

DECISION MAKER:	EXECUTIVE COUNCILLOR NAME:
	Executive Support Councillor Finance – Cllr Mrs Sue Rawlins
DATE OF MEETING:	29/09/09
SUBJECT:	BAILGATE RESTORED, LINCOLN
DECISION REFERENCE:	01619
REPORT BY:	Assistant Director (Highways & Traffic)
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IS THE REPORT EXEMPT?	No
IS REPORT CONFIDENTIAL?	No

IS IT A KEY DECISION?	Yes
DIVISION(S) AFFECTED Enter ALL or just name those Divisions affected.	Greater Lincoln & Gainsborough Division – Minster and Castle Wards of Lincoln City

SUMMARY

Bailgate is an important thoroughfare, steeped in history. The area, together with St Paul in the Bail, is currently constructed of relatively modern materials which are tired and in poor condition. Consultations with representative bodies suggested that improvements are required to enhance the local environment by improving the streetscape and the presentation, access and interpretation of the historic elements.

The project has been designed to provide high quality York Stone footways and carriageways to Bailgate, together with similar quality materials to enhance the visitor environment to St Paul in the Bail. This will restore the historic streetscape and enhance the visitor experience.

The County Council's successful bid to East Midlands Development Agency (EMDA) has provided a commitment of £400k from them, which together with funds from Economic Regeneration - £430k and Highways & Traffic - £350k provides a total budget of £1180k.

Detailed design is complete for both Bailgate and St Paul in the Bail and tenders have just been received for Bailgate (in process of assessment). Contract costs, together with fees, are estimated to be under the budget of £1180k (*see below for breakdown and spend to date*).

This project is the first in a series of major enhancements to the Castle area. The current £15m external funding bid would be jeopardised if there is any indication of LCC withdrawing from this related project.

It is recommended that the project be approved to continue within budget estimates.

DISCUSSION & OPTIONS

Introduction

Bailgate is the most important thoroughfare in uphill Lincoln. It extends from Newport Arch to Castle Square and forms the north/south axis between the Roman North and South Gates along the famous Roman road, Ermine Street. The area was designated a Conservation Area in 1968 and comprises predominantly listed buildings.

The adjacent area of St Paul in the Bail includes the Roman Well and the stone outline of an early timber church on the forum courtyard (AD350-650).

The public realm (carriageways and footways) should provide an important and invigorating backdrop to the buildings but currently do not do justice to the historic street environment. They are paved in relatively modern materials, whose inappropriateness is aggravated by their poor condition.

St Paul in the Bail was refurbished some years ago, again in modern materials not befitting the significance of the site and not integrated with the Bailgate area. It requires enhancement to access, presentation and interpretation to effect the display.

Action to date

Significant improvements/enhancements are required in order to bring back the historic feel of Bailgate. The project provides for a 'pedestrian dominant' environment whilst permitting the necessary travel routes and street parking to encourage and enhance the important commercial activities which allow the area to thrive.

In order to facilitate this, a successful funding bid was made to East Midlands Tourism (now part of EMDA) for financial support. This resulted in a commitment of £400k from EMDA, which together with internal allocations of £430k (Economic Regeneration) and £350k (Highways Maintenance), from approved 5 year programmes, provides a total project budget of £1180k (budget split £1000k Bailgate and £180k St Paul in the Bail).

The project has already been designed to incorporate high quality York Stone paving to the footways and similar quality stone setts to the carriageway. The streetscape will be de-cluttered of excess street furniture (signs, bollards etc.), ensuring that what remains is an improvement to the physical environment.

The area of St Paul in the Bail will utilise similar quality materials and provide for an exposure of the well head, with integrated viewing and lighting facilities (glass floor and underlit).

Costs

Tenders for Bailgate have just been received and arithmetically checked; these now need to be quality assessed prior to selection. The successful tender will, together with fees, be within the budget of £1000k.

Detail design for St Paul in the Bail is nearing completion and will then go out to tender. Estimates suggest we will be on budget at £180k.

Details for income and expenditure (estimated and to date) are tabulated here;

ACTUAL / PREDICTED SPEND	2009/10 £k	2010/11 £k	TOTAL £k
Pr. Management Fees (to date figure)	12 (9)	6	18
Design Fess (to date figure)	66 (54)	0	66
Supervision Fees	35	41	76
Construction Costs	280	740	1020
TOTALS	383	797	1180
EMDA Income	130	270	400
Highways – Area and Carriageway Maintenance Budget	50	50	100
Highways - Asset Protection Non PRN Budget	100	100	200
Economic Regeneration – Tourism and New Employment Sector Budget	103	377	480

Approval is requested to continue the project with successful tenders to complete the construction work.

Related Matters

LCC has a programme of works for the improvements to the Castle over the next 5 years. Pivotal to this is the current £15m external funding bid; we have secured passage through the first stage and are developing the bid for the final decision to be made in September 2010. It is considered that the completion of the Bailgate project will stand us in good stead when that decision is made. Conversely, any withdrawal from the process at this stage could destroy and seriously jeopardise our chances of success.

Option A –	Continue with the project and appoint contractors for work within budget allocations for Bailgate and St Paul in the Bail.
Advantages	<ul style="list-style-type: none">• Restore the historic ambience of the Bailgate area• Provide an improved environment and enhance visitor satisfaction• Support the sensitive independent commercial outlets in Bailgate• Provide the forerunner to further externally funded improvements to the Castle area• Satisfy our external funders who have allocated their funds
Disadvantages	Allocated monies to support income from external funders have to be spent.
Option B –	Cancel the project.
Advantages	Some expenditure will be saved
Disadvantages	<ul style="list-style-type: none">• Historic ambience will not be restored• Replacement work will still be required to be funded for footways and carriageway• Would jeopardise our current bid for £15m funding for Castle and LCC's ability to deliver• Risks embarrassing our external funding partners EMDA who have allocated monies for this project• Could seriously damage LCC credibility• Expenditure to date on design will be wasted

WHAT CONSULTATION UNDERTAKEN ON THE MATTERS FOR DECISION

Full consultation was carried out within the Historic Lincoln Partnership and local businesses (Bailgate Guild) both prior to submission of the bid and since then, during the design process. All are generally supportive of the proposals which will bring long term benefit to the Castle area.

HAS AN EQUALITY IMPACT ASSESSMENT BEEN CARRIED OUT?

Not Applicable.

MONITORING OFFICER COMMENTS

The Council's Constitution stipulates that capital scheme appraisals are required where schemes are over £500,000 in value and form part of the already approved capital programme. These will normally be approved by the Executive Councillor for Resources. Provided the above is applicable, this decision is lawful and within the remit of the Executive Councillor provided she has the delegated authority of the Leader.

DIRECTOR OF RESOURCES COMMENTS

Approval of this report will commit the Council to £1.180m of expenditure improving Bailgate (£1.0m) and St Paul in the Bail (£0.180m), Lincoln. This expenditure will be funded from the current Economic Development (£0.430m) and Highway and Transportation (£0.350m) capital programmes and will lever in £0.400m of external funding from EMDA.

RECOMMENDATIONS

It is recommended that approval is given to continue the project and appoint contractors from within the tendered sums and within the budgets approved.

REASONS FOR RECOMMENDATIONS

To ensure that we:

- Recover the historic ambience of the Bailgate area
- Provide an improved environment and enhance visitor satisfaction
- Support the sensitive independent commercial outlets in Bailgate
- Provide the forerunner to further externally funded improvements to the Castle area
- Satisfy our external funders who have allocated their funds
- Maintain credibility of LCC programmes and activities

APPENDICES (If applicable) - these are listed below and attached at the back of the report.

APPENDIX A

Location Plan

BACKGROUND PAPERS

No Background Papers within Section 100D of the Local Government Act 1972 were used in the preparation of this report.

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