



PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	21 SEPTEMBER 2017
REPORT OF THE:	DELIVERY AND FRONTLINE SERVICE LEAD BECKIE BENNETT
TITLE OF REPORT:	MILTON ROOMS REDEVELOPMENT PROJECT
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 To update Members on the Milton Rooms Development Project and to request financial support from the Council.

2.0 RECOMMENDATION

- 2.1 That Council is recommended to approve funds from the New Homes Bonus Reserve towards the Milton Rooms Redevelopment Project totalling £321,160 split as follows :
- (i) A funding commitment of £171,110 towards Part 1 of the Redevelopment Project in support of the submitted Heritage Lottery Funding (HLF) Bid and,
 - (ii) A funding commitment of £150,050 towards Part 2 of the Redevelopment Project

3.0 REASON FOR RECOMMENDATIONS

- 3.1 In 2014 the Council resolved to support in principle the development of the Milton Rooms, accepting that the Council would be almost certain to have to make a capital financial contribution and annual revenue contribution in the future. Further that the Council would receive reports detailing any future proposals for capital or revenue support for consideration and appraisal.
[Council Minute 24, 15 May 2014 (referring to Minute 76 of P&R from 03 April 2014)]
- 3.2 The Milton Rooms Charitable Trust (MRCT) have been working for a number of years on developing a realistic and practical redevelopment project for the building complex. This work has progressed to a position where the latest project has the potential to attract Heritage Lottery Funding (HLF). On 7 September 2017 a funding bid was submitted to HLF and the MRCT are now seeking a financial commitment from the Council towards the redevelopment project.

4.0 SIGNIFICANT RISKS

- 4.1 There is a risk that the bid to HLF is unsuccessful however support from the Council is likely to have a positive impact on the outcome of the application and also other funding streams.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 Sustainable Growth:
- Promoting a strong economy with thriving businesses and supporting infrastructure
 - Capitalising on our culture, leisure and tourism opportunities

Customers and Communities:

- Designing all our services with the customer at the heart of everything we do
- Making the best use of resources to ensure maximum benefit for all customers and communities across the district
- Supporting communities to identify their needs, plan and develop local solutions and resilience

One Ryedale:

- Utilising assets in supporting the delivery of priorities
- Developing business opportunities for the Council

Consultation has been carried out with organisations who occupy or use the Milton Rooms.

REPORT

6.0 REPORT DETAILS

BACKGROUND SUMMARY

- 6.1 The Council has a long term responsibility for repairs and maintenance at the Milton Rooms with no potential to generate an income stream to cover such costs with 930 year remaining on a full repairing and insuring lease. Over the past 20 years a series of potential redevelopment projects have been explored which have been very ambitious however have never progressed beyond the feasibility stage.

REDEVELOPMENT PROJECT

- 6.2 The MRCT have been working on a much more realistic and practical redevelopment project which has the potential to attract funding for delivery. On 7 September 2017 a bid was submitted to the HLF and the MRCT are seeking financial commitment for the Council towards the project.
- 6.3 The project is to be delivered in phases as follows:

Project Stage:	Total Cost	RDC funding	Status of RDC Funding
Development	£69,625	£14,000	Approved funding 16/17
Delivery Part 1	£855,540	£171,110	To be approved Required in 2019/20
Delivery Part 2	£750,250	£150,050	To be approved Long term commitment

- 6.4 In addition to approved development funding the project then comprises two parts which require funding totalling £321,160. Part 1 represents specific works which meet the HLF funding criteria totalling £855,540 and the MRMC are seeking a 20% contribution towards this stage from RDC of £171,110.

- 6.5 Part 2 Delivery is estimated to cost a total of £750,250 and also has the potential to attract future funding however this work will be progressed after Part 1. In order to strengthen the case when approaching other funding streams the MRMC are also seeking a 20% financial contribution from RDC towards Part 2 of £150,050.

PREVIOUS COUNCIL EXPENDITURE

- 6.6 On 4 July 2013 the Council approved an allocation of £25,000 Major Projects Funding towards further project development at the Milton Rooms (minute 38 referring to P&R Minute 9). Additionally the MRCT has also been a commissioned delivery partner for the Creative Economy since 2015 securing investment of £10,000 (15/16) and £14,000 (16/17).
- 6.7 In 2010 a capital scheme for the Milton Rooms was started totalling £350,000 and the current scheme balance is £155,000. Work in progress during 2017 totals £38,000 which will leave a balance in the region of £117,000. The capital expenditure at the Milton Rooms over the past 7 years therefore totals £233,000 against a commitment of £350,000.
- 6.8 As part of the Overview and Scrutiny Review of the Council's Property Assets a condition survey was undertaken in May 2016 and the planned preventative maintenance costs for the Milton Rooms over the next 6 years are expected to total in the region of £200,740.
- 6.9 As part of the ongoing delivery of the Councils Asset Management Policy, a new planned preventative repair and maintenance programme will be produced which will result updating some of the projects within the current capital programme. It is anticipated that the long term sustainability and benefits of investing in the Milton Rooms Redevelopment Project will ultimately reduce the ongoing costs within the capital programme whilst also delivering some inevitable revenue efficiencies.

7.0 IMPLICATIONS

- 7.1 The following implications have been identified:
- a) Financial
There is no current budget provision for the Milton Rooms Redevelopment Project therefore it is recommended the financial commitment for Part 1 and Part 2 totalling £321,160 are funded from the New Homes Bonus Reserve.
 - b) Legal
There are no legal implications.
 - c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)
There are no other implications.

8.0 NEXT STEPS

- 8.1 The outcome of the bid to HLF will be known in December 2017.

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Background Papers:
None