

Cabinet

20 February 2019



Title	Demolition of Laleham Pavilion and toilets and replacement with new toilet facility and hardstanding area for mobile catering		
Purpose of the report	To make a decision		
Report Author	Heather Morgan, Group Head Regeneration and Growth		
Cabinet Member	Councillor Ian Harvey	Confidential	No
Corporate Priority	Clean and Safe Environment		
Recommendations	<p>Cabinet to recommend to Council that it:</p> <p>Agree that the capital programme provision of £200,000 for expenditure on Laleham Pavilion be carried forward to 2019/20</p> <p>Agree that the capital provision be increased by a maximum of £50,000 (to total £250,000)</p> <p>Subject to the above, Cabinet to:</p> <p>Agree to allocate the capital budget to demolition of the pavilion, and creation of a new toilet facility and hardstanding</p> <p>Agree to spend part of the budget now on the design stage</p> <p>Give delegated authority to the Group Head for Regeneration and Growth, in consultation with the Leader and the Portfolio Holder for Neighbourhood Services, to agree the works and appoint contractors to undertake the demolition and build.</p>		
Reason for Recommendation	<p>Laleham Park Pavilion has been derelict since 2001. Despite several attempts it has not been possible to establish an economically viable scheme for this location. It is recommended to provide new toilet facilities with a serviced hardstanding for seasonal catering offers to be provided.</p>		

1. Key issues

- 1.1 Members will be aware that there have been a number of proposals put forward over the past few years to enhance Laleham Park. None of these have proved economically viable (e.g. football pitches and a new café). Nevertheless, the park is a valuable leisure asset, sitting as it does directly fronting the Thames, and there is scope for some low key catering facilities to be provided to meet local demand.

- 1.2 This derelict building does not offer any amenity, and in its current state it detracts from what is otherwise a pleasant open space. There is a latent Health and Safety risk (for which the Council is liable) and the building will continue to require reactive maintenance to keep it, and the public, safe.

2. Options analysis and proposal

Demolition and redevelopment to provide toilets and hardstanding

- 2.1 The recommendation for demolition is based upon the need to resolve the existing health and safety concerns, and to improve the visual amenity of the park.
- 2.2 The outline specification of hardstanding, services and new toilet facility (all to be specified and designed) will provide a simple and manageable solution. It is not intended to result in any additional flood risk, and will need to be designed to comply with green belt policy. Precise details and location will be developed at design stage.
- 2.3 The introduction of a hardstanding leaves open the opportunity for a limited catering offer to support the amenity of the park. It is anticipated that this 'concession' will be tendered out and the successful company will operate via a licence arrangement.
- 2.4 This is the recommended course of action.

Do nothing

- 2.5 Should Cabinet decide to leave the situation unchanged the latent Health and Safety risk will remain, and money will need to continue to be spent on keeping the building in a safe condition.

3. Financial implications

- 3.1 A maximum budget figure of £250,000 is proposed for these works. This budget figure has been set at a conservative level and will be refined and reduced as the project progresses. £200,000 which sits within the 2108/19 capital programme needs to be carried forward and a further £50,000 agreed as part of the 2019/20 capital programme (included in the Capital Programme report which is also on this Cabinet agenda).

4. Other considerations

- 4.1 Whilst the project has not been designed as yet, we will take into account all accessibility, diversity and sustainability considerations to arrive at an optional risk assessed solution.

5. Timetable for implementation

- 5.1 Once developed, the final design and costings will be subject to approval by the Group Head for Regeneration and Growth in consultation with the Leader and Portfolio Holder for Neighbourhood Services.
- 5.2 A planning application will be made prior to demolition to 'preserve' the historic building footprint in planning terms, and to maintain future development options if required.
- 5.3 Subject to planning it is anticipated that the new toilets and hardstanding will be in place by spring 2020.