

FORM 2

NOTICE OF DECISION OF CABINET MEMBER

Pursuant Section 15(4) of the Local Government Act 2000, as amended by section 63 of the Local Government and Public Involvement in Health Act 2007, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

In accordance with the authority delegated to me, I have made the following decision:

Subject	Decision	Reason for decision	Date for Decision to be taken
Demolition of former Lloyd's Garage	To revise the Cabinet's proposals for the Capital Programme 2014/15 to include the demolition of the former Lloyd's Garage and the temporary laying out of a public car park at the site, at a cost of up to £90k to be funded from uncommitted capital receipts.	The Council's preferred development partner has been unable to secure a viable redevelopment opportunity for the site and the Council wishes to put the site to a temporary use whilst other redevelopment opportunities are considered.	11 th February 2014

I confirm that the appropriate statutory officer consultation has taken place with regard to this decision.

Dated:

10/2/14

Signed:

DP CAMPION

Councillor:


Leader

FORM 3

To: Leader

From: Director of Economic Prosperity & Place

Date: 10/02/14

Title of Report Demolition of Lloyd's Garage and Creation of Temporary Car Park, Bridge Street, Storuport

1. PURPOSE

To agree the demolition of the former Lloyd's Garage building and the laying out of the site as temporary public car parking whilst permanent redevelopment opportunities are being pursued.

2. RECOMMENDATION

That approval is given to revise the Cabinet's proposals for the Capital Programme 2014/15 to include the demolition of the former Lloyd's Garage and the temporary laying out of a public car park at the site, at a cost of up to £90k to be funded from uncommitted capital receipts.

3. BACKGROUND

Over the last two years the Council has been working with a preferred development partner (procured through an OJEU procurement exercise) to achieve the redevelopment of the former Lloyd's Garage site which the Council owns.

The Council purchased the site in partnership with AWM and BWB (now Canal and Rivers Trust) to facilitate the redevelopment of the site with a pedestrian connection through to the canal basins area to maximise its potential as a tourism destination and increase visitor spend in the town.

Due to the depressed economic climate the preferred partner has been unable to secure tenants for a potential development and therefore has not been able to proceed to agree a development agreement, nor progress a planning application.

The Council has therefore decided as an interim measure to apply for planning permission to demolish the building and lay out a temporary car park whilst alternative redevelopment options are considered.

4. FINANCIAL IMPLICATIONS

Snape (the Council's retained maintenance contractors) have estimated the cost of demolition and construction of the car park to be £79,000. Using Snape would mean that the Council would not be required to tender the works further as the procurement of Snape already undertaken makes that unnecessary.

This will require approval of an addition to the Capital Programme for 2014/15 and it is proposed that this be funded from uncommitted capital receipts.

6. LEGAL AND POLICY IMPLICATIONS

There are no legal and policy implications arising from this proposal.

7. CONCLUSION

That the Council proceeds (subject to planning permission being granted and subject to Council's approval of the capital programme for 2014/15 at its meeting on 26 Feb) to commission Snape to undertake the demolition of the garage building and laying out the temporary car park, with the works planned to commence in April/May of 2014.

8. RISK MANAGEMENT

The Council could decide to do nothing with the site, but the risk of that is that it may take some time for the market to pick up to enable a suitable redevelopment opportunity to be realised and during that time the Council will have a liability on the site of an empty building and will receive no revenue return which could be realised through a temporary car park.

9. EQUALITY IMPACT NEEDS ASSESSMENT

Not required for this proposal.

10. CONSULTEES

FORM 3

S151 Officer
CLT

11. BACKGROUND PAPERS

Letter from Snape dated 13/01/14 quoting cost for works.