

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	FINANCE AND DEMOCRACY COMMITTEE	24 JANUARY 2022	14

IN YEAR FUNDED BUDGET INCREASE - NORTH BEACH WINDSPORTS CENTRE

PUBLIC ITEM

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

SUMMARY

The Tourism and Leisure Committee at its meeting held on 6 January 2022 sought the approval of the Finance & Democracy Committee for a new fully funded addition to the Council's Capital Programme in 2021/22 in the sum of £200,000 to support the 'North Beach Windsports Centre' scheme. It is intended that this will be met in full from the Capital Investment Reserve.

The report sets out details of the funding requirement, the scheme was unanimously supported by the T&L committee.

RECOMMENDATION

The Committee is requested to approve a funded addition to the Council's Capital Programme in 2021/22 in the sum of £200,000 to the 'North Beach Windsports Centre' scheme, to be met from the Capital Investment Reserve.

SUMMARY OF PREVIOUS DECISIONS

Tourism & Leisure Committee - 6 Jan 2022

To recommend to Finance & Democracy Committee, approval of a funded addition to the Council's Capital Programme in 2021/22 in the sum of £200,000 to the 'North Beach Wind Sports Centre' scheme, to be met from the Capital Investment Reserve.

Tourism & Leisure Committee - 9 Sept 2021

RESOLVED:

1. To note the terms of the Court Order in resolution of the breach of the terms of the lease of the tenant of the former Sand Yacht Club building.

2. To agree to officers working up a scheme to redevelop the former Sand Yacht Club building and yard as a wind sports centre as set out in the report and bring a further report on proposals for the creation of a wind sports centre to a future meeting.

Director of Development Services - 7 August 2019

To commence legal proceedings to seek forfeiture of the lease and underlease of the Sand Yacht Club building.

Finance and Democracy Committee – 22 July 2019

RESOLVED to delegate authority to the Director of Development Services to forfeit the lease and underlease (either by proceedings or by peaceable re-entry) should officers consider the Tenant unable/unwilling to remedy the breaches identified.

Ground lease of Sand Yacht Club building - Portfolio Holder Decision - 2009/012

That the Portfolio Holder authorises the grant of a new ground lease to Trax on the terms set out in the report.

None

CORPORATE PRIORITIES

Economy – To create a vibrant and healthy economy	√
Environment – To deliver services customers expect	√
Efficiency – By spending money in the most efficient way	√
Tourism – To create a great place to live and visit	√

REPORT

1. At the meeting of the Tourism and Leisure Committee held on 6 January 2022, consideration was given to North Beach Windsports Centre scheme.
2. The property previously known as 'Trax' was brought back into council administration in July 2021 after the lease to the previous tenant was surrendered and vacant possession was obtained
3. The Tourism and Leisure Committee was advised that various local groups had expressed a desire to use the property as part of plans to grow sporting related activities on a local, regional, and national footprint taking advantage of the ideal natural conditions offered on St Annes coast. The full report presented to the Tourism and Leisure Committee which includes details of the opportunities (including the provision of a café) that could be explored and the associated requirement for a Service Level Agreement(s) can be accessed [jNRG4jdQ%3d%3d&mCTIbCubSFFxsDGW9IXnl%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJFf55vVA%3d&FgPIIEJYlotS%2bYGoBi5oIA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3d" here](#)
4. The property is in need of significant refurbishment including replacement showers, new toilets for any proposed café operation, replacement decking area, shutters, security measures and an upgrade of the décor and fittings. The cost of these works are estimated to be £200,000 and the report seeks capital to fund the works from the capital investment reserve.
5. In terms of the procurement pathway, the Tourism and Leisure Committee approved the use a quotation procedure instead of the normal Contract Tender Rules that would apply to the works of this value in order to progress the scheme for completion in summer 2022 and reduce the period the premises are left vacant and unused.
6. Instructions were passed to architects, CreativeSparc, to provide costed feasibility options which would address the requirements in the attached Brief (Appendix 1).
7. The architect has shared the design proposals with a quantity surveyor who has set out the cost for the two phases of work at Appendix 3. It is the first phase of work that is intended to be carried out at the property in the coming months, which amounts to a sum just under £200,000.
8. The design images of both phases are included in Appendix 2.
9. The Finance and Democracy Committee is asked to approve a funded addition to the Council's Capital Programme in 2021/22 in the sum of £200,000 to the 'North Beach Wind Sports Centre' scheme, to be met from the Capital Investment Reserve.

IMPLICATIONS	
Finance	The Committee is requested to consider and recommend to Finance & Democracy Committee, approval of a new fully funded addition to the Councils Capital Programme in 2021/22 in the sum of £200,000 to the 'North Beach Windsports Centre' scheme, to be met in full from the Capital Investment Reserve; and subject to approval by Finance & Democracy Committee
Legal	The procurement pathway for the building works has been discussed with the procurement team, and, subject to members' approval, is considered appropriate in the circumstances.
Community Safety	None arising directly from this report.
Human Rights and Equalities	None arising directly from this report.
Sustainability and Environmental Impact	None arising directly from this report.
Health & Safety and Risk Management	None arising directly from this report.

LEAD AUTHOR	CONTACT DETAILS	DATE
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Attached Documents

Appendix 1 - Briefing Note

Appendix 2a - Proposed Layout Plan

Appendix 2b - Proposed Design

Appendix 3 - Phase 1 Budget