

Appendix One

Adelaide Bridge/ Clubland Overview



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Definitions:

Adelaide Road/ Clubland	Clubland
Warwick District Council	The Council
Site 1: Sub Station	Sub Station
Site 2: Former Royal Naval Association Club	Former-RNA
Site 3: Ahmadiyya Muslim Association	AMA
Site 4: Royal Leamington Spa Canoe Club	RLSCC
Site 5: St Patrick's Irish Club	StPIC
Site 6: Leamington Lamp	LAMP
Site 7: The Nelson Gym	NG
Site 8: Leamington & Warwick Sea Cadets	L&WSC
Site 9: Leamington & Warwick Sub Aqua Club	L&WSubAC

Section 1: Abstract and Summary of Recommendations

Warwick District Council owns the freehold to the Adelaide Road/ Clubland site that incorporates eight buildings (and a sub-station) held by a variety of third party interests comprised of long leaseholds and traditional leases, a number of which are nearing expiry. This, combined with the limited aesthetic value and poor condition of a number of the properties has given the Council the opportunity to undertake a review of the site. A conundrum presents itself as many of the community-led aspirations within the area are not met by the size, condition or existing tenancies of the buildings, with two tenants have competing interests regarding the future tenure of the former Royal Naval Association Club. Without commitment from the Council regarding future lease arrangements the organisations are unable to fully plan and finance their future intentions; however, without an evidenced approach to underpin each organisation's vision the Council cannot readily agree terms and assign tenures. How can the Council therefore support all the organisations to achieve their worthwhile and supportable objectives is a key question?

Leamington LAMP, the Royal Leamington Spa Canoe Club and the Ahmadiyya Muslim Association have each approached the Council regarding their future development intentions within the site with a view to acquiring a long leasehold or freehold. Addressing these matters have been further complicated regarding the sites positioning within the Creative Quarter and Commonwealth Games projects.

More recently, the effect of the COVID-19 pandemic on the tenants and Council have taken hold: The Council must undertake to ensure that it carefully balances commercial reality within its MTFS alongside its support of community benefit, whilst income and funding options for clubs and organisations is and will continue to be constrained. The Adelaide Road/ Clubland site is acutely affected by these variables.

This briefing note first provides a general overview of the site, review of lease interests and condition of the built assets. This is followed by a review of each organisation's future aspirations, followed by an update of how these aspirations affect the outcomes for previously tabled options. Finally, 6 further recommendations are provided to address the Clubland community's current uncertainty and provide a roadmap for the area's future.

Namely, that the Council:

- 1. Investigates the mechanism, financial & strategic context of the AMA acquiring the Former-RNA site in order to refurbish or redevelop the site.**
- 2. Requests further detail from the RLSCC to support their aspiration to acquire their current site for refurbishment or redevelopment – In the mean-time potentially extend existing lease by 5 years**
- 3. Advise LAMP of Recommendation 2, with a view to LAMP relocating to more appropriate off-site accommodation as an Independent School assisted by the District and County Councils – In the mean-time potentially extend existing lease by 5 years.**
- 4. Continue to work with the L&W Sea Cadets in view of their existing lease end date (2027) and expansion plans potentially utilising the neighbouring Sub Aqua Club site.**
- 5. Explore how to expand existing river access from the north bank by examining and revising existing demises or future leases.**
- 6. Investigate the long term benefits and mechanisms of a Community Asset Transfer.**

Section 2: Site Overview

The Adelaide Bridge/ Clubland (henceforth Clubland) site within Leamington Spa occupies approximately 2.5-acres overlooking the River Leam and Victoria Park, abutting Warwick District Council offices and car park, and accessed from Adelaide Road/ A452

Locally known as 'Clubland' the site encompasses eight buildings presenting an eclectic mix of styles, varying in age, structure and condition. See Table 1 and Figure 1 for an information overview.

A tarmac looped access road way, partly adopted, circles the site providing useful access to each property, whilst a line marked pay and display car park of 46 spaces is available for public use, generating c£50,000 pa in car park fees.

Warwick District Council owns the site freehold, with the buildings being held by third party interests in the form of traditional leases and long leaseholds generating c£26,000 p.a. of income to the Council.

The site is located within a conservation area and flood risk zone - 80% Flood Zone 3 (land assessed as having a 1 in 100 or greater annual probability of river flooding >1%), 20% Flood Zone 2 (land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding). See Appendix 1.

Of the eight buildings located on the site, four border the north bank of the River Leam, four run across the spine of the site. An electricity sub-station is also located to the eastern site boundary. Table 1 and Figure 1 lists the assets geographically, running clockwise from the SE corner of the site. A colour-coding system can also be used to cross reference the properties.

The land and assets (aside from the pay and display car park) owned by the Council within the Adelaide Bridge/ Clubland site have traditionally been used to support local community groups and organisations, rather than commercially driven, traditional and long lease agreements that might have been possible for this centrally located, riverside site.

The lower rents and long leases may also reflect that many of the Council-owned properties are in need of significant planned repair, maintenance or improvement to further their existing and future use (Table 1).

The Council has contributed over £150,000 of repairs and improvements over the past eight years. Notably, however, a number of buildings would likely require significantly greater investment to bring into a state of good repair.



Figure 1. Adelaide Bridge/ Clubland Site Plan

ASSET	Site 1: Central Networks East Sub Station, Clubland, Adelaide Road	Site 2: Former RNA, Clubland, Adelaide Road	Site 3: Ahmadiyya Muslim Association, Clubland, Adelaide Road	Site 4: Canoe Club, Clubland, Adelaide Road	Site 5: St Patrick's Irish Club, Clubland, Adelaide Road	Site 6: Leamington LAMP, Clubland, Adelaide Road	Site 7: The Nelson Gym, Clubland, Adelaide Road	Site 8: Leamington & Warwick Sea Cadets, Clubland, Adelaide Road	Site 9: Sub Aqua Club, Clubland, Adelaide Road	TOTAL
ASSET CLASSIFICATION	4	4	4	4	4	4	4	4	4	
PROPOSED ASSET CATEGORY	6	4	N/A	3	N/A	3	N/A	2	2	
SQFT	270	8800	4200	3600	7100	5500	2800	2750	750	
Lease Review										
Form of Occupation	Long Leasehold	Traditional Lease	Traditional Lease	Traditional Lease	Long Leasehold	Traditional Lease	Long Leasehold	Traditional Lease	Long Leasehold	
Lease Term (yrs)	75	1	100	25	100	1	100	15	25	
Lease End Date	01.04.2081	02.09.2021	04.02.2104	01.10.2021	16.04.2093	03.09.2021	01.06.2100	09.10.2027	05.12.2036	
Energy Performance Review										
Current EPC/ DEC Certificate Rating	N/A	D76		E 111		D85		D 95		
Financial Review										
Anticipated PPM costs (next 5yrs)***	£ -	£ 267,000.00	£ -	£ 27,500.00	£ -	£ 155,000.00	£ -	£ 10,700.00	£ -	£460,200.00
Anticipated PPM costs (next 30yrs)	£ -	£ 367,000.00	£ -	£ 65,000.00	£ -	£ 270,000.00	£ -	£ 54,000.00	£ -	£756,000.00

Table 1. Adelaide Road/ Clubland Asset Overview. Asset Category 6 (Retained for Service Delivery), 4 (Outlived client/customer requirements, beyond economic recovery), 3 (Underperforming), 2 (Mostly meets performance expectations)

Section 3: Current Lease Arrangements

Current lease arrangements stand in the form of traditional and long lease agreements as detailed in Table 1.

In summary the Council has sold a long leasehold interest in:

Site 1: Central Networks East Sub Station	(25 yrs remaining)
Site 3: Ahmadiyya Muslim Association Mosque	(82 yrs remaining)
Site 5: St Patricks Irish Club	(72yrs remaining)
Site 7: Nelson Gym	(80 yrs remaining)
Site 9: Sub Aqua Club	(16 yrs remaining)

A traditional form of lease exists with:

Site 2: Former RNA Club	(<1yr remaining)
Site 4: RLSCC	(< 1yr remaining)
Site 6: Leamington LAMP	(<1 yr remaining)
Site 9: Sea cadets	(c6yrs remaining)

Clearly the site is complicated by the various leases and long leasehold interests all with different passing rents and terms.

Section 4: Energy Performance & Asset Condition

EPC ratings for the Council-owned properties range from D 76 to E 111 (Table 1), falling within the threshold for properties that can be leased (E or above). Nonetheless, these relatively low ratings outline the future cost implications necessary to improve these performance figures in light of the Council's Climate Change Emergency aspirations and likelihood for a minimum D or C rating for commercially let property in the coming years.

Appendix 2 provides a high level condition summary of each property within the Clubland site, with Table 1 detailing 5 and 30 year Planned Preventive Maintenance (PPM) costs.

Of the properties associated with long-leases (AMA, St Patrick's Irish Club, the L&W Sub Aqua Club), the general condition is good, with the majority of repairs required to external building elements (rainwater good, render, paving and so on).

For those properties on a traditional lease, (3 of the 4 are due to expire within 12 months) it is clear that significant repairing liabilities exist to ensure that those properties are maintained and subsequently yielded up in good and substantial repair. Most particularly with the Former-RNA (Asset Category 4), RLSCC (Asset Category 3) and LAMP Asset Category 3) buildings with a combined projected 5 and 30-year Planned Preventative Maintenance liability of c£260,000 and c£700,000 respectively.

In each case, the lease states that the liability for repair resides with the Lessee, though advice should be sought regarding the extent to which this liability has been diminished by the tenant through a Schedule of Condition or other prevailing lease arrangements.

Regarding future lease extensions or renewals, the commercial impact of reduced rents to cover works or upfront enabling costs to Council should be fully understood. Where repairing liabilities outweigh the property valuation, and the Council is likely to bear the costs, alternative routes to a traditional lease should be put into consideration in order to understand the best investment outcome.

Section 5: Tenant Aspirations, Future Space Requirements, Difficulties

Initial meetings were held during Spring 2020. Subsequent discussions were held with each tenant in order to understand the effect of the pandemic within their organisations.

Sites 2 & 3: Ahmadiyya Muslim Association

- Have occupied Site 3 (Figure 1) since 2007 when the former Warwickshire Clubs for Young People was sold on long-lease and subject to significant works to provide a new Mosque funded by the Association.
- Have also occupied the Former-RNA (Site 2, Figure 1) since 2018, where an opportunity to take a short lease (allowing for an outcome of the Creative Quarter project) enabled expansion of AMA's activities (to include major functions, meeting spaces, activities for women, a public Islamic exhibition centre and potential accommodation for a local Imam).
- The AMA calculate they have undertaken works to a value of c£25,000 since taking the lease, with the Council having spent a further £20,000 to resolve historic defects, fire alarm and compartmentation issues.
- A statement of intent has been provided by the Association, with proposals for the future use of the Former-RNA building, providing benefits to the local Ahmadiyyan Muslim community as well as other local community groups. Specific reference is made to seeking agreement to allow LAMP to continue their use of the building.
- Whilst the AMA understand that there is interest in the Former-RNA site from other organisations, they also believe that some assurances have been given by the Council regarding their future on this site, with the consolidated benefit with their existing building (Site 3) already presenting proof of concept.
- At present it would seem that the Association believes their only solution is the acquisition of Site 2 on a long term basis, either as a 99yr lease or freehold purchase. They would like to redevelop the site via refurbishment or rebuild.
- Funding for such an opportunity is likely to come from the AMA UK.

Site 4: Royal Leamington Spa Canoe Club:

- Located on the site since early 1970s, circa 250 members, with an aspiration to expand membership.
- A highly successful club with significant community outreach and vision to become a leading centre of excellence within UK. A significant history in national and international racing and is part of the UK talent pathway programme.
- Have highlighted that their current location (Site 4, Figure 1) is ideal for access into various stretched of the River Leam enabling a wide variety of canoeing activities.
- Confirmed that the Former-RNA building (Site 2), at a higher elevation above the river, is far less suited to their activities, as such is not part of their future plans.
- Are looking to expand membership and enhance access to the river including improved facilities for para canoeing.
- Current building is no longer fit for purpose if club is to expand, requiring additional storage and welfare facilities plus general refurbishment and M&E upgrades.
- Has an aspiration to expand current pontoons/ jetties alongside Sites 2 and 3 (the AMA, Former-RNA) and perhaps Site 5 (St Patrick's Irish Club) if agreement can be reached.
- A draft Business Plan has been issued to the Council for review, including concept drawings to add an additional floor level to the current site plus other refurbishments. In order to do so, the club indicate the need for the gift of the freehold or a long-leasehold at a minimal/ peppercorn rent.
- The current document amounts to more of a statement of intent and would require substantially more detail regarding costs for redevelopment, funding strategies etc. before the Council could make such a decision.

- The limited remaining lease term (currently <1yr, secured tenure) has hindered the club's funding opportunities.
- Pre-COVID the membership fees have covered the annual rent – post-COVID, as with other organisations, limited activities and fundraising opportunities have weakened the club's financial position.

Site 5: St Patrick's Irish Club

- On site since 1963 the current building was constructed in 1994 following the sale of a long leasehold.
- The member's club hosts community events, social gatherings and live music.
- The club provides a significant contribution to the Leamington community and views any improvement to the Clubland site and occupants as a benefit to all within the area.

Site 6: Leamington LAMP

- Tenant since 2012, and is an alternative education provider for young people with autism or high anxiety and is currently seeking Independent School status.
- Existing building running to capacity, with additional teaching and examination space licenced from Site 2 (the AMA in the Former RNA building).
- Development of existing building to increase space and range of teaching facilities (requisite in terms of future expansion of age groups, numbers and requirements of an Independent School curriculum) limited by planning constraints of conservation area and existing building layout (long and thin).
- Have approached the Council to move to or expand operation into the Former RNA Club.
- Acknowledge that there are limited funds available to refurbish the Former-RNA into an educational establishment (Appendix 4, Atkins study commissioned by the Council has suggested circa £1.6M to meet Building Bulletin (BB) 104 standards).
- Business case provided to the Council in 2018 regarding their plans for the Former-RNA, though more a statement of intent, lacking clear financial, redevelopment, and asset management data.
- Suggest current short lease terms on LAMP building has limited their access to funding.
- Have been open to the prospect of moving to more suitable premises off-site, though market rents appear unaffordable. The Council has assisted with meeting with WCC's One Public Estate team.

Site 7: The Nelson Gym

- Have occupied the site since 1979, the club's history can be traced back to the Nelson Gelatine Factory in Warf Street, Warwick.
- The current building was constructed in 1995 having been funded from accumulated membership fees.
- The gym continues to maintain a steady membership with a specific interest in weight lifting.
- The availability of parking is a great benefit.

Site 8: Leamington & Warwick Sea Cadets

- In existence for over 75 years, having had a presence in Clubland for 50 yrs.
- They effectively run a Sea Cadets 'franchise' existing as an independent charity, with trustees overseeing the groups own assets, finances and development.
- The Marine Society and Sea Cadets (MSSC) provides advice to the group regarding property matters and fundraising, whilst also providing small funds for annual maintenance if required.

- The Sea Cadets previously occupied Site 6: LAMP, vacating this space during a drop in membership with the currently occupied building having been leased in when the Sub Aqua club moved out.
- Currently with 35 members between the age of 10 to 18 years, and 15 volunteers, numbers have dropped slightly during non-active recruitment due to COVID-19, the Sea Cadets are keen to expand their numbers.
- The current building houses a first floor meeting room (or Main Deck - capacity for just about 35 members) classroom facilities, though space is tight, WCs, showers and changing facilities. There is limited disabled access, with only stair access to the first floor.
- The meeting space is not large enough to undertake a marching drill, with external areas around the Sea Cadets building, providing an alternative in good weather.
- The group submitted plans to expand the current building over the adjacent Sub Aqua Club garage in order to provide additional space. Planning permission was granted. This was deemed to be the best option at the time for expansion.
- Work did not proceed following the inclusion of Clubland into the Cultural Quarter project (since excluded, giving uncertainty regarding the future of Clubland). In addition to this, a lack of clarity regarding permission to build above the Sub Aqua garage (with whom productive discussions were held), lead to a loss of available grant funding.
- The group has invested in the existing building, having undertaken roof repairs, the installation of PV panels, new WCs, showers, a kitchen, replacement windows and internal decorations.
- The Sea Cadets still have an aspiration to expand the floor space of the existing building or relocate to another building, though their preference is to remain in the Clubland area.
- The Sea Cadets have a long history of working in the community to help young people, including those from a disadvantaged background, develop in a safe and friendly environment. An external impact assessment report has recently been published that details their successes in this area.

Site 9: Leamington & Warwick Sub Aqua Club

- Located on the site since 1983. Having previously also leased Site 8, in 2011 the club moved solely to the boat shed, equipping it with a training room and having provision for compressor equipment.
- Whilst the boat shed has both an electrical and water supply, it does not include any welfare or sanitary facilities with St Patrick's Irish Club providing toilet facilities when required.
- With 24 current members, the Club is looking to move the group forwards, increasing membership and its involvement with local community organisations.
- The group is typically self-funded, though grants might be available to assist with expansion plans.
- Previous consideration has been given to adding an additional storey to the boat house, allowing for a larger meeting space and the potential for improved welfare facilities.
- The current focus of fund-raising is focused on the upcoming need to replace the compressor equipment.
- A formal access arrangement to the river would be beneficial, allowing the group to test their boat equipment.
- The group is open to considerations regarding occupation of a shared space, though welfare and security issues would need to be addressed.

Section 6: Review of Previously Tabled Options

The Clubland conundrum is derived from the fact that many of the lessees within the site have future aspirations that are not met by the size, condition or existing tenancies of the buildings they occupy, with two tenants have competing interests regarding the future tenure of the Former-RNA site. However, without commitment from the Council regarding lease arrangements, the organisations are unable to fully plan and finance their future intentions. Further, a review of current value vs. asset liabilities requires the Council to acknowledge the commercial viability of the site.

A range of options have been previously considered, with this review work enabling a number of recommendations to be discounted:

Option A: Leamington LAMP take occupation of the Former-RNA. The AMA occupy the LAMP Building.

Discount this option given:

- Atkins Report suggests costs to refurbish the Former-RNA building into suitable and complaint school accommodation is circa £1.6M.
- Highly unlikely LAMP could access such funding. Therefore, any lease arrangement will have to accept limited regeneration or improvement to the building and unresolved repairing liabilities potentially resurfacing for the Council.
- Whilst the AMA have acknowledged that one option is to move from their temporary position at to a longer agreement at LAMP, they believe that this would be to the detriment of their existing operations in which the Mosque and Former-RNA Club buildings can operate efficiently and collectively given their neighbouring locations.
- As such recommendation is sub-optimal for the AMA and potentially unfeasible for LAMP and does not provide the Council with any certainty regarding the long-term liabilities associated with the Former-RNA site.

Option B: Leamington LAMP to expand eastwards using the buildings occupied by the Sea Cadets and Sub-Aqua Club, with additional space created by extending above the Sub Aqua garage.

Discount this option given:

- Option only viable if the Sea Cadets and Sub Aqua organisations felt they could be accommodated in suitable alternative accommodation.
- Discussions suggest this is unlikely, especially for the Sea Cadets who aspire to further expansion and therefore increased space, whilst preferring the Adelaide Bridge location.
- Sharing facilities with other organisations (such as the RLSCC) is complicated by safeguarding and meeting time conflicts.
- Furthermore, it is not clear that LAMP's expansion into the neighbouring properties would provide an optimal medium/ long-term solution, instead, only adding additional constrained teaching space.

Option C: RLSCC to occupy the former Royal Naval Association building, potentially with the Sea Cadets and Sub-Aqua Club, allowing LAMP to expand within the central block of buildings and the Muslim Association taking the current RLSCC site, integrating it into the Mosque.

Discount this option given:

- The RLSCC have indicated that they do not wish to take on the former Royal Naval Association building as it's elevated position above the river does not meet their operational requirements.

- It is likely that the current condition of the building is also off-putting, requiring maintenance even before any redevelopment works can be delivered.
- The L&W Sea Cadets do not have an appetite to share facilities with the RLSCC.
- The Sub Aqua Club may be interested in shared facilities, though not in this guise.
- It is unlikely that LAMP's expansion into the neighbouring properties would provide an optimal medium/ long-term solution, as it only adds additional constrained teaching space.

Section 7: Revised Recommendations

In light of this review and data within, the following recommendations for the Clubland site should be considered:

Recommendation 1: Investigate the mechanism, financial & strategic context of the AMA acquiring the Former-RNA site in order to refurbish or redevelop the site.

- The favoured option for the Ahmadiyya Muslim Association.
- Of all the existing tenants, this would appear to be the best fit for the Former-RNA site, given the location and condition of the asset would appear to discount other Clubland organisations. There is already proof of concept and that the AMA appear to have the most secure funding stream for development works (within AMA UK).
- Nonetheless, WDC is yet to receive any substantial Business Plan that provides any assurances regarding the delivery of a refurbishment or redevelopment scheme for the site, only concepts and aspirations.

How might the Council support the AMA's aspirations whilst being equitable with their support for other organisations on the site and with due reference to the Council's MTFS?

- The Council should enter into further discussion with the AMA requesting an updated and detailed business plan, especially given the impact of COVID-19, before any decision can be made.
- Should the long leasehold or freehold be offered to the AMA, an Open Market Valuation should be sort to understand the differing budget implications to the Council.
- The Former-RNA site occupies a prime location adjacent to the river and Adelaide Road and Bridge. An Open Market Valuation should be sought in order to determine the financial benefit to the Council should it be willing to sell the freehold of this particular site.
- The Council may get more development control via a long lease.
- The Council should continue to work with LAMP, accepting this is not their favoured option, to explore how they will continue to deliver their aspirations.
- The Council should clarify AMA's proposal that they continue to provide additional space to LAMP; this would result in a third party arrangement outside of the Council's control

Recommendation 2: Request further detail from the RLSCC to support their aspiration to acquire their current site for refurbishment or redevelopment – In the mean-time extend existing lease by 5 years

- RLSCC have requested freehold gifted to them or would need a long-term lease at a minimal if not peppercorn rent.
- RLSCC have indicated that COVID-19 has impacted their existing funding arrangements and will no doubt hinder future fund-raising opportunities.

- Whilst the building is in clear need of repair and upgrade, WDC is yet to receive any substantial Business Plan that provides any assurances regarding the delivery of a refurbishment or redevelopment scheme for the site, only concepts and aspirations.

How might the Council support the club's aspirations whilst being equitable with their support for other organisations on the site and with due reference to the Council's MTFS?

- Grant a further short (e.g. 5 year) lease to enable the formation of a suitable and sufficient business plan and to understand post-COVID funding arrangements. Only then can the Council agree terms regarding a sale or potential gift of the long-lease or freehold.
- Maintain communication in order to support the club.

Recommendation 3: Advise LAMP of Recommendation 2, with a view to LAMP relocating to more appropriate off-site accommodation as an Independent School assisted by the District and County Councils – Initially extend existing Clubland lease by 5 years

- Such a recommendation may appear to LAMP as an inequitable solution, favouring the AMA
- However as discussed and evidenced, the Former-RNA building is not appropriate for LAMP given their requirements and means

How might the Council support the club's aspirations whilst being equitable with their support for other organisations on the site and with due reference to the Council's MTFS?

- Whilst not an explicit preference of LAMP, discussions regarding alternative, appropriate off-site accommodation have been held with the Directors of LAMP with WDC and WCC
- It is highly probable that alternative accommodation will be subject to market rents and place a much higher financial pressure to this organisation
- The LAMP building is in need of circa £155K of PPM works within the next 5 years for which the Council must carefully balance its own liability and long-term interests
- It is in the interests of all stakeholder to work together towards delivering a balance between the school's long term interests and financial viability
- The Council will continue to assist LAMP in identifying alternative accommodation via links with OPE or others.
- If the existing LAMP building became vacant, it may allow the L&W Sea Cadets to relocate to this site and fulfil their expansion plans, whilst freeing up the current Sea Cadet building for a new tenant.

Recommendation 4: Continue to work with the L&WSC in view of their existing lease end date (2027) and expansion plans utilising the neighbouring SubAC site.

- In view of potential vacancy of the LAMP building, is there scope for the L&WSC to return to this building providing suitable and sufficient space?
- Alternatively, could the L&W Sub Aqua Club relocate from their existing garage to shared occupancy via alternative developments on the wider site (land to the East of the Former-RNA where an historic interest to a boat house and landing stage has been indicated, but not indicated in any existing lease).
- This would free up the garage to enable expansion of the L&W Sea Cadet building

Recommendation 5. Explore how to expand river access from the north bank by examining and revising existing demises or future leases.

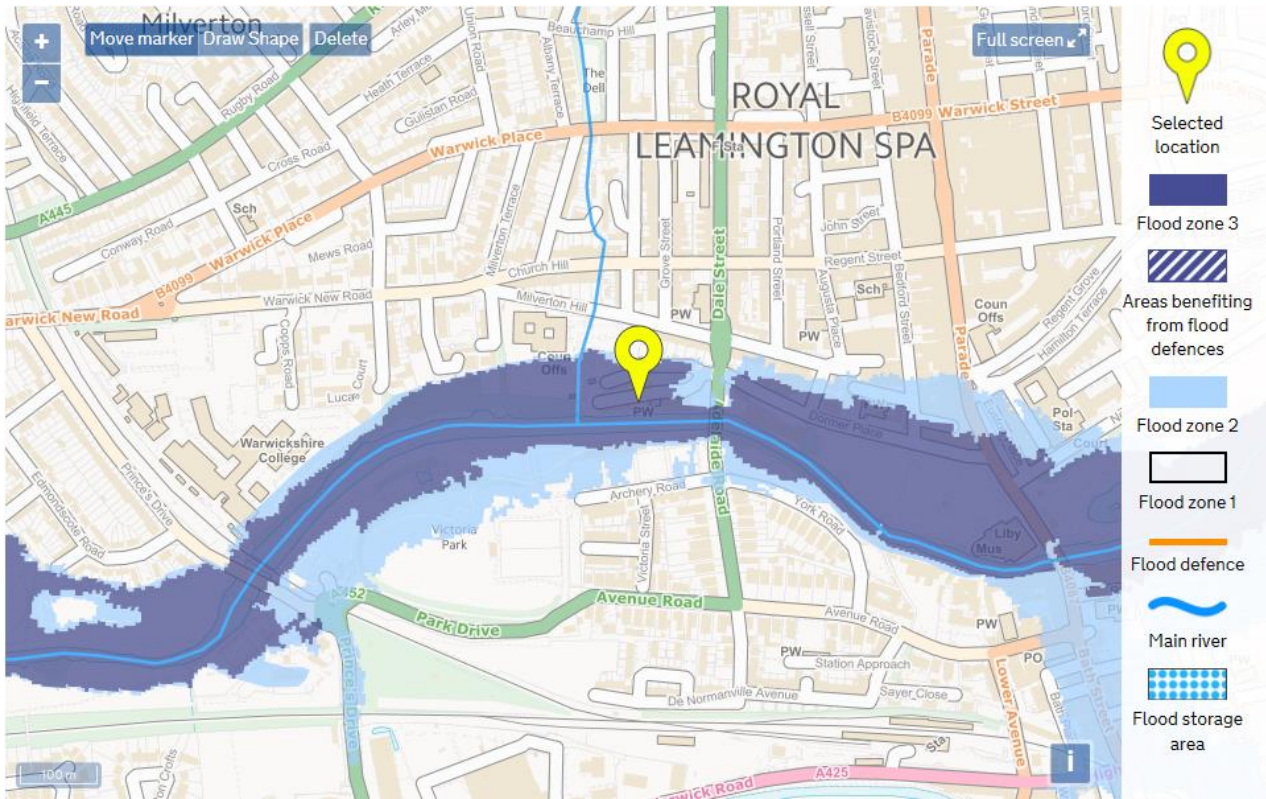
- Improved access to the river could be mediated by improvements to the north bank of the Leam that borders the Clubland site
- The addition of specialist pontoons and jetties would enhance access for disabled persons
- An associated bank-side habitat management plan would enable the maintenance of the built assets alongside the adjacent habitat
- The Environment Agency have confirmed that a bespoke flood risk activity permit would be necessary for such work

Recommendation 6: Investigate the long term benefits of a Community Asset Transfer.

- Review the long term aim to transfer the Council held Clubland assets via a Community Asset Transfer
- Consider if transfer of management/ ownership at less than market value would enable regeneration of the area given PPM liabilities appear to outweigh asset valuations.

Appendix 1

Flood Risk Overview



Appendix 2

Adelaide Bridge/ Clubland Property Condition: General Observation Notes

Site 1: Central Networks East Sub Station

In fair condition for type and form of construction.

Site 3: Ahmadiyya Muslim Association Mosque

The AMA was taken on a long leasehold (100yrs) in 1992, with substantial alterations made internally and externally as part of its conversion from the Warwickshire Clubs for Young People to create a Mosque. The current condition internally is good, whilst the external building fabric appears generally sound as observed from ground level. There is a need for some external repair and decoration works such as overhauled rainwater goods, repairs and cleaning of the through-colour render and maintenance of a generally overgrown site, including the rear patio adjacent to the riverbank.

Site 5: St Patricks Irish Club

The St Patricks Irish Club building was constructed in 2000 as part of a long leasehold (100yrs). Internally and externally the building has benefited from regular repair and maintenance and would appear to be in generally good condition.

Site 7: Nelson Gym

Built in 2000 as part of a long leasehold (100yrs), the building provides a simple pitched roof, over masonry wall construction, housing an array of gym equipment. Internally the property would benefit from an overhaul, including new wall and floor finishes and potential upgrades to the ME&P installations (current EPC unknown). Externally the building is in fair condition, requiring repairs to the external eaves level woodwork, rain water goods as well as general maintenance of the external site.

Site 9: Sub Aqua Club

The garage building utilised by the Sub Aqua club was constructed in the 1990s on a long lease. Flat roofed, engineering brick masonry construction, the relatively simple building is in fair condition with the tenant's repairing liabilities mainly encompassing future roof repair or replacement works and ensuring the rainwater good and drainage systems are adequately maintained.

Site 2: Former RNA Club

The RNA carries significant repairing liabilities in order to bring it into a structurally sound, weather tight and compliant condition, before allowing for any modifications to the existing layout or general use as a meeting space and grouped activities. Major defects include structural movement to the rear elevation, a deteriorated slate roof requiring replacement, decaying timber windows and doors and a requirement for significant internal refurbishment work. See condition report and structural survey provided by Atkins (Appendix X).

Site 4: RLSCC

A Victorian building, behind more recent additions and alterations, the building has a range of defects that should be addressed in order to continue the building's life, include repairs to windows, masonry walls and roof.

Site 6: Leamington LAMP

The LAMP building has undergone circa £100,000 of investment from WDC (2012) as part of LL enabling works and subsequently repairs during the lease (though FRI). Even so, internally, the condition of the property is acceptable, providing basic accommodation in its current use as an alternative teaching space for pupils outside of mainstream schooling. It will likely require significant improvement for alternative

uses (office, meeting, or even Independent School Status with a significant review of compliance). Externally the properties pitched slate roof is in need of replacement, whilst repairs are required to external wall render, decorations the shiplap boards areas of repointing and masonry repair. The repairing liabilities are significant, whilst any future internal refurbishment and repair is likely to be reflected in markedly lower rents or upfront investment by the landlord.

Site 9: Sea Cadets

This property has been leased to the Sea Cadets since 2012 with lease expiry date of 2036? A programme of work has been delivered by the tenant to date that has included roof repairs, window replacements, internal refurbishment and updates to the electrical and fire detection systems. As such the general internal and external condition of the property is good.

Appendix 3

Atkins Study

Royal Naval Club House
Options Appraisal



Executive Summary

This review indicates that the existing Royal Naval Club House can be converted to an education establishment and accommodate 48 pupils in 4no classrooms and meets the space criteria set out in Building Bulletin (BB) 104.

The existing building will have the roof replaced and new roof lights will be added as necessary. The internal layout will be amended to achieve the room and space requirements. Additional works resulting from a Fire Risk Assessment will be incorporated into the works.

Further investigations are required to ascertain the extent of the structural remedial works required. A Provisional Sum has been included in the cost plan.

A high-level build-up of the expected costs using BCIS rates and additional items required is included in Appendix B. This indicates that the construction costs will be in the region of £1,636,000.00 excluding professional fees and VAT.