

EAST AYRSHIRE COUNCIL

EMERGENCY POWERS COMMITTEE – 21 DECEMBER 2006

BARONY 'A' FRAME RESTORATION PROJECT

Report by the Acting Executive Director of Development and Property Services

1. PURPOSE OF THE REPORT

- 1.1 To seek Committee approval for the award of a grant of £131,642 to ensure completion of the Barony 'A' Frame Restoration Project.

2. BACKGROUND

- 2.1 The Barony 'A' Frame Trust was set with the primary objective of retaining and restoring the structure for the benefit of the public, thereby maintaining the mining heritage of the area and opening the 'A' Frame site, once restored, to the general public as a heritage and educational site of significant value.
- 2.2 The frame's significance is nationally recognised as a 'B' listed structure, the only one of its kind remaining in the UK and as such is important to Historic Scotland, East Ayrshire Council, the mining industry, Scottish Coal and most importantly the local Coalfield Communities
- 2.3 The Barony 'A' Frame Restoration project consists of 5 discrete elements:
- The restoration of the 'A' Frame structure
 - Landscaping and Landsculpting
 - Windturbine and floodlighting
 - Oral History Project – Pitheid Patter
 - On-going revenue and administrative costs
- 2.4 Funding of the landscaping/landsculpting and on-going revenue and administrative costs are the focus of this report. All other elements of the project have been fully funded by a range of partner agencies as shown in Appendix A.
- 2.5 A key element of the project is the improvement of the vacant and derelict site around the base of the 'A' Frame. A landscaped interpretive and educational area is proposed, in order to provide a suitable environment which will attract members of the public to visit the site; provide a suitable setting for the mining memorial for those who worked and died at the Barony Colliery, including the 4 men still interred at the site; and creation of a heritage garden along with picnic and play area.
- 2.6 The Trust is made up of eleven Trustees who meet quarterly to develop strategy and oversee delivery of the project. A working group of four Trustees, the Project Administration and Monitoring Officer and three Council Officers, meet more regularly to monitor project delivery. See Appendix A for further details.
- 2.7 This project has been developed in line with East Ayrshire's Community Planning Priorities and is identified within the Regeneration Outcome Agreement, as contributing to the overall regeneration of the former East Ayrshire Coalfield area.

- 2.8 Phase 1 of the Oral History Project started in January 2006 and will be completed by 31 December 2006. The restoration element of the project went out to tender in July 2006. This contract started on site on 19th September and will run for approximately 14 weeks. The Landscaping tender is currently being evaluated and will run concurrently with the restoration project.
- 2.9 In recognition of the complexity of the above funding package and the reporting, compliance and monitoring requirements of individual funders, the Trust have appointed a Project Administration and Monitoring Officer to ensure that claims and monitoring reports are submitted on time and minimise any delay in grant payments. This post has been separately funded through the Community Regeneration Fund for the current financial year.

3. PROGRESS WITH LANDSCAPING PROJECT

- 3.1 The tender for the landscaping scheme has been designed and costed by the Council's Technical Services Department. The original estimated cost produced in 2004 was used as the basis to secure external funding support for the landscaping and landsculpting part of the project. The tender process to secure a contractor to carry out the landscaping/landsculpting began in October 2006. Tenders have now been returned with the lowest received coming in at 24% higher than the original estimated costs. Because of this further funding requires to be secured by the Trust in order for the landscaping/landsculpting to be carried out.
- 3.2 Following an initial assessment of the submitted tenders by Officers within Technical Services there is an opportunity to renegotiate with the contractor to make savings within the contract which will not adversely impact on the overall integrity of the project and thus the overall project funding secured.
- 3.3 The total value of the lowest tender, including VAT fees and contingencies is £536,548. The funding secured to date is £389,877 leaving a shortfall of £146,671. Savings to the value of £30,029 have been identified in the contract, subject to negotiation with the tenderer. A funding application for £35,000 has been submitted to the Minerals Trust, and was approved on 24th November 2006. This reduces the shortfall to £81,642 and a request has been received by the Council from the Barony 'A' Frame to provide funding to meet this shortfall.

4. REVENUE AND ADMINISTRATION COSTS

- 4.1 Throughout the development, tendering and funding compliance phases costs emerged which had not been factored into the original funding applications but are critical to the project's ongoing success. These costs, required to be met by the Trust include insurance, administration and legal fees brought about by the complex range of requirements set by each of the 10 individual funding partners. These costs could not have been identified by the Trust at the outset of the project as they relate to the range and type of external funding that was eventually secured.
- 4.2 A request has therefore been submitted by the 'A' Frame Trust to the Council to provide the required funding for these costs associated with the three year period 06/07 to 08/09 as dictated by the funders. A total of £50,000 is requested to cover the three year period. The breakdown of this can be seen in Appendix A.
- 4.3 Following the initial three year period the Trust will be required to secure ongoing revenue to meet these costs.

5. FINANCIAL OVERVIEW AND ASSESSMENT

5.1 To meet the revised costs as identified in paragraphs 3.3 and 4.2 above, the Trust require a total funding of £131,642, which can be met from the Development Services revenue budget consisting of:

- A contribution in 2006/07 of £81,642 towards the landscaping / land sculpting costs;
- A contribution of £50,000 for the period 2006/07 – 2008/09 (£11,500 – 2006/07, £19,000 – 2007/08 and £19,500 – 2008/09).

5.2 Committee is requested to approve the award of grant of £131,642 to ensure the completion of the project with £106,340 of this being retained by the Council in respect of fees incurred, with the remaining £25,302 being remitted to the Trust.

6. POLICY IMPLICATIONS

6.1 This project is identified within the Improving the Environment Action Plan and the Regeneration Outcome Agreement of the East Ayrshire Community Plan.

7. RECOMMENDATIONS

7.1 The Committee is asked to:

- i) Approve the award of a grant of £131,642 to the Barony 'A' Frame Trust (as set out in Para 5.2) to enable the overall project to be delivered within the timescale required by the 10 existing funders;

Jim Kane

Acting Executive Director of Development and Property Services

6 December 2006

Members wishing further information should contact: Susan Jones, Senior Planning Officer, Projects on 576755 or Lesley Arnott, External Funding and Sustainability Officer on 576573 or David Nimbley, Senior Architect, Technical Services on 555245

BARONY 'A' FRAME RESTORATION FUNDING PROFILE

CAPITAL PROJECT COSTS

Funding Agency Approvals as at 30.10.06	Total Commitment	Restoration	Landscaping/land sculpting	Wind Turbine/Flood lighting	Oral History Phase 1	Memorial Stone
Heritage Lottery Fund	£ 484,911	£293,847	£191,064			
Historic Scotland	£ 339,331	£339,331				
East Ayrshire Coalfield SIP	£ 55,997			£55,997		
Coalfield Regeneration Trust	£ 62,000		£ 62,000			
Minerals Trust	£ 60,000		£ 60,000			
East Ayrshire Council	£ 10,000				£10,000	
Community Regeneration Fund	£ 45,000		£ 20,000		£25,000	
Community Env'ment Renewal Scheme	£ 44,136		£ 36,813	£ 7,323		
SCORE	£ 20,000		£ 15,000			£5000
SCISWF	£ 5,000		£ 5,000			
TOTAL CAPITAL BUDGET as at 30.10.06	£1,126,375	£633,178	£389,877	£63,320	£35,000	£5000
Renegotiated Landscaping Tender Costs			£506,519			
Shortfall			£116,642			
Additional Funding Secured 24.11.06						
Minerals Trust	£ 35,000		£ 35,000			
Remaining Shortfall			£ 81,642			

REVENUE & ADMINISTRATION COSTS

	Year 1 06/07	Year 2 07/08	Year 3 08/09
Public Liability Insurance, Employer Liability Insurance and Trustee Indemnity Insurance	4500	5,000	5,500
Administration costs Grant payment returns and monitoring reports Arranging visits to site, liaising with schools, issuing education packs, ongoing costs for volunteers (training / expenses)	Funded through CPP Challenge Fund (15,000)	10,000	10,000
Public opening March 2007	3,000	-	-
Professional fees (solicitors etc)	4,000	2,000	2,000
PR / Marketing		2,000	2,000
Total	11,500	19,000	19,500

BARONY 'A' FRAME TRUST BOARD

Cllr William Menzies, East Ayrshire Council	Chair
Cllr Neil McGhee, East Ayrshire Council	Secretary
Mr Philip Rayson, Scottish Coal	Treasurer
Mr John Smillie, Auchinleck Community Council	
Ian Smith, Coalfield Communities Federation	
Colin Watson, Ochiltree Community Council	
Alex Mills, National Union of Mineworkers	
Sandra Osborne, MP	
Cathy Jamieson, MSP	
Arthur Burley	
Scott McColm	

BARONY 'A' FRAME WORKING GROUP

Cllr William Menzies, East Ayrshire Council	Chair
Cllr Neil McGhee, East Ayrshire Council	Secretary
Mr Philip Rayson, Scottish Coal	Treasurer
Ian Smith, Coalfield Communities Federation	
Margaret Butler, Project Administration and Monitoring Officer	
Susan Jones, Senior Planning Officer, Projects, Development & Property Services, EAC	
David Nimbley, Senior Architect, Technical Services, Development & Property Services, EAC	
David Donaldson, Project Officer, Development & Property Services, EAC	
Lesley Arnott, External Funding & Sustainability Officer, Corporate Support, EAC	