

13 October 2014

Agenda Item:5d

## **REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY & ENVIRONMENT**

### **POST 16 AND LEISURE CENTRE, WEST CARR ROAD, RETFORD**

#### **Purpose of the Report**

To seek approval of the Finance & Property Committee to: -

1. The variation of the Private Finance Initiative ('PFI') Contract for the Post 16 Centre and Leisure Centre ('PFI Site') to provide for: -
  - (i) the removal of the access road (shown cross hatched black on the attached plan) from the PFI Site to facilitate its inclusion within the adjoining residential development site pending its subsequent adoption on completion of the development scheme; and
  - (ii) the inclusion within the PFI Site of the part re-alignment of the southern boundary of the PFI Site to provide for the incorporation of a small strip of land circa 3.5 metres in depth (as shown shaded black on the attached plan) to allow potential for vehicular access to the rear of the Post 16 Centre.
2. The creation of additional car parking provision to the rear of the Post 16 Centre (shown as area 2 on the attached plan) subject to grant of planning permission and any statutory consent required.
3. That the costs associated with recommendation 2 above be offset against the capital receipt from the sale of the adjoining development site.

#### **Information and Advice**

4. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
5. Contracts have recently been exchanged, subject to planning, for the sale of the residential development site adjoining Post 16 Centre.
6. The reports to Finance & Property Committee of the 24 March 2014 and the 16 June 2014 in relation to the sale of the adjoining residential development site,

advised the Committee of concerns expressed by the local community and the leisure centre operator as to the deemed inadequacy of the existing parking provision for the Retford Leisure Centre and Post 16 Centre if the informal unauthorised use of the adjoining former car park area on the residential development site should cease to be available as an overspill provision.

7. The Committee were informed of alternative options for the provision of additional car parking together with the likely associated cost implications for the same.
8. In the Report to Committee of the 16 June 2014 it was resolved that the sale of the adjoining residential development site proceed, that the potential for creation of additional parking within the PFI Site be further explored including negotiation of a funding contribution from the Public Sector Partner and that a further paper be submitted to Committee outlining the results of the above prior to entering in to any agreement for the provision of additional parking.
9. As advised in the Report of 16 June 2014 the first study in to the potential for creation of additional parking within the PFI Site identified two principal areas that might have the capacity to develop a significant number of additional car parking spaces.
10. Whilst the first area (shown as Area 1 on the attached plan) had the greatest potential for additional spaces the area overall is subject to extensive tree coverage and any work here would impact on tree rooting zones with potential loss of trees. As such this area was considered unsatisfactory.
11. The second area (shown as Area 2 on the attached plan), and comprising a triangular shaped grassed area, was considered as being the best option subject to a re-alignment of the boundary to facilitate a widening of the access point from the existing 4 metre deep gap between the building and the boundary to some 7 metres.
12. The above would allow for two way car passage but require the boundary to be set back some 3 to 4 metres in to the residential development site (see area shaded black on attached plan) which has been provided for in the sale contract.
13. The study concluded that Area 2 might have the site area to support a capacity for some 67 spaces subject to planning although the exact number of spaces would be dependent upon design confirmation and would be likely to be less than this. It also noted that there is no planning obligation on the Council to provide these spaces since whilst additional spaces would be required under today's regulations these are not retrospective.
14. As advised in the previous report the Committee should note that both the Retford Leisure Centre and the Post 16 Centre are subject to a Private Finance Initiative (PFI). In relation to the Leisure Centre it is subject to a back-to-back agreement which means that costs associated with any additional parking provided will pass on to the County Council. Similarly the exact location of the extended car park area will be subject to the approval of the PFI Provider.

15. An initial cost assessment has been carried out for provision of additional car parking as referred to in the exempt section of this report, but ultimately any work of this nature will be tendered by the PFI Provider, subject to detailed survey and planning, with PFI Provider on costs for management and maintenance through the PFI term.
16. The additional car parking provision is not a mandatory requirement, rather it is being considered to satisfy local concerns. As a result negotiations have taken place with the Council's Public Sector Partner to establish what financial contribution they might be willing to make available for the construction and operation of any additional car parking provision.
17. Subject to Committee approval it is proposed that the cost of forming the car park would be deducted eventually from the proceeds of sale received from the adjoining development site.

### **Other Options Considered**

18. Retention of the land as existing. However there are no available alternative spaces that could provide the car parking without a significant detrimental impact on the proposed development. The option of not providing additional car parking has also been considered given that there is no statutory requirement. However there is concern about the impact on local residents of overspill parking and the negative effect this would have on the viability of the Leisure Centre and Post 16 Centre.

### **Reason/s for Recommendation/s**

19. To meet local concerns.

### **Statutory and Policy Implications**

20. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

## **RECOMMENDATION/S**

That approval is given to: -

1. The variation of the PFI Contract for the Post 16 Centre and Leisure Centre to provide for: -
  - (i) the removal of the access road (shown cross hatched black on the attached plan) from the PFI Site to facilitate its inclusion within the adjoining residential development site pending its subsequent adoption on completion of the development scheme; and
  - (ii) the inclusion within the PFI site of the part re-alignment of the southern boundary of

the PFI Site to provide for the incorporation of a small strip of land circa 3.5 metres in depth (as shown shaded black on the attached plan) to allow potential for vehicular access to the rear of the Post 16 Centre.

2. The creation of additional car parking provision to the rear of the Post 16 Centre (shown as area 2 on the attached plan) subject to grant of planning permission and any statutory consent required.
3. That the costs associated with recommendation 2 above be offset against the capital receipt from the sale of the adjoining development site.

**Jas Hundal**  
**Service Director, Transport, Property and Environment**

**For any enquiries about this report please contact: Peter Grinnell 07753 625269**

### **Constitutional Comments (CEH 17.09.14)**

21. The recommendations are within the remit of the Finance and Property Committee by virtue of its terms of reference.

### **Financial Comments (TR 23.09.14)**

22. The financial implications are set out in the report and the exempt appendix.

### **Background Papers**

23. Report to Finance and Property Committee of the 17 December 2012.  
Report to Finance and Property Committee of the 24 March 2014.

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

### **Electoral Division(s) and Member(s) Affected**

24. Ward(s): Retford West  
Member(s): Councillor Ian Campbell

File ref.: /PG/SB/01630

SP:

Properties affected: 01630 and 01965 – Retford Post 16 Centre & Leisure Centre and Adjoining Residential Development

File ref.: /PG/SB/01630/01965

Ward(s): Retford West

Member(s): Councillor Ian Campbell

SP: 2733

Properties affected: 01630 - Retford Post 16 and Leisure Centre, 01965 – Surplus site – previous Retford Post 10 Ctr