

# Report

## Cabinet Member for Regeneration and Housing

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### Part 1

Date: 18 April 2018

**Subject** St Pauls Walk Mosaics

**Purpose** To seek Cabinet Member approval for the design, creation and installation of mosaics at St Pauls Walk.

**Author** Project Manager

**Ward** Stow Hill

**Summary** St Pauls Walk is a public realm space created at the lower end of Commercial Street following the demolition of disused office space at 86 – 87 Commercial Street and Rileys Snooker Club. The area has been popular with local people enjoying the new open space but has also been the subject of graffiti attacks. Ways in which to prevent the graffiti attacks have been investigated. The preferred option is the installation of mosaics along two walls. The mosaics would be designed and created by local schools. The mosaics would enhance the improvement works already carried out and create an interesting feature in the area, making it more attractive for residents and visitors.

**Proposal** To allocate funding generated from interest received from the Kings Hotel Project for the creation and installation of mosaics at St Pauls Walk.

**Action by** Head of Regeneration, Investment and Housing

**Timetable** Immediate

This report was prepared after consultation with:

- Cabinet Member for Regeneration and Housing
- Strategic Director – Place
- Head of Regeneration, Investment and Housing
- Head of Law and Regulations – Monitoring Officer
- Head of Finance – Chief Finance Officer
- Head of People and Business Change

**Signed**

# 1. Background

- 1.1 St Pauls Walk runs between the lower end of Commercial Street and Kingsway, providing a link between the two areas and access to Friars Walk, Kingsway Shopping Centre and the Dolman Theatre from Commercial Street. It has created light and space to an area which suffered many years of neglect. It was designed to:
- stimulate footfall in the Commercial Street area
  - provide a space for open air events
  - improve living conditions for existing / potential residents by providing an open space in a built up area
- 1.2 The current configuration is that requested by owners of the properties adjoining those demolished to create the public link-way. Officers advised against the installation of blank walls but these were insisted on by owners and it was the obligation of NCC to make good the neighbouring party walls to the satisfaction of the property owners when the demolitions went ahead.
- 1.3 Despite being an area which is regularly used and enjoyed by local people, it is the target of anti-social behaviour and the walls have provided a blank canvas for graffiti since it has opened to the public.
- 1.4 The following brief was given to three mosaic artists who confirmed that they were able to work in the Newport area:
- To create a series of mosaics suitable for outside and fixed to a solid wall, with metal frames so that the mosaic can be moved in the future if required, using designs from 3 or 4 local primary schools.
  - 6 murals of 1.2 x 1.8m placed along the length of the wall on the left hand side of the entrance to St Pauls Walk with small 'column' spacing between each mural.
  - Murals to be portrait with the top of the murals placed at the height of the white strip on the wall which would then allow for plant growth below.
  - Tiles and other materials to be suitable for outside and mosaiced onto 18mm marine ply using external tile cement and grout.
  - Mosaics to be mounted on galvanised steel frames and then screwed to the wall.
  - Three local primary schools would create two murals each.
  - Design workshops to be held, working with the children to design the mosaics, based on all the children doing sketches and creating the final sketch or sketches, which would then be approved by NCC.
- 1.5 The mosaics will be designed and created by children at three or four local primary schools. Pillgwenlly, St Michaels, St Mary's and Ysgol Gymraeg Bro Teyrnion Primary Schools have already expressed an interest in being part of the project. The selected artist will carry out design workshops, during which the artist will work with the children to design and create the mosaics. The mosaics are based on all the children doing sketches, with six children creating final sketches which would then be sent to the Council for final approval. Approximately 90 - 120 children would be working on each mural and the mosaic would be designed and created over 4 days per school. Due to time constraints and based on the artists previous project experience it is suggested that only primary schools are involved as secondary schools pupils tend to have a very full curriculum. Mosaics takes each school approximately 3.5 days to make once the sketch and design stage have been completed. The mosaic can be installed a few days after completion.
- 1.6 Involving local primary schools in the design and creation of the mosaics will provide a lasting piece of artwork for local children growing up in the City to be proud of. By creating an area of interest it would encourage visitors to St Pauls Walk and in turn increase footfall in the local area.

It would deter antisocial behaviour as there would no longer be a blank canvas to use for graffiti. Local schools, the school children involved and their families would have a sense of ownership and link to St Pauls Walk. The mosaics would enhance the improvement works and make it a more attractive place for residents and visitors.

- 1.7 The walls that the mosaics will be mounted on aren't owned by the Council. The building owners have expressed their disappointment that the walls are the subject of antisocial behaviour and would like the Council to take action on this. The Council will provide each owner with a licence which will give authorisation for the mosaic to be mounted on the wall until further notice and that the mosaic and all associated parts will remain the property of the Council and can be removed from the buildings when required.
- 1.8 With the pressure on timescales to allocate the limited funding available, locating a project is essential if the interest gained was not to be lost. In this context, the Regeneration Team propose to allocate the funding available to a scheme that will build on previous investment into an area of high strategic importance for the city centre. The mosaic will be created over 4 days per school, based on 0.5 day design workshop and 3.5 day mosaic workshop.
- 1.9 The mosaic doesn't present any staffing issues because an external artist will arrange and carry out the design workshops at the school. The artist will create the mosaic and arrange for it to be installed at St Pauls Walk. Management and monitoring can be delivered within existing staff resources.

## 2. Financial Summary

- 2.1 The funds will come from the interest generated by the loan on the Kings Hotel project (which must be used to deliver regeneration activity within the city centre) and so will have a nil impact on the Council's core budgets.
- 2.2 Newport Norse will create a licence for the building owners to provide authorisation for the mosaic to be installed on their wall and the mosaic remaining the property of the Council. There will be a small fee for this which will be confirmed.
- 2.3 A competitive tender exercise has been carried out and Stephanie Roberts Art, being the most competitive and providing the whole package from design workshop to mounting of the mosaics on to the walls, will be appointed.
- 2.4 Anti-graffiti paint will be required on the columns along the gym wall, as these are too narrow for a mosaic. The anti-graffiti coating (spray or paint) can be supplied and applied by Malpas Court Social Enterprise. The coating will prevent the penetration of ink into the substrates and make the substrate water and oil repellent, facilitating the removal. The columns haven't been the subject of graffiti to date and so the paint could be put directly onto the wall without the requirement for prior removal of graffiti. The paint will not prevent graffiti being scraped into the wall nor cover up similar graffiti already done. The works will be carried out by Malpas Court Social Enterprise and add a community benefit element to the project. There will be a small cost for this work which is to be confirmed.

	Year 1 (Current) £	Year 2 £	Year 3 £	Ongoing £	Notes including budgets heads affected
<b>Costs</b>	<b>£28,350.00</b> There will be an additional small cost for the				<b>The funds will come from the interest generated by the loan on the Kings Hotel project (which must be used to deliver regeneration activity within the city centre) and so will have a nil</b>

<b>(Income) Net Costs (Savings) Net Impact on Budget</b>	wall on the National Building which is to be confirmed				<b>impact on the Council's core budgets.</b>
	<b>£28,350.00</b>				

### 3. Risks

- 3.1 One of the risks is the building owners not providing permission for the installation of the mosaic on their walls. Throughout the creation of St Pauls Walk, the Regeneration Team have been liaising with the building owners who have verbally confirmed that something needs to be done about the graffiti which is causing a negative impact on the area. The licence created by Norse and signed by the owners will mitigate this risk in full. The licence will confirm that whilst the mosaic will be mounted on their property it will remain in the ownership of the Council and the building owner will not be liable for future maintenance.
- 3.2 Another risk would be the failure of the mosaic to prevent graffiti. The mosaic is vandal proof as it can be easily cleaned if tagged. As the mosaics have been designed and created by local schools it would provide a sense of ownership for local people rather than a blank canvas. A mosaic will be mounted on the whole of the wall of the National Building. One the gym wall the mosaic will be mounted between the columns. The columns will then be coated in anti-graffiti paint to stop future graffiti attack.
- 3.3 Once installed, the mosaics require extremely minimal maintenance and are very difficult to vandalise. The wider St Paul's Walk area is maintained and managed by the Council's Streetscene refuse teams.
- 3.4 Finally, there is a risk that the area might be further developed in the future, including the demolition of buildings if required. The mosaics will be mounted on metal frames prior to be being placed onto the wall of the buildings. This will ensure that it can be easily removed, intact and moved to another area if required.

<b>Risk</b>	<b>Impact of Risk if it occurs* (H/M/L)</b>	<b>Probability of risk occurring (H/M/L)</b>	<b>What is the Council doing or what has it done to avoid the risk or reduce its effect</b>	<b>Who is responsible for dealing with the risk?</b>
Unauthorised works	H	L	The licence signed by the building owners will provide authorisation for the mosaic to be installed and remain the property of the Council.	Project Manager
Future graffiti attack	L	H	The mosaic is near vandal proof and can be easily cleaned if tagged. Anti-graffiti paint will be applied in places	Project Manager

			which are too small for a mosaic.	
Future development	L	M	The mosaic will be mounted onto a metal frame prior to being placed on to the wall. The metal frame can be removed in the future with the mosaic intact.	Project Manager

#### **4. Links to Council Policies and Priorities**

- 4.1 This project will complement the work carried out in the area under the Vibrant and Viable Places Scheme and assist in the regeneration of the lower end of Commercial Street to be an attractive place to live, work and visit. It will add value to the Council's strategic Priorities and Policies for the continued regeneration of the City Centre. City development and regeneration remains one of the Place priorities under the Improvement Plan. A significant amount of redevelopment has taken place in the area around St Pauls Walk and this project will further enhance the area.
- 4.2 The project will support the Council's Single Integrated Plan objectives. The mosaic will improve the image of the city and the city centre. It will contribute to designing out crime in the city centre, by reducing the areas for anti-social behaviour and in turn assist in creating a smarter city.
- 4.3 The Council's draft City Centre Masterplan references the objective to develop Newport as 'a City of Quality Spaces', with a distinctive public realm that is attractive to residents and visitors. St Paul's Walk lies within the proposed 'City Core' Area of Focus within which the improvement of connectivity between transport nodes and open space is a key project.
- 4.4 The Council's Corporate Plan 2017-22 considers more creative use of assets for cultural and commercial benefit key to its aim of Improving People's lives by ensuring Newport is and remains a 'Thriving City'.

#### **5. Options Available and Considered**

- 5.1 To address the issue of graffiti attack in the area. Options including a local graffiti artist painting a mural and the installation of green screens were investigated. It became evident that these options would not provide the same level of control over the finished work, safety of public, longevity or sense of ownership for local people as mosaics.
- 5.2 Not to install a mosaic in the area, and to seek alternative uses for the funding.

#### **6. Preferred Option and Why**

- 6.1 To use the interest generated by the loan on the Kings Hotel project to facilitate the design, creation and installation of a series of mosaics at St Pauls Walk. The proposed artist has created many impressive mosaics in Newport and worldwide. This project will make a significant difference to St Pauls Walk and the surrounding area by complementing the regeneration work already completed. It will assist in the elimination of antisocial behaviour and in turn encourage the continuation of investment in the area. Ancillary benefits include the positive impact it will have on local schools who are involved in the creation process.

#### **7. Comments of Chief Financial Officer**

- 7.1 There are sufficient monies within the reserve to fund the Mosaics for St Paul's Walk, leaving a balance of approximately £33k.

## **8. Comments of Monitoring Officer**

- 8.1 The proposed action is in accordance with the Council's legal powers under section 2 of the Local Government Act 2000, to incur expenditure in relation to promoting the social and economic well-being of the area through regeneration and public realm enhancements. The proposed mosaic will enhance the public walkway, generate footfall within the City Centre and help to prevent vandalism and graffiti. As such, it is entirely consistent with the Council's well-being and strategic objectives, set out in the Corporate Plan. Although these are essentially public realm works, the mosaic will need to be fixed to privately owned buildings. Therefore, a licence agreement will be required with the owners of the buildings to grant the Council rights to affix the mosaic to the property walls and maintain it, with appropriate reinstatement obligations and indemnities. A commissioning agreement with the mosaic artist will also be required to transfer to the Council ownership rights and all design and intellectual property rights in the completed mosaic.

## **9. Comments of Head of People and Business Change**

- 9.1 The proposed mosaics aim to prevent vandalism and graffiti whilst allowing the selected primary schools to participate in the regeneration of the area and to create a lasting legacy, thus fostering a sense of pride and ownership of this public open space. This is fully consistent with the sustainable development principles of the Wellbeing of Future Generations Act 2015 and the Council's and One Newport's wellbeing objectives.

## **10. Comments of Cabinet Member**

- 10.1 Cabinet Member has approved the report.

## **11. Comments of Ward Members (Stow Hill)**

- 11.1 Cllr Kate Thomas - I welcome this initiative which will provide colour and interest to the area and shows a commitment to NCC's support for the development of the cultural environment of the city centre.

## **Comments from Non-Executive Members**

### Councillor Migdad Al-Nuaimi

I am fully supportive of the proposal to deal with the ASB through the use of creative solutions. The idea of using Mosaic designs in which schoolchildren from local schools take part is another excellent aspect of the proposal.

I'm surprised however that the primary school, which actually is situated in the Stow Hill Ward, St Woolos Primary School appears to have been omitted from the list of the schools. I have consulted with the Headteacher about this proposal and her response is: "St Woolos School wishes to confirm their desire to be involved in the proposed mosaic project in St Paul's Walk. This is especially since some of the schoolchildren attending the school actually live nearby and walk through the newly created square on their way to school. It will be good therefore for them and other children attending the school to experience being part of the project."

I would recommend therefore that St Woolos School is invited as one of the local schools to contribute to the project.

## Response from Cabinet Member for Regeneration and Housing

Thank you for the positive comments on the project.

All schools were contacted in order to be engaged in the project, but if there are further spaces available we will prioritise St Woolos primary school.

### Councillor Jan Cleverly

An excellent idea to work with all 3 Schools on this project.

### Councillor Jason Hughes

Would you consider using this wonderful idea to highlight either the achievements of our city over the centuries or the people we have influenced or have links to Newport that have gone on to achieve success in the world or locally maybe by having a public consultation of who they would like to see on the mural. This would allow them to pick characters who may not be so well known on the wider stage but locally would have made a contribution to their area while also generating interest throughout a wider area. Once a comprehensive list has been collected companies or individuals may like to sponsor a tile/person at an affordable rate which would contribute to the funding of the mural.

## Response from Cabinet Member for Regeneration and Housing

The pupils will have an opportunity to put forward a number of ideas and designs, informed by our local history and culture, for consideration and the artist will work with them to refine these ideas. This will be presented as a way to enhance the learning experience of the pupils and underpin their knowledge and understanding through the creative arts. As such the pupils will be linking these ideas and designs to Newport and Newport residents with the overarching theme being the last 100 years - 1918-2018.

The Cabinet Member welcomes the comments regarding sponsorship and will ask Officers to bear this in mind for appropriate future projects.

## **12. Scrutiny Committees**

12.1 N/A

## **13. Equalities Impact Assessment and the Equalities Act 2010**

13.1 The Equality Act 2010 contains a Public Sector Equality Duty which came into force on 06 April 2011. The Act identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The new single duty aims to integrate consideration of equality and good relations into the regular business of public authorities. Compliance with the duty is a legal obligation and is intended to result in better informed decision-making and policy development and services that are more effective for users. In exercising its functions, the Council must have due regard to the need to: eliminate unlawful discrimination, harassment, victimisation and other conduct that is prohibited by the Act; advance equality of opportunity between persons who share a protected characteristic and those who do not; and foster good relations between persons who share a protected characteristic and those who do not. The Act is not overly prescriptive about the approach a public authority should take to ensure due regard, although it does set out that due regard to advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the need of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

## **14. Children and Families (Wales) Measure**

14.1 Children and young people will be actively encouraged to participate in the project. Participation will be managed by the schools involved.

## **15. Wellbeing of Future Generations (Wales) Act 2015**

15.1 The scheme complies with the requirements of the Act, addressing the following key points:

- Long term: the mosaic project will improve the appearance of an area of public realm and will help deter further anti-social behaviour. This will improve the profile of the area which will improve investment potential leading to long-term beneficial use and raising the economic performance of the city centre.
- Prevention: By removing the opportunity for anti-social behaviour and encouraging greater sense of pride in the local area, the authority can break the cycle of decline, preventing further deterioration of a key area of the City which has potential to grow and become more sustainable.
- Integration: The project will engage with local schools and communities promoting greater community integration and encouraging community safety and resilience. Reducing crime and anti-social behaviour improves the health and well-being of all individuals.
- Collaboration: The mosaic project will involve collaboration with local schools and communities.
- Involvement: Working with local children and communities is a key part of ensuring that the City Centre and the immediate area continues to evolve and grow into a vibrant and viable part of the City.

## **16. Crime and Disorder Act 1998**

16.1 Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

## **17. Consultation**

17.1 Comments received from wider consultation, including comments from elected members, are detailed in each application report in the attached schedule.

## **18. Background Papers**

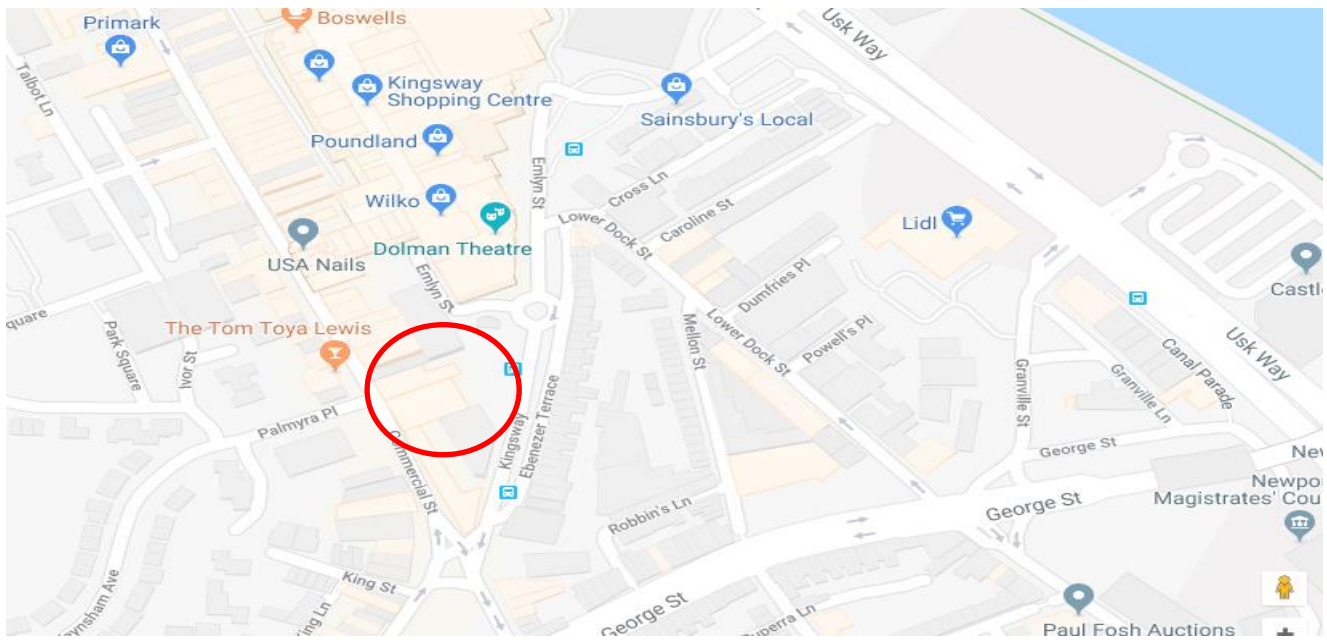
18.1 Appendix A – Site Plan

Dated: 18 April 2018

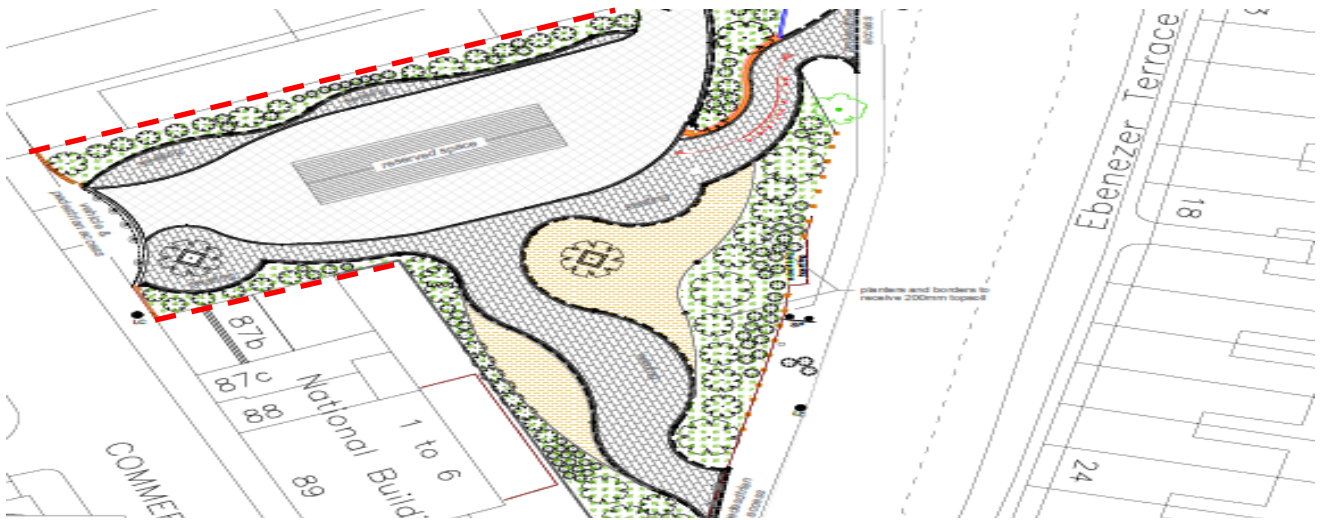


## Appendix A

### Location of St Pauls Walk



### Location of mosaics



### Photos of the walls where the mosaic will be mounted:



Appendix B – Examples of mosaics completed by Stephanie Roberts Arts

