

Lancaster City Council | Report Cover Sheet

Meeting	Cabinet	Date	02.03.2021
Title	Palatine Avenue Recreation Ground		
Report of	Sarah Price – Capital Projects and Facilities Manager		
Purpose of the Report			
To request additional capital budget and to restart this project in order to protect the two assets on site – Veterans Club and Pavilion.			
Key Decision (Y/N)	Y	Date of Notice	01.02.2021
		Exempt (Y/N)	N

Report Summary

In December 2018 a capital bid was submitted for works at the Veterans Club and Pavilion located on Palatine Avenue Recreation Ground. The result of this was Property Group being requested to look at demolition of one of the buildings, rather than repair. This report will show the result of the investigations into demolition and highlight the reasons for the request for additional budget, as well as the need to restart the project at this time.

Recommendations

To increase the budget from £116k to £140k and allow the recommencement of the capital project.

Relationship to Policy Framework

Principles – Shaping The Place – “development of the district” and “improving the lives of those who live and work here.”

Happy and Healthy Communities – “Improve access to arts and leisure, meaningful work, public open space...”

A Smart and Forward-Thinking Council – “Use our land and other property to benefit our communities.”

Conclusion of Impact Assessment(s), where applicable

Climate Roof void insulation and reroof of the Pavilion will have a positive impact on CO2 reductions.	Wellbeing & Social Value Improvement in the facilities in that area will increase community use, enhancing wellbeing for the local residents.
Digital	Health & Safety Asbestos removal will improve the health and safety of the asset (Veterans Club).
Equality	Community Safety

Details of Consultation

Planning, Public Realm and Finance have all been involved in consultation throughout any investigation and preparation. The tenants of the Pavilion and Palatine Avenue Friends Group have also been involved in discussions.

Legal Implications

Financial Implications

Other Resource or Risk Implications	
Patch repairs to the roof of the Pavilion are becoming less effective as time goes on. There is a risk to the structure if allowed to deteriorate.	
Section 151 Officer's Comments	
Monitoring Officer's Comments	
Contact Officer	Sarah Price
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Links to Background Papers	
None.	

1.0 Introduction and background

This project was originally planned in as a result of condition surveys carried out in 2012, which resulted in a non-housing capital programme of works. When presented in 2018 as a capital bid, there was agreement that work was required but Property Group were asked to look into the demolition of the Veterans Club as an option.

2.0 Investigation in to demolition

Discussions with the Friends Group, Public Realm and Planning commenced in early 2019, to establish the viability of demolishing the Veterans Club. It became apparent that the Friends Group, linked to the local Crown Green Bowling Team, required an area with changing space, storage and welfare facilities. Therefore, if the Veterans Club was demolished, some facility would still need to be provided. This was reinforced by the fact that the Crown Green Bowling facilities that were adjacent to the Bowerham Hotel were no longer available.

Having already sought, and been granted, planning permission for the original planned work of repair to both buildings, Property Group discussed the potential demolition of the Veterans Club with the Planning Team. This raised issues around the local radio station (Beyond Radio) not having applied for a change of use for the Pavilion. For this change of use to progress there would need to be no loss of a community building. This could only be achieved by either:

- a) retaining the Veterans Club and ensuring its suitability for use by the community for the bowlers, tennis courts, theatre groups, etc. through provision of a kitchen, toilet and changing facilities as the pavilion used to;
- b) or, demolishing the Veterans Club then creating something of a similar footprint that would provide the facilities as listed above.

3.0 Conclusion

Given that the cost of demolition and erection of a new building would be far greater than repair and improvement to the existing Veterans Club, it would seem to make financial sense to progress the project as originally planned.

The project includes:

- Pavilion:

- New roof void insulation;
- New metal roof tile coverings;
- Reinstated front elevation pebbledash render.

- Veterans Club:

- Remove external soffit board comprising asbestos containing materials;
- Replace external weatherboard timber cladding with fibre-cement cladding;
- Replace 4nr front elevation double glazed windows with uPVC windows;
- Provide perforated style security screens to new front elevation windows;
- Remove internal asbestos containing materials (ACMs) such as:-
 - o Floor tiling;
 - o Backing boards to 2nr heaters;
 - o Heaters & all warm air ducting;
 - o Linoleum matting on kitchen base unit shelf;
- Replacement vinyl floor tiling;
- Internal reconfiguration to allow area for changing and suitable toilet facilities;
- External Redecoration.

The Pavilion is currently being leased to Beyond Radio for a rent free period of 7 years (expires April 2023) and they have carried out all internal work required to bring the building back in to use. After this time we will charge £535 per annum (Pavilion only). This is on an internal repairing lease.

The Veterans Club is being utilised by Palatine Projects under a licence agreement free of charge but they will absorb all running costs. This group intend to raise funds to bring the Recreation Ground back in to use for the local community.

At the time the project was originally planned, the cost for the work would have been £125k including professional fees. Some significant work had gone into the project planning and preparation, therefore, some fees had to be paid at the time (£9k) which leaves us with a budget of £116k currently in the capital programme. Having reviewed the project and prices, the funding required is £140k meaning an additional £24k is needed to complete the project.

The reasons for the price increases are:

- planned roof tiles are no longer available to us due to import issues around Brexit, so alternatives have had to be sourced;
- the reconfiguration within the Veterans Club to allow changing facilities is additional from the original project;
- COVID guidelines means an elongated programme of work (fewer contractors working over a longer period to allow social distancing).

4.0 Options and Options Analysis (including risk assessment)

Option 1: Do nothing
Advantages: The capital budget required could be used elsewhere if other projects were deemed more significant.
Disadvantages: Buildings would continue to deteriorate. The Veterans Club would not be properly fulfilling the needs of the community users. The Pavilion roof could cause more significant leaks which could result in internal damage to the tenant's equipment and infrastructure, which we would then be liable for.
Risks: Reputational risk for the Council in taking no action. Financial risk in that we could be liable for internal damage caused by roof.
Option 2: Carry out project as outlined.
Advantages: Both assets on site are safe and appropriate for use. CO2 emissions from Pavilion are improved due to roof insulation. Tenants and community groups see investment Council is making which enhances Council's reputation and may encourage increased use of the site (community value).
Disadvantages: Capital outlay required.
Risks: Tenant may choose to vacate Pavilion even though work is completed. Mitigated though, by having the building structurally sound and ready to relet.
Option 3: Delay works to another financial year.
Advantages: Capital budget would not be required immediately.
Disadvantages: Further deterioration could occur, meaning the project costs increase by the time it comes to delivery.
Risks:

Deterioration could lead to damage of tenants area in Pavilion, creating additional costs for the Council.

4. Officer Preferred Option (and comments)

4.1 The officer preferred option is Option 2.