

Fore Street Public Realm Project Overview

1 Title of Project

Fore Street Public Realm

2 Project Leads

Saltash Town Team (Peter Ryland, Chair)

Saltash Town Council (Sinead Burrow, Town Clerk and Responsible Finance Officer) – accountable body

3 Project Overview

The project to deliver a combination of the following on Fore Street as per the visuals:

a Planting/Signage/Wayfinding

- **Wayfinding/Interpretation including using Cornish Language**
Signs that complement existing finger posts hence black and gold – exact features to be signed still need to be decided. Location of the finger posts are indicated on the annotated map
- **Visual Impact where pavement is too narrow (living pillars)**
Living pillars to make streetscape more attractive where narrow pavements prevent installation of planters
- **Use of pillars from Morrisons down Fore Street for climbers/plants in planters with height**
Use pillars for some innovative planting to break up monotony of streetscape
- **Trees in planters with impact**
Allow for best visual impact by considering larger plants/trees in planters; will also save on extensive maintenance

b Markets Trial

The proposal is to run 6 markets on the third Saturday of each month during March to August 2025 (6 Saturdays) using the wide paved area outside Superdrug and The Original Factory Shop spilling out onto the top end of Belle Vue Road (needing road closure)

This proposal was agreed at Saltash Town Council and enables 17 market stalls to be part of the trial (without the Belle Vue road closure, only 7-10 market stalls would be able to be delivered which will not give the market the potential to make a strong impact).

Progress To Date

- Project agreed by Saltash Town Team
- Diverse Events, The Urbanists and Mel Richardson Consultancy have been appointed to provide professional advice
- Discussions have taken place with Cornwall Council Highways who are in principle happy with the proposals presented and will be regularly consulted as the project progresses
- Tender brief for the Planting, Signage and Wayfinding elements has been issued and is on contracts finder in line with Saltash Town Council's financial regulations - [Fore Street Public Realm Project](#). End date Friday 17th January 2025 with selection of the successful contractor by Friday 24th January 2025.
- Road closure applied for re markets trial and stall holders being appointed. Marketing including a markets leaflet is currently being prepared.
- Communications with all businesses will be undertaken face to face on Monday 13th January through conversations and the distribution of a flyer

4 How much is being sought

£40,000 is being sought from S106 towards the 'greening' capital elements of the project.

5 Timeframe for expenditure

There is a current deadline on spending the TDF and Vitality Accelerator Funding by 31st March 2025 – the remaining funds of £41,776 will be spent on the appointment of the professional advisors and part payment towards the successful contractor.

The timetable is as follows:

Tender Brief to go out via Contracts Finder for signage/wayfinding, planting	Monday 22 nd December 2024
Deadline for tenders to be received	Friday 17 th January 2025
Selection of successful contractor	Thursday 23 rd January 2025
Successful contractor notified	By Monday 27 th January 2025
Contracts signed	by Friday 31 st January 2025
Works Commence on planting/signage	Monday 3 rd February 2025
Markets trial – first of 6 'market days' will be held	Saturday 15 th March 2025
All infrastructure installed	By 31 st May 2025
Markets	From March to end August (3 rd Sat in the month)
Evaluation	Continuous. Final evaluation Sept 2025

6 Description of project and overview of how the funds will be utilised

See Overview

7 Breakdown of costs

<u>Indicative Expenditure (some items may vary depending upon tenders received)</u>		
Contractor/Item	Detail	Cost Exc. VAT £
Diverse Events	Oversee Markets trial including sourcing market traders, road closures, stalls/gazebos and project management on each of the 6 Saturdays	£11,500
Saltash Town Council	Relocation of infrastructure to enable market stalls to be trialled in area outside Superdrug and Original Factory Shop	£1,000 Max
The Urbanists	Liaison with Highways, interaction with potential suppliers, technical support with tender, CAD drawings, site visit, monitoring	£4,925
Planters/Living Pillars	Planters/living pillars as per priorities on the visuals presented. Some planters may incorporate seating.	£30,000

	Further investigations need to take place on living pillars.	
Vertical Greening	Planters to soften the pillars from Bombshell to end of Fore Street	£8,000
Signage/Wayfinding	Exact signage style/interpretation to be agreed	£8,000
Plants and Small Trees	Exact planting to be agreed. Includes soil, bark etc	£10,000
Installation including any road closures	Potential for single lane closure requirement during installation	£4,000
Contingency		£4,351**
Total Cost		£81,776

Funding Income remaining (TDF/Vitality Accelerator)	£41,776
Expenditure as above	£81,776
Funding Gap (S106 Ask)	£40,000*

*The £40K 'ask' is to go towards the 'greening' capital elements of the project

** Note, the contingency is likely to be used once the tenders are received

8 Outcome(s)

As per the link with the S106 criteria, the Fore Street Public Realm project will lead to the following for Saltash:

- Improved profile – economically, socially and environmentally
- More welcoming, green, attractive town centre for locals and visitors with an improved trader environment
- More vibrant town centre increasing footfall and visitor spend
- More accessible and safer town centre

9 How the project meets the criteria of S106

The Fore Street Public Realm Project matches the S106 agreed document in the following ways:

- Fits with the vision – 'to improve the profile of Saltash, *the gateway to Cornwall* creating a more prosperous, welcoming, green and attractive town centre for local people and visitors to enjoy'
- Fits with the mission to improve the economic, social and environmental revitalisation of the Town Centre with the aim of making Saltash a better place to live, work, visit and enjoy.
- Fits with each of the 5 aims in the S106 document:
 1. Raise the profile of Saltash promoting the Town to residents and visitors
 2. Create a vibrant town centre increasing footfall and visitor spend
 3. Maximise the benefits of events to town centre traders
 4. Create a more accessible and safer town centre (signage)
 5. Improve the town's physical appearance and trading environment

10 Further permission(s) for this work, including planning permission

Cornwall Highways have been consulted on this project. It is not believed that any planning consent is required for this project. However, road closures are required for the market trials and have been applied for. Potentially, a part road closure may be required for installation of street furniture but this will be confirmed through liaison with Cornwall Highways, The Urbanists and appointed contractors.

11 Risks and mitigations

1. **Risk of project delays** – medium – intention to get tender out before Christmas for the wayfinding/'greening' elements so the project can start in February. Cornwall Council asked for an extension to the funding deadlines as it has become apparent that there is a long lead time to make and install the street furniture
2. **Risk of no tenders coming in or tenders that are over budget** – medium - quotes for different elements have already been received hence project budget is based on these allocations. If need be, some elements can be scaled back without compromising the project. It is known that there are appropriate suppliers who can supply and install
3. **Risk of not securing S106** – low – project would have to be scaled back to such an extent that the impact would be minimised with limited outcomes
4. **Risk of not gaining necessary consents or permissions** – medium - project team is engaged with Cornwall Council highways re the project and in principle support has been given subject to further information and specs being provided. Road closures which need a long lead in time may be required during installation. Planning consents are being checked.