

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	TOURISM AND LEISURE COMMITTEE	12 NOVEMBER 2015	4

LYTHAM PROMENADE MUSSEL TANK IMPROVEMENT PROJECT PROGRESS REPORT

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The report concerns the progress to date by the Lytham St. Annes Civic Society with delivering the Mussel tank improvement project on Lytham Promenade.

RECOMMENDATIONS

1. To note the progress to date by the Lytham St. Annes Civic Society with the Mussel Tank Improvement Project.
2. To agree in principle that the Council will act as accountable body on behalf of the Civic Society in delivering the proposed Mussel Tank Improvement Project.
3. To note that a further report will be presented to the Finance and Democracy Committee seeking approval for a fully funded addition to the capital programme, and a subsequent report will be presented to Tourism and Leisure Committee in due course detailing the full financial and management details of the project before any work is approved or commenced.

CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment (Place)	√	To Encourage Cohesive Communities (People)	√
To Promote a Thriving Economy (Prosperity)	√	To Meet Expectations of our Customers (Performance)	

SUMMARY OF PREVIOUS DECISIONS

Cabinet 27th May 2014- Scrutiny Recommendation – Regeneration of Former Scruples Site, Lytham:

Having received the clarification sought, Cabinet considered the details set out in the report before it and at the meeting RESOLVED to support the proposal by the Lytham St Annes Civic Society for development of the former Scruples site on Lytham Promenade, as recommended by the Community Focus Scrutiny Committee on March 13th 2014 as the preferred option, subject to the Council's policies and permission requirements.

Community Focus Scrutiny 13th March 2014 – Regeneration of the Former Scruples Site - Lytham

The proposal was carried and it was therefore RESOLVED:

1. To recommend to Cabinet that the Lytham St Annes Civic Society proposal for the redevelopment of the former Scruples site be explored further, subject to the Council's policies and usual permission requirements.

Cabinet 28th April 2010 - Community Parks Improvement Programme:

Cabinet considered the details set out in the report before it and at the meeting and RESOLVED:

2. To agree that the Council will act as the accountable body for individual schemes and funding streams where necessary.

4. To present individual detailed reports of the remaining schemes to future meetings of Cabinet to ensure that the Council's financial regulations are satisfied.

On 23rd August 2007 Policy and Service Review Scrutiny Committee considered a report on a review of Council assets from the work of a task and finish group set up to look in detail at a number of assets including the former Scruples site. At that time there was a proposal to develop it as an open air Juice Bar but, because of local opposition, the recommendation from the task and finish group to the committee was: *'Do not lease for any form of fixed development (e.g. juice bar or similar) Advertise for an appropriate short term concession'*

The recommendation agreed by Policy and Service Review Committee was:

'To advertise the site for a suitable short term moveable concession.'

This was subsequently agreed by Cabinet on 12 September 2007.

Since that time there have been a number of enquiries for permanent commercial use for the site but these have not been pursued due to the above resolution.

Tourism and Leisure Committee 14th September 1998 resolved:

(i) That the Scruples building along with the adjacent sandpits and the boating pool be demolished and made safe as Phase 1 treatment of the area and an appropriate sum be placed in the 1999/2000 draft estimates for the provision of a suitable 'surface' for the site, subject to the final approval of the Council at its budget meeting, due to be held on 22nd February 1999.

(ii) That the Director of Planning and Technical Services be requested to investigate, in consultation with the Lytham St Annes Civic Society, the availability of grant funding for a final finished scheme for the area.

(iii) That the joint working with the Lytham St Annes Civic Society, and the development of a strategy for the shoreland area, be promoted through the Scruples Working Party (to be renamed the Lytham Foreshore Working Party) drawing upon the expertise of others as necessary, such as the Ribble Estuary Project Officer.

Tourism and Leisure Committee 2nd March 1998 resolved:

(i) that the report be noted

(ii) that the offer of the Lytham St Annes Civic Society to demolish the former Scruples building, retaining the sea wall and surfacing the promenade area, be taken up and the Council enter into negotiations with the Civic Society, to secure this at no cost to the Council, subject to the work being undertaken to the full satisfaction of the Borough Council.

REPORT

BACKGROUND

1. The Council owns the site of the three former mussel tanks on Lytham foreshore originally used for the purification of sea food brought ashore by local fishermen. During the 1940's the purification business closed. Then in 1959 two of the beds were developed into the RNLI and Ribble Cruising Club. The third tank was developed in 1960 by Lytham St Anne's Corporation and let by them as a café which later became a restaurant, nightclub, and skating rink. The building burnt down, ceased trading and was demolished, funded by the Civic Society. The Council was the accounting body.
2. The site which is 780 square metres was remodelled by work experience labour in the late 1990's and has since been laid out as paving with some seats. There have been proposals over the last 15 years or so to develop the site but these proposals have not led to any development.
3. As part of the Lytham St Annes 2020 Vision a group was set up comprising FBC, LCC, LSA Civic Society, Lytham in Bloom, Friends of the Estuary and Lytham Heritage Group to look at a number of possible capital projects including the Scruples site. Proposals were formulated and initial plans were drawn up for a scheme on the site as part of the 2020 Vision project involving hard and soft landscaping and interpretation material. Soon after, discussions were put on hold as the council concentrated on higher priority Public Realm projects that had obtained funding, in preparation for the Open Golf in 2012. However, whilst external funding was not available following the winding up of the Development Agency, , the Civic Society were able to offer £10,000 towards a potential project on the site From the Council's perspective, a number of other regeneration projects have been considered to have a higher priority which has stalled progress on the development of his particular scheme.
4. On the 13th March 2014, the Community Focus Scrutiny Committee were presented with two proposals, one from Park View 4 You to create a sand and water play children's play area and the other by the Lytham St Annes Civic Society, to create a landscaped space to include a viewing platform and seating area .The Community Focus Scrutiny Committee resolved to recommend to Cabinet that the Lytham St Annes Civic Society proposal for the redevelopment of the former Scruples site be explored further, subject to further consideration including securing the relevant consents from The Council. This decision was ratified by Cabinet on the 27th May 2014.

SCHEME DETAIL

5. Following Cabinet approval, the Civic Society engaged the company BCA Landscapes, to develop the project. The project as now envisaged aims to celebrate the historical development of the site and create an awareness of the importance of the Ribble Estuary. Fundamentally, the scheme is based around a paved area complete with, interpretive signage, shrub landscaping to reflect the maritime character the estuary. It would be designed with low maintenance in mind. The site would be fully compliant with accessibility regulations. The Civic Society view the development of the site as a cultural asset that could be used for dramatic performances, presentations and exhibitions (detailed plans of the site will be made available to the committee on the night).

6. Widespread consultation has influenced the development of the proposals. Local groups, professional members of the Civic Society, officers from the Council and BCA Landscapes have all contributed towards the design and development of the scheme.
7. From a strategic perspective, the proposed scheme links with Fylde Councils adopted Coastal Strategy 2015-2032 and specifically falls within Coastal Zone 5 referred to as 'The Lytham Heritage Coast' which seeks to:-
 - *Conserve and enhance the historic Lytham Green and provide local improvements to infrastructure and facilities appropriate to the distinctive character and heritage of Lytham's Coastal frontage.*
 - *Promote Lytham's history and heritage and improve links to the town centre, Lowther Gardens and Lytham Hall.*
8. The Civic Society has commissioned a topographical survey, substrate and drainage surveys to ensure that the scheme takes account of constructional issues that will, in turn, affect the design and costs of the scheme.
9. The outline programme is identified below –

Key Action	Target Date
Grant Applications	September 2015 - May 2016
Planning Submission-12 wk.	May 2016 - August 2016
Tender details-6 wks.	June 2016
Contract Award	August 2016
Contract Period-12wk	October 2016
Contract completion	December 2016

FINANCIAL CONSIDERATIONS

10. The total project cost has been calculated at around £200k. A detailed cost plan will be presented to the Committee on the night.
11. In May 2015 the Civic Society applied to the Heritage Lottery Fund for the necessary funding to deliver the project. In August it was informed that the bid had been unsuccessful. Moreover, the Civic Society was advised not to reapply as the site was not considered of high enough heritage importance in view of other competing schemes.
12. Consequently the Civic Society have developed a funding strategy itself, to deliver the project, based around potential funding sources that are identified in the following table.

Funding Stream	Amount	Status
Civic Society Legacy Funding	£60,000	Secured
Thomas Blason Trust	£30,000	Awaiting Confirmation
Lancashire Environment Fund	£30,000	Invited to apply after expression of interest was accepted
Business Sponsorship	£50,000	Local business's being contacted
Pilgrim Trust	£10,000	Bid to be submitted
Funding body to be identified	£20,000	

ACCOUNTABLE BODY STATUS

13. The Civic Society has requested that the Council act as the accountable body for the delivery of this project. The role of an accountable body in grant funded schemes involves taking on the responsibility and accountability for the spending of grant monies and the delivery of planned outcomes. Requirements include actively managing the expenditure, ensuring specific milestones and planned delivery outputs are met, completing regular claims to funding partners and producing evidence of spend. The accountable body is obliged to undertake monitoring visits to ensure the outputs are being delivered and maintain robust systems for collecting, collating and reporting on both the outputs and the associated spend. The accountable body undertakes to pay back any grant which is deemed to relate to either spend that is not eligible for funding or to schemes that do not fully deliver their outputs.
14. It is recommended that the council agrees in principle to act as the accountable body pending a final decision when the full details of the project are worked up and all funding sources confirmed. A further report will be presented to the Tourism and Leisure Committee which sets out the final details of the project for member approval along with a report to the Finance and Democracy Committee to seek approval for a fully funded addition to the capital programme.
15. In respect of the proposed Mussel Tank Improvement Scheme, if funding bids are successful the role of ensuring compliance with the grant conditions of the awarding body would be undertaken by officers from the Leisure and Cultural Services Team at no additional cost to Fylde Council.

CONCLUSION

16. The site is owned and managed by Fylde Borough Council. The Lytham St Anne's Civic Society is working in partnership with the Council to improve the mussel tank next to Ribble Cruising Club. The site is currently in a high profile location but in a poor condition. If the Civic Society is successful the site will be landscaped, used for educational purposes and will form a prominent viewing area for the Ribble estuary and beyond, fronting Lytham Green.

IMPLICATIONS	
Finance	<p>This report provides an update on the progress to date by the Lytham St. Annes Civic Society with respect to the Mussel Tank Improvement Project.</p> <p>The report also request that Fylde Council agree to act as accountable body in respect of the scheme in the total sum of £200,000 should all planned funding be approved.</p> <p>If the scheme progresses a further report will be presented to the Finance and Democracy Committee seeking approval for a fully funded addition to the capital programme.</p> <p>The role of ensuring compliance with any grant conditions would be undertaken by officers from the Leisure and Cultural Services Team at no additional cost to Fylde Council.</p>
Legal	There may be the need for a legal agreement between the Council and the Civic Society to clarify and confirm responsibilities.
Community Safety	None arising from this report
Human Rights and Equalities	None arising from this report
Sustainability and Environmental Impact	None arising from this report
Health & Safety and Risk Management	None arising from this report

LEAD AUTHOR	TEL	DATE	DOC ID
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LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Community Focus Scrutiny Committee	March 13 th 2014	http://www.fylde.gov.uk/meetings/details/1152
Cabinet Meeting	March 26 th 2014	http://www.fylde.gov.uk/meetings/details/1091