

 <b>Executive – 25 July 2018</b>		<b>Agenda Item No.</b>  <b>8</b>
<b>Title</b>	2 <sup>nd</sup> Warwick Sea Scouts Headquarters	
<b>For further information about this report please contact</b>	Guy Collier – 01926 456514 Guy.collier@warwickdc.gov.uk	
<b>Wards of the District directly affected</b>	Warwick South	
<b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>	No	
<b>Date and meeting when issue was last considered and relevant minute number</b>	Executive – 26 <sup>th</sup> July 2017 (minute 30)	
<b>Background Papers</b>	2 <sup>nd</sup> Warwick Sea Scouts Business Plan June 2018	

<b>Contrary to the policy framework:</b>	
<b>Contrary to the budgetary framework:</b>	
<b>Key Decision?</b>	
<b>Included within the Forward Plan? (If yes include reference number)</b>	
<b>Equality Impact Assessment Undertaken</b>	

<b>Officer/Councillor Approval</b>		
<b>Officer Approval</b>	<b>Date</b>	<b>Name</b>
Chief Executive/Deputy Chief Executive		Chris Elliott
Head of Service		Rose Winship Rob Hoof
CMT		Chris Elliott, Andrew Jones; Bill Hunt
Section 151 Officer		Mike Snow
Monitoring Officer		Andrew Jones
Finance		Mike Snow
Portfolio Holder(s)		Michael Coker (Culture) Moira-Ann Grainger (Neighbourhood Services)
<b>Consultation &amp; Community Engagement</b>		
<p>Consultation was undertaken in preparing an Executive Report in 2014 and subsequently as part of the 2014 planning application. Further consultation was undertaken prior to the July 2017 Executive Report, engaging young people and their parents, Coten End School, Friends of St. Nicholas Park, residents of Pickard Street and at the Sea Scouts Regatta (25<sup>th</sup> June 2017). Second Warwick Sea Scouts (2WSS) have also won two rounds of funding through public vote (Jewsons Building Better Communities and Aviva Community Fund). 2WSS held an inaugural Business Breakfast supported by Warwick School and Peter Deeley in January 2018 which was attended by over 70 local business and community leaders to launch their 'Building a Future' initiative.</p>		

2WSS is recognised by the Royal Navy as one of the top groups in the country.

Since the July 2017 Report there has been consultation by 2WSS with fund raisers and surveyors to advise on the works programme and costs.

**Final Decision?**

Yes

**Suggested next steps (if not final decision please set out below)**

## 1. **Summary**

- 1.1 This report seeks agreement for the Council to make a financial contribution totalling £160, 000 towards the overall costs of £770,00 (with £334,318 already raised/ pledged) for a new headquarters (HQ) for the Second Warwick Sea Scouts (2WSS). This will help ensure the sustainability of 2WSS in its current location and improve the provision of activities/ services available in St. Nicholas Park.

## 2. **Recommendations**

That the Executive:

- 2.1 Notes the continuing progress being made by 2<sup>nd</sup> Warwick Sea Scouts (2WSS) in its efforts to replace its current facilities in St Nicholas Park, Warwick and in particular that 2WSS now proposes to deliver the new headquarters (HQ) building in two phases should it be unable to raise funds to build in a single phase.
- 2.2 Agrees in principle to contribute a further £150,000 from the Community Projects Reserve from 2019/20 towards the cost of constructing the new HQ subject to:
- (i) Receiving written confirmation that all matching funds required have been received.
  - (ii) Receiving a final and acceptable version of the business plan for the scheme.
  - (iii) The conditions that normally apply to the administration of RUCIS scheme grants are met.
  - (iv) Council agreeing to confirm sufficient funding to the Community Projects Reserve in February 2019 as part of the Budget report. .
- 2.3 Subject to recommendation 2.2 above, allows authority for the Executive to sign off the final business plan and agreement to release monies in accordance with the recommendation.
- 2.4 Agrees to allocate £10,000 of the £50,000 previously allocated to 2WSS to support the relocation of the skate park with the remaining £40,000 that was previously allocated to now be retained by the Green Spaces Team to manage/ deliver the relocation of the skate park as a separate project.
- 2.5 Note that discussions as to the timing of 2WSS vacating their site on Myton Fields are ongoing and delegates authority to the Chief Executive and Head of Neighbourhood Services , in consultation with the portfolio holder for Neighbourhood Services to sign off an agreed solution..

## 3. **Reasons for the Recommendations**

- 3.1 Members will be aware of the work that is being undertaken by 2WSS to improve their facilities in St. Nicholas Park, Warwick. These were last reported to Executive In July 2017 and have evolved since an earlier report was brought before Executive in 2014. In summary the 2WSS proposals currently comprise the following:-

- Upgrading and re-purposing of the current hut to form a boat hut.

- Creation of a boat yard and jetties adjacent to the current hut.
- Development of a new headquarters building on land adjacent to the leisure centre on St. Nicholas Park
- Restoration of land at Myton Fields adjacent to the river which is currently used for boat storage.

3.2 2WSS have now revised their original business plan to reflect more accurate costing. Following the 26<sup>th</sup> July 2017 Executive Report, 2WSS have held detailed discussions with surveyors as part of procuring a contractor to undertake works on the new jetties, improved slipways and new boatyard. This has demonstrated that works will cost more than originally anticipated, rising from £50,000 to £125,000. The updated business plan also includes an up to date fund raising position which stands at £334,318 (including pledges not yet received amounting to £153,124) and including a grant of £82,000 from the Wren Community Action Fund.

3.3 2WSS are able to fund the jetties work from existing resources, raised specifically for that phase. The support from the Council would be for Phase 2 (see paragraph 3.8 below).

3.4 The Council has agreed relocation costs for the skate park adjacent to St. Nicholas Park Leisure Centre, which is on the site of the proposed HQ. This has been agreed with the Green Spaces Team at £40,000. This work was allocated £50,000 from the Service Transformation Fund in the report to Executive 12<sup>th</sup> February 2014. In order to simplify the delivery of the HQ scheme the Council's Green Spaces Team have agreed to manage the skate park relocation project, retaining £40,000 with the remaining £10,000 allocated directly to 2WSS. This to be allocated at a time decided by the Chief Executive in conjunction with the Portfolio Holder, in line with the recommendation made in the February 2014 Executive report.

3.5 The work undertaken by 2WSS over the last three years has given them a much better understanding of the costs, challenges and opportunities of the significant project they are undertaking. 2WSS has accordingly recently approached the Council with a request for a further grant of £150,000.

3.6 Discussions with Charitable Trust providers have suggested that major funders would be receptive to the idea of creating a funding consortium whereby individual large funders make pledges conditional on the total required amount being achieved. Council support at the level requested would act as a catalyst for this process.

3.7 The sum sought is well outside of the parameters of the Council's RUCIS scheme. In similar situations the Council has taken the approach of considering the request in the light of the use of its Community Projects Reserve. This reserve is funded by monies received as part of the New Homes Bonus Scheme and was intended as a financial reward to Councils for accepting new housing development that could and should be reinvested in the local community. Therefore it is proposed that the Council administer the request as if it were a RUCIS scheme grant application but fund it from the Community Project Reserve subject to:

3.7.1 The other sources of funding being agreed.

3.7.2 The signing off of a finalised business plan

3.7.3 That the administration of the application meets all the usual criteria of the administration of a RUCIS grant application i.e. that draw down of the

grant is on a monthly basis in line with invoices received by 2WSS for work and submitted to the Council via a Monthly Valuation Certificate.

3.8 The revised business (attached as appendix 1) plan identifies 3 delivery phases:

3.8.2 Phase 1

Renovate/ extend jetties and build a new boatyard, scheduled for autumn 2018.

Phase 2

Build a new HQ building adjacent to the St. Nicholas Leisure Centre, scheduled for 2019/ 2020. This has been further sub-divided into Phase 2a (construction of main hall and core facilities) and Phase 2b (storage annex). It is 2WSS intention to deliver both phases together.

Phase 3

Renovation of existing hut into a riverside boathouse.

3.9 Discussions are ongoing with regards to the 2WSS storage facilities on Myton Fields. This currently occupies the site of the former sailing club and includes property that requires secure storage – a rigid inflatable boat (RIB) and petrol for the RIB engine. 2WSS have indicated that they would vacate the site prior to the completion of Phase 1 of the scheme, if an alternative storage solution could be agreed. It is suggested that authority be delegated to agree any such solution.

3.10 It is anticipated that Phase 2 will not commence until financial year 2019/ 20. The Council’s funding for this project should be confirmed in February 2019 as part of the Budget Setting report.

4. **Policy Framework**

4.1 The Council’s FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit. To that end amongst other things the FFF Strategy contains several Key projects.

4.2 The FFF Strategy has 3 strands – People, Services and Money and each has an external and internal element to it. The table below illustrates the impact of this proposal if any in relation to the Council’s FFF Strategy.

<b>FFF Strands</b>		
<b>People</b>	<b>Services</b>	<b>Money</b>
<b>External</b>		
<b>Health, Homes, Communities</b>	<b>Green, Clean, Safe</b>	<b>Infrastructure, Enterprise, Employment</b>
<u>Intended outcomes:</u> Improved health for all Housing needs for all met Impressive cultural and sports activities Cohesive and active communities	<u>Intended outcomes:</u> Area has well looked after public spaces All communities have access to decent open space Improved air quality Low levels of crime and ASB	<u>Intended outcomes:</u> Dynamic and diverse local economy Vibrant town centres Improved performance/ productivity of local economy Increased employment and income levels

<b>Impacts of Proposal</b>		
<p>This will enable more young people to engage in scouting activities to develop life-skills.</p> <p>It provides opportunities for young people to develop active lifestyles and try new sporting activities.</p> <p>Provide a new community resource in central Warwick.</p> <p>Increase local volunteering opportunities for local community members.</p>	<p>Improve the quality of amenities in St Nicholas Park.</p> <p>Provide additional parkland and river frontage through releasing Myton Fields Sailing Club.</p> <p>Address parking concerns for Pickard Street (where users currently access the existing boat hut) residents by directing users to the new HQ.</p>	<p>None directly but a construction contract will have multiplier effects on the local economy.</p>
<b>Internal</b>		
<b>Effective Staff</b>	<b>Maintain or Improve Services</b>	<b>Firm Financial Footing over the Longer Term</b>
<p><u>Intended outcomes:</u>  All staff are properly trained  All staff have the appropriate tools  All staff are engaged, empowered and supported  The right people are in the right job with the right skills and right behaviours</p>	<p><u>Intended outcomes:</u>  Focusing on our customers' needs  Continuously improve our processes  Increase the digital provision of services</p>	<p><u>Intended outcomes:</u>  Better return/use of our assets  Full Cost accounting  Continued cost management  Maximise income earning opportunities  Seek best value for money</p>
<b>Impacts of Proposal</b>		
Not applicable	Not applicable	Not applicable

#### 4.3 **Supporting Strategies**

The initiative forms part of WDC's Locality Improvement Plan within the FFF strategy. It helps develop opportunities for young people, offers adults volunteering opportunities and builds vibrant communities and opportunities for all. 2WSS has also indicated that the venue would be available for groups other than the Scouts to use at certain times.

- 4.2 2WSS has a current membership of over 200 people, in addition to this there is currently a waiting list of over 130 young people wanting to join the Group and more than 30 Adults give their time voluntarily as Leaders and Instructors. There are currently four sections operating within the 2WSS Group over five evenings every week:

- Beaver Scout Colony (for boys and girls aged 6 – 8) ; 24 young people in this section
- Cub Scout Pack (for boys and girls aged 8-10); 32 young people in this section
- Two Sea Scout Troops (Vanguard (girls) & Vigilant (boys) aged 10 – 14); 76 young people in this section
- Warwick Explorer Sea Scout Unit (for boys and girls aged 14 – 18); 20 young people in this section

With the improved facilities 2WSS will:

- Increase their leadership team by 15 people
- Establish a second Beaver Colony and a second Cub Pack
- Be able to provide access to young people with disabilities
- Establish Community Partnerships to use the extra space in the new HQ during school hours, for example; pilates classes, antenatal classes, slimming world, community group sessions/activities (see appendix 7 in the Business Plan)

## 5. **Budgetary Framework**

- 5.1 The Community Projects Reserve was allocated an addition £1.051m from 2018/19 New Homes Bonus as part of the Budget Setting in February 2018.. The current unallocated balance on this reserve is £22,000. It is anticipated that the Council will seek to make a further contribution to the Community Projects Reserve in 2019/20. This will be subject to the size of the allocation of New Homes bonus that the Council receives for that year, and also having regard to all other funding demands upon the Council.
- 5.2 At this stage, the Council is only in a position to agree the funding request for this scheme in principle. Once the Council's financial position is ascertained better for 2019/20, as part of the February 2019 budget report, members will be in a position to formally agree to this funding request.

## 6. **Risks**

- 6.1 The main risk faced is that 2WSS embarks on a phase of development which it does not have sufficient funds to complete and the Council ends up with part built facilities which it found itself under pressure to complete. To minimise that risk, before agreeing to let 2WSS embark on any phase of development, officers will request sight of cost quotations for the work and bank statements to confirm sufficient funds are held to cover those costs.
- 6.2 The 26<sup>th</sup> July 2017 report agreed the principal of retaining an element of funding to support the delivery of specific aspects of the work. Executive agreed to release the balance of funding from the skate park relocation only once Myton Fields had been reinstated to satisfactory condition.

## 7. **Alternative Option(s) considered**

7.1 The Council could refuse to provide additional funding or provide less funding. This would threaten the viability of the scheme or further reduce its scale and therefore delivery of services/ activities within the park.

## 8. **Background**

8.1 On 26<sup>th</sup> July 2017 the Executive agreed to revisions to 2WSS original scheme in order to reduce costs and allow work to start on site before planning consent expired.

8.2 A number of revisions were agreed:

8.2.1 The new HQ building adjacent to St. Nicholas Park Leisure Centre had reduced floor space and only one meeting hall.

8.2.2 The existing riverside hut was to be retained and refurbished instead of being demolished and rebuilt.

8.2.3 The new boatyard will be constructed adjacent to the existing hut on the site previously proposed for the new boathouse.

8.2.4 The location of the new slipways changed to reflect the revised boatyard location.

8.3 Since the July Report 2WSS have engaged with surveyors to undertake a more detailed assessment of the delivery of the scheme, in line with the approved provisions. This has enabled them to more accurately estimate costs and develop a business plan including a costed fund raising strategy.

8.4 2WSS have continued to raise a significant amount of funds for the scheme, through events and grant applications. The next major funder event is planned for September 2018.

8.5 2WSS have requested landlord's permission to commence work on the new jetties and have provided proof of funds.