

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO POLICY AND FINANCE COMMITTEE

meeting date: 30 MARCH 2021
title: REFERENCE FROM COMMUNITY SERVICES COMMITTEE – CAPITAL PROGRAMME 2021/22
submitted by: DIRECTOR OF RESOURCES
principal author: LAWSON ODDIE

1 PURPOSE

- 1.1 To consider a request from Community Services Committee to bring forward the previously approved capital scheme for the Refurbishment of the Bowling Green Café in the Castle Grounds from 2023/24 to the 2021/22 financial year.

2 BACKGROUND

- 2.1 Service committees manage their services within the budgets agreed at the beginning of the financial year. The budget for 2021/22 was approved by Special Policy and Finance Committee on 2 February 2021 and by Full Council on 2 March 2021.
- 2.2 Any revenue or capital expenditure over and above what has already been approved must be agreed by Policy and Finance Committee. However, the request here does not have any additional financial impact, rather a reduction in budget.

3 COMMUNITY SERVICES COMMITTEE 9 MARCH 2021

- 3.1 Community Services Committee considered a report submitted by the Director of Resources and including a request from the Director of Community Services. The report (attached at Annex 1) gave details in respect of the scheme for the Refurbishment of the Bowling Green Café in the Castle Grounds and the request to bring this forward from the 2023/24 financial year to the 2021/22 financial year, at a reduced budget of £45,000.
- 3.2 At its meeting, Community Services Committee considered the report and resolved that:

'RESOLVED: That Committee

1. Approve the proposal to bring forward the Refurbishment of Bowling Green Café in Castle Grounds capital scheme from 2023/24 to 2021/22 at a lower budget of £45,000.

4. RECOMMENDED THAT COMMITTEE

- 4.1 Approve the request to bring forward the capital scheme to the 2021/22 financial year at the reduced budget of £45,000.

HEAD OF FINANCIAL SERVICES
PF26-21/LO/AC
22 March 2021

DIRECTOR OF RESOURCES

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO COMMUNITY SERVICES COMMITTEE

DECISION

meeting date: 9 MARCH 2021
 title: CAPITAL PROGRAMME 2021/22
 submitted by: DIRECTOR OF RESOURCES
 principal author: ANDREW COOK

1 PURPOSE

1.1 To:

- inform members of the schemes approved for inclusion in this Committee's 2021/22 capital programme; and
- request approval for one capital scheme currently included in the 2023/24 capital programme to be brought forward into the 2021/22 capital programme.

2 BACKGROUND

2.1 As members will be aware, at its meeting on 5 January 2021 this Committee proposed a four-year capital programme for 2021/22 to 2024/25 to Special Policy and Finance Committee.

2.2 Following recommendation by Special Policy and Finance Committee on 16 February 2021, it is anticipated that Full Council will have approved the four-year capital programme for 2021/22 to 2024/25 on 2 March 2021. Officers will provide confirmation of Full Council's decision at this Committee's 9 March 2021 meeting.

2.3 The Council's overall capital programme for the four-year period 2021/22 to 2024/25 totals £6,011,700 for all committees. The total for this Committee is £3,436,900 over the four-year life of the programme. £1,555,000 of this relates to the 2021/22 financial year.

3 CAPITAL PROGRAMME 2021/22 – APPROVED SCHEMES

3.1 For this Committee there are five approved schemes in the 2021/22 capital programme, totalling £1,555,000. These are shown in the table below.

Cost Centre	Scheme	Budget for 2021/22 £
PLAYV	Play Area Improvements 2021/22	40,000
REPWB	Replacement of Refuse Wheelie Bins 2021/22	13,000
RVHXX	Replacement of Refuse Collection Vehicle VU62 HXX	232,000
PLAYU	Play Area Improvements 2020/21 (<i>Budget Moved from 2020/21</i>)	40,000
PDECK	Installation of a Second Parking Deck on Chester Avenue Car Park (<i>Budget Moved from 2020/21</i>)	1,230,000
Total – Community Services Committee		1,555,000

- 3.2 With regard to the Installation of a Second Parking Deck on Chester Avenue Car Park scheme, the scheme can only go ahead after a feasibility study is undertaken by officers and then considered and approved by Policy and Finance Committee.
- 3.3 The detailed information for each scheme is shown in **Annex 1**.
- 3.4 During the closure of our capital accounts there may be some slippage on schemes in the current financial year, 2020/21. A report will be brought to a future meeting of this Committee giving details of any slippage on 2020/21 capital schemes and any slippage will also be reported to Budget Working Group.
- 3.5 Responsible officers will complete and update capital monitoring sheets for each scheme, which will be reported regularly to members to give an indication of progress.
- 4 REQUEST TO BRING FORWARD CAPITAL PROGRAMME SCHEME FROM 2023/24 TO 2021/22
- 4.1 The Refurbishment of Bowling Green Café in Castle Grounds capital scheme is currently included in this Committee's approved 2023/24 capital programme at a budget of £48,000. Attached at **Annex 2** is a request to bring forward the scheme into the 2021/22 capital programme at a lower budget of £45,000.
- 4.2 The Bowling Green Café and the area around it is an important part of the overall Castle Grounds site. The café is currently in a poor state of repair as a result of vandalism and cannot be let out for business. The path around the bowling green adjacent to the café is also in a poor and dilapidated state.
- 4.3 Members are recommended to approve bringing forward the Refurbishment of Bowling Green Café in Castle Grounds scheme from 2023/24 to 2021/22, at a lower budget of £45,000, so that work can be undertaken promptly to return the café to a state where it can be let for a business to operate from and the area around the café is returned to a condition where many people can enjoy that green space safely.
- 5 RISK ASSESSMENT
- 5.1 The approval of this report may have the following implications:
- Resources – The move of the Refurbishment of Bowling Green Café in Castle Grounds scheme from 2023/24 to 2021/22 will result in £3,000 less capital programme funding being required. This is because funding has already been set aside for the current 2023/24 scheme budget of £48,000 and the proposed 2021/22 scheme budget will be £45,000. In addition, the Council will generate rental income sooner rather than later if the café is returned to a state where it can be let out.
 - Technical, Environmental and Legal – Environmental benefits from the improved state of the area around the café site, if that scheme budget is brought forward.
 - Political – None.
 - Reputation – Sound financial planning for known capital commitments safeguards the reputation of the Council. A fit for purpose bowling green café area will create a positive response from Castle Grounds users.
 - Equality and Diversity – Equality and Diversity issues are examined as part of the capital bid appraisal process.

6 CONCLUSION

- 6.1 This Committee has an approved 2021/22 capital programme of £1,555,000 for five schemes.
- 6.2 The Installation of a Second Parking Deck on Chester Avenue Car Park scheme can only go ahead after a feasibility study is undertaken by officers and then considered and approved by Policy and Finance Committee.
- 6.3 Any slippage on schemes in the 2020/21 capital programme will be reported to this Committee.
- 6.4 It is proposed to bring forward the Refurbishment of Bowling Green Café in Castle Grounds capital scheme from 2023/24 to 2021/22, at a lower budget of £45,000, so that work can be undertaken promptly to improve the state of the Bowling Green café and the site around it.

7 RECOMMENDED THAT COMMITTEE

- 7.1 Approve the proposal in **Annex 2** to bring forward the Refurbishment of Bowling Green Café in Castle Grounds capital scheme from 2023/24 to 2021/22, at a lower budget of £45,000.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

CM6-21/AC/AC
26 February 2021

For further background information please ask for Andrew Cook.
BACKGROUND PAPERS – None

COMMUNITY SERVICES COMMITTEE
Schemes Approved for the 2021/22 Capital Programme

Play Area Improvements 2021/22

Service Area: Ribble Valley Parks

Submitted by: Mark Beveridge

Brief Description of the Scheme:

The Council operates 18 play areas. This budget provides for incremental improvements to these areas each year. In addition, the capital is used to deal with ad hoc equipment replacement which arises annually.

The play areas are well used, any injury arising from their use can result in potential insurance claims. The Council inspects on a monthly basis and the insurers annually. The Council as owner and operator has a duty of care to ensure the play areas are safe and replace, repair or remove worn out or broken equipment.

Without this annual budget the play areas would quickly fall into disrepair and reach a point where equipment would need to be removed and eventually the area would be closed.

Revenue Implications:

None – Existing service.

Timescale for Completion:

2021/22.

Any Risks to Completion:

Only the weather.

Capital Cost:

2021/22 £
40,000

COMMUNITY SERVICES COMMITTEE
Schemes Approved for the 2021/22 Capital Programme

Replacement of Refuse Wheelie Bins 2021/22

Service Area: Refuse Collection

Submitted by: Adrian Harper

Brief Description of the Scheme:

Although there is an annual revenue budget for replacing bins it is recognised that there will be a need for a more substantial annual capital scheme for replacement of bins due to age and fatigue.

This scheme will cover a selection of bin sizes and colours. The choice of the size of the bins will depend on any possible service changes made each year. There are currently 26,300 properties receiving a 3 stream waste collection comprising 3 bins.

Revenue Implications:

None.

Timescale for Completion:

YPO tender. Delivery normally after 12 weeks.

Any Risks to Completion:

Ability of supplier to deliver.

Capital Cost:

2021/22 £
13,000

COMMUNITY SERVICES COMMITTEE
Schemes Approved for the 2021/22 Capital Programme

Replacement of Refuse Collection Vehicle VU62 HXK

Service Area: Refuse Collection

Submitted by: Adrian Harper

Brief Description of the Scheme:

This scheme is for the replacement of Refuse Collection Vehicle VU62 HXK. This scheme follows the vehicle and plant replacement programme that supports the 7 front-line RCVs and the 1 cover RCV that are necessary for the current collection regime.

Revenue Implications:

Annual maintenance savings of £2,000.

Timescale for Completion:

1 month tender – delivery period not known.

Any Risks to Completion:

N/A

Capital Cost:

2021/22 £
232,000

COMMUNITY SERVICES COMMITTEE
Schemes Approved for the 2021/22 Capital Programme

Play Area Improvements 2020/21

Service Area: Ribble Valley Parks

Submitted by: Mark Beveridge

Budget moved from 2020/21:

This budget was to be used to fund a significant improvement scheme at Kestor Lane Play Area. However, at the stage of setting the 2020/21 revised estimate capital programme it was assessed that the scheme would not take place in 2020/21 because Covid-19 lockdown periods in-year and staff furlough meant getting meaningful quotes from suppliers and then arranging work would have been problematic before the winter period and carrying out groundworks over the winter period is not satisfactory for large play installations.

Given the above, in January 2021 this Committee approved the move of the full scheme budget of £40,000 from 2020/21 to 2021/22 to fund the improvement scheme at Kestor Lane Play Area.

Capital Cost:

2021/22 £
40,000

COMMUNITY SERVICES COMMITTEE
Schemes Approved for the 2021/22 Capital Programme

Installation of a Second Parking Deck on Chester Avenue Car Park

Service Area: Car Parks

Submitted by: Adrian Harper

Budget moved from 2020/21:

The original scheme proposal was for the installation of a second car parking deck on to the current Chester Avenue car park, with the potential of adding a further 100 car parking spaces. This scheme was included in the 2020/21 capital programme on the basis that a feasibility study was undertaken and reported to Policy and Finance Committee for further consideration before the capital scheme could go ahead.

At the stage of setting the 2020/21 revised estimate capital programme it was assessed that this scheme would not take place in 2020/21 because two options for additional parking were still being considered, those being Chester Avenue car park and another site in Clitheroe that officers were negotiating with the site owners.

Given the above, in January 2021 this Committee approved the move of the full scheme budget of £1,230,000 from 2020/21 to 2021/22 because the scheme will not take place in 2020/21.

On the second site, the negotiations with the site owners, previously stalled by Covid-19, have re-started.

Once potential development of the two alternative sites has been established, a feasibility study will be finalised to allow Policy Finance committee to consider whether the scheme progresses further.

Capital Cost:

2021/22 £
1,230,000

**REQUEST TO BRING FORWARD CAPITAL PROGRAMME SCHEME FROM
2023/24 TO 2021/22
Request from Head of Cultural and Leisure Services**

TITLE OF REPORT: Refurbishment of Bowling Green Café in Castle Grounds

PURPOSE OF REPORT: Outline the current situation and a proposal to return the site to a state where it can be let for a business to operate from and also help to ensure this part of the Castle Grounds does not become a no-go area for the many people who use this popular green space in the middle of the town.

RECOMMENDATIONS: To consider the proposal and ask Community Committee to bring forward the capital sum identified for the scheme in the capital programme for 2023/24 to 2021/22.

REASONS FOR RECOMMENDATIONS: The site of the Bowling Green Café is an important part of the overall offer within the Castle Grounds. If it is not invested in the area will continue to deteriorate and be costlier to recover at the point funding is made available, which currently is 2023/24. The current state has resulted in numerous complaints from the public and the path in the area is reaching the point where the public will need to be prevented from admittance to avoid a potential claim arising from an accident.

Background:

The bowling green café was refurbished several years ago before being let. The Council could not get anyone to tender after that contract expired, despite advertising it twice and the café slowly began to deteriorate as a result of vandalism. That process was accelerated after it became a constant target resulting in damage to the down pipes, windows and lead being stolen from the roof.

In attempting to return the building to a standard to be let out, some essential work has been completed to try and make it weather proof to prevent further deterioration, which would require an even more extensive refurbishment programme to get it back to a working state.

This work was funded from existing revenue budgets which limited work to other Council assets.

The bowling green itself is no longer suitable to play bowls on, nor is it intended to try and return it to a state for such use. However, it is a nice green space where people do gather and would provide an ideal external seating area for the café.

Issue:

To get the building ready to tender we need to complete the following outstanding work:

- Re-lay the tarmac path around the bowling green, this is in a poor and dilapidated state £18k
- Internal and external lighting £2k

- Internal flooring £3k
- Internal decoration including plastering £3k
- Painting externally £1k
- Kitchen £10k
- Roof (down pipes, guttering, waste pipe) £4k
- Contingency 10% £4k

Total estimated £45k

Without all of this work being carried out the café site operation cannot be tendered and without a substantial amount of it being carried out the site will continue to deteriorate. For example, the path around the bowling green is reaching the point where it will all need to be barriered off to ensure no one hurts themselves.

The last Community Committee agreed to support the installation of additional CCTV to provide better coverage of the site, so that vandalism can be identified and stopped.

The Council owns the site as it lies within the Castle Grounds. The state of the bowling green area including the café has been the subject of many complaints over recent years. Before the most recent work the building itself was in a very dilapidated state, even after having spent several thousand pounds on it, we still have the front boarded up to prevent further damage, while we wait to get the remaining finance together to complete the refurbishment. It still looks like a very neglected area of the grounds.

The use of the revenue budget to carry out the essential work to make it weather tight is not sustainable going forward, as we do not have sufficient resources to complete the programme identified above from revenue.

Proposal:

While a limited amount of work could be carried out from the revenue budget after April 2021, given that other assets had less spent on them this year, there is now essential maintenance to carry out on them. So, the substantial amount of work needed to finish the café cannot be completed.

There is £48,000 in the capital budget for 2023/24, which could be considered to finance the work in 2021/22 if approval was sought to bring the sum forward. This would allow completion of the site and facilitate letting. We have had two parties who have expressed an interest to operate from there. In bringing the budget forward and competing the work it would enable someone to be using the site from the Spring.

The proposal is to move the scheme forward for the lower cost of £45,000, rather than £48,000.