

SHEPTON MALLET TOWN COUNCIL

Meeting	Full council, Item 10.13
Date	01 December 2020
Author	Project Officer
Subject	Town centre resurfacing

1.0 PURPOSE OF REPORT

- 1.1 To update Councillors on the town centre resurfacing project.
- 1.2 For councillors to make a number of resolutions regarding the resurfacing and related works based on the recommendations of the working party and the advice of Somerset County Council and their contractor for this project.

2.0 BACKGROUND INFORMATION

- 2.1 The town council has previously agreed to part-fund the resurfacing of a section of the town centre, including Town Street and the Market Place. The initial sum agreed by the council towards this project was £100K. The project is being led by Somerset County Council (SCC) who are also part-funding the project, along with Mendip District Council.
- 2.2 At an extraordinary meeting of the full council on 06 October, councillors agreed to a design for the town centre resurfacing project with an estimated cost of £314,135. This requires the council to commit an additional £15K in principle towards the project. However, SCC have stated that this is an upwards estimate of the total cost and that the final cost is likely to come in under budget. Were this to be the case, SCC agreed that the saving should be for Shepton Mallet Town Council.
- 2.3 At the same meeting, based on the recommendation of the working party formed on 08 September 2020, councillors agreed to an additional budget of up to £30K to cover the cost of acquiring and installing new street furniture, the installation of electrical hook-up points, and the restoration and reconnection of the Victorian water fountain to the mains supply. The working party were also asked to recommend the colour of resin for the surface and the locations of the new street furniture and electrical sockets.
- 2.4 The working party has provided its recommendation for street furniture and electrical works on the document Appendix A. This includes locations for three new electrical sockets, one bicycle rack (involving the relocation of a bench located opposite n.9 Market Place) and three new planters.
- 2.5 The working party recommends that the existing benches are in good condition and do not need replacing or moving.
- 2.6 The working party recommends the replacement of all 4 bins currently located on Market Place and Town Street. These bins are owned by Mendip District Council and will be managed by their contractor, therefore the bin model must be chosen in consultation with MDC.

- 2.7 Based on the recommendation of the electrician consulting on the works, the working party recommends that the electrical socket currently used for the Christmas tree be upgraded to be the same as the three new sockets. This will mean it will be less prone to flooding owing to the sockets being on the lid of the unit rather than the ground.
- 2.8 With regards to the supply of power to the electrical sockets, there are a number of possible options to be considered. The current power supply to the Market Place is 80amps and 15kVA (similar to the standard supply for a residential home on single phase). This would be suitable for a number of low energy consumption appliances to be used at the same time. However, it would not be suitable for multiple high energy consumption devices, such as cooking equipment.

Option	Detail	Approx. costing per item	Approx. total budget
1	Run 4 sockets from existing supply but power supply will be limited.	Sockets = £9K Groundworks = £8.5K	£17.5K
2	Upgrade to three phase to provide ample supply to sockets and for any other electrical equipment in future. Requires new feeder pillar and fuse board.	Sockets = £9K Groundworks = £8.5K WPD upgrade = £4.3K Feeder pillar & RCDs = £2.5K	>£24.5K

- 2.9 Regarding the colour of the resin, the working party recommends that the use of Trent and Silver Blue Granite, visible in Appendix B.
- 2.10 A site visit was conducted with the water company (Bristol Water) to consider the feasibility of restoring the Victorian Fountain and reconnecting it to the mains water supply. This proposal was supported by the findings of the Neighbourhood Plan public consultation. A conservation specialist with prior experience of working on the Victorian fountain in Shepton Mallet was also consulted. Based on the information provided by these, the works required to reconnect the water fountain will not impact the new resin surface as the pipework is located under a stoned area not being resurfaced. Therefore, a proposal will be put forward to the Placemaking and Protection Committee at its next meeting to consider the works. The conservation specialist has submitted a budget cost of £4K for the works to the fountain (new pipes, creating of a suitable outlet, etc.).
- 2.11 Councillors asked for a guideline cost to be prepared for the following: to rotate the Shambles structure by 90 degrees, and to install ducting for down-lights to be installed atop three buildings on the market place.

- 2.12 The SCC contractor provided a budget cost of £15K for the work to rotate the Shambles. They commented that *‘this is assuming that the structure can be moved without falling apart. Some of the timber looks fragile especially the posts into the ground, there is a high risk of potential damage to it. There are additional risks with moving the structure, such as the gradient change from the hairdressers down towards the convenience shop, there is a fall of approximately 6% across this section, so one end of The Shambles would be higher than the other, for the main ‘shelves’ to be level’*. In addition, carrying out these works would extend the overall duration of the work schedule.
- 2.13 With regards to the installation of ducting for down-lighting from buildings around the market place, a budget cost of quotation has not yet been provided. A lighting specialist is due to provide a costing in early December. The ducting excavation work to be provided by the SCC contractor (to enable cables to be run underground) for this kind of lighting is currently costed at between £8K- £9K
- 2.14 The town council had asked SCC whether the town council would be permitted to repurpose the old paving slabs. SCC has confirmed that this would be possible where the slabs would be collected from a stockpile on site, these would be in ‘as taken up’ condition (no bedding material brushed off). This would not incur any additional cost. However, the town council was urged to give consideration to ensuring that the slabs were indeed collected and done so safely. A local business has expressed interest in recovering a quantity of these slabs and will be offered them unless councillors say otherwise.

3.0 FINANCIAL IMPLICATIONS

- 3.1 A budget of £30K had previously been agreed at full council for new street furniture and electrical sockets.
- 3.2 If agreed, funds will need to be identified for architectural lighting, and work to move the Shambles.
- 3.3 A budget reconciliation will be carried out with SCC once the final list of works has been agreed by the town council.

4.0 ENVIRONMENTAL IMPLICATIONS

- 4.1 The Town Council have asked that the materials used in the resurfacing be sourced locally where possible and disposed of locally as well.
- 4.2 The Town Council will also be encouraging the reuse of the old slabs where possible.

5.0 TOWN PLAN REFERENCE

Placemaking

Ensure the town centre is attractive and welcoming	Invest in improvements in the Market Place, in partnerships with others Support the retention of the Library in the centre of town and its development into a wider Community Hub
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	Improve the signage, information boards and street furniture to make the town more welcoming
Improve the Built Environment by working with partners to protect it	Integrate the emerging Neighbourhood Plan into local planning policy to ensure that developers are aware of local concerns, influences and desired outcomes when planning for growth

6.0 RECOMMENDATIONS

- 6.1 For councillors to receive the recommendation of the working party regarding street furniture and electrical works, including their location. For councillors to consider this recommendation and reach a resolution.
Total cost approx. £17.5K-£24K for electrical and approx. £8K for street furniture.
- 6.2 For councillors to consider whether they wish to proceed with the power upgrade for the electrical sockets on the Market Place, or install the electrical sockets on the current supply.
Approx. cost £6.5K for upgrade and related works
- 6.3 For councillors to consider whether to fund the works to move the Shambles structure based on the budget cost and information provided by the SCC and their contractor. If agreed, to agree how this be funded.
Approx. cost £15 K for works to move Shambles but risk of more if damaged during move.
- 6.4 For councillors to note that a proposal will be put forward to the Placemaking and Protection committee at their next meeting, to consider the works required to reconnect the Victorian water fountain to the mains supply.
- 6.5 For councillors to receive the recommendation of the working party regarding the choice of colours for the new surface. For councillors to consider this recommendation and reach a resolution.
- 6.6 For councillors to consider whether they wish to fund the installation of architectural lighting around the Market Place and if so, how to fund this. If agreed, the excavation works for the ducting will need to be carried out by the SCC contractor and charged to the town council.
Minimum cost £9K (cost of lighting not known currently).
- 6.7 For councillors to note that the old slabs will be given to a local company, if they are able to provide the required assurances.
- 6.8 For councillors to consider and agree to give delegated authority to the Town Clerk, in consultation with the working party, to choose the street furniture designs.