

CAPITAL INVESTMENT BUSINESS CASE

Mount Edgumbe: English Garden House Roof Replacement Scheme



EXECUTIVE SUMMARY

The Executive Summary is a short summary of the Business Case and should be the last section you complete; this will enable you to extract or only the key facts from relevant sections i.e. 'project on a page'. The summary is a 'snapshot' of the business case which will need to tell the story and sell the proposal.

The English Garden House is a Grade II* listed building and is on Historic England's 'At Risk' register. Mount Edgumbe Country Park is under pressure from various groups to maintain this building that has fallen into disrepair over the last 20 years.

The English Garden House is a remarkable building and contains many of its original features as a 'Pleasure House', including a sunken bath and intricate 18th century woodwork. It is high profile and is located in the lower gardens that receive 250,000 visitors a year. Restoration of the roof and associated drainage work will protect the listed interior and the artefacts that are within it.

Should we not repair the building, it will further deteriorate, and the internal structure will be damaged putting at risk a very important and protected interior. This will result in further costs and reputational damage for Plymouth City Council and Cornwall Council as joint owners of Mount Edgumbe Country Park.

This project will be funded from a grant provided by DEFRA of £256,000, a grant from Historic England for £50,000 and a contribution from the Friends of Mount Edgumbe (FOME) for £20,000.

The English Garden House is situated in the heart of the formal gardens at Mount Edgumbe Country Park. The building sits only a few yards away from the main Coast Path route used by thousands of visitors from Plymouth every year. In its current state the building remains inaccessible for public access with considerable water ingress, condemned electrical infrastructure and is included as a structure on the 'At Risk' register.

This project will reinstate the roof, water catchment, domestic electrical supply, access pathways and surrounding garden to create a building that will be used to host school and group visits to learn about the history of the gardens, their biodiversity and the importance of sustainable planting and insect (especially bee) conservation.

SECTION I: PROJECT DETAIL

Project Value (indicate capital or revenue)	£326,000 Capital	Contingency (show as £ and % of project value)	£15,911 5%
Programme	Economic	Directorate	Place
Portfolio Holder	Cllr Jemima Laing, Children and Young People	Service Director	David Draffan (Economic Development)

Senior Responsible Officer (client)	Chris Burton	Project Manager	Tim Thomas
Address and Post Code	Mount Edgcumbe House Cremyll Torpoint Cornwall PL10 IHZ	Ward	Citywide
Current Situation: <i>(Provide a brief, concise paragraph outlining the current situation and explain the current business need, problem, opportunity or change of circumstances that needs to be resolved)</i>			
<p>The English Garden House (EGH) was constructed between 1718 and 1729, in the wilderness garden on the Mount Edgcumbe estate; it is depicted on an estate plan of 1729, but not on a plan of 1718. This makes the EGH (officially dated 1719 – 1729) one of the earliest extant buildings of its type remaining in England. Described variously as a pleasure house, bath house or garden house, it is an extremely rare example of an ‘undisturbed’ structure of that very important period of English garden development.</p> <p>Historic England (of the English Garden House): <i>“It is delightful. Whilst much has been added very little has been taken away.”</i></p> <p>The interior of the building is unique in its architectural and period decoration. It contains elaborate plaster mouldings and wooden oak-leaf and acorn carvings, reliefs, recesses, cornices, chair rails, skirtings, shouldered surrounds, carved portraits, and classical floral and foliate motifs. However, the building’s roof is leaking in several places. It has been subject to lead theft and a patchwork of attempted repairs over many years. The roof slates, felt membrane, batten, fascia and soffits need to be stripped off and be reused or be replaced. The water catchment for the building has either rotted or been robbed away and needs to be restored/replaced.</p> <p>This ongoing situation puts the incredibly delicate interior at risk.</p>			
Proposal: <i>(Provide a brief, concise paragraph outlining your scheme and explain how the business proposal will address the current situation above or take advantage of the business opportunity) and (What would happen if we didn’t proceed with this scheme?)</i>			
<p>We have approached DEFRA (Farming in a Protected Landscape – FiPL) to request funding to restore or replace the building’s roof. This includes all roof materials, the building water-catchment, and the drainage for that water-management system.</p> <p>Early estimates, which include removal and replacement as above plus a weatherproof scaffolding wrap, indicated a project cost of around £250k. With further surveys and preparatory work required (Listed Buildings Consent, asbestos surveys, electrical condition reports, bats and environmental surveys) to be included this estimate increased to around £280k with contingency on top, this resulted in a total project value of £326K.</p> <p>This funding will provide the required resources to complete the project to the brief and schedule of work. There will be no repayment schedule required.</p> <p>Funding has been confirmed and we intend to use the Council’s FM Roofing Maintenance and Repairs contractor to undertake the works.</p>			

Why is this your preferred option: *(Provide a brief explanation why this option is preferred) and (Explain why this is a good capital investment and how this would be an advantage for the Council) and (explain how the preferred option is the right balance between the risks and benefits identified below).*

Business Development:

A solution has been sought for the English Garden House since at least 2010 in various guises and with various stakeholder partners, interested parties and governing statutory bodies.

In 2014/2015 the Mount Edgumbe Business Plan investigated the business potential of all the buildings across the Park and independent feasibility studies were undertaken to look at the possible future use and income generation from the entire building stock.

At that stage it was recognised that the English Garden House (EGH) was a project which would require sensitive handling (with such a delicate listed interior) – but that also the economies of scale in terms of the capital finance required to leverage change would mean that a business case for that building (specifically) would require external grant funding support.

National Lottery Application:

Numerous applications were made to various funding bodies to address the decline of the English Garden House. The building in each case did not quite fit with national or regional funding priorities at that time.

However, the groundwork for this (DEFRA) funding process was laid down at that stage and some very important fundamentals for the building were progressed which have led to the current successful bid with DEFRA, HE and FOMECP.

Current funding proposal:

Total funding available of £326,000 (as above in 'Proposal')

This is now seen as the best and only chance for us to secure the building in terms of building integrity and protect the precious interior.

Longer term considerations can then be given to the potential future-use of the structure in the knowledge that the building is secure, and any further improvements can be made without the building under threat of any further deterioration.

The funding proposals from both DEFRA and Historic England include allowing for some free public access to the building in the future 'on tours' at times chosen by the Park Management. This does not preclude potential commercial or educational use.

Option Analysis: *(Provide an analysis of 'other' options which were considered and discounted, the options considered must be a 'do Nothing' and 'do minimum' and 'viable alternative' options. A SWOT – Strength, Benefit, Opportunity, Threat analysis could be attached as an appendix).*

Do Nothing Option

List Benefits:

Zero outlay initially

List Risk / Issues:

The building continues to disintegrate with major water ingress. This may lead to the Councils being fined by Historic England

Cost:

Up to £400,000

Why did you discount this option

Reputational risk for the Councils is high

Do Minimum Option	Part repair
List Benefits:	Temporary respite from leaks
List Risk / Issues:	The whole 'roof scape' is porous and getting worse every year
Cost:	£15,000 per annum
Why did you discount this option	Mount Edgcumbe Country Park has carried out patchwork repairs on the roof over many years – but the integrity of the roof, valleys, lead work, guttering, felt, slates, and battening has rotted to the point where ongoing repair cannot combat the ingress of substantial amounts of water and the spread of associated rot.
Viable Alternative Option	N/A
List Benefits:	
List Risk / Issues:	
Cost:	
Why did you discount this option	

Strategic Case:	
Which Corporate Plan priorities does this project deliver?	Green Investment, Jobs, Skills, and Better Education
	Spending Money Wisely
	Focussing on Prevention and Early Intervention
	Providing Quality Public Services

Milestones and Date:		
Contract Award Date	Start On Site Date	Completion Date
ASAP	30 September 2024	31 January 2025

SECTION 2: PROJECT RISK, OUTCOMES AND BENEFITS

Risk Register: *The Risk Register/Risk Log is a master document created during the early stages of a project. It includes information about each identified risk, level of risk, who owns it and what measures are in place to mitigate the risks (cut and paste more boxes if required).*

Potential Risks Identified		Likelihood	Impact	Overall Rating
Risk	Wholly funded by DEFRA, HE and FOMECP external agencies - there is no financial risk to the council	Low	Low	Low
Mitigation	Ensure there is no overrun on cost beyond a contingency of £15k available from MECP revenue budget. MECP is employing the Capital Project Team at PCC to lead this project to ensure the risk is mitigated.	Low	Low	Low
Calculated risk value in £ (Extent of financial risk)	£15,000	Risk Owner	Chris Burton	
Risk	Meeting the grant deadline of 31 st March 2025	Low	Low	Low
Mitigation	Ensure the timely commencement, delivery and completion of the project	Low	Low	Low
Calculated risk value in £ (Extent of financial risk)	£326,000	Risk Owner	Chris Burton	

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Outcomes and Benefits	
<p>List the outcomes and benefits expected from this project. (An outcome is the result of the change derived from using the project's deliverables. This section should describe the anticipated outcome) (A benefit is the measurable improvement resulting from an outcome that is perceived as an advantage. Benefits are the expected value to be delivered by the project, measurable whenever possible)</p>	
Financial outcomes and benefits:	Non-financial outcomes and benefits:
<p>A Grade II* Listed Building that is on the 'At Risk' register will be provided with a watertight roof, water catchment and drainage. This removes the immediate threat of 'action to protect' from Historic England against the council</p>	<p>The council's reputation as an institute that protects and respects the Historic Environment will be maintained.</p>

SECTION 3: CONSULTATION			
Does this business case need to go to CMT	No	Date business case approved by CMT (if required)	N/a

Climate Impact Assessment	
Upload Climate Impact Wheel	<p>English Garden House roof restoration at Mount Edgumbe (Assessment ID: ENG926) The Climate Impact Assessment is attached.</p>
Summary of the anticipated impact of the proposal on the climate (including any proposed mitigations and impacts beyond 2030)	<p>This proposal is a strictly controlled like-for-like replacement of materials on a conservation protected historic Grade II* listed building which is on the 'At Risk' register. The building is not heated and currently has no electrical supply.</p> <p>The electrical supply will be recommissioned and will be certified – but in the first instance this will only be to supply a low voltage intruder alarm system.</p>

Have you engaged with Procurement Service?	Yes
Procurement route options considered for goods, services or works	<p>The following procurement routes have been considered:</p> <p>Utilising Council's Roofing Repairs and Maintenance Contract</p>

	<p>Consideration of utilising the Council's current contract for roofing repairs, if deemed to be suitable.</p> <p>Invitation to Tender An Invitation to Tender (ITT) process is followed, without advertisement. With a non-advertised ITT process, you will seek a minimum of 3 written quotations. This is a one-stage process which comprises suitability assessment and contract award criteria. With this option, the suppliers invited to quote will be selected by the Council.</p>
Procurements Recommended route.	<p>The recommendation is to utilise the Council's current Facilities Management contract for roofing repairs and maintenance - 25421. This is due to the nature of the project and the limited timeframe for delivery due to funding stipulated timescales. Undertaking an Invitation to Tender process would add more time to the project programme and potentially would put the Council at risk of not meeting the delivery timescales and therefore losing the funding.</p> <p>Plymouth City Council Strategic Projects team will be supporting with the management and delivery of this project.</p>
Who is your Procurement Lead?	Simone Newark – Construction
Is this business case a purchase of a commercial property?	No
If yes then provide evidence to show that it is not 'primarily for yield'	

Which Members have you engaged with and how have they been consulted <i>(including the Leader, Portfolio Holders and Ward Members)</i>	<p>Cllr Tom Briars-Delve (Co-Chair, Mount Edgcumbe Joint Committee)</p> <p>Cllr Jemima Laing (Portfolio Holder for Mount Edgcumbe)</p> <p>Cllr Kate Ewert (Co-Chair, Mount Edgcumbe Joint Committee, Cornwall Council)</p>
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Confirm you have taken necessary Legal advice, is this proposal State Aid compliant, if yes please explain why.	<p>We have undertaken consultation with Historic England and Cornwall Planning (Listed Building Consent process)</p> <p>No subsidy control issues.</p>
Who is your Legal advisor you have consulted with?	<p>Historic England and Cornwall Planning</p> <p>Alison Critchfield – Assistant Head of Legal Services</p>

Equalities Impact Assessment completed <i>(This is a working document which should inform the project throughout its development. The final version will need to be submitted with your Executive Decision)</i>	Yes
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SECTION 4: FINANCIAL ASSESSMENT

FINANCIAL ASSESSMENT: *In this section the robustness of the proposals should be set out in financial terms. The Project Manager will need to work closely with the capital and revenue finance teams to ensure that these sections demonstrate the affordability of the proposals to the Council as a whole. Exact amounts only throughout the paper - not to be rounded.*

CAPITAL COSTS AND FINANCING								
Breakdown of project costs including fees surveys and contingency	Prev. Yr.	23/24	24/25	25/26	26/27	27/28	Future Yrs.	Total
	£	£	£	£	£	£	£	£
Professional Fees			36,950					
Construction			273,139					
Contingency			15,911					
Total capital spend			326,000					

Provide details of proposed funding: Funding to match with Project Value								
Breakdown of proposed funding	Prev. Yr.	23/24	24/25	25/26	26/27	27/28	Future Yrs.	Total
	£	£	£	£	£	£	£	£
DEFRA Grant			256,000					
Historic England Grant			50,000					
Friends of Mount Edgumbe Contribution			20,000					
Total funding			326,000					

S106 or CIL (Provide Planning App or site numbers)	
Which alternative external funding sources been explored	National Lottery
Are there any bidding constraints and/or any restrictions or conditions attached to your funding	Defra and Historic England deadline to spend by 31 st March 2025
Tax and VAT implications	Once repairs have been carried out, the English Garden House will be developed to provide free pre-booked tours for Plymouth residents and schools to visit and learn about the history and importance of garden development, and various aspects of the garden environment and biodiversity.

	VAT on costs will be fully recoverable and since the project will not generate any direct VAT-exempt income for the Council, there will be no adverse impact on the Council's partial exemption position.
Tax and VAT reviewed by	Sarah Scott
Will this project deliver capital receipts? <i>(If so please provide details)</i>	No

REVENUE COSTS AND IMPLICATIONS

Cost of Developing the Capital Project (To be incurred at risk to Service area)

Total Cost of developing the project	£
Revenue cost code for the development costs	
Revenue costs incurred for developing the project are to be included in the capital total, some of the expenditure could be capitalised if it meets the criteria	Y/N
Budget Managers Name	

Ongoing Revenue Implications for Service Area

	Prev. Yr.	23/24 £	24/25 £	25/26 £	26/27 £	27/28 £	Future Yrs.
Service area revenue cost							
Other (eg: maintenance, utilities, etc)							
Loan repayment (terms agreed with Treasury Management)							
Total Revenue Cost (A)							
Service area revenue benefits/savings							
Annual revenue income (eg: rents, etc)							
Total Revenue Income (B)							
Service area net (benefit) cost (B-A)							
Has the revenue cost been budgeted for or would this make a revenue pressure	This project will not results in a revenue pressure. Ongoing maintenance costs will not change significantly. Any potential savings will help reduce existing Mount Edgumbe repairs and maintenance budget pressures.						
Which cost centre would the revenue pressure be shown	N/a	Has this been reviewed by the budget manager				Y/N	
Name of budget manager							

Loan value	£0	Interest Rate	N/A%	Term Years	N/A	Annual Repayment	£N/S
Revenue code for annual repayments							
Service area or corporate borrowing		N/A					
Revenue implications reviewed by		Jozef Lewis					

Version Control: (The version control table must be updated and signed off each time a change is made to the document to provide an audit trail for the revision and update of draft and final versions)


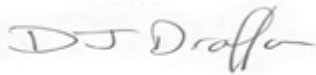
Author of Business Case	Date	Document Version	Reviewed By	Date
D Marshall	17/06/2024	v 1.0	AL Sylvester	17/06/2024
D Marshall	02/09/2024	v 2.0	AL Sylvester	02/09/2024
D Marshall	02/09/2024	v 3.0	A Critchfield	02/09/2024
D Marshall	11/09/2020	v 4.0	E Wearne-Gould	12/09/2020
D Marshall	19/09/2020	v 5.0	E Wearne-Gould	19/09/2020

SECTION 5: RECOMMENDATION AND ENDORSEMENT

Recommended Decision

It is recommended that the Leader of the Council:

- Approves the Business Case
- Allocates £326,000 for the project into the Capital Programme funded by DEFRA Grant, Historic England and Friends of Mount Edgcumbe Contribution

[Councillor Tudor Evans OBE (Leader of the Council)]		Service Director David Draffan	
Either email dated:		Either email dated:	19.09.2024
Or signed:		Signed:	
Date: 19/09/2024		Date: 19/09/2024	