



Report to: Heritage, Culture and the Arts and Strategy, Performance and Finance

Decision Date: Thursday 14 September 2023

Portfolio Holder: Councillors Rowan Cozens and Paul Peacock

Director Lead: Matthew Finch, Director of Communities & Environment

Lead Officer: Carys Coulton-Jones, Business Manager – Heritage and Culture

| Report Summary | |
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| Type of Report | Open Non-key decision |
| Report Title | Works to the Tudor Attic within the National Civil War Centre – Newark Museum |
| Purpose of Report | To ensure additional works to the Grade I* listed building are undertaken as a priority, to enable the roof space to be opened to the public once more, used by the Arts Council England National Portfolio-Funded artist in residence and to re-deliver much-needed office accommodation within the Heritage and Culture Business Unit. |
| Recommendations | It is recommended that: <ul style="list-style-type: none"> • The Portfolio Holder notes and supports the increased scope of the works • The Portfolio Holder agrees to £50,000 being used from the Council’s Asset Maintenance Fund, to enable the works to take place during the current programme of works. |
| Alternative Options Considered | If not undertaken now, these works will still be required in the near future, but will incur additional costs if delivered in isolation. |
| Reason for Recommendation | The recommendations align with the Community Plan objectives in relation to economic development and the visitor economy. It aligns with the most recent resident survey which placed a greater emphasis upon the regeneration of town centres – recognising that the NCWC is a town centre attraction bringing in both residents and visitors to the town. The recommendations also support the findings of the Heritage and Culture Working Group and the recent award of the |

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| | prestigious National Portfolio Organisation Status, which is worth almost £1-million over the next three years. |
| Decision Taken | As per the recommendation |

1.0 Background

- 1.1 The National Civil War Centre – Newark Museum opened in May 2015. The construction contractor was Woodhead Construction, based in Edwinstowe.
- 1.2 The project saw the restoration of a unique complex of Grade I* listed buildings – a Victorian wing, Georgian frontage and Tudor Hall which made up the old Magnus School, all joined by a new, glass fronted reception building. The project was largely funded by the Heritage Lottery Fund, and was instrumental in preserving this historic and important heritage site.
- 1.3 The attic space has been closed for an extended period of time following a structural survey, further details of which can be found in the Portfolio Holder Decision Report from April 2023. Earlier this year, the decision was taken to move forward with the required work through Pinnacle Conservation Ltd. This ensured that the Heritage and Culture Business Unit could move forward with planned and funded work that is reliant on the additional space through their prestigious National Portfolio Organisation status, and to accommodate officers within the office area.
- 1.4 The work commenced at the start of August, and the strip-out of the old beams and plasterwork is now complete. However, during this period, Pinnacle have uncovered some additional work required to ensure the long term conservation and protection of this historic building.

2.0 Proposal/Details of Options Considered

- 2.1 Working closely with NSDC’s Senior Conservation Officer, the architect who is overseeing the repairs and the Council’s Corporate Property team, a schedule of works has been drawn up. The additional cost of this work is £47,422.59.
- 2.2 With the existing contingency from the original schedule of works, the additional amount required to complete this work is £30,000. However it is recommended to consider an additional £20,000 contingency to support any extension to the programme as a result of this work. The original schedule saw the works complete by mid-November, there is now an expected 5 – 6 week delay to this programme. Any additional delay in securing the additional funding will further impact this programme and the associated costs.
- 2.3 As detailed in the previous report, there is a pressing need to once again open up the full offer within the National Civil War Centre to visitors, be able to use the Tudor Attic as a key space for the National Portfolio Organisation funded work, and to accommodate

the new fixed-term officers who have been funded to deliver the NPO and Heritage Fund activities.

- 2.4 If not undertaken now, this work will still required in the next five to ten years. This work will inevitably come with increased cost due to inflation, and will impact more highly on the museum's operation, potentially leading to some closures.

3.0 Implications

In writing this report and in putting forward recommendations, I have considered the following implications: Equality and Diversity, Financial, Safeguarding and Sustainability, and where appropriate I have made reference to these implications and added suitable expert comment below where appropriate.

3.1 Equalities Implications

The Heritage Lottery Funded renovation of the Tudor Hall and Attic in 2015 was part of the wider plan to create a new museum and visitor attraction in a historic, listed building, bringing back into use and offering the public access to a heritage site that had been closed off for a significant period. The building was designed to be fully inclusive with lift access to the upper floors and the museum has further created resources and quiet times which support neurodiverse people to explore and enjoy the museum and the historic setting. This proposal will enable the museum to fully re-instate this access to the public.

4.0 Financial Implications (FIN23-24/3178)

- 4.1 The current budget in the Capital Programme of £299,460 is due to be financed by £99,460 from the Asset Maintenance Reserve, and £200,000 from borrowing. Resulting in a Minimum Revenue Provision cost of £4,000 per year for 50 years, which is already included in the Medium Term Financial Plan.
- 4.2 It is proposed that the budget be increased to £349,460 with the additional £50,000 also committed to the Asset Maintenance Reserve therefore, reducing any further revenue budget implications of the project.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None.