

Project Documentation - Initial Project Proposal Document

Project: Priory Park - Phase Two Option Appraisal.

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1. Purpose of Document

The purpose of this document is to consider the options available in respect of those buildings outside of the Cabinet resolution stemming from the PID dated April 2018. This will comprise a review of café, Bowls Club, Brick Pavilion, White Pavilion and public conveniences.

2. Project Description

This project will look at the opportunities available to the Council in respect of the land and buildings in Priory Park as listed below:-

- Brick Pavilion
- Bowls Pavilion
- Public Conveniences
- Current Café site
- White Pavilion

The project will consider both current and potential commercial as well as community opportunities within these areas.

3. Background

Following an options appraisal of the buildings in the north west corner of Priory Park, Cabinet considered a PID at its meeting in June 2018. Cabinet resolved to move forward with works to demolish the current depot and associated landscaping works, provision of a roller store and to carry out repairs to the Coade stone statue.

The work included in the Cabinet resolution is currently progressing with completion expected during summer 2019.

In September 2018 the current café operators were granted permanent planning permission for a café in the existing location within the park; the lease for that site expires in September 2020.

The bowls club have reiterated their requirement for additional space, which they first raised as part of the earlier options appraisal; this requirement has been accommodated to date through temporary use of part of the brick pavilion.

Other buildings considered as part of the earlier options appraisal remain in need of repair or refurbishment, namely the white pavilion, the public conveniences and the brick pavilion.

This IPPD proposes consideration of the following:

- Alternative uses of the brick pavilion – these include the Bowls Club's already stated wish to use the space for short mat bowls; the building could also be used, subject to consents, for a variety of other leisure, community or commercial purposes.

- The existing bowls clubhouse could be considered for other commercial or community purposes should it be vacated.
- The current setting of the café in the park and options for its retention beyond the expiry of the current lease in September 2020.
- A possible community space within the park, which could be linked to the need for function space.
- Refurbishment or redevelopment of the public conveniences in the Park.
- Refurbishment of and users for the “white pavilion”.

This proposal supports the Corporate Plan 2018-21 priorities to improve and support the local economy to enable appropriate local growth, and to manage out built and natural environments to promote and maintain a positive sense of space.

4. Outcomes to be Achieved

- sustained income;
- enhanced community space;
- improved satisfaction levels from park users;
- suitable and sufficient public conveniences;
- effective use of buildings within the park

5. Timescales

In respect of the Brick Pavilion, the Bowls Club have requested a further temporary use of part of this building for their 2019 season (circa April – October) and it is expected this proposal will be agreed. The options considered as part of this IPPD will therefore need to take this time period into account.

The Cricket Club have indicated their interest in taking a lease of the White Pavilion; discussions with the Cricket Club in respect of this interest will take place alongside the options appraisal work set out in this IPPD. In the event no agreement is reached with the Cricket Club to lease the White Pavilion, this building will then be considered as part of the options appraisal of the wider assets.

The different elements and timescales identified in this IPPD require a phased approach to the work, albeit with all elements ultimately contributing towards the objectives as set out in section 4 above. The expected timescales for each element are summarised in the table below:-

Element	Expected Timescale
Consideration of White Pavilion and cricket club usage	Spring 2019
Expiry of current lease for the café facility and new lease requirements	Spring/Summer 2019
Options appraisal for public conveniences/Brick Pavilion/community space	Summer/Autumn 2019

6. Project Costs and Resources

Costs (£)		Source
One-Off Phase one	Up to £10,000 to employ an architect to produce the design work required for this options appraisal, which is considered to be an extension to the work already undertaken to inform the April 2018 PID. The capital costs of implementation are unknown until the option appraisal is completed.	CDC reserves
Revenue	The Council currently receives rent from the café and bowls club. The White Pavilion is currently used by the Cricket Club on a hiring basis; the potential for a more formal lease arrangement would generate rental income, with the level of that income yet to be determined.	
Savings	Potential savings may be identified through repairs and maintenance, utility and NNDR costs that could be passed to occupiers should additional lettings be secured.	
Services to be involved in the project delivery	The project will be led by the Estates Service supported by CCS, Legal Services, Community Services, Sport and Leisure, Planning Services, PR, Building Services and external consultants.	

7. **Benefits vs. Cost**

The Council will need to consider and balance the community and commercial benefits of the options and will be informed by the option appraisal.

8. **Identify Risks**

The capital costs may be prohibitive or the returns unattractive; costs associated with a void period and accommodating a variety of differing and varied interests, which might be mutually exclusive.