

**TONBRIDGE & MALLING BOROUGH COUNCIL**

**FINANCE and PROPERTY ADVISORY BOARD**

**09 July 2008**

**Report of the Director of Planning Transport and Leisure  
and the Chief Leisure Officer**

**Part 1- Public**

**Matters for Recommendation to Cabinet - Council Decision**

**1 CAPITAL PLAN FAST TRACK EVALUATIONS: MAINTENANCE BUILDING AT  
POULT WOOD GOLF CENTRE AND CHILDREN'S PLAY FACILITIES AT  
LEYBOURNE LAKES COUNTRY PARK**

**Summary**

**This report brings forward 'fast track' Capital Plan evaluations for the Maintenance Building at Poulton Wood Golf Centre and Children's Play Facilities at Leybourne Lakes Country Park for approval in accordance with the agreed review procedure.**

**1.1 Background**

- 1.1.1 At the meeting of the Finance and Property Advisory Board held on 2 January 2008, a number of schemes were considered for 'fast tracking'. Included in the list of schemes, subsequently approved by Cabinet, were those detailed below.
- 1.1.2 Maintenance Building at Poulton Wood Golf Centre - This scheme, which was recommended for fast tracking on health and safety grounds, considers the replacement/refurbishment of the maintenance building at Poulton Wood Golf Centre. A full evaluation is shown at **[Annex 1]**. Members will note that the scheme will address concerns raised by the Council's Health and Safety Officer in his audit of the building, which was built in 1974 to serve the needs of the 18 hole course.
- 1.1.3 Children's Play Facilities at Leybourne Lakes Country Park - The scheme, which was recommended for fast tracking as full funding is in place by means of developer contributions, aims to improve and enhance play facilities at the Country Park in response to identified customer needs. A full evaluation is shown at **[Annex 2]**. New Members will note that the scheme includes the provision of an equipped play area and picnic area, which will be designed to ensure that the new facilities will be sympathetic to the Country Park setting.

## **1.2 Legal Implications**

1.2.1 None.

## **1.3 Financial and Value for Money Considerations**

1.3.1 The proposed refurbishment of the maintenance building at Poult Wood Golf Centre requires capital expenditure of £173,000 with a resultant loss of investment income of £8,650 per annum.

1.3.2 Members will note that this capital cost is significantly greater than the 'cost band' attached to it when it was presented to Members of this Advisory Board as a potential 'List C' scheme. At the stage, the cost was estimated to be in the band £51,000 to £100,000. The cost is greater than originally estimated as a full survey and quantitative costing was not sought at that stage, and in addition costs associated with security, temporary accommodation and staff welfare facilities are greater than anticipated. Given the Health and Safety issues connected with the scheme, Members provided funding within the 'fast track' contingency of the Capital Plan; but only to a maximum level of £100,000. If Members were to recommend that the scheme progress as outlined in the report, an additional sum of £73,000 would need to be approved by Council.

1.3.3 The Director of Finance has indicated that there is scope within our Capital Reserves to facilitate this, but has pointed out that there is an 'opportunity cost' to the allocation of further sums to this project; i.e. it will not be available to spend on other priority schemes that may come forward in the Capital Plan process. Given the financial situation, it will, therefore, be necessary for the matter to be considered by the Full Council and, if Members deem it to be appropriate, additional capital funding be awarded to the scheme.

1.3.4 In regard to the Children's Play Facilities scheme at Leybourne Lakes Country Park, Members will note that full funding has already been secured and received from developer contributions.

## **1.4 Risk Assessment**

1.4.1 The evaluation of the maintenance building at Poult Wood Golf Centre outlines significant concern related to health and safety and staff welfare. The management of health and safety is identified as an area of risk in the LSBU Operational Risk Register and identifies professional, financial, legal and physical risks from failure to adequately manage these issues.

1.4.2 The provision, management and ongoing monitoring of children's play facilities are identified in the Outdoor Leisure Risk Register, with appropriate controls in place.

## **1.5 Policy Considerations**

1.5.1 Asset Management, Business Continuity/Resilience, Human Resources, Healthy Lifestyles, Community and Young People.

## **1.6 Recommendations**

1.6.1 It is **RECOMMENDED** to Cabinet that:

- 1) the proposed refurbishment of the Maintenance Building at Poult Wood Golf Centre (Option 1) as outlined in **[Annex 1]** to the report be approved and the scheme be included in the Capital Plan List A; and
- 2) the proposed installation of Children's Play Facilities at Leybourne Lakes Country Park as outlined in **[Annex 2]** to the report be approved and the scheme be included in the Capital Plan List A.

Background papers:

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Nil

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