

MOUNT EDGCUMBE FIRE DAMAGE REFURBISHMENT

Options Appraisal



I. EXECUTIVE SUMMARY

- I.1. This briefing note is to seek endorsement for the recommendation that the Grade II Listed Barrow Centre at Mount Edgcumbe County Park (MECP) is sympathetically restored 'like for like' following the fire in February 2025 and that the restoration also takes account of the necessary regulatory upgrades to afford compliance with current Building Regulations and eligibility of works within the scope of the insurance claim. The Insurance Loss Adjuster has accepted the recommendation for taking Option 2 forward.
- I.2. Bailey Partnership (BP) has been appointed by Arcadis, on behalf of Cornwall Council and Plymouth City Council, via the Built Environment Professional Services 2 (BEPs2) Framework. The basis of the Bailey Partnership's appointment is to provide multidisciplinary professional consultancy services for the fire refurbishment project at the MECP Barrow Centre. The terms of the BP appointment span RIBA Stages 1 through 7 and includes the assessment of the extent of the damage present at the Barrow Centre, the production of an options appraisal report, followed by the design, statutory planning processes, procurement and project delivery of the refurbishment works.
- I.3. The primary objective of the project is to re-establish the commercial operations of the fire damaged parts of the Barrow Centre while giving due consideration to its surroundings, heritage and constraints.
- I.4. An early-stage options appraisal has been submitted by BP which considers the brief agreed with Cornwall Council and Plymouth City Council and each of our defined options. The intention of this options appraisal is to inform project feasibility resulting in the client decision as to the selection of an option to enable the confirmed direction of travel for the refurbishment project. The options appraisal undertaken by BP considered the following four scenarios:
 1. Like for like restoration
 2. Like for like restoration that also brings the property up to current Building Regulations (within the scope of the insurance claim)
 3. An enhanced option considering greater income generation for MECP through business and residential alterations
 4. An enhanced option considering net zero emissions / decarbonisation.
- I.5. The options appraisal concludes that Option 1 is not feasible on the grounds of essential compliance upgrades. The remaining options are individually feasible. However, the recommendation is to proceed with Option 2, with consideration for improving accommodation and reducing the carbon footprint as can be achieved within the scope of the insurance claim and the 2-year period allowed by the insurance company for completing the restoration.
- I.6. The restoration of the fire-damaged areas of the Barrow Centre will predominantly be financed through an insurance claim in the region of £1.642 million (inclusive of VAT) and the £100,000 insurance excess which will be covered by each council.
- I.7. There is the financial risk for both councils in that the insurance claim may not meet the full costs of the fire-damaged areas of the property being restored and brought up to the current

Building Regulations. To mitigate this risk, we are in ongoing negotiations with the insurance company's Loss Adjuster.

2. BACKGROUND

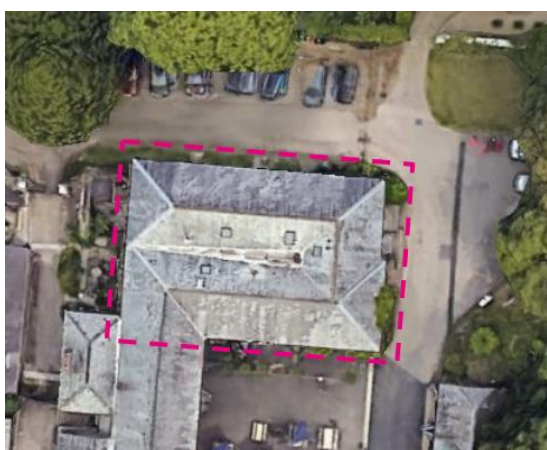
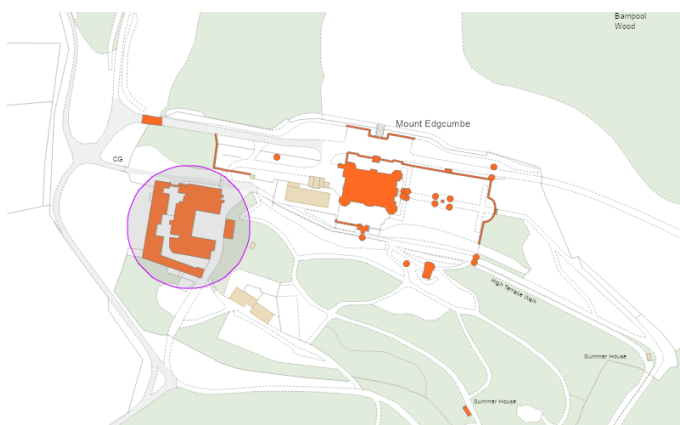
- 2.1.** The Mount Edgcumbe Country Park is a Grade I Listed Country Park owned by Cornwall Council and Plymouth City Council and the Cabinets of Cornwall Council and Plymouth City Council have joint responsibility under Sections 6, 7, 8 and 9 of the Countryside Act 1968 and Section 19 of the Local Government (Miscellaneous Provisions) Act 1976 for the strategic management and control of MECP. The councils formed the Joint Committee in 1973 *"for the purposes of the management of the Country Park"* within the budgets approved by the councils on an annual basis.
- 2.2.** Plymouth City Council provide democratic services for the Joint Committee and are responsible for the MECP team and for the day-to-day management of MECP. The initial response to the fire was led by Plymouth City Council and a joint council officer working group was established and included the MECP Joint Committee Co-Chairs, initially holding weekly meetings. It was agreed that Plymouth City Council would lead on the urgent works to safeguard the fire-damaged areas of the Barrow Centre, including contracting the scaffolding, and Cornwall Council would lead on the capital refurbishment using the BEPs2 Framework; a project mandate was agreed between both councils which has subsequently been updated following the May Elections.
- 2.3.** Cornwall Council and Plymouth City Council has established a Mount Edgcumbe Refurbishment Working Group to drive the refurbishment project:

NAME	ORGANISATION	ROLE
Cllr Tom Briars-Delve	Plymouth City Council	Co-Chair MECP Joint Committee
TBC	Cornwall Council	Co-Chair MECP Joint Committee
Victoria Pomery	Plymouth City Council	Client
Jozef Lewis	Plymouth City Council	Finance
Julie Steer	Plymouth City Council	Insurance
Chris Burton	Plymouth City Council	Mount Edgcumbe Manager
Tamsin Daniel	Cornwall Council	Protected & Historic Landscape Manager (SRO)
Andrew Richards	Cornwall Council	Strategic Historic Environment Senior Officer (Built Environment)
TBC	Cornwall Council	Conservation Officer
Peter Tredget	Cornwall Council	Capital Projects Portfolio Manager
Russell Hulme	Woodgate & Clark	Loss Adjuster
Phil Howlett	Woodgate & Clark	Loss Adjuster
Mac Muzimwe	BEPs2	Property Portfolio Lead
Joshua Butler	BEPs2	Project Manager

2.4. Bailey Partnership were appointed by Arcadis, on behalf of Cornwall Council via the Built Environment Professional Services 2 (BEPs2) Framework. The basis of Bailey Partnership's appointment is to provide multidisciplinary consultancy services for the fire refurbishment project at MECP Barrow Centre following the damage sustained to the accommodation block by a fire on the 4 February 2025.

2.5. The Terms of Bailey Partnership appointment space RIBA Stages 1 through 7 and includes design, statutory planning processes, procurement and project delivery of the refurbishment works., as well as acting as Principal Designer.

2.6. Images of the fire-damaged building:



2.7. The options appraisal undertaken by BP considered the following four scenarios:

1. Like for like restoration
2. Like for like restoration that also brings the property up to current Building Regulations (within the scope of the insurance claim)
3. An enhanced option considering greater income generation for MECP through business and residential alterations
4. An enhanced option considering net zero emissions / decarbonisation.

2.8. The recommendation is to proceed with Option 2, with consideration for improving accommodation and reducing the carbon footprint as can be achieved within the scope of the insurance claim and the 2-year period allowed by the insurance company for completing the restoration. This Option is supported by the Insurance Loss Adjuster.

3. ALTERNATIVE OPTIONS

- 3.1.** Option 1: like for like restoration. This option is not feasible on the grounds of essential compliance upgrades being required to comply with current Building Regulations.
- 3.2.** Option 3: an enhanced option considering greater income generation for MECP through business and residential alterations. The preferred option, Option 2, assumes the continuation of the existing accommodation block uses, though coupled with the reconfiguration of the accommodation to provide more efficient floor plans. It assumes that the cost associated with achieving this would be comparable to that which will be incurred for the recommendation (Option 2) as, for example, with internal walls having to be replaced due to the damage, alternative layouts could be proposed that are similar in overall quantity with even an opportunity for savings if layouts are simplified. Any reconfiguration of internal spaces will need to be part of the Listed Building Consent considerations.
- 3.3.** Option 4: an enhanced option considering net zero emissions / decarbonisation. The preferred option, Option 2, will take into account the opportunity for energy efficiency improvements as identified within the Decarbonisation Plan for Mount Edgcumbe Country Park, within the scope of the insurance claim and Listed Building Consent. We anticipate that the necessary costs in achieving this are comparable to those which may be incurred for regulatory compliance upgrades, while also designing-in flexibility for future proofing. More extensive targets that would work towards reducing carbon emissions, however, when evaluated for the Barrow Centre accommodation block in isolation, would be overly ambitious and costly, and likely to delay progress with the restoration of the building given the need for Listed Building Consent and the 2-year period set by the insurance company for the restoration of the property.

4. FINANCIAL IMPLICATIONS AND RISK

- 4.1.** The restoration of the fire-damaged Barrow Centre will predominantly be financed through an insurance claim in the region of £1.642 million (inclusive of VAT) and the £100,000 insurance excess contribution from the councils (£50,000 per council).
- 4.2.** The financial risk to both councils is that the insurance claim may not meet the full costs of the restoration of the property and bringing the property up to current Building Regulations.
- 4.3.** This risk is mitigated by being in direct communication with the Loss Adjuster appointed by the insurance company and scope of approved works being approved ahead of tender.
- 4.4.** On 31 July 2025, the Loss Adjuster confirmed that the options appraisal had been reviewed and confirmed that the basis upon which they will be agreeing the insurance claim is Option 2, on an equivalent reinstatement basis together with mandatory improvements required to achieve compliance with Building Regulations and Listed Building Consent.
- 4.5.** They also confirmed that there is no objection to alternative approaches taking place or other enhancements being added, providing we have in place a firm method to evaluate the insurer's liability under the policy in Option 2. The additional costs of any improvements to be included will need to be clearly determined in the pricing document produced, so that they can easily agree the respective contributions. All costs exceeding the amount established under Option 2 will be down to Cornwall Council and Plymouth City Council to fund.
- 4.6.** They expressed concern that consideration of the Options 3 and 4 will lead to delays in progressing the main reinstatement, which may increase the overall cost of repairs. Alterations may have planning and other compliance implications that would not be the case with Option 2.
- 4.7.** They also suggested that extra time had been spent preparing the options appraisal report to reflect on the implications of the various options which has led to the matter taking longer than if an Option 2 was desired. They advised that this may impact on the adjustment of the consequential loss claim. We believe that we can contest this as the options appraisal was running in parallel with the condition survey of the building and did not cause any delay to

programme and that the BEPs2 team are already engaged with Planning on the assumption that Option 2 is the preferred option.

- 4.8.** The Loss Adjuster noted the updated cost plan and that actual costs will be realised through competitive tendering processes. The sum insured for this part of the Barrow Centre is £2,016,000 and that the adequacy of this amount remains under consideration pending receipt of the defined reinstatement costs.

4.9. Elemental cost plan:

Ref	Description	Estimate
0	Facilitating works	5,000.00
1	Substructures	0.00
2	Superstructure	525,201.00
3	Internal Finishes	114,773.00
4	Fittings, Furnishings and Equipment	19,170.00
5	Services	68,034.00
6	Prefabricated Buildings and Building Units	0.00
7	Work to Existing Buildings	68,946.00
8	External Works	14,460.00
	Sub-total: Building Works Estimate	815,584.00
9	Main contractor's preliminaries	110,100.00
10	Main contractor's overheads and profit	111,082.08
	Sub-total: Works Cost Estimate	1,036,766.08
11	Project/design team fees	165,882.57
12	Other development/project costs	0.00
	Sub-total: Base Cost Estimate	1,202,648.65
13	Risks	144,317.84
14	Inflation	21,877.03
	TOTAL (excluding VAT)	1,368,843.52
15	VAT assessment (20%)	273,768.70
	TOTAL (including VAT)	1,642,612.22

5. TIMESCALES

- 5.1** The building insurers require the works to be completed within 24 months of the fire in February 2025. Plymouth City Council has agreed a 52-week scaffolding contract to commence at the beginning of September at the end of which the building should be watertight.

- 5.2** Endorsement for pursuing Option 2 is being taken to the MECP Joint Committee on Friday 8 August and with their endorsement, for both councils to agree this recommendation.
- 5.3** Next meeting of the Mount Edgcumbe Refurbishment Working Group to be arranged for early September, at which time Bailey Partnership will present a programme.