

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF TECHNICAL SERVICES	FINANCE AND DEMOCRACY COMMITTEE	23 JUNE 2022	11
FULLY FUNDED CAPITAL INCREASE - STANNER BANK TOILET REFURBISHMENT			

PUBLIC ITEM

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

SUMMARY

A report presented to the Operational Management Committee, held on 15 June 2022, proposed a recommendation to the Finance and Democracy Committee for approval of an increase in the cost of the Stanner Bank Toilet Refurbishment scheme in the sum of £20,000. The additional £20,000 would enable the creation of an ambulant stepped approach, utilising the grassed sloped area to the rear of the toilets and join the lakeside through the centre of the two buildings with feature landscaping. The area around the toilet block would be retarmacked.

A disability access audit had been undertaken for the Fairhaven site and a new disabled access would be created adjacent to the lake from the middle car park adjacent to the Tennis Club. The path from the car park to the lake would be improved to cater for disabled access.

The approved 2022/23 Capital Programme included a total budget of £58,000 which is not sufficient to create the stepped approach to the toilet block, create a disabled access adjacent to the lake from the middle car park and tarmac the area around Stanner Bank toilets therefore an additional £20,000 fully funded budget increase was being requested.

RECOMMENDATIONS

The committee is recommended:

- To approve a fully funded capital budget increase in the sum of £20,000 to the Stanner Bank Toilet Refurbishment within the approved Capital Programme for 2022/23, to be met in full from the Capital Investment Reserve.

SUMMARY OF PREVIOUS DECISIONS

Operational Management 11th January 2022

Resolved: To support the capital bid for the Stanner Bank Toilet Refurbishment

Operational Management 15 June 2022

Committee are recommended-

- To recommend to the Finance and Democracy Committee approval of a fully funded increase in the sum of £20,000 to the Stanner Bank Toilet Refurbishment within the approved Capital Programme for 2022/23, to be met in full from the Capital Investment Reserve.

2. To approve the draw-down of £20,000, in addition to the £58,000 already approved in the Council's 2022/23 Capital Programme, subject to the approval of the increase to the Stanner Bank Toilet Refurbishment scheme by the Finance and Democracy Committee: and
3. To note the procurement route as detailed in the procurement section of this report.

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

BACKGROUND

1. The Stanner Bank toilet block and immediate area has been identified as an area for improvement. The buildings are notably dated and have very little architectural or aesthetic value. This has become more noticeable as other buildings within the heritage park receive improvements and renovations.
2. To the side of the toilets a path runs down from the roadside and Stanner Bank Car Park, providing a main entry point to the lake. Access reports conducted as part of the HLF process identified improvements needed to all entry points to the park including the Stanner Bank entrance. Issues were highlighted with the ramp down to the lake due to its incline which is considered steep for wheelchair users and those with reduced mobility, walking aids, partially sighted members of the public and families with prams, pushchairs, and toddlers.
3. Park users have given feedback on the toilet block and surrounding area via social media and elected members have questioned how the building and area will be addressed considering the overall improvements to Fairhaven Park and Gardens.

SCHEME DETAIL

4. The proposal includes the creation of an ambulant stepped approach, utilising the grassed sloped area to the rear of the toilets and joining the lakeside through the centre of the two buildings. A disability access audit has been undertaken for the Fairhaven site and access will be created from the middle car park adjacent to the Tennis Club. The path from the car park to the lake will be improved to cater for disabled access. The creation of route will involve the removal of the covered seating area and erecting of a new wooden pagoda. This will provide park users with a welcoming entry point in keeping with the rest of the park. The viewpoint across the lake framed between the two buildings is quite spectacular and will serve as a fitting first impression of this picturesque site. Creating this entry will also allow wall space for advertisement of lake activities such as water sports courses and promotion of other park facilities like Adventure Golf and Sports offerings. The proposal addresses the current lack of landscaping by the creation of planted borders surrounding the new ramped path. Consultation with the Council's landscaping experts and studying of recently planted beds on site will determine planting species which can thrive in this environment.

FINANCIAL IMPLICATIONS

5. The approved Capital Programme included a sum of £58,000 for the Stanner Bank toilet refurbishment and the recommended Funded Budget increase from the Capital Investment Reserve profiled as follows:

Description	Budget
22/23 Capital Budget	£58,000
22/23 Funded Budget Increase	£20,000
Total Capital Budget	£78,000

Figure 1 Budget

Summary of cost	£
Buildings	£33,500
Pergola	£4,000
Landscape and pathway	£25,000
Preliminaries 10%	£6,250
Contingency	£9,250
Overall total for revised budget	£78,000

Figure 2 Cost Breakdown**CONCLUSION**

6. The report proposes a recommendation to approve an increase in the cost of the scheme in the sum of £20,000. The additional £20,000 would enable the creation of an ambulant stepped approach, utilising the grassed sloped area to the rear of the toilets and join the lakeside through the centre of the two buildings with feature landscaping. The area around the toilet block to be retarmacked and a new disabled access to be created adjacent to the lake from the middle car park.

IMPLICATIONS	
Finance	This report recommends to the Finance and Democracy Committee approval of a fully funded capital budget increase in respect of the Stanner Bank Toilet Improvement Scheme within the existing approved Capital Programme for 2022/23 in the sum of £20,000, to be met in full from the capital investment reserve.
Legal	None
Community Safety	There are no implications arising directly from the report
Human Rights and Equalities	None
Sustainability and Environmental Impact	There are no implications arising directly from the report
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Darren Bell	01253 658	1 st June 2022

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
N/A		