

 Executive – 26 July 2017		Agenda Item No. <h1 style="text-align: center;">6</h1>
Title	2 nd Warwick Sea Scouts Headquarters	
For further information about this report please contact	Philip Clarke – 01926 456518 Philip.clarke@warwickdc.gov.uk	
Wards of the District directly affected	Warwick South	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No, however the report refers to some confidential information relating to pledges of financial support and these have been included as a confidential appendix.	
Date and meeting when issue was last considered and relevant minute number	Executive – 12 th February 2014 (minute 137)	
Background Papers	Executive – 12 th February 2014 Planning permission W/14/1138	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	No
Included within the Forward Plan? (If yes include reference number)	No
Equality Impact Assessment Undertaken	Yes

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive	29/6/17	Chris Elliott
Head of Service	29/6/17	Rose Winship Rob Hoof
CMT	4/7/17	Chris Elliott, Andrew Jones; Bill Hunt
Section 151 Officer	4/7/17	Mike Snow
Monitoring Officer	4/7/17	Andrew Jones
Finance	4/7/17	Mike Snow
Portfolio Holder(s)	5/7/17	Michael Coker Moira-Ann Grainger
Consultation & Community Engagement		
<p>Consultation was undertaken in preparing report in 2014 and subsequently as part of the 2014 planning application.</p> <p>Prior to this report, further consultation was undertaken by 2nd Warwick Sea Scouts with the young people and their parents, Coten End School, Friends of St Nicholas Park, residents of Pickard Street and at the Sea Scouts regatta on 25th June 2017. The changes to the hut, boatyard and slipway require a variation to the current (2014) planning consent, and further consultation is currently (or shortly to be) underway on this (see para. 3.6 below).</p>		
Final Decision?	Yes	
Suggested next steps (if not final decision please set out below)		

1. Summary

1.1 On 12th February 2014 the Executive gave landlord's permission for the development of new facilities in St Nicholas Park by 2nd Warwick Sea Scouts (2WSS). For ease of reference that report (but not its appendices) is attached as **appendix A**.

1.2 This report asks members to agree revisions to the scheme outlined in 2014. The changes are designed to reduce the overall cost of the scheme and re-sequence the work to allow a start on site to be made before the current planning consent expires in November 2017.

1.3 The changes proposed are:-

- The new HQ building adjacent to St Nicholas Park Leisure Centre will have less floor space and only one meeting hall. (See **appendix B** – plan for illustrative purposes only)
- The existing riverside hut will be retained and refurbished instead of being demolished and rebuilt
- The new boatyard will be constructed adjacent to the existing hut on the site previously proposed for a new boathouse.
- The location of proposed new slipways will change to reflect the revised boatyard location (see **appendix C**).

2 Recommendations

That the Executive:

2.1 Grants landlord's permission for refurbishment of the existing riverside hut; construction of a new boatyard adjacent to the west wall of the retained building and remodelling of the slipway and landing stages on the riverbank (see **appendix C** – plan for illustrative purposes only) subject to the requirement that formal approval is obtained from the Council for the commencement of any works considered in this report (see also recommendation 2.3 below)

2.2 Subject to 2WSS providing evidence of the projected cost and its ability to fund that sum, agrees that 2WSS may undertake the works relating to the riverbank and boatyard while it continues fundraising to support the construction of a new HQ building, refurbishment of its riverside hut, withdrawal from the sailing club site in Myton Fields and reinstatement of that area as parkland (including removal of slipways, docks, fencing and storage containers).

2.3 Delegates to the Chief Executive in consultation with the Portfolio holders for Neighbourhood Services and Culture authority to consider the cost estimates for the riverbank and boatyard works and provided they are satisfied that 2WSS has sufficient funds to cover the cost, authorise 2WSS to commence work. This delegation would also extend to all subsequent phases of the project as fundraising continues.

2.4 Amends resolutions contained within the Executive report of 12th February 2014 (attached as **appendix A**) to replace any references to Deputy Chief Executive (AJ) with Chief Executive.

3 **Reasons for the Recommendations**

- 3.1 Following the granting of landlord's permission by the Executive in February 2014, 2WSS gained planning consent for its scheme in November 2014.
- 3.2 Cost estimates for the consented design put construction costs for the new HQ building at circa £1 million and the boathouse/ yard circa £450,000. 2WSS was optimistic that it might be possible to raise funds to cover costs of that scale. A scheme proposed (but subsequently withdrawn) in 2008 attracted pledges of over £300,000 within just a few months.
- 3.3 Fundraising for the current scheme has proved to be challenging with receipts and pledges well short of the £1 million required for the HQ. Confidential **appendix D** summarises the funding raised and pledged to date.
- 3.4 In light of these fundraising results to date, the 2WSS HQ Project Team have reviewed the proposals and scaled back their ambitions. They now propose to retain the existing hut and refurbish it. A new boatyard would still be required, but that would be positioned adjacent to the west wall of their hut. With the boatyard repositioned, the proposed slipway arrangements also need to be amended to align with revised winching points and the boatyard gates. 2WSS is also considering reducing the new HQ building from a two story structure to a single floor building with mezzanine.
- 3.5 2WSS estimates that the cumulative effect of the changes under consideration could reduce overall costs to circa £700,000.
- 3.6 In order to achieve a start on site and preserve its planning permission (which would otherwise lapse in November 2017), 2WSS wishes to implement its revised plans for the slipways, jetties and boatyard. This will require a planning application to vary its current planning consent in relation to the hut, boatyard and riverbank works. At the time of writing this report, it was anticipated that by the report date this application will have been made.
- 3.7 2WSS estimates that works on the slipway, jetties and boatyard will cost in the region of £50,000. The 2WSS HQ Project Team advise that such an amount could be covered by cash held from general fundraising activities which was not specifically pledged in relation to the HQ building. Before agreeing that work can commence, officers will seek sight of construction cost quotations and bank statements to confirm the availability of funds.
- 3.8 Members attention is also drawn to the fact that the Chief Executive has taken over as sponsor for this project from the Deputy Chief Executive (AJ). A number of decisions were delegated to the Deputy Chief Executive (AJ) in the 2015 Executive Report, and so for clarity and consistency recommendation 2.4 above proposes that these be now passed to the Chief Executive.

4 **Policy Framework**

- 4.1 The development of new facilities for 2WSS would significantly increase the group's ability to expand its membership and provide positive activities for young people in the area. The initiative forms part of WDC's Locality Improvement Plan within the FFF strategy. It helps develop opportunities for young people, 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.

5 Budgetary Framework

- 5.1 The recommendations proposed in this report do not have any new financial implications for the Council. The 2014 Executive report (appendix A) set aside £50,000 from the Service Transformation Reserve as a grant to 2WSS to support this project. The grant has not been paid out to date and remains in place. It is not affected by the recommendations in this report.

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 With reinstatement of Myton Fields proposed as the final project phase, there is a risk that fundraising could fail to generate revenue to cover the cost of that phase. To offset that risk, officers will retain the balance of Council grant funding that remains once the cost of the skate park relocation has been covered. Those funds would then only be made available to 2WSS once the Council is satisfied that Myton Fields has been reinstated. This could mean that money is held back until the final phase of the project. This matter will be kept under review with 2WSS.

7 Alternative Option(s) considered

- 7.1 The Council could refuse to provide landlord's consent. That would leave 2WSS having to pursue its original scheme where the funding challenge is of such magnitude that is likely never to be delivered.

8 Background

- 8.1 In February 2014 the Executive gave its support to a proposal by 2WSS to:
- Construct a new HQ building adjacent to St Nicholas Park Leisure Centre on the site of the skate park.
 - Demolish its current riverside hut and replace it with a new building on a site immediately adjacent to the current structure.
 - Develop an open air boatyard on the site of the current hut.
 - Remodelling of slipways and landing stages on the riverbank.
 - Discontinue use of the sailing club site in Myton Fields and return the site to parkland
- 8.2 To facilitate this, agreement was given to relocating the Skate Park onto part of the land currently used as a BMX track. 2WSS was to make a contribution to the cost of that relocation. A grant of £50,000 was agreed to support this work.
- 8.3 It was proposed that the scheme would be developed in stages as fundraising allowed; with the first phase being construction of the new HQ building. Planning consent for the new facilities was granted in November 2014.
- 8.4 Further background information is set out in sections 6 and 7 of the February 2014 Executive report attached as Appendix A.