

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – 13 DECEMBER 2016

Title of report	ASHBY CULTURAL AND LEISURE QUARTER PROJECT
Key Decision	a) Financial Yes b) Community Yes
Contacts	Councillor Alison Smith MBE 01530 835668 alison.smith@nwleicestershire.gov.uk Director of Services 01530 454555 steve.bambrick@nwleicestershire.gov.uk Head of Community Services 01530 454832 john.richardson@nwleicestershire.gov.uk
Purpose of report	To present the vision for Ashby’s Cultural and Leisure Quarter and to request the required resource to undertake the works.
Reason for Decision	To allocate resources to undertake the works
Council Priorities	Value for Money Business and Jobs Homes and Communities
Implications:	
Financial/Staff	Costs are outlined within the report
Link to relevant CAT	N/A
Risk Management	None
Equalities Impact Screening	None discernable
Human Rights	No implications
Transformational Government	N/A
Comments of Deputy Chief Executive	Report is satisfactory
Comments of Deputy Section 151 Officer	Report is satisfactory

Comments of Monitoring Officer	Report is satisfactory
Consultees	<ul style="list-style-type: none"> Corporate Management Team
Background papers	<ul style="list-style-type: none"> Confidential Cabinet report 8 March 2016 – Proposal to acquire brownfield site for development of car parking Confidential Cabinet report 14 June 2016 – Proposal to acquire brownfield site for development of car parking
Recommendations	<p>IT IS RECOMMENDED THAT CABINET:</p> <ol style="list-style-type: none"> 1) ENDORSES THE VISION FOR ASHBY’S CULTURAL AND LEISURE QUARTER 2) AGREES TO ALLOCATE £330,000 TO THE PROJECT (£230,000 FROM RESERVES AND £100,000 FROM THE ASHBY INITIATIVES FUND) 3) APPROVES DELEGATED AUTHORITY TO THE DIRECTOR OF SERVICES IN CONJUNCTION WITH THE PORTFOLIO HOLDER TO AGREE A FURTHER 5% OF THE TOTAL PROJECT COST FOR ANY UNFORESEEN CIRCUMSTANCES OR ADDITIONAL WORKS TO BE FUNDED FROM RESERVES

1.0 BACKGROUND

- 1.1 Cabinet have purchased the former Ashby Health Centre site at a cost of £255,000 and approved an initial budget for the demolition and construction of a new short stay car park for Ashby at its meetings on the 8 March and 14 June 2016.
- 1.2 The purchase of the Health Centre and its future construction into a car park is also an opportunity to improve the street scene and public realm in the surrounding area. This includes the street furniture, signage, accessibility to the leisure centre and landscaping along North Street.
- 1.3 In considering signage it is clear that North Street contains a range of Cultural and Leisure assets;
- Hood Park Leisure Centre
 - Ivanhoe College and sports pitches
 - Tourist Information Centre
 - Ashby Museum
 - Venture Theatre
 - Childrens Play Area
 - Skate Park
 - Recreation Ground and open space
- 1.4 Due to this large number and range of assets clustered in a relatively small area of Ashby it was identified that the area could be branded as a Cultural and Leisure

quarter. This would allow increased and joint promotion of all the assets and provide the town with a new focal point for visitors and Tourists.

2.0 CULTURAL AND LEISURE PROJECT

2.1 In order to develop the concept further the Council engaged Ashby Town Council and appointed architects RG & P to advise on and design a scheme of works that would meet the aspirations of both the District Council and the Town Council as embodied in the emerging Neighbourhood Plan.. The intent of the project is to provide an enhanced public realm which acts as a gateway to the Cultural and Leisure quarter. RG-P's proposed designs can be seen at Appendix 1.

2.2 The proposed designs of the Cultural and Leisure project have been discussed and agreed with Ashby Town Council and will include the following;

- Demolition of the existing health centre
- Construction of a 60 space short stay car park
- Potential installation of electric car charging points
- New pedestrian crossings
- A widened road/entrance to the leisure centre including a new cycle path
- Improved signage on North Street and on the leisure centre walls and chimney
- Consideration of a sculpture/feature to depict the start of the Cultural and Leisure Quarter
- Enhanced landscaping to give a 'greener' feel to the car park areas
- New gates to the leisure centre car park (existing gates to be relocated on site)

3.0 FINANCIAL IMPLICATIONS

3.1 The Council has engaged Interserve from the SCAPE framework to manage and deliver this project with the initial task of confirming the project costs. These final costs are not expected until late December 2016/early January 2017.

3.2 However, RG & P as part of their work provided estimated budget costs for the project which are outlined below;

- Demolition	£46,000
- Construction	£291,000
- Junction altering	£24,000
- Sculpture	£55,000
- Pedestrian Crossings	£123,000
- Landscaping	£47,000
- Widening of path	£34,000
- Painting and signage to leisure centre	£30,000
Budget cost	£650,000

3.3 Therefore the anticipated total project costs are therefore as follows;

Purchase price of land (already spent)	£255,000
RG & P initial costings to create Cultural and Leisure quarter	£650,000
Contingency 5%	£45,000
Anticipated total cost	£950,000
Cabinet approved budget (14 June 2016)	£620,000
Further budget required	£330,000
Potential funding sources	
Ashby Initiatives Fund	£100,000
2016/17 Earmarked Reserves	£230,000

4.0 PROPOSALS

- 4.1 Cabinet are therefore requested to allocate a sum of £330,000 to this project with £100,000 from the £300,000 Ashby Initiatives Fund (agreed by Cabinet 20 September 2016) and £230,000 from the Capital receipts and Value For Money reserves. The Ashby Initiatives Fund contribution has been discussed and agreed with Ashby Town Council.
- 4.2 It is also proposed that delegated authority is given to the Director of Services in conjunction with the Portfolio Holder to agree a further 5% of the total funding for any unforeseen circumstances or additional works that may arise through the delivery of the project. The funding of any additional requirements will be met from reserves.
- 4.3 The additional funding request is not part of the original business case for the development of the car park and as it is largely aesthetic it will not generate a tangible financial return. The business case in the cabinet report on 14 June 2016 for the car park alone estimated a payback period of 15-20 years, if these extra costs were added in this could be extended to 24-32 years (dependant upon estimated income generation).

5.0 TIMESCALES

- 5.1 If cabinet approve the Cultural and Leisure Quarter project it is anticipated that the initial phase of the health centre demolition will begin early in 2017 with a targeted projection completion date of August 2017.