

 Executive – 3rd September 2008		Agenda Item No.
Title	2 nd Warwick Sea Scouts Headquarters	
For further information about this report please contact	John McGowan/Rose Winship	
Service Area	Cultural services	
Wards of the District directly affected	Warwick wards	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006	No	
Date and meeting when issue was last considered and relevant minute number	None	
Background Papers	St Nicholas Park – Parks for People HLF report – Executive 11 th Feb 2008	

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

Officer/Councillor Approval		
With regard to officer approval all reports <u>must</u> be approved by the report authors relevant director, Finance, Legal Services and the relevant Portfolio Holder(s).		
Officer Approval	Date	Name
Relevant Director	14 th Aug 2008	Mary Hawkins
Chief Executive		
CMT	14 th Aug 2008	
Section 151 Officer	14 th Aug 2008	Mary Hawkins
Legal	13 th Aug 2008	Simon Best
Finance	12 th Aug 2008	Mike Snow
Portfolio Holder(s)	14 th Aug 2008	Chris White – Cultural Services
Consultation Undertaken		
Please insert details of any consultation undertaken with regard to this report.		
Environment Agency (December 2007 feasibility study) Planning officers (initial comments sought as part of December 2007 feasibility study)		
Final Decision?		No
Suggested next steps (if not final decision please set out below)		
Should landlords permission be granted by the Executive, planning permission will then need to be sought before the project can progress any further.		

1. SUMMARY

- 1.1 The report asks members to grant landlords permission for the relocation of the 2nd Warwick Sea Scouts headquarters to Myton Fields to enable them to start planning and fundraising. The current headquarters are in need of replacement and the present location has over time caused a degree of conflict between users of the facility and local residents. The feasibility study commissioned by the Council in December 2007 (independent of the HLF Parks for People project) identified this site as the preferred site to provide this thriving youth organisation with a modern and purpose built headquarters in a location suitable for its purpose.

2. RECOMMENDATION

- 2.1 Members are asked to grant landlord's permission for the relocation to "location 2" in Myton Fields shown on page 4 with further detail on page 5 where it emerges as "preferred option 1" of the attached Feasibility study - Appendix A. This permission should be subject to various conditions including access, scale, reinstatement of existing site, usage, neighbour objections, agreements on ground rent or similar and planning permission being granted at the appropriate time.

3. REASONS FOR THE RECOMMENDATION

- 3.1 2nd Warwick Sea Scouts have approached the Council explaining that the current headquarters is nearing the end of its serviceability and is in need of replacement. The present location is accessed over narrow residential streets, with problematic parking, and is within the floodplain. This precludes any significant expansion, required to meet not only future but also current needs. The organisation currently has approximately 200 young people as members with a significant waiting list (approximately 150) which cannot be accommodated in the present headquarters.
- 3.2 The proposed new facility could become a building that is used by not only the Sea Scouts but other local groups requiring occasional meeting rooms including the Junior Angling Committee based at Myton Pools and the Boat Centre operating out of St Nicholas Park boat house.
- 3.3 Officers have considered the impact on Myton Fields of the new location, and are happy with the proposal providing the use by the sea scouts is as outlined in previous discussions and that vehicular access to the headquarters will be limited to one or two cars and that the majority of routine parking will be off site. It is understood that preliminary yet positive discussions have been held between the Sea Scouts and Warwick School about parking.
- 3.4 Whilst no formal consultation has yet taken place with residents in Myton Road about the new location, indications from the Sea Scout leaders who have had informal discussions with some residents closest to the site suggest that the site would not present a significant problem to residents providing that vehicle access is limited (as proposed) and that the design of the building is sympathetic to the location. The formal consultation would take place during the planning process, however should strong opposition to the development arise, then it would be wise to review our decision.

4. ALTERNATIVE OPTION CONSIDERED

- 4.1 The feasibility study considered alternative locations for relocating the sea scouts headquarters within the Myton Fields area however, the site described above was felt to be the most appropriate for the intended purpose.

5. **BUDGETARY FRAMEWORK**

- 5.1 Currently the Sea Scouts pay WDC a ground lease of £500pa on the building adjacent to Pickard Street (expiring 31st Dec 2025 with a rent review due 1st Jan 2010). It is anticipated that any new building to replace this existing headquarters would attract a ground lease similar to the current lease and at a similar sum.
- 5.2 The recommendation has no financial implications for the Council other than the use of officer time in carrying out its landlord and community development roles to enable the Sea Scouts to achieve their aims.

6. **POLICY FRAMEWORK**

- 6.1 The provision of a new headquarters for the 2nd Warwick Sea Scouts would significantly increase this organization's ability to attract new members and provide positive activities for young people in the area. It therefore supports the Corporate Strategy in the areas of increasing involvement of young people and in working with partners to achieve vibrant communities with opportunities for all.