

**Monday 11<sup>th</sup> November**

**Report to Saltash Town Team – Fore Street Regeneration from Mel Richardson Consultancy**

**Saltash Town Team Members to:**

1. Note the various funding available for Fore Street Regeneration
2. Agree in principle to the recommendations for expenditure via Town Delivery and Accelerator Funding – for markets trial, greening and signage – total full project costs likely to be circa £60K plus markets for circa £8K. £40K is within the Town Delivery and Accelerator funding pots
3. Consider further allocation of funds from S106 to enable more to be achieved complementing the TDF and Accelerator Funding once full costs are known and with agreement of Saltash Town Team.
4. Agree to delegate responsibility to procuring the appropriate supplies and services to the Saltash Team Working Group to enable swift progress to be made towards the goal of the first market in March 2025 and all other public realm expenditure committed by 31<sup>st</sup> March 2025
5. Consider the proposals and visuals
6. Agree to the relocation of the bench, notice board and bin to allow the markets trial to proceed

**Section One - Background to Funding Opportunities**

Saltash Town Team currently have been successfully awarded three pots of grant funding all of which apply to Fore Street regeneration – these are Town Delivery Funding, Vitality Accelerator Funding and S106 (ring fenced funds)

There are three elements to the funding for Fore Street:

**1 Town Delivery Funding (TDF) and Vitality Accelerator Funding:**

It has been agreed by Cornwall Council that these two funding pots can be combined providing they are used for the purposes for which they were applied for namely:

- Markets Trial (open space project)
- Wayfinding signage
- Planters, trees in planter or living pillars

After some initial expenditure has been committed including the CORMAC research into the parklets, there is circa £40K left to allocate to the above projects. Expenditure can be capital or revenue.

**There is a tight funding deadline – invoices have to be paid by 31<sup>st</sup> March 2025 though the project can continue until 30<sup>th</sup> September 2025. This is the priority project for Saltash Town Team to consider.**

**2 S106 Funding Application – secured for £100K for Fore Street:**

This application has been submitted and approved for a range of different Fore Street capital regeneration projects which could add to the TDF and Vitality funding for the three areas above or could be spent on other elements such as seating, flags/banners – note expenditure has to be primarily capital. Small amounts of revenue funding can be allocated to 'enable' larger projects.

**Longer deadline of two years plus**

**3 CORMAC Support:**

Following a meeting with CORMAC, Saltash Town Team understand that there are maintenance funds available to handle 'safety' issues e.g. cleaning and maintaining traffic signs and making sure pavements are level/dealing with tree roots etc

There is also the possibility that Saltash Town Team alongside Saltash Town Council could apply for investment funding from CORMAC (via James Hatton) to do more in the future regarding public realm

works; at this stage, it is not clear how much could be applied for and what process may apply to bid for funds.

**No specific deadline though makes sense to consider these opportunities alongside other public realm improvements.**

## **Section Two - Town Delivery Funding and Vitality Accelerator Funding**

This report deals with TDF/Vitality Funded project which has a tight funding deadline with all invoices to be paid by 31<sup>st</sup> March 2025.

### **Progress To Date**

Since the last Saltash Town Team meeting, the following steps have taken place:

- Three meetings of the Working Group – including walkabouts on Fore Street, the first of which was with Will Glassup from Highways.
- Agreement from Working Group of their key priorities – **see annotated map** showing the preferred ideas for the locations of trees in planters, living pillars, market area and finger post signage.
- Two professional companies sourced to support the process and advise Saltash Town Team on their initial ideas – The Urbanists and Diverse Events and meetings/phone-calls held with both:
  - a) Offer from The Urbanists (who were sub-contracted by Studio Hive on the original Open Space project) to translate the annotated map into visuals, source appropriate suppliers and costings using their toolkit – there has been no cost so far to Saltash Town Team from The Urbanists. Town Team to receive a verbal update of this information on 11<sup>th</sup> November
  - b) Proposal put forward from Diverse Events to advise, oversee and deliver the market trial following an on-site meeting.
- Further virtual online meeting with Dan Smith from The Urbanists, Will Glassup from Highways, Adam Knuckey from CORMAC and Mel Richardson with the following agreements/actions:
  - a) Highways and CORMAC have considered the proposal put forward for greening and signage on Fore Street (see visuals) and have offered in principle agreement to this and final agreement subject to a site visit and b) and c) below
  - b) Further detailed information and CAD Drawings to be provided to allow the asset team to formally sign off the scheme. Use of any Cornwall Council lampposts would need another sign off procedure; preferable to use Saltash Town Council columns for any living pillars.
  - c) Saltash Town Council would need to agree to maintain any new infrastructure and planting
  - d) Future discussions to be held on the potential to plant directly into the pavement which could be cost effective and climate friendly without affecting utilities. Cornwall Council confirmed that this has not happened in Cornwall before so would be innovative and require further consideration; could be part of a phase two scheme.
  - e) Street Works Licence **may** be required to allow signage and planting works to take place during February and March to fit with best planting season and funding spend timetable.
- The Urbanists are engaging with suppliers who can undertake the work; preference is for a company who can supply all the infrastructure, plants, soil and handle the installation. Due to the value of the contract, Saltash Town Council would need to prepare a specification and go out to tender.
- To enable sign off from CC highways and CORMAC, CAD drawings need to be prepared together with a specification written to allow contractors to bid for this work. A site visit with the successful supplier will also need to be organised and street works licences organised. The Urbanists have prepared a quote of circa £5K to support the next stage of the process having provided substantive pro-bono support to date; revenue funds could be released from S106 to pay for this support enabling the wider project.

- Full costs including revenue detailed above, when known, will be circulated to Saltash Town Team for approval. Ball-park costs for the planting and signage in the region of £60K have been suggested, funded through Vitality Funding, Town Delivery Funding and S106.

### **Section Three – The Proposal (see below and visuals)**

The proposal is to do the following, funding permitting and subject to advice from The Urbanists for 1-4:

**1. Wayfinding/Interpretation including using Cornish Language**

Opt for signs that complement existing finger posts hence black and gold – exact features to be signed still needs to be decided but the location of the fingers posts are indicated on the annotate map

**2. Visual Impact where pavement is too narrow (flags or living pillars)**

Opt for living pillars, flags etc to make streetscape more attractive where narrow pavements prevent installation of planters

**3. Use of pillars for climbers/plants in planters with height**

Use pillars for some innovative planting to break up monotony

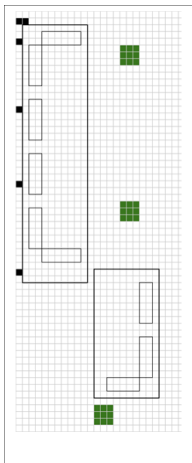
**4. Trees in planters with impact**

Allow for best visual impact by considering larger plants/trees in planters; will also save on extensive maintenance

**5. Markets Trial**

Test the markets idea between 1<sup>st</sup> March and 31<sup>st</sup> August on the area outside Superdrug (6 monthly markets likely to be the third Saturday of each month)

- Diverse Events recommends an open plan layout for markets in the area outside Superdrug and The Original Factory Shop; having taken measurements of the site, they have concluded that this is the only workable option which allows an adequate walkway and enough stalls to make the trial viable. **See diagram (shows 9 stalls but should be 10)**



This proposal does require the removal of the benches, noticeboard and litter bin. Saltash Town Team members would need to agree to relocating these items and it is proposed to relocate the sign outside The Brunel Pub. Other options for the litter bin and bench are being considered. This would allow the erection of a 12m X 3M gazebo with the side facing Superdrug to be open. A second 6M X 3M gazebo would also be erected between the large tree and where the current noticeboard is installed. Both gazebos would allow a total of 10 tabletop stalls (6 in the large gazebo and 4 in the smaller one)

The cost for Diverse Events overseeing the markets trial including purchase and storage of the gazebos and sourcing of traders is likely to be around 7K but it is probably prudent to allow up to £8K to cover any additional requirements and contingencies. It is anticipated that Saltash Town Council will undertake the marketing of the markets and any other events that are happening at the same time in Fore Street.

## **Section Four – Next Steps**

The timetable is informed by the following:

- Need for TDF and Accelerator Vitality Funding to be spent by 31<sup>st</sup> March 2025
- Markets trial to start on 1<sup>st</sup> March 2025 and continuing until the 31<sup>st</sup> August 2025 (6 markets)
- Full evaluation of the project and final claim to be completed by 30<sup>th</sup> September 2025

### **11<sup>th</sup> November 2024**

- STT meeting to make decisions as per those at the start of the paper

### **After 11<sup>th</sup> November 2024**

- Peter Ryland to liaise with CORMAC regarding maintenance issues and future investment
- Advice from The Urbanists and Diverse Events to be taken into consideration by the Working Group and final scheme agreed
- Report on final scheme to go to Saltash Town Council by 28<sup>th</sup> November in preparation for 5<sup>th</sup> December meeting

### **5<sup>th</sup> December 2024**

- Saltash Town Council Meeting to agree project recommendations and costs

### **After 5<sup>th</sup> December 2024 – end January 2025**

- Agree expenditure from various funding budgets with agreement from STT
- Appoint The Urbanists to support the process with agreement from STT
- Communicate with traders w/c 9<sup>th</sup> December 2024 starting with Superdrug and the Original Factory Shop
- Procure capital expenditure via contracts finder with advice from The Urbanists
- Select appropriate supplier
- Agree installation plan which may be offered by one supplier
- Seek appropriate street works licences
- Appoint Diverse Events (if appropriate)

### **February 2025**

- Market stalls ready for use
- Other capital items about to be installed

### **By 31<sup>st</sup> March 2025**

- All infrastructure installed including plants
- All funding used – invoices paid

### **March to 31<sup>st</sup> August 2025**

- Monthly market trials underway (6)
- Evaluation underway with traders

### **By 30<sup>th</sup> September 2025**

Final evaluation and claim to CC for funding