

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	COUNCIL	5 JULY 2021	10
<b>FULLY FUNDED ADDITION TO THE CAPITAL PROGRAMME - FAIRHAVEN KIOSK/ICE CREAM BAR - STANNER BANK</b>			

### PUBLIC ITEM

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

### SUMMARY

The report proposes a new fully funded scheme to the Council's Capital Programme.

The Tourism and Leisure Committee its meeting on 10 June 2021 received a report on a potential development proposal to replace the existing ice cream kiosk at the entrance to Stanner Bank Car Park with a new larger landmark architect designed building with seating and toilets.

The Committee recommended to Council, approval of a fully funded addition to the Council's Capital Programme in the sum of £360,000 to the Fairhaven Kiosk/ Ice Cream Bar project, within the approved Capital Programme (£180,000 for 2021/22 and £180,000 for 2022/23), to be met in full from the Funding Volatility Reserve.

### RECOMMENDATION

#### Council is recommended:

1. To approve a new fully funded scheme 'Fairhaven Kiosk / Ice Cream Bar Project' to the Council's Capital Programme to the sum of £360,000 (£180,000 for 2021/22 and £180,000 for 2022/23), to be met in full from the Funding Volatility Reserve.

### SUMMARY OF PREVIOUS DECISIONS

#### Tourism and Leisure Committee - 10 June 2021

1. To recommend to Council, approval of a fully funded addition to the Councils capital programme in the sum of £360,000 to the Fairhaven Kiosk/ Ice Cream Bar project, within the approved Capital Programme (£180,000 for 2021/22 and £180,000 for 2022/23), to be met in full from the Funding Volatility Reserve;
2. Subject to approval by Council to approve the spend of £15,000 to develop the project to RIBA stage 3.
3. To agree the principal of letting the new facility on a lease on the basis of the terms as set out in the report.
4. Subject to approval by Council that a further report will be presented to committee to seek agreement of the final design, scheme costs and procurement route along with the fuller provisionally agreed heads of terms of a lease for the new facility.

## 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. The Tourism and Leisure Committee its meeting on 10 June 2021 received a report on a potential development proposal to replace the existing ice cream kiosk at the entrance to Stanner Bank Car Park with a new larger landmark architect designed building with seating and toilets..
2. Working in partnership with the existing tenants of the adjacent Kiosk, the Council have developed a proposal which seeks to deliver regeneration benefits to the junction of Stanner Bank Car Park and Granny’s Bay. The project delivers a new and improved facility to help cater for the additional visitors to the area. Its primary role is to provide economic and tourism benefits with the secondary benefit being a positive financial return to the Council.
3. In summary, the initial design work investigated various potential built forms and architectural directions, culminating in three initial options. These were subsequently refined resulting in two further options. Further details regarding the options and the proposed lease terms/ arrangements and next steps to develop the project to (RIBA Stage 3) were set out in the report of the Tourism and Leisure Committee. The full report can be found **here**
4. This proposal will generate rental income of £25,000 per annum following an initial rent-free period of 12 months and future repairs and maintenance will be met from existing revenue budgets or be the subject of future capital bids.
5. The Tourism and Leisure Committee recommended to Council approval of a fully funded addition to the Council’s Capital Programme in the sum of £360,000 to the Fairhaven Kiosk/ Ice Cream Bar project, within the approved Capital Programme (£180,000 for 2021/22 and £180,000 for 2022/23), to be met in full from the Funding Volatility Reserve.

## IMPLICATIONS

Finance	<p>The report proposes that council approve a new fully funded scheme ‘Fairhaven Kiosk / Ice Cream Bar Project’ to the Council’s Capital Programme to the sum of £360,000 (£180,000 for 2021/22 and £180,000 for 2022/23), to be met in full from the Funding Volatility Reserve.</p> <p>This proposal will generate rental income of £25,000 per annum following an initial rent-free period of 12 months.</p> <p>Future repairs and maintenance will be met from existing revenue budgets or be the subject of future capital bids.</p> <p>The removal of the existing kiosk will result in the loss of the existing ground rent income of £2,676 p.a.</p>
Legal	<p>The use of the funds for the purposes set out in the report are considered to be in line with the purposes set out in the Section 106 agreement.</p>
Community Safety	<p>None arising from this report</p>

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	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
None	NA	NA