

FBC – Capital Bid 2023/24

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Scheme Title: St Annes Beach Hub Facility

Description of Scheme: - The St Annes beach furniture concession is located at the main beach access onto St Annes Beach adjacent to St Annes Pier (see appendix 1 location plan). Traditionally, the building has been used to store and hire deckchairs / beach furniture under a concession to a private operator. The most recent operator had the concession for 7 years which recently expired. The annual income from the concession was £2700 per annum. There are current discussions ongoing to create an alternative beach furniture concession within the kiosk on St Anne’s Promenade.

The proposal in this bid is to change the use of building previously used for the beach furniture concession to a ‘Beach Hub’, that would provide a focal point on the beach for customers, volunteers, partner agencies and employees in an ideal location at the primary entry point to the beach.

The proposed use / purpose for the Beach Hub building include:

- Base for coastal resources i.e. rangers, enforcement, TIC staff etc.
- Storage of cleansing materials – litter pickers, bags, sharps boxes
- First Aid Point
- Lost Child Point
- Volunteer / Staff Meeting Point
- ‘Hub’/ for Beach events and activities
- Storage/Hire of Beach Wheelchairs by volunteers

The existing building is a brick ‘shed’ measuring 5LM x 4LM, it has no services (electricity and water) no windows and looks visually poor. (See appendix 2 Existing Building).

The proposal is to extend the existing building by 3LM and to provide services to accommodate the proposed uses listed above.

Note: The building will require a new 100 amp supply from the mains provided by Electricity North West therefore the cost of the supply is the best estimate at this stage, it has been benchmarked against a similar project recently undertaken.

The surfacing of the ramp is not DDA compliant and will need to be resurfaced. This will be funded using promenade footpath capital funding and is not included in this bid. A detailed breakdown of the funding strategy is provided below.

Capital cost plan:

Cost Heading	Description	Total £
Refurbish Existing Store	New window opening	600
	Enlarge existing door opening/ new security door	1,450
	Plaster walls and ceiling / decoration	2,305
	New vinyl flooring	1,200
	New electrics	1,500.
	Digital screen	500
	Fire and security alarm	2,500
New Extension	Form opening	925
	New foundations	2,700

Services	Brick cavity wall	5,000
	Replace existing roof with new construction/ rwp	8,400
	Plaster walls and ceiling / decoration	1,190
	New vinyl flooring	600
	New electrics	400
	Subtotal	29,270
	New electric supply – provisional sum	30,000
	Subtotal	59,270
	Preliminaries and Contingency 20%	11,854
	Total Build Cost	£71,124

Outputs (what the investment will deliver):

The project will provide a Beach Hub which will be the centre of activity for beach users as described above.

Contribution to corporate objectives (how does the proposal achieve or help deliver priorities within the Corporate Plan and other key corporate strategies?)

Economy:

- Maximise the use of all council owned assets
- Retain and enhance the identity of our local communities

Environment:

- Improve coast and countryside accessibility
- Create clean, safe, and healthy communities
- Provide high quality parks and open spaces
- Provide safe, clean, and accessible coast and countryside facilities

Efficiency:

- Adopt a 'Customer First Attitude'
- Continuously review every service to meet changing customer expectation
- Champion and enhance the reputation of the Council

Tourism:

- Provide high quality leisure, tourism, arts, sports, and recreation facilities
- Deliver and support a diverse programme of events across the coast and countryside
- Develop and promote unique destination points across the borough

Budget Resource Requirements - Breakdown of initial capital costs and future revenue implications

Estimated **Total Capital costs** of bid (£000's): **£71,124.00**

Annual future **additional Revenue costs** arising from the bid as applicable (£000's): **£3,000 per annum**

Value and phasing of bid (amend dates as necessary):

2023/24 £71,124.00	2024/25 £000	2025/26 £000	2026/27 £000	Total £000
Existing resources in the Capital Programme relating to this scheme (as applicable):				
2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	Total £000
Estimated timescales for the bid:				
Project Start Date: September 2023			Project Completion Date: December 2023	

Project Risks (outline any risks to delivery of the project and how these will be mitigated)		
Risk	Impact	Mitigating Action
The design is not Fit for Purpose	Poor design will lead to criticism from the public.	Consultation with Local Disability Groups, service officers, volunteer groups and other users via social media.
Costs increase	Not enough budget to complete project	Contingency built into cost estimate