

Item 21

S106 application for the Station Project – Phase 2

At the November Full Council meeting, the council agreed to fund the remainder of the phase 1 works, that is to refurbish the shell and finish the fit-out of the passenger waiting space and toilets, as well as minimum works on the remainder of the building.

This application, seeks to find the funding in relation to the Phase 2 works, and would be combined with the funding already as part of the STC precept, and further funding applications to Cornwall Council, Great Western Railway and an ERDF fund. All of which are good prospects.

As a minimum this s106 funding would allow us to install lighting and electrical sockets to the extension allowing it to be used.

The application is for £16,489.19 and is the remainder of the Waitrose funding. The Station Sub Committee have seen and supported the bid.

Further s106 funds linked to the Quora site are unlikely to be a funding source for this project as the agreement is more closely link to Fore Street.

Saltash Section 106 Funding Deployment Panel

Application Form

A. Overview

1. Name & Address of Organisation Saltash Town Council
The Guildhall, Lower Fore Street, Saltash, Cornwall PL12 6JX

2. Title of Project Phase 2 of the refurbishment of the former Saltash Station building.

3. Brief Description of Project

To complete the Phase 2 refurbishment the former Saltash Station building in order to provide business space and community facilities

Phase 1 of the project will refurbish the shell of this important Saltash Heritage asset, reroofing in slate, restoring the roof lights, and entrance canopy. Doors and windows will also be refurbished or replaced, and the building will be well insulated and a heating system installed. The South Western end will be utilised to provide public passenger waiting space and toilets. This phase is now fully funded.

Phase 2 will deliver the approved planning application decided in July 2018, which will incorporate a kitchen facility to service the building with a café function, as well as fully fitting out the central section with power, lights and other finishes. If enough funding is sourced, we also aim to rebuild the small North Eastern wing which is in a very poor state, this will provide 30sqm of high quality office space to provide a sustainable income.

The central section will be open plan, and will offer a number of usage opportunities, including extended café, art and exhibition space, event and conference opportunities all within easy walking distance of the town centre.

4. Total Funding Requested £ 16.489.19 (remaining amount)_

5. Dates/instalments that funding is Required ASAP

6. Please tick to indicate that the following documents have been enclosed

Copy of Accounts (except for public bodies)

Copy of Standing Orders (except for public bodies)

Copy of Insurance for this project (if applicable)

B. Declaration

I confirm that all of the details on this form, including any attachments, are correct to the best of my knowledge, and understand that false or inaccurate information on the form may result in funding being refused or withdrawn

Project Contact Ray Lane

Date 27th November 2018

C. About the applicant organisation

1. Brief description of aims of organisation
Saltash Town Council

2. Status of organisation

Charity Public Body Community Organisation

CIC Other

3. Date founded

4. Project Contact name Richard Bickford

Position Councillor

Contact tel.

Email r.bickford@saltash.gov.uk

5. Senior Contact name Ray Lane

Position Town Clerk

Contact tel. 01752 844846

Email

6. Please give a brief description of other projects delivered by the organisation; particularly those of a similar nature to the project you

are bidding for
Saltash Guildhall refurbishment

7. In the event that your organisation ceased to exist, what would happen to its resources and assets?

D. About the Project / Project Element

1. Title of Project / Project Element

Phase 2 - Refurbishment of the former Saltash Station building

2. Description

Phase 2 of this project will transform the refurbished shell of the Saltash station building into a fully useable space providing high wauity office and open plan space close to Saltash Town Centre, and immediately adjacent to the main railway line through Cornwall.

Space information

Main space – open plan flexible space, suitable for events, exhibitions and conferences. The space would also be suitable for art and craft shows and extended café space should there be demand. The space has access to all 5 toilets and has a basic food prep and serving area. Floor space area = 115sq m / 1200sq feet

Office space – providing high quality office space, that could be utilised by one employer, or as a flexible work space hub, which are now becoming increasingly popular. Floor space area = 30sq m / 320sq feet

3. Please tick to indicate which priorities your project (element) meets, and explain how it meets them

i) Town Centre Regeneration X

Saltash Station is a key gateway to the town and town centre. Just a few minutes walk from the main shopping area of Saltash, increased numbers visiting Saltash by train will lead to increased footfall in the town centre. The station itself is a Town Centre station. In general visitors that arrive by public transport often

plan to stay longer and therefore spend more money during their stay.

Providing high quality office space will attract high quality tenants to the town which should have a positive impact on town centre businesses. The main space will also provide a reason for people to visit Saltash and the wider town. Conferences or exhibitions should provide a boost to town centre businesses and accommodation providers.

The station is seen by millions of people each year, and currently offers a poor impression of Saltash. Utilising a refurbished building will significantly improve the impression given to anyone passing through Saltash on the train and encourage them to visit the town.

ii) Generation of Employment Space X

The small café concession may well provide a number of jobs. Increased passenger footfall which would result from a thriving station could help kick start other employment opportunities within the Town and specifically Town Centre as it is so close. It is also envisaged that high quality office space will be provided in order to provide long term viability for the building and employment on the site. The building itself could support between 5 and 10 jobs depending on how it is configured. The increase in job opportunities in the Town Centre is somewhat harder to predict, but good access to a mainline train station with long distance links always improves economic prosperity.

iii) Other Community Benefit X

A refurbished station would become an entry point into the town to be proud of. Some of the facilities provided would be for community use, providing anyone travelling by train a better experience. A recent online petition has generated 3000 names, supporting the Town Council purchase and refurbishment. Toilet facilities will be open to the public.

The station could be home to the Saltash Chronicles project, and provide a permanent home for artefacts from the Royal Albert Bridge, Saltash's key heritage asset.

4. Details of volunteer time involved in project

Many hours of councillor volunteer time has already gone into this project, along with other volunteers. Surveying Devon and Cornwall carried out free survey work, and Network Rail have basically waived their fees for this project, saving an estimated £15,000. We expect that the purchase by the Town Council will kick start significant public support for the refurbishment and volunteers have already offered financial and volunteer time.

5. Details of other sources/amounts of funding secured

Phase 1 (fully funded) £388,000
 Phase 2 Saltash Town Council via 19/20 precept £40,000

6. Details of other sources/amounts of funding pending

Phase 2 GWR CCIF Year 4 application £40,000
 Phase 2 Cornwall Council negotiations I progress £60,000

7. Breakdown of costs

Item	Cost	Source of cost (including estimate)
Matched funding for build costs to complete to approved Planning Application	£16,489.19	£160,000 Costs Estimate provided by architects
TOTAL	£16,489.19	

8. Total costs requested from Section 106 Funding £16,489.19

9. If approved, when would the project begin? January 2019

10. When would the project be complete? Summer of 2019 (approx)

11. What ongoing maintenance would be required, and how would this be funded (including if it is part of the bid)?

The business/office space provided in Phase 2 will generate enough income to maintain the building. In addition the space the central community space will be rentable and a small café concession will provide some income.

Saltash Town Council will also be maintaining the building.

12. Do you require insurance for this project? Yes No

If yes, please give details
Provided through STC

13. Does the project require work valued at £2,500 or above from any individual supplier? Yes No

If yes, please note that submitting this form commits you to obtain three quotations for any such piece of work.

14. Does the project require work valued at £25,000 or above from any individual supplier? Yes No

If yes, please note that submitting this form commits you to carry out a full tender process for any such piece of work.

15. Do you require any further permission(s) for this work, including planning permission? If so, please indicate the permissions required and current stage

Planning permission is in place

<http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?keyVal=P9WITPFGFO200&activeTab=summary>

16. Please provide a brief summary of any project risks and how they will be mitigated:

Risk Item	Severity	Proposed Mitigation
STC fail to source/allocate enough funding for all Phase 2 aspects.	Medium	Phase 2 works will be only be committed in line

		with the available budget.
Network Rail issues	Medium	Have Network Rail BAPA agreement in place, and have appointed specialists to engage with them

NOTE: A FURTHER SECTION D SHOULD BE SUBMITTED FOR EACH DISCRETE PROJECT OR PROJECT ELEMENT. Please number as D1, D2 etc.

E. Project Management

1. Project Manager name Ray Lane / Richard bickford

Position

Contact tel.

Email

2. Breakdown of Project Management Costs

Item	Cost	Source of cost (inc. estimate).	included in Section D estimates?
Total	£		

F. Total Costs requested from Section 106 Funding

1. Costs from Section D1	£	
2. Costs from Section D2	£	
3. Costs from Section E	£	
4. TOTAL COSTS	£	16.489.19

G. Treatment of Value Added Tax

Please note that the grants under this scheme are provided net of VAT.