



**Ryde Heritage Action Zone
Handover Report
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Ryde HAZ Phase 1:

Investment in the public realm, has been focused on the need to improve the paving and street furniture in the Middle High Street, creating a dedicated pedestrian zone, following initial survey and parameter planning work, including safety assessments, which provided essential information for the design and upgrading of the pedestrian zone area in Ryde High Street.

An overall Master Plan Concept Design has been produced by Hampshire Services (HCC), whilst FERIA Urbanism focused on community and public engagement, in terms of researching, gathering and collating feedback from residents, workers and visitors to the town, regarding their future aspirations for Ryde High Street.

- Feasibility studies and Options Appraisals have been carried out for Ryde Town Hall, St. Thomas Church, Department, St. Mary's Church Estate, Grace's Bakery and Aspire in Ryde High Street, which will support bringing these historic buildings into new uses that support the vitality of the town centre, including opportunities to provide new accommodation and offering 'creative space' for innovative new businesses, a proposed Dance Centre, and cafes that will help attract visitors in this part of the town and contribute to the community character.
- Investment in a small number of key buildings is underway, which will help restore the historic character of this part of the High Street, making it more attractive for visitors and investment and show the difference that a positive, conservation focused refit can make. Assessments, drawings, and costings have been carried out by Conservation Architects, ERMCA, at eligible properties in Ryde Heritage Action Zone. Shopfront improvement proposals will be reviewed, approved, and commissioned for completion of works, on a priority basis, subject to budget funding remaining until March 2024.

- **Completed HAZ Projects at April 2022**

- Business Case for Ryde Town Hall
- Completion of Design Guide (Joint Project with Newport HAZ)
- Promotion campaign for Design Guide (Joint Project with Newport HAZ)
- Proposed adoption of Design Guide as SPD by IWC (Joint Project with Newport HAZ)
- Urgent works, Feasibility and Options Appraisal in progress for St. Mary's Estate
- Community Engagement (Workshops / Forums / Surveys / Walkabouts / Communications / Events)
- www.iwhaz.uk website / social media, ongoing communications support
- Wave the Flag, programme of events planned by Ryde HAZ Cultural Consortium, led by Abi Wheeler, Ryde Arts

Additional HAZ funding from 2020 – 2022 enabled the following additional projects to be delivered:

- Public Realm Design Concept (planning, surveys, safety assessments, engagement)
- Completion of Feasibility Study and Phase 1 works at Department
- Completion of urgent works at St. Thomas Church
- Improvements to the St. Thomas Church Rest Garden
- Completion of Survey and Feasibility Study at Grace's Bakery, for proposed installation of a lift to the rear of the premises to enable deliveries 'off the High Street'
- Completion of Feasibility Study for proposed Dance Centre at Aspire
- Support to create the 'Gallery in a phone box', Lind Street, (Now part of HAZ)
- Risk Assessments for meanwhile paint projects in HAZ
- Power washing Town Square, Minghella Square, St. Thomas's Square and all the benches in the pedestrian zone (ready for meanwhile paint project.)
- Delivery of events at Department to promote Design Guide and Shopfront Improvements and to provide a HAZ Briefing to community stakeholders

Next Steps:

Public Realm | Phase 1:

- Design Concept' - Public Consultation x 6 weeks – dates tbc from June 2022
- Costings for preferred option/s
- Case and proposals for Phase 1 'gap funds' to Ryde HAZ Partners*
- Recommendations and report to IWC Cabinet (September 2022 tba)
- Commissioning of Technical and Engineering Designs (Island Roads)
- Scheduling and Implementation of Phase 1 works (From Qtr 1 2023 tbc)
- Continuation of funded works, landscaping, public art installations (to March 2024)
- * *Explore and seek additional funds for Phase 1 Gap Funding*

Shopfront Improvements and Grant Awards:

13 Property owners have completed eligible Expression of Interest applications for property improvements, in line with HAZ grant funding criteria. Assessments, drawings, and costings have been completed for the following property owners:

- 129 High Street - RSG
- 133-134 High Street - Monsoon
- 151 High Street – Fired Art
- 152 High Street – New World Creations
- 178 High Street – Grace’s Bakery
- 181 High Street - Friends of the Animals
- 10 St. Thomas Square – The Crown
- 69 High Street – Pete Harris
- 63 High Street – House of Ryde
- 40 High Street – The Star
- 29 High Street – Osbornes
- 5 High Street – The Kebab House
- 3-4 High Street (new shoe shop / clothes shop)
- 4-5 St. Thomas Square – The Gambling Man
- 28-30 Cross Street – Department (Shademakers)

Next Steps:

- Agree buy-in and commitment of minimum 20% budget costs with property owners to support improvements identified
- Prioritise work to be completed (*Outline priorities highlighted above due to location / impact on HAZ / alignment to Design Guide / budget available*)
- Seek grant sign off approval from Shopfront Improvement Grant Panel (RTC / HE / IWC)
- Agree with property owners whether they will commission works, or if they wish to continue working through ERMCM* to seek skilled contractors, through fair procurement processes. *Subject to approval by HE

To Note:

- Designs will respond to age and character of the building
- Responds to the Conservation Area
- High design standard
- Shopfront Design Guide – <https://iwdesignguide.uk>
- Eligibility Criteria / Approval process

Why HAZ?

- To create an attractive, welcoming, safe, and accessible High Street Pedestrian Zone, for all to enjoy
- To increase dwell-time in the town centre (to encourage lingering not loitering)
- To increase footfall, including an increase in visitor numbers, for the benefit of businesses located in the High Street, which in turn will help generate increased employment
- To provide creative and maker spaces for innovators, artisans, and entrepreneurs (providing a living 'street theatre' effect as you walk through the Heritage Action Zone)
- To attract increased investment, business growth and jobs
- To create a 'Destination' – for residents and visitors, including generating a café culture, supported each year by a Programme of events and activities
- To enable properties to regenerate upper floors as living accommodation, helping to create more of a community hub in the heart of the High Street
- Heritage-led regeneration of Ryde High Street for Georgian, Victorian, and Contemporary buildings requiring either a refresh, restoration and repairs, or total renewal, in line with guidance and recommendations laid out in the Design Guide

“A vibrant High Street, enabling increased creativity at the heart of the town, for all to enjoy”

Future Considerations to support HAZ legacy and next steps / phased delivery:

- How to plug the **funding gap** to bring forward the regeneration and economic development opportunities in Ryde's Heritage Action Zone, in a coordinated way to drive economic prosperity and **growth in the creative industries** to generate increased jobs, investment and footfall? A further £500k - £1m is required to complete Phase 1, with increased investment required to deliver Phase 2-3 for Ryde HAZ (*Exact costs won't be known until after public consultation which will determine preferences of stakeholders, as well as a further stage of technical design from Island Roads.*)
- A proposal and case will need to be put to each of the funding partners to explore the **continued funding and delivery** of HAZ regeneration work in Ryde's town centre
- Could Ryde Town Council facilitate the establishment of a **community-led housing** Project Board for Ryde HAZ, with a neutral chair, working with John Prickett to explore all possibilities? Opportunities for community housing locations within HAZ, include: Aspire (High Street), St. Mary's Church Estate, Ryde Library site (subject to relocating, potentially to Ryde Town Hall ground floor?) There is a significant and growing need for affordable housing in Ryde. Community-led housing schemes will offer ROI and there is currently grant support via IWC for eligible schemes.
- IWC to provide Project Management to support construction works at **Department**, including overseeing procurement, reporting to the Arts Council / DCMS, and carrying out general administrative requirements. (Following the successful £2.4m bid by Shademakers / IWC to the Cultural Development Fund.)

- Ongoing support is required re **Ryde Town Hall**, by way of a dedicated Project Manager to work closely with RTC / IWC / HE and assist with setting up a Property Preservation Trust or CIC, securing the building by way of lease or ownership, putting preparation in place to RIBA Stage 3, sourcing and applying for e.g. Arts Council and other Govt grant funds, facilitating connections, collating information, convening meetings, assisting with business planning and financial modelling. Also securing future occupants / tenants for the building to ensure commercial sustainability, with a % of lease / rent costs retained for maintenance and security of the historic Town Hall. Collaboration with FORTH (Friends of Ryde Town Hall) would also further support fund-raising and profile-building.
- Ryde Regeneration Working Group (RRWG) could be restructured and rebranded (e.g: '**Ryde Forward**') to bring together public and private sectors, education and charitable / voluntary sectors to act as **advocates and champions** for the revised Ryde Place Plan, and to ensure coherent, progressive delivery, through prioritisation and support of key project/s each year, supported by RTC, IWC and HE. The model could become an entity to raise funds through grants, donations, sponsorship, events, and patronage. 'i.e. '**The collective Championing of Ryde**' – generating revenue to cover costs of place promotion, delivery of events, project delivery and more. **Ryde HAZ Community Working Group** could be strengthened or remodelled, with an independent Chair, to act as a catalyst for creation of a 'Champion model', across all sectors, for Ryde.
- **Ryde HAZ Steering Group** could perhaps now be scaled back in terms of focusing on Governance relating to grant fund expenditure on key public realm works from 2022 – 2024, hence requiring continued representation of funding partners, RTC / IWC / HE. Meetings could be held quarterly.

HSHAZ
Financial Summary Report
4 Year Plan



RTC Contributions

Project Number	Code	2020/21 Actual Spend	2021/22 Actual Spend	2022/23 Budget	Total spend as at 30/04/22	2022/23 Budget Remaining	2023/24 Budget	Total Scheme Budget	Total Scheme Spend as at 30/04/22	Total Scheme Budget Remaining
1	Salary Recharge	£ 5,951.00	£ 4,843.06	£ 44,843.06	£ -	£ 44,843.06	£ 20,000.00	£ 65,951.00	£ 1,107.94	£ 64,843.06
2	Public Realm 1-3	£ -	£ 1,860.00	£ 78,140.00	£ -	£ 78,140.00	£ -	£ 80,000.00	£ 1,860.00	£ 78,140.00
3	Public Realm 4	£ -	£ -	£ -	£ -	£ -	£ 10,000.00	£ 10,000.00	£ -	£ 10,000.00
4	Design Guide	£ -	£ 4,875.50	£ 124.50	£ -	£ 124.50	£ -	£ 5,000.00	£ 4,875.50	£ 124.50
5	Shopfronts Ryde	£ -	£ -	£ 10,000.00	£ -	£ 10,000.00	£ -	£ 10,000.00	£ -	£ 10,000.00
6	Ryde Town Hall	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
7	St Mary's Feasibility	£ -	£ -	£ 10,000.00	£ -	£ 10,000.00	£ -	£ 10,000.00	£ -	£ 10,000.00
8	St Thomas Church	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
9	Old Packs Store	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
10	Community Engagement	£ 2,000.00	£ 1,967.03	£ 6,032.97	£ -	£ 6,032.97	£ 5,000.00	£ 15,000.00	£ 3,967.03	£ 11,032.97
11	Footfall	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
12	Aspire Dance Hall	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Total		£ 7,951.00	£ 3,859.47	£ 149,140.53	£ -	£ 149,140.53	£ 35,000.00	£ 195,951.00	£ 11,810.47	£ 184,140.53

Historic England Contributions

Project Number	Code	2020/21 Actual Spend	2021/22 Actual Spend	2022/23 Budget	Total spend as at 30/04/22	2022/23 Budget Remaining	2023/24 Budget	Total Scheme Budget	Total Scheme Spend as at 30/04/22	Total Scheme Budget Remaining
1	Salary Recharge	£ 32,120.00	£ 45,000.00	£ 25,000.00	£ 4,216.26	£ 20,783.74	£ 25,000.00	£ 127,120.00	£ 81,336.26	£ 45,783.74
2	Public Realm 1-3	£ 40,124.00	£ 48,843.54	£ 35,000.00	£ -	£ 35,000.00	£ 60,000.00	£ 183,967.54	£ 88,967.54	£ 95,000.00
3	Public Realm 4	£ -	£ -	£ -	£ -	£ -	£ 20,000.00	£ 20,000.00	£ -	£ 20,000.00
4	Design Guide	£ 10,000.00	£ -	£ -	£ -	£ -	£ -	£ 10,000.00	£ 10,000.00	£ -
5	Shopfronts Ryde	£ -	£ 40,213.00	£ 70,000.00	£ -	£ 70,000.00	£ 15,000.00	£ 125,213.00	£ 40,213.00	£ 85,000.00
6	Ryde Town Hall	£ 39,922.00	£ -	£ -	£ -	£ -	£ -	£ 39,922.00	£ 39,922.00	£ -
7	St Mary's Feasibility	£ -	£ 11,346.87	£ -	£ -	£ -	£ -	£ 11,346.87	£ 11,346.87	£ -
8	St Thomas Church	£ 4,967.00	£ 24,813.00	£ -	£ -	£ -	£ -	£ 29,780.00	£ 29,780.00	£ -
9	Old Packs Store	£ 33,340.00	£ 24,894.15	£ -	£ -	£ -	£ -	£ 58,234.15	£ 58,234.15	£ -
10	Community Engagement	£ 16,217.00	£ 9,762.38	£ 5,000.00	£ 500.00	£ 4,500.00	£ -	£ 30,979.38	£ 26,479.38	£ 4,500.00
11	Footfall	£ 4,500.00	£ 5,000.00	£ -	£ -	£ -	£ -	£ 9,500.00	£ 9,500.00	£ -
12	Aspire Dance Hall	£ -	£ 13,950.00	£ -	£ -	£ -	£ -	£ 13,950.00	£ 13,950.00	£ -
Total		£ 181,190.00	£ 223,822.94	£ 135,000.00	£ 4,716.26	£ 130,283.74	£ 120,000.00	£ 660,012.94	£ 409,729.20	£ 250,283.74

IWC Contributions

Project Number	Code	2020/21 Actual Spend	2021/22 Actual Spend	2022/23 Budget	Total spend as at 30/04/22	2022/23 Budget Remaining	2023/24 Budget	Total Scheme Budget	Total Scheme Spend as at 30/04/22	Total Scheme Budget Remaining
1	Salary Recharge	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
2	Public Realm 1-3	£ -	£ -	£ 130,215.00	£ -	£ 130,215.00	£ 90,000.00	£ 220,215.00	£ -	£ 220,215.00
3	Public Realm 4	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
4	Design Guide	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
5	Shopfronts Ryde	£ -	£ 5,658.80	£ 104,341.20	£ -	£ 104,341.20	£ 15,000.00	£ 125,000.00	£ 5,658.80	£ 119,341.20
6	Ryde Town Hall	£ 20,000.00	£ -	£ -	£ -	£ -	£ -	£ 20,000.00	£ 20,000.00	£ -
7	St Mary's Feasibility	£ -	£ 22,030.61	£ 12,969.39	£ -	£ 12,969.39	£ -	£ 35,000.00	£ 22,030.61	£ 12,969.39
8	St Thomas Church	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
9	Old Packs Store	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
10	Community Engagement	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
11	Footfall	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
12	Aspire Dance Hall	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Total		£ 20,000.00	£ 27,689.41	£ 247,525.59	£ -	£ 247,525.59	£ 105,000.00	£ 400,215.00	£ 47,689.41	£ 352,525.59

Total Scheme		£ 209,141.00	£ 255,371.82	£ 531,666.12	£ 4,716.26	£ 526,949.86	£ 260,000.00	£ 1,256,178.94	£ 469,229.08	£ 786,949.86
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HSHAZ 2022/23 Financial Summary Report



RYDE
TOWN COUNCIL

RTC Contributions

Project Number	Code	Budget Payments	Spend as at 30/04/2022	Committed Costs	Budget Remaining
1	Salary Recharge	£ 44,843.06		£	44,843.06
2	Public Realm 1-3	£ 78,140.00		£	78,140.00
3	Public Realm 4			£	-
4	Design Guide	£ 124.50		£	124.50
5	Shopfronts Ryde	£ 10,000.00		£	10,000.00
6	Ryde Town Hall			£	-
7	St Mary's Feasibility	£ 10,000.00		£	10,000.00
8	St Thomas Church			£	-
9	Old Packs Store			£	-
10	Community Engagement	£ 6,032.97		£	6,032.97
11	Footfall			£	-
12	Aspire Dance Hall			£	-
Total		£ 149,140.53	£ -	£ -	£ 149,140.53

Historic England Contributions

Project Number	Code	Budget Payments	Spend as at 30/04/2022	Committed Costs	Budget Remaining
1	Salary Recharge	£ 25,000.00		£ 4,216.26	£ 20,783.74
2	Public Realm 1-3	£ 35,000.00			£ 35,000.00
3	Public Realm 4				£ -
4	Design Guide				£ -
5	Shopfronts Ryde	£ 70,000.00			£ 70,000.00
6	Ryde Town Hall				£ -
7	St Mary's Feasibility				£ -
8	St Thomas Church				£ -
9	Old Packs Store				£ -
10	Community Engagement	£ 5,000.00	£ 500.00		£ 4,500.00
11	Footfall				£ -
12	Aspire Dance Hall				£ -
Total		£ 135,000.00	£ 500.00	£ 4,216.26	£ 130,283.74

IWC Contributions

Project Number	Code	Budget Payments	Spend as at 30/04/2022	Committed Costs	Budget Remaining
1	Salary Recharge				£ -
2	Public Realm 1-3	£ 130,215.00			£ 130,215.00
3	Public Realm 4				£ -
4	Design Guide				£ -
5	Shopfronts Ryde	£ 104,341.20			£ 104,341.20
6	Ryde Town Hall				£ -
7	St Mary's Feasibility	£ 12,969.39			£ 12,969.39
8	St Thomas Church				£ -
9	Old Packs Store				£ -
10	Community Engagement				£ -
11	Footfall				£ -
12	Aspire Dance Hall				£ -
Total		£ 247,525.59	£ -	£ -	£ 247,525.59
Total 2022/23 Budget		£ 531,666.12	£ 500.00	£ 4,216.26	£ 526,949.86