

REPORT OF HEAD OF DISCOVERY

SUBJECT: CAREW CASTLE HOLDINGS CAPITAL PROJECTS PROPOSALS

This project involves upgrading the Lesser Hall, upgrading the Walled Garden workshop and upgrading the car park.

Costs are estimated to be c. £600,000 with capital contributions from:

PCNPA	£200,000
Cadw/EU	£270,000
WG/TMF	£130,000

The background to the project and high the risks involved were outlined in my paper of 28th March 2012.

This paper reviews progress.

1. The Lesser Hall

The pieces of the jigsaw are now falling into place including:

- Business Plan approval from Cadw – obtained
- Formal funding approval from Cadw – obtained
- Bat licence from WAG - obtained
- Planning consent from PCNPA – obtained
- Pre-commencement conditions from PCNPA – obtained
- Design Team procurement from Cadw – obtained
- Contractor procurement from Cadw – obtained
- Temporary measures consent from CCW – obtained
- Archaeological dig for rain water disposal from Cadw – obtained
- Community Council support - obtained
- Lease execution with landlord – completed
- Agreement of works proposals from landlord – obtained

On this basis the contract has been awarded and works have commenced on site.

2. Key Issues and Risks

Include:

A) Contractor/visitor conflicts – the only time that the work can be undertaken is during the summer months so as to minimise disturbance to bats. The summer months are the busiest for visitors at Carew and so there are potential conflicts between the contractors operations and visitors to the site.

Several steps have been taken to try and minimise these conflicts including closing the site for the week commencing 25th June 2012 when the main scaffolding is being erected, providing a separate works compound in the car park for the contractor, providing a separate access from the site for the contractor (with ground protection and fencing), extensive signage, agreed contractor protocols, agreed marshalling arrangements between site staff and contractors, a full risk assessment and ongoing monitoring.

B) Delays – the time for undertaking the work is extremely tight if it is to be completed during the “bat window”. If this phase of the project is not completed in programme it will have considerable repercussions for both time and cost for the remainder of the project.

Factors likely to cause delays include:

Weather – and to this end the summer programming of the work should be an advantage. Additionally the entire Lesser Hall is to be provided with a temporary roof so that the adverse impacts of weather can be kept to a minimum.

Archaeology/Ecology – the works are being closely monitored by archaeologists and ecologists but should any features be encountered these could well cause delays. To reduce these delays there have been extensive pre-contract discussions, research and investigations to try and identify all likely features. Nonetheless until the scaffolding is erected and works commence it has not been possible to closely inspect the working area. Should features be found then we hope that the good relationships we have developed with CCW, Cadw et al will mean that delays can be kept to a minimum.

Should members wish to inspect works then we would be pleased to make the necessary arrangements.

3. Walled Garden Workshop and Car Park

Once the works to the Lesser Hall are completed and time and costs certainty is greater then works will commence to the walled garden workshop and car park. The scope / scale and quality of these works will be dependent on the budget remaining. Members will of course be kept advised of progress.

For further information, please contact Phil Roach, Head of Discovery on ext. 4859)