaissance for decision on 23rd August.
- 2.3 We are now seeking £495,000 from West Lakes Renaissance, £345,000 from European Regional Development fund and seek a further £48,000 from Copeland Borough Council. There has been no change to the details of the project itself. If successful these would be added to the amounts received from other sources as set out below.

£350,000	West Cumbria Development Fund
£624,000	Heritage Lottery Fund
£337,500	Copeland Borough Council

- 2.4 The European Regional Development Fund is potentially available from under-spends at the end of the programme. One of the criteria in allocating the funding is that the project must be able to proceed this Autumn. This ties in with the target programme for the Beacon. However, it should be recognised that completion of the whole project would be later next year than previously hoped.
- 2.5 The funding profile would require the Council to fund another £48,000 to complete the package. It is proposed that this is found from the budget secured from British Nuclear Group's Community Fund to match fund town centre regeneration. A separate report on the agenda advises members of this source of funding.

3. PROGRAMMING

- 3.1 If the current funding applications are approved to the expected timetable the implementation programme proposed is set out below

- 1. Funding fully secured August 2006
- 2. Project manager appointed September 2006
- 3. Main contractor selected December 2006
- 4. Close The Beacon December 2006
- 5. Text & Graphic Design January 2007
- 6. Work starts March 2007
- 7. Marketing begins April 2007
- 8. Attraction open August 2007

- 3.2 Our target would then be to get the restaurant facility open before the Maritime Festival in June and install the remainder of the new displays after the festival.
- 3.3 One of the time consuming elements that need to be carried as early as possible is the conservation of artefacts which must be done in advance of the new galleries being put in place. It is recommended that this work proceeds before any offer letter is received and signed but only after a Board approval by West Lakes Renaissance. The risk to the Council is small and we will seek to construct the contract in a way that allows the Council to withdraw if an offer letter is not received or cannot be accepted for any reason. A similar approach should be adopted for the Project Management Contract that would allow work to proceed as soon as possible.
- 3.4 .The conservation of artefacts is a specialist contract . We have previously advertised in the market place for such specialists to carry out the study and costing exercise for the and study for the project. It is proposed the same group are invited to price competitively for the conservation implementation work. We have also advertised for expressions of interest to establish an ad hoc list of Project Management Contractors. We will seek competitive tenders from companies on this list To facilitate this the Executive is asked to waive standing orders for the above contracts and authorise the Director (Economic Prosperity and Sustainability) and the Head of Finance and Business Development, in consultation to finalise the tender selection process in consultation with the portfolio holder.

List of Appendices

List of Background Documents:

Report to Executive Nov 2005. Haley Sharpe Feasibility.
Concept Study and Business Plan

List of Consultees:

Corporate Team. S Lewthaite. Project Officer Regeneration.
S Palmer. Beacon Manager. Mike Tichford. Head of
Regeneration. Graham McWilliam. Economic Development
and Tourism Manager Leader of Council