

**TONBRIDGE & MALLING BOROUGH COUNCIL**  
**FINANCE, INNOVATION and PROPERTY ADVISORY BOARD**

**16 September 2020**

**Joint Report of the Director of Street Scene, Leisure & Technical Services and the  
Director of Central Services and Deputy Chief Executive**

**Part 1- Public**

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

**1     LEYBOURNE LAKES COUNTRY PARK – FACILITY IMPROVEMENTS**

**Summary**

**A report seeking fast track approval to Cabinet and subsequently Full Council to include a project to build a purpose built lakeside facility at Leybourne Lakes Country Park in List A of the Council's Capital Plan.**

**1.1     Leybourne Lakes Country Park**

- 1.1.1     The Council owns and manages Leybourne Lakes Country Park (LLCP) to provide outdoor formal and informal leisure activities to residents in the north of the Borough, and visitors to the area.
- 1.1.2     It has been a long held aspiration of the Council to provide a purpose built lakeside facility at the site to provide year round catering and a centre for water sports. This is in response to identified customer needs and to generate additional income from the Park.
- 1.1.3     In the 1<sup>st</sup> Year Addendum to the Council's Corporate Strategy it was agreed to "Ensure the financial sustainability of the Leisure Trust" and "Give consideration to the potential transfer of the management of Leybourne Lakes Country Park to the Leisure Trust".
- 1.1.4     A report will be presented to the next meeting of the Communities & Housing Advisory Board on the potential transfer of the management of LLCP to the Leisure Trust, which it is hoped to be achieved by 1<sup>st</sup> April 2021. A key part of the future financial viability of the management transfer will be the development of a lakeside facility to be operated by the Trust. It is therefore essential to progress the capital project as soon as possible to start to generate an income stream from the new facility.

**1.2     Lakeside Facility**

- 1.2.1     Attached at **Annex 1** to this report is a Fast Track List C Capital Plan Evaluation for Facility Improvements at LLCP. The evaluation provides a description of the

project and considers issues such as design, risks, consultation and capital/revenue funding implications.

- 1.2.2 The evaluation recommends a fast track transfer from List C to List A of the Capital Plan to enable work to commence on the design and procurement of the project. The project will be subject to regular reports to Members of the Communities & Housing Advisory Board.

### **1.3 Procurement**

- 1.3.1 Denbighshire County Council has procured a Framework under EU Regulations which is open to all UK local authorities for the UK Leisure market. It covers scoping, design and construction of Leisure projects. The approach allows potential projects to be explored with progress only made should affordability be acceptable.
- 1.3.2 It is intended to use this Framework subject to further investigation.

### **1.4 Legal Implications**

- 1.4.1 The procurement of the project will be undertaken in full compliance with the Council's Contracts Procedural Rules and Financial Regulations.

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

- 1.5.1 As detailed in **Annex 1** to the report the construction of the new facility will be funded in full from developer contributions. No additional external funding will be available and the budget will therefore be a key factor in the scale and design of the new building. Revenue costs and income generation will be included within future reports to this Board, based on the final design, the operating model and liaison with the Leisure Trust.

### **1.6 Risk Assessment**

- 1.6.1 As detailed in **Annex 1** to the report. The project will need to be delivered within the budget available which may limit the extent of the facility provided. The design may need to allow for future phases to be added if further external funding becomes available.

### **1.7 Equality Impact Assessment**

- 1.7.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

### **1.8 Policy Considerations**

- 1.8.1 Asset Management
- 1.8.2 Business Continuity/Resilience

1.8.3 Climate Change

1.8.4 Community

1.8.5 Healthy Lifestyles

1.8.6 Procurement

## **1.9 Recommendations**

1.9.1 It is **RECOMMENDED** to Cabinet and Council that:-

- i) the project to develop a lakeside purpose built facility at Leybourne Lakes Country Park be transferred from List C to List A of the Council's Capital Plan;
- ii) a report on the design , procurement and timescale of the project be reported to a future meeting of the Communities & Housing Advisory Board;
- iii) a further report be brought to the Communities and Housing Advisory Board on the potential transfer of the Management of Leybourne Lakes County Park to the Leisure Trust including any new facility; and
- iv) The Denbighshire County Council UK Leisure Framework be utilised to progress the Project subject to further investigation.

Background papers:

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Nil

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