



Project Mandate

Mount Edgcumbe Fire Damage Refurbishment

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Purpose of Document

This document aims to establish the specific requirements for the following project, in order to provide a project mandate for the Cornwall Council Capital Projects Management Office (CPMO). This document will also be used to gain endorsement from the Mount Edgcumbe Refurbishment Working Group of the preferred option arising from the Options Appraisal.

Mount Edgcumbe Fire Damage Refurbishment

1. Project Background

1.1. Background

The Mount Edgcumbe Country Park is a Grade I listed Country Park located near Torpoint set within 865 acres of land. The Grade II listed House is surrounded by various estate buildings which form part of the visitor attraction. In February 2025, a fire in the converted former Grade II Listed stable block (Barrow Centre) caused significant damage to the structure of the building.



The Mount Edgcumbe Country Park is managed by a Joint Committee between Plymouth City Council and Cornwall Council. The Cabinets of Plymouth City Council and Cornwall 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 the Mount Edgcumbe House and Country Park including the power to acquire and sell land.

The Cabinet Members with Portfolio responsibility are:

- Councillor Jemima Laing (Deputy Leader of Plymouth City Council and Cabinet Member for Children's Social Care, Culture and Communications)
- Councillor Loic Rich (Portfolio holder for Environment and Climate Change, Cornwall Council)

The Joint Committee membership is represented by 14 Councillors split evenly across both stakeholders. Administration of the Committee is undertaken by Plymouth City Council.

1.2. Project Status

RIBA 1: Preparation and Brief / RIBA Stage 2: Concept Design.

1.3. CPMO Ask

The CPMO requires BEPs2 to lead the refurbishment works and provide all necessary services within the Call-off contract. BEPs2 is required to detail all services necessary and price accordingly.

Arcadis has appointed Bailey Partnership who were instructed to consider the following options:

- a) Like for like restoration;
- b) Restoration to bring the Property up to current Building Regulations (within the scope of the insurance claim);
- c) An enhanced option considering opportunities for greater income for the Park, such as through business and / or residential and / or holiday letting, and likely costs involved;
- d) An enhanced option considering net zero emissions, opportunities for energy efficiency and renewables and likely costs involved.

An Options Appraisal has been received with the recommendation that Option B is the preferred option, with the inclusion of any upgrades for commercial use and measures to reduce carbon footprint as can be delivered within the scope of the insurance claim.

2. Scope, Outputs, Outcomes and Benefits

2.1. In Scope

- Management of the project and delivery through RIBA 1-7
- Procurement for construction
- Contracts management of the contractor when procured

- Interface with the wider operational Estate.

2.2.Out of Scope

To be discussed at PEP Stage in agreement with the Client.

2.3.Key Outputs

The rebuilding of the fire damaged structure to re-establish commercial operations.

2.4.Anticipated Key Outcomes & Benefits

The rebuild will consider all aspects detailed within section 1.3.

3. Project Approvals and Governance

3.1.Internal Council Approvals

The SRO will coordinate decision-making and authorisation with both councils, monitor project delivery to ensure that it stays on track in terms of time, cost and quality and that there is effective communication and engagement with budget holders and the Mount Edgcumbe Refurbishment Working Group. They will ensure that the project delivers the intended benefits and value to MECP and both authorities.

3.2.External Partner Approvals (if applicable)

Not applicable.

The Mount Edgcumbe Refurbishment Working Group will report to the Mount Edgcumbe Country Park Joint Committee, providing regular updates and seeking formal endorsement of project developments.

The Mount Edgcumbe Country Park Joint Committee reports to the respective Cabinet Members of both councils.

3.3.Existing Governance arrangements

Plymouth City Council and Cornwall Council has established a Mount Edgcumbe Refurbishment Working Group to drive the refurbishment project.

Membership Details below:

Name	Organisation	Role
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Cllr Tom Briars-Delve	Plymouth City Council	Co-Chair MECP Joint Committee
<i>TBC</i>	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)
<i>TBC</i>	Cornwall Council	Conservation Officer
Peter Tredget	Cornwall Council	Capital Projects Portfolio Manager
Russell Hulme	Woodgate & Clark	Loss Adjuster
Mac Muzimwe	BEPs2	Property Portfolio Lead
Joshua Butler	BEPs2	Project Manager

4. Project Finances

4.1. Project Budget

To be identified once the scope has been confirmed.

4.2. Project Funding Sources

The project is to be funded from insurance and Russell Hulme from Woodgate and Clarke has been appointed as the Loss Adjuster. The insurance policy is held by Plymouth City Council.

4.3. Project Funding Criteria

The project is to be funded by Insurance. The scope of works will need to be agreed with the Loss Adjuster.

5. Delivery Constraints, Risks, Issues and Dependencies

5.1. Constraints

The property is Grade II Listed within a Grade I Registered Park & Garden.

5.2. Risks

1. Planning – building is Grade II Listed within a Grade I Registered Park & Garden which may require Listed Building Consent.
2. Ecology.
3. Contamination.

4. Funding may not cover full reinstatement, including any upgrading required by Building Regulations.

5.3.Issues

N/A

5.4.Dependencies

To be confirmed.

6. Mandate Approval

Cllr Jemima Laing	PCC	Cabinet Member	
Cllr Loic Rich	CC	Cabinet Member	
Cllr Tom Briars-Delve	PCC	Co-Chair MECP Joint Committee	
<i>TBC</i>	CC	Co-Chair MECP Joint Committee	
Victoria Pomery	PCC	Client	
Mark Holmes	CC	Head of Environmental Partnerships & Climate Change	
Tamsin Daniel	CC	Protected & Historic Landscape Manager (SRO)	
Peter Tredget	CC	CPMO Portfolio Manager	