



South Somerset District Council Project Brief



View from the Dovecote

Project Number: <Dep.xxx> (This will be allocated once submitted to project panel)

Project Name: <Bruton Dovecote>

Date Created <23/08/2007>

Document Version: <1.1>

Author: <Mike Allen>

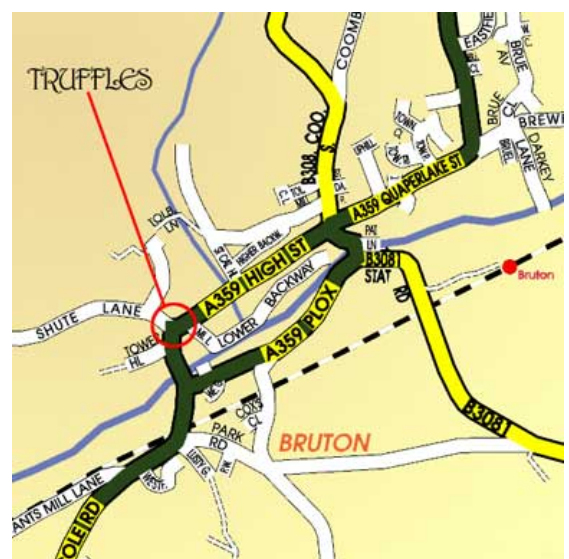


Table of Contents

0. Document Control	3
0.1 Document Approval	3
0.2 Revision History	3
0.3 Document Distribution.....	3
0.4 Document References	3
1. Purpose	4
2. Project Outline	4
2.1 Authority Responsible	5
2.2 Background.....	5
2.3 Project Objectives	5
2.4 Project Scope.....	6
2.5 Quality Expectations	6
3. Initial Business Case	6
3.1 Reasons.....	6
3.2 Anticipated Benefits	6
3.3 Options	7
3.4 Key Project Information Summary	7
4. Financial Investment	8
4.1 Financial Investment – Revenue Projects.....	8
4.2 Financial Investment – Capital Projects	9
5. Project Organisation	11
5.1 Provisional Project Management Team	11
5.2 Interested Parties.....	11
6. Other Useful Information	12

0. Document Control

0.1 Document Approval

Name	Organisation	Role	Approval	Date
Mike Allen	Area East	Initiator - Regeneration Officer	Yes	23/08/2007

0.2 Revision History

Version	Author	Review	Reason For Issue	Date

0.3 Document Distribution

Name	Organisation	Role

0.4 Document References

Section Reference	Document Referred	Document Title

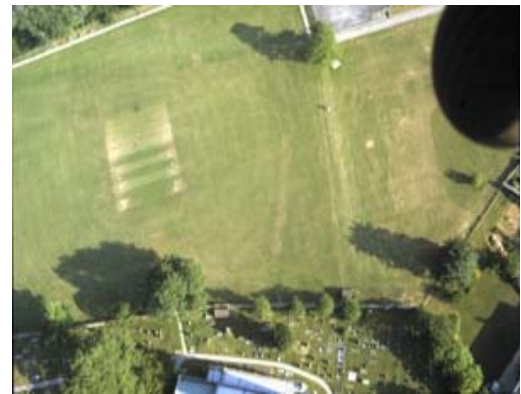
1. Purpose

The purpose of this document is to seek capital funding to improve a key iconic tourist attraction, provide car parking and educational facilities and develop social open space uses for the site by the town.



This development is sorely needed since available open space in the town for social events is at a premium. The car parking would be linked to leisure facilities below the slope to the right of this picture, which is desperately needed in the town for residents.

Access to the Dovecote shown is virtually impossible to anyone who is disabled, and part of the plan would be to develop a safer and gentler incline up which people could come.



The pond area with special ecological features is to the left of the picture and near the station and its car park and a special crossing. This represents an additional educational feature to the development which would round out the attractiveness and usefulness of this development.

Key local walks which are tourism attractions can be led to the Dovecote and will enhance the attraction and sustainability of plans to develop Bruton's tourism potential. At present this is severely limited because attractions in the town are difficult to access, including the Dovecote

The Land was deeded to and is owned by Bruton Town Council. The actual Dovecot building and c. 1 metre around is owned by National Trust and is their legal liability.

SSDC will be managing this grant and Garry Green will be commissioning the work in partnership with National Trust and Bruton Trust.

2. Project Outline

Bruton is an historic and highly attractive town so all new development needs to respect these facts. Bruton also has a unique population of Schools and the demographics of the town are uniquely weighted towards youth.

Bruton Dovecote is an iconic symbol of the town and provides a vantage point and social area, with an ecological site nearby which gives a contrasting view from a different environment. At the base of a steep scarp slope to the West end of town are leisure facilities for the town, but little car parking which limits social use of these areas



The partners have worked on this significant monument, originally a watchtower above the Abbey and Town, for some time.

Once improvement works are completed SSDC officers will work with the community to do promotional campaigns to host and events/activities

2.1 Authority Responsible

Project originated from Community Plan: "Bruton the way forward" and will be developed with Bruton Trust – Contact: John Bishton, 13 Quaperlake Street Bruton, Tel 01749 813208.

This project cannot be provided by anyone else since SSDC Regeneration Officers have been actively working to develop this partnership project and is core to its success

2.2 Background

The historic tourism and social needs of Bruton are relatively under-developed and the Community Action Group, Town Council and SSDC Area East (both Regeneration and Community development) have been working in close co-operation since 1996 to develop this site for social, educational and tourism use.

2.3 Project Objectives

Project links with the Corporate Plan, and fulfils one or more of SSDC Corporate Objectives:

Aim 2 - Increase economic vitality & prosperity:

- Objective 8 - Working in partnership with the public and private sectors in developing and delivery of the Market Towns Vision of which this regeneration activity is part.

Aim 4 - Ensure safe, sustainable and cohesive communities:

- Objective 16 - Reducing misuse of the site for drug taking and maintain above 80% the people satisfied with their neighbourhoods as a place to live.

Aim 5 - Promote a balanced natural and built environment:

- Objective 18 - At present the area is becoming run-down and we aim for 80% of residents and businesses satisfied with the quality of the natural & built environment by 2012.

Meeting Critical Activity:

- 18.3 - Neighbourhood consultation determined areas of satisfaction and dissatisfaction and set targets accordingly via Bruton The Way Forward community plan. Consultation and target setting were carried out in 2006/07.

Project links with the Area East service plan: -

Area Development Plan 06-07: Section 2: Market Town Regeneration

- 2.1 Support market town regeneration through a range of projects addressing identified local needs generated from community led action plans.

2.4 Project Scope

2.4.1 Inclusions

Key elements

1. Repointing and refurbishing Dovecote
2. Installation of iron viewing gate to entrance
3. Provision of off road grasscrete car parking
4. Interpretation board provision on approach from Station Road and in near to proposed car parking area – flag up facilities available in Pavilion
5. Bollard protection from car parking to lower playing pitches
6. Investigate potential for easing access to structure
7. Provision of picnic benches to right of Gateway
8. Investigate feasibility of lighting – scheduled monument consents

SSDC Engineering with National Trust will accomplish project.

No physical assets will be owned by SSDC.

2.4.2 Exclusions

Marketing of the Bruton Dovecote is excluded and will be dealt with from other budgets.

2.4.3 Constraints and Decisions

There are no identified constraints except Planning Permission for Station Road entry and final approval of Heritage Lottery proposals backed and organised by National Trust.

2.4.4 Interfaces

There are no interfaces with this project.

2.5 Quality Expectations

Success measures will be managed by SSDC Engineering and reflect successful infrastructure investments being completed after snagging.

3. Initial Business Case

3.1 Reasons

Consultation over many years has taken place via Bruton Trust and “Bruton the Way Forward” who have separately identified tourism and educational demand. Local residents wish for improved accessibility to a key attraction and social use of an excellent open space. Neglect of the area in early 2000 led to vandalism and misuse of the site, which has only partly been corrected.

3.2 Anticipated Benefits

The area, when developed will have community, social and economic benefits. The development will furnish essential extra car parking and a vitally important

recreation area, ecological and historical educational facility and significantly help the town to attract tourism.

Town residents will gain an open space for recreation, town fairs and other events plus extra car parking. There is a general lack of facilities for younger people in Bruton, especially at the east end of the town, where the majority of younger families live.

This would enhance the recreational facilities in a healthy way. 4 Schools in the town will achieve ecological and historic educational facilities for fieldwork. Incoming Tourists and National Trust / Historic societies in the area will be able to visit the site in safety and the Interpretation Boards will direct their attention to the site itself and the town spread out below.

The expectation of both social and economic use will be assessed in immediate ways by tracking visitors and use of the site. The wider economic benefits will be much more difficult to assess due to other measures in high street improvement and retail development.

The project is completely feasible, costs and site visits by SSDC Senior Engineer and National trust specialists have proven the feasibility work undertaken. For a modest investment the value for money will be substantial in immediate facilities and larger impacts on visitor and community uses

3.3 Options

Other development options were reviewed but these would have been more costly and would have damaged the architectural reality and appearance of the site.

3.4 Key Project Information Summary

3.4.1

Expected Duration Of Project
<p>Start date: Spring 2008</p> <p>Other Key Milestones with Dates: Intermediate milestones for development of elements noted above</p> <p>Expected Completion Date: Summer 2008</p>

3.4.2

Estimate of Officer Time Required: -		
Officer's Name	No. Of Hours	Is Officer Available?
Mike Allen Garry Green	20 20	Yes
<i>Comment by Property Services:</i>	Senior Engineer Gary Green has approved and been involved in costing this project.	
<i>Comment by Information Systems (if new IT system):</i>	Not applicable	
<i>Comment by Other Services requiring significant input:</i>	None needed	

3.4.3

Risk Assessment	
Risk	Steps taken to Mitigate Risk
Grants not received	Risks in gaining lottery fund are low because National Trust Officers are experienced in this fund and they are organising the application Physical installations are standard

4. Financial Investment

4.1 Financial Investment – Revenue Projects

4.1.1

Total Costs and Funding – Revenue Project		
	Funded From	£'000
Revenue Budget Specific Reserve		
Total Revenue Cost		

4.1.2

Financial Analysis Year by Year – Revenue						
	Cost Centre	2007/08 £'000	2008/09 £'000	2009/10 £'000	2010/11 £'000	2011/12 £'000
Loss of interest @ 5%						
(Savings) in expenditure						
Revenue Costs by Individual Budget: (List)						
Revenue Income						
Total Revenue Expenditure / (Net saving)						
Cumulative						

4.1.3

VAT Implications – this section needs to be completed by Karen Horley, in Financial Systems Team, on x2223, before submission to Financial Services.
<i>What are the VAT implications of the scheme? Is this a VAT exempt activity?</i>

4.1.4 Impact on Band D (To be completed by Financial Services)

Impact on Band D	
	£
Additional spend Lost interest at 5% Divided by tax base	
Cost per band D tax payer	

4.2

**F
inancial Investment – Capital Projects**

4.2.1

Total Costs and Funding		
	Funding Body	£'000
SSDC Capital: -	District Executive	50
Other Sources: - Grants	National Heritage Lottery Fund Bruton Town Council National Trust	40 3 15
Total Capital Costs		108

The Lottery grant application will be submitted September 2007. The National Trust grant is agreed. The National Trust support is so solid that they have also loaned the time of a grants application specialist to complete the forms with which they are thoroughly familiar

4.2.2

Profile of SSDC Capital expenditure						
Breakdown of main areas of cost	2008/09 £'000	2009/10 £'000	2010/11 £'000	2011/12 £'000	2012/13 £'000	
Landscaping Developments & Car Park	80					
Dovecote Restoration & Gating	25					
Totals	105					

4.2.3

Profile of External Income Year by Year						
	2008/09 £'000	2009/10 £'000	2010/11 £'000	2011/12 £'000	2012/13 £'000	
National Heritage & Trust	(55)	()	()	()	()	
Totals	(55)	()	()	()	()	

4.2.4

Revenue Implications of Capital Scheme						
	Cost Centre	2007/08 £'000	2008/09 £'000	2009/10 £'000	2010/11 £'000	2011/12 £'000
Loss of interest @ 5% (Savings) in expenditure Revenue Costs by Individual Budget: (List) Revenue Income	FT922	2.5				
Total Revenue Expenditure / (Net saving)		2.5				
Cumulative		2.5				

There are no revenue costs associated with this project. The maintenance of the Dovecote will be with National Trust and the surrounding land will be maintained by Bruton Town Council and Bruton Trust

4.2.5

Whole Life Costing	
Estimated useful life of asset (years)	50 years+
Total Revenue Costs Year 1 to 5	
Annual revenue cost after year 5	
Please indicate if this changes over the life and at what year changes are affected.	
Total cost over whole life of asset	

4.2.6

VAT Implications – this section needs to be completed by Karen Horley, in Financial Systems Team, on x2223, before submission to Financial Services.
<i>What are the VAT implications of the scheme? Is this a VAT exempt activity?</i>

4.2.7 Impact on Band D (To be completed by Financial Services)

Impact on Band D	
	£
Additional spend	50,000
Lost interest at 5%	2,500
Divided by tax base	58,746.69
Cost per band D tax payer	0.04

5. Project Organisation

5.1 Provisional Project Management Team

Name	Role/Title
Mike Allen, Area East SSDC Mike McCormack, National Trust	Project Sponsors
Garry Green, Senior Engineer SSDC	Project Manager
John Bishton, Bruton Trust Town Council Rep	User Representative
	Supplier Representative

5.2 Interested Parties

Name	Reason	Action required
PR and Marketing	Key Community Plan development	RO to keep informed for Press material

Tourism Department	Tourism Activity	RO to liase to enhance publicity in tourism materials
--------------------	------------------	---

6. Other Useful Information

Bruton is an historic town with eco-tourism and historic tourism potential which is planned for substantial gradual regeneration but must initially focus on day visitors due to a severe shortage of quality accommodation. Within a few miles are Stourhead, Alfred's Tower, Cadbury Castle and the site of a Roman Temple. Within circa. 20 miles are Bath, Wells, Stonehenge and Maiden Castle