

Council

Wednesday, 22nd September, 2021, 6.00 pm

Shield Room, Civic Centre, West Paddock, Leyland, PR25 1DH

[Members of the public may watch the proceedings via a YouTube livestream accessible here.](#)

Agenda

1 Apologies for absence

2 Declarations of Interest

Members are requested to indicate at this stage in the proceedings any items on the agenda in which they intend to declare an interest. Members are reminded that if the interest is a Disclosable Pecuniary Interest (as defined in the Members' Code of Conduct) they must leave the room for the whole of that item.

If the interest is not a Disclosable Pecuniary Interest, but is such that a member of the public could reasonably regard it as being so significant that it is likely that it would prejudice their judgment of the public interest (as explained in the Code of Conduct) then they may make representations, but then must leave the meeting for the remainder of the item.

3 Minutes of meeting Wednesday, 21 July 2021 of Council

(Pages 5 - 16)

4 Mayors Announcements

5 Cabinet

(To Follow)

To receive and consider the report of the Cabinet held on 15 September.

6 Urgent Decisions

(Pages 17 - 24)

To receive and consider the report of the Director of Governance and Monitoring Officer.

7 Governance Committee

(Pages 25 - 28)

To receive and consider the report of the Governance Committee held on 27 July 2021.

8 Scrutiny Committee	(To Follow)
To receive and consider the report of the Scrutiny Budget and Performance Panel held on 13 September and associated Task Groups.	
9 Report of the Standards Committee Hearing	(Pages 29 - 38)
To receive and consider the report of the Monitoring Officer.	
10 Extension to cafe pavement licences	(To Follow)
To receive and consider the report of the Director of Planning and Development.	
11 Caravan Site Licensing - Fit and Proper Test	(To Follow)
To receive and consider the report of the Director of Planning and Development.	
12 2021/22 Corporate Capital Programme and Balance Sheet Monitoring Report - position as at 31st July 2021	(Pages 39 - 54)
To receive and consider the report of the Director of Finance.	
13 Land Transfer at Vernon Carus	(Pages 55 - 102)
Report of the Director of Commercial.	
14 Changes to the Council's Constitution - Substitute Committee Members	(Pages 103 - 106)
To receive and consider the report of the Director of Governance.	
15 Public Sector Decarbonisation Scheme, Phase 3 grant bid	(Pages 107 - 116)
To receive and consider the report of the Director of Planning and Development.	
16 Questions to the Leader of the Council	
17 Questions to Cabinet Members	

18 Exclusion of Press and Public

To consider the exclusion of the press and public for the following items of business on the ground that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

By Virtue of Paragraph 3: Information relating to the financial or business affairs of any particular person (including the authority holding that information)

Condition:

Information is not exempt if it is required to be registered under-

The Companies Act 1985

The Friendly Societies Act 1974

The Friendly Societies Act 1992

The Industrial and Provident Societies Acts 1965 to 1978

The Building Societies Act 1986 (recorded in the public file of any building society, within the meaning of the Act)

The Charities Act 1993

Information is exempt to the extent that, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Information is not exempt if it relates to proposed development for which the local planning authority may grant itself planning permission pursuant to Regulation 3 of the Town & Country Planning General Regulations 1992(a).

19 McKenzie Arms Development Update

(Pages 117 - 122)

To receive and consider the report of the Director of Commercial.

Gary Hall
Chief Executive

Electronic agendas sent to Members of the Council

The minutes of this meeting will be available on the internet at www.southribble.gov.uk

Forthcoming Meetings

6.00 pm Wednesday, 24 November 2021 - Shield Room, Civic Centre, West Paddock, Leyland, PR25 1DH

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Minutes of	Council
Meeting date	Wednesday, 21 July 2021
Members present:	Councillors Jane Bell (Mayor), David Howarth (Deputy Mayor), Jacky Alty, Renee Blow, Damian Bretherton, Aniela Bylinski Gelder, Matt Campbell (attended virtually), Carol Chisholm, Colin Coulton, Malcolm Donoghue, Bill Evans, James Flannery, Derek Forrest, Paul Foster, Mary Green, Michael Green, Harry Hancock, Mick Higgins, Cliff Hughes, Chris Lomax, Jim Marsh, Keith Martin, Jacqui Mort, Peter Mullineaux, John Rainsbury, Colin Sharples, David Shaw, Margaret Smith, Phil Smith, Michael Titherington, Caleb Tomlinson, Matthew Tomlinson, Angela Turner, Kath Unsworth, Karen Walton, Ian Watkinson (attended virtually), Gareth Watson, Paul Wharton-Hardman, Carol Wooldridge and Barrie Yates
Officers:	Gary Hall (Chief Executive), Chris Moister (Director of Governance), Mark Lester (Director of Commercial), Jennifer Mullin (Shared Director of Communities), Jonathan Noad (Director of Planning and Development), Louise Mattinson (Director of Finance and Section 151 Officer), Darren Cranshaw (Shared Services Lead - Democratic, Scrutiny & Electoral Services), Andrew Daniels (Shared Service Lead - Communications and Visitor Economy) and Clare Gornall (Democratic and Member Services Officer)
Public:	0

16 Apologies for absence

Apologies were received from Councillors Will Adams, Julie Buttery, Jon Hesketh, Susan Jones, Christine Melia, Caroline Moon, Alan Ogilvie, David Suthers, Stephen Thurlbourn, and Matthew Trafford.

17 Declarations of Interest

No declarations of interest were received.

18 Minutes of meeting Wednesday, 19 May 2021 of Council

The minutes of Council held on 19 May 2021 were presented for approval.

Arising from this item, Councillor Howarth referred to the minutes of Council held on 28 April 2021, indicating he wished to make a statement in respect of that meeting. He stated that he made some comments with regard to Penwortham Town Council and although he stood by the concerns he raised at the time, his comments may

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have been interpreted as an accusation of criminal or fraudulent activity, for which he apologized.

Resolved (unanimously) that the minutes of Council held on 19 May 2021 be approved and signed as a correct record.

19 Mayors Announcements

The Mayor referred to number of flag flying ceremonies she had attended recently, including Armed Forces Day, the Windrush flag, and the NHS, Frontline Services and Carers flag.

The Mayor announced that she would be hosting a garden party on Friday, 23 July in the Peace Garden at the Civic Centre and that as usual there would be a raffle. She referred to the envelope and a raffle ticket in front of each councillor and encouraged members to donate. She also outlined other activities at the garden party, including that she will be meeting some of the children that wrote stories for her to read out on Facebook and giving them their own copy of the book that had been printed; that St Catherine's Hospice will be there as well with a yellow day stall and asked councillors to please support them; and that if anyone had any unwanted gifts and would like to donate them for the raffle, she would really appreciate it. All proceeds will go towards the Mayor's charities: St Catherine's Hospice, SLEAP and Clare House Women's Refuge.

20 Changes to Committee Membership

The Leader of the Council and Cabinet Member (Strategy and Reform), Councillor Paul Foster, presented a report of the Director of Governance and Monitoring Officer to seek the Council's approval for changes to committee appointments.

It was proposed by Councillor Paul Foster, the Leader of the Council and Cabinet Member (Strategy and Reform), seconded by Councillor Mick Titherington, Deputy Leader and Cabinet Member (Health and Wellbeing) and

Resolved (unanimously)

1. That the number of seats on the Licensing and Public Safety Committee be increased by one and that Councillor Paul Wharton-Hardman be appointed to the Committee for the remainder of the municipal year;
2. The size and membership of the Local Plan Member Working Group be amended as outlined in the report.

21 Request to establish an Independent Remuneration Panel

The Leader of the Council and Cabinet Member (Strategy and Reform), Councillor Paul Foster, presented a report of the Director of Governance and Monitoring Officer requesting that Council formally appoint the Independent Remuneration Panel and in addition that Council ask the Panel review the current Members Allowances Scheme and make recommendations on any changes to the Scheme for Council approval.

Members noted the aspirations to appoint a female Panel member, but that there had not been any female volunteers on this occasion.

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It was proposed by Councillor Paul Foster, the Leader of the Council and Cabinet Member (Strategy and Reform), seconded by Councillor Mick Titherington, Deputy Leader and Cabinet Member (Health and Wellbeing) and

Resolved (unanimously)

1. To formally appoint Peter Hyett, David Holmes, Jeremy Hartley and Charles Hadcock as members of the Independent Remuneration Panel.
2. That the Panel be requested to review the current Members Allowances Scheme and make recommendations on any changes to the Scheme for Council approval.

22 Cabinet

The Leader of the Council and Cabinet Member (Strategy and Reform), Councillor Paul Foster, presented the report of the Cabinet outlining meetings of 16 June 2021 and 14 July 2021.

It was proposed by Councillor Paul Foster, the Leader of the Council and Cabinet Member (Strategy and Reform), seconded by Councillor Mick Titherington, Deputy Leader and Cabinet Member (Health and Wellbeing) and

Resolved (unanimously) that the report be noted.

23 Revenue and Capital Budget Monitoring 20-21 Outturn

The Cabinet Member (Finance, Property and Assets), Councillor Matthew Tomlinson, presented a report of the Director of Finance explaining the Council's overall financial position at the end of the financial year 2020-21.

It was proposed by Councillor Matthew Tomlinson, Cabinet Member (Finance, Property and Assets), seconded by Councillor Paul Foster, Leader of the Council and Cabinet Member (Strategy and Reform) and

Resolved (unanimously)

1. To note that Cabinet noted, reviewed and commented on the contents of the report.
2. To approve the re-profiled budgets and use of S.106 funding for the capital programme, which reflects forecasted underspend against the existing budgets, as detailed in Appendix C – Capital Programme and in Appendix D – S.106 Summary of Usage of Receipts.

24 Holiday and Food (HAF) Programme Grant 2021

The Cabinet Member (Communities, Social Justice and Wealth Building), Councillor Aniela Bylinski Gelder, presented a report of the Director of Communities requesting to increase the revenue budget as a result of new external funding for the Holiday and Food Programme, in line with financial regulations.

The report explained that South Ribble's allocation of Holiday and Food (HAF) Grant for 2021 is £225,471.08, that funding came from the Department for Education, and

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was administered by Lancashire County Council. This funding was ringfenced to delivery of a programme of school holiday activities in August and December 2021.

Members supported this proposal and noted the ongoing •Scrutiny Review Task Group regarding Health Inequalities.

It was proposed by Councillor Aniela Bylinski Gelder, Cabinet Member (Communities, Social Justice and Wealth Building), seconded by Councillor Paul Foster, Leader of the Council and Cabinet Member (Strategy and Reform) and

Resolved (unanimously)

1. To approve an increase to the Council's revenue budget of £225,471.08 to deliver the 2021 HAF Programme;
2. Agree that the above funding will be spent in accordance with Department for Education directives; targeting provision of enriching activities and healthy food to children who are in receipt of free school meals.

25 Climate Emergency Strategy Review

The Deputy Leader and Cabinet Member (Health and Wellbeing), Councillor Mick Titherington, presented a report of the Director of Communities providing members an update on the work undertaken on this hugely important issue and seeking their approval to a revised Climate Emergency Strategy and updated Carbon footprint for the Council operations and the borough.

It was proposed by Councillor Mick Titherington, Deputy Leader and Cabinet Member (Health and Wellbeing), seconded by Councillor Paul Foster, Leader of the Council and Cabinet Member (Strategy and Reform) and

Resolved (unanimously)

1. To note the work undertaken by the cross-party Climate Emergency Task Group;
2. To note the current carbon footprint of both the Council and the borough;
3. To approve and adopt the revised Climate Emergency Strategy.

26 Climate Emergency Action Plan

The Deputy Leader and Cabinet Member (Health and Wellbeing), Councillor Mick Titherington, presented a report of the Director of Communities providing members, for consideration and adoption, a draft Climate Emergency Action Plan, setting out the initial actions that the Council will undertake towards achieving the corporate goal of net-carbon neutral by 2030.

It was proposed by Councillor Mick Titherington, Deputy Leader and Cabinet Member (Health and Wellbeing), seconded by Councillor Paul Foster, Leader of the Council and Cabinet Member (Strategy and Reform) and

Resolved (unanimously)

1. That the draft Climate Emergency Action Plan is considered by members.
2. To formally adopt the draft Climate Emergency Action.

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27 Approval of Decarbonisation Plans for Civic Centre, Moss Side and Leisure Centres

The Deputy Leader and Cabinet Member (Health and Wellbeing), Councillor Mick Titherington, presented a report of the Director of Communities seeking to advise members, through the commissioned Decarbonisation Plans, on the level of, and potential cost of, work required to the main Council owned buildings in order to achieve the Council's goal of net carbon neutral by 2030.

The report also sought in relation specifically to the Civic Centre decarbonisation plan, approval for the document so that it may be submitted to Salix Finance on behalf of the Department for Business, Energy and Industrial Strategy (BEIS) as a condition on the recent grant funding of £145,004 awarded to make energy efficiency improvements to the Civic Centre.

Finally, the report requested approval in relation to the other five Decarbonisation Plans, so that they can be utilised in future grant bids through the Public Sector Decarbonisation Scheme or equivalent when they become available.

It was proposed by Councillor Mick Titherington, Deputy Leader and Cabinet Member (Health and Wellbeing), seconded by Councillor Paul Foster, Leader of the Council and Cabinet Member (Strategy and Reform) and

Resolved (unanimously)

1. To note and consider the decarbonisation plans;
2. To approve the decarbonisation plans, allowing their submission as part of current and future grant applications for funding to assist in the carbon neutral goal;
3. To consider future sources of funding and programming of works identified to achieve the net-carbon zero by 2030 target.

(The Mayor adjourned the meeting while attempts were made to resolve technical difficulties)

28 Remediation of Contaminated land at Bent Lane

The Cabinet Member (Finance, Property and Assets), Councillor Matthew Tomlinson, presented a report of the Director of Communities to put in place a budget and agree a way forward for the remediation of land at Strawberry Valley Park, Bent Lane, Leyland to allow works to refurbish the playground and improve the park's landscape to be progressed.

It was proposed by Councillor Matthew Tomlinson, Cabinet Member (Finance, Property and Assets), seconded by Councillor Foster, Leader of the Council and Cabinet Member (Strategy and Reform) and

Resolved (unanimously)

1. To recognise the decision taken by Cabinet in June 2021 to develop a new Play area on Strawberry Valley Park (Bent Lane) and to carry out the

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necessary re-remediation of Contaminated land on the site so that the Play area can be built.

2. To approve a budget uplift of £139,000 on an original budget of £61k providing a total budget of £200,000 in line with the estimated cost of carrying out the decontamination work.
3. To note that the Cabinet Member (Finance, Property and Assets) in liaison with the Director of Customer and Digital will approve the award the contract for the remediation of Strawberry Valley Park following the completion of the procurement process in line with the standing orders of the Council up to a value of £200k.

(Councillor Rainsbury left the meeting at this point).

29 Worden Hall

The Cabinet Member (Finance, Property and Assets), Councillor Matthew Tomlinson, presented a report of the Director of Commercial providing members with a progress update on Worden Hall covering the following:-

- a) Design Development
- b) Main Contractor Procurement
- c) Financials – Budget review
- d) Delivery Programme
- e) Next Steps

Councillor Tomlinson made reference to the addendum to the report containing restricted information (agenda item 22) circulated to members following completion of the tender evaluation. He apologised as the Council found itself in a position where it was now being asked to approve an increase in the overall budget (Option 2), however he proposed that the Council agree to this in order to deliver a project in the spirit of what it wanted to achieve.

(The Mayor adjourned the meeting at this point for a five minute a comfort break).

Council debated the recommendation to approve an increase in the overall budget, with a number of members expressing the view that option 1 – Value Engineer the refurbishment scheme to bring the proposed works back in line with the budget should be explored in more detail in order to prevent potentially escalating costs.

It was proposed by Councillor Matthew Tomlinson, Cabinet Member (Finance, Property and Assets), and seconded by Councillor Paul Foster, Leader of the Council and Cabinet Member (Strategy and Reform):

1. To note the progress on project and the delivery programme.
2. To note the tendered costs as contained in the addendum to the report.
3. To approve the following option to cover any cost increase on project:
Option 2 – Increase the overall project budget in line with the tender return, as detailed at Recommendations 2 and 3 of the addendum to the report (agenda item 22);
4. To note the decision for contract award of the main contractor will be made via Executive Member Decision in order to allow the project to progress in line with the delivery programme.

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A recorded vote was taken as follows:

FOR – Councillors Alty, Blow, Bell, Bylinski Gelder, Donoghue, Evans, Flannery, Forrest, Foster, Hancock, Howarth, Higgins, Lomax, Martin, Sharples, Shaw, Titherington, Caleb Tomlinson, Matthew Tomlinson, Turner, Unsworth, Wharton-Hardman and Wooldridge;

AGAINST – Councillors Bretherton, Chisholm, Coulton, Mary Green, Michael Green, Hughes, Marsh, Mort, Mullineaux, Margaret Smith, Phil Smith, Walton, Watson, and Yates.

The Mayor declared the motion carried and it was therefore

Resolved

1. To note the progress on project and the delivery programme.
2. To note the tendered costs as contained in the addendum to the report.
3. To approve the following option to cover any cost increase on project:
Option 2 – Increase the overall project budget in line with the tender return, as detailed at Recommendations 2 and 3 of the addendum to the report (agenda item 22);
4. To note the decision for contract award of the main contractor will be made via Executive Member Decision in order to allow the project to progress in line with the delivery programme.

30 Urgent Executive Decisions

The Leader of the Council and Cabinet Member (Strategy and Reform), Councillor Paul Foster, presented a report of the Director of Governance and Monitoring Officer informing Council of a number of urgent decisions taken by the Executive in accordance with urgency procedures outlined in the Council's Constitution since the last meeting of Council.

These included 'key' decisions (as defined in the Cabinet Forward Plan / Notice of Executive Decisions), decisions which include confidential or exempt information, and urgent decisions for which the Mayor agreed to waive scrutiny call-in.

It was proposed by Councillor Paul Foster, the Leader of the Council and Cabinet Member (Strategy and Reform), seconded by Councillor Mick Titherington, Deputy Leader and Cabinet Member (Health and Wellbeing) and

Resolved (unanimously)

1. That Scrutiny Committee is asked to note the report and to review the process to agree the urgent decision and to waive the scrutiny call-in on 29 June 2021, as outlined in the report.
2. That Council notes the report.
3. The Leader committed to writing to MHCLG about allowing remote meetings to be allowed in the future.

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31 Governance Committee

The Vice Chair of the Governance Committee, Councillor Colin Sharples, presented the report of the Governance Committee outlining business at the meeting held on 25 May 2021.

It was proposed by Councillor Colin Sharples, Vice Chair of the Governance Committee seconded by Councillor Angela Turner, and

Resolved (unanimously) that the report be noted.

32 Scrutiny Committee

The Chair of the Scrutiny Committee, Councillor David Howarth, presented the report of the Scrutiny Committee summarising the business considered at the meetings of the Scrutiny Budget and Performance Panel held on 14 June 2021 and the Scrutiny Committee held on 13 July 2021.

It was proposed by Councillor David Howarth, the Chair of the Scrutiny Committee, seconded by Councillor Michael Green Vice Chair of the Scrutiny Committee and

Resolved (unanimously) that the report be noted.

33 Celebration of the Queen's Platinum Jubilee

The Leader of the Council and Cabinet Member (Strategy and Reform), Councillor Paul Foster, presented a report of the Deputy Chief Executive outlining plans for the Queen's Jubilee weekend 2022 and ask members to agree an expenditure budget provision of up to £208,000, funded by ticket sales, existing reserves and new resources.

Appendix 1 to the report containing restricted information (agenda item 23) requested a waiver of the contract procedure rules for the event partner.

It was proposed by Councillor Foster, Leader of the Council and Cabinet Member (Strategy and Reform), seconded by Councillor Mick Titherington, Deputy Leader and Cabinet Member (Health and Wellbeing), and

Resolved (unanimously)

1. To note the proposals for the Queen's Jubilee weekend.
2. To agree to create a new budget provision of up to £208,000, funded by ticket sales, existing reserves and new resources to make the necessary bookings in advance.
3. To agree the waiver of contract procedure rules for the event partner as set out in Appendix 1 in part two of the meeting (agenda item 23).

Prior to moving to consideration of this item, Councillors Mary Green and Yates expressed concerns about participating in discussions and voting on the item given that they were members of the Planning Committee and requested advice from the Director of Governance and Monitoring Officer on their position as regards possible predetermination at a future meeting of Planning Committee.

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The Director of Governance and Monitoring Officer advised that the report being considered today and a report submitted for consideration at a future meeting of the Planning Committee were entirely separate matters and that participating in the discussion and voting on the recommendations today would not preclude current or future members of the Planning Committee from participating in discussions and voting on the Scheme at Planning Committee. However, he stressed if a member was not comfortable participating in the item they may elect to leave the meeting and this was entirely a matter for the individual member.

Having regard to the advice given, Councillor Yates elected to remain in the meeting and Councillor Mary Green left the meeting, taking no further part in discussions on the item.

34 South Ribble Extra Care Scheme – West Paddock

The Cabinet Member (Finance, Property and Assets), Councillor Matthew Tomlinson presented a report of the Director of Commercial presenting three options for the proposed extra care scheme at West Paddock supported by financial models and to seek approval of a preferred delivery option to enable the scheme design to be developed and a more detailed project budget prepared.

Some members suggested that it may be possible for Lancashire County Council (LCC) to deliver this project rather than South Ribble Borough Council and expressed concerns that the project carried a lot of financial risk.

Other members were of the view that LCC may facilitate some of the extra care but not the building of the facility.

(The Mayor left the meeting at this point and the Deputy Mayor took the Chair).

35 Exclusion of Press and Public

It was proposed by Councillor Paul Foster, the Leader of the Council and Cabinet Member (Strategy and Reform), seconded by Councillor Mick Titherington, Deputy Leader and Cabinet Member (Health and Wellbeing) and

Resolved (unanimously) that the press and public be excluded from the meeting for the following item of business on the grounds that it involves the disclosure of exempt information as defined by paragraph 3 of Part 1 of schedule 12A to the Local Government Act.

36 South Ribble Extra Care Scheme – West Paddock (appendix to item 18)

Following a question from a member the Chief Executive gave further information as to the financial implications of the proposals.

It was proposed by Councillor Matthew Tomlinson, Cabinet Member (Finance, Property and Assets) and seconded by Councillor Paul Foster, Leader of the Council and Cabinet Member (Strategy and Reform) as follows:

1. To approve the progression of design option 3 outlined in this report.

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2. To note that £200k of the allocated £10 million budget will be drawn upon to deliver the next stage of the design (RIBA Stage 2 and 3) and contractor procurement process.
3. To note the current estimated project cost to deliver the 72 unit scheme is £14.260 million.
4. To acknowledge that the further design works set out in paragraph 4 are required to verify the projected project cost of £14,260 million, and that further updates on the costs will be brought back when the next stage of design work has been progressed.
5. That the Chief Executive write to Lancashire County Council requesting the following information:
 - a) If they are able to deliver the project in South Ribble and
 - b) If not, how much are they willing to contribute towards the project to deliver the extra care.

A recorded vote was taken as follows:-

FOR – Councillors Alty, Blow, Bylinski Gelder, Donoghue, Evans, Flannery, Forrest, Foster, Hancock, Howarth, Higgins, Lomax, Martin, Sharples, Shaw, Titherington, Caleb Tomlinson, Matthew Tomlinson, Turner, Unsworth, Wharton-Hardman and Wooldridge;

ABSTAIN – Councillors Bretherton, Chisholm, Coulton, Michael Green, Hughes, Marsh, Mort, Mullineaux, Margaret Smith, Phil Smith, Walton, Watson, and Yates.

The Deputy Mayor declared the motion carried and it was therefore

Resolved

1. To approve the progression of design option 3 outlined in this report.
2. To note that £200k of the allocated £10 million budget will be drawn upon to deliver the next stage of the design (RIBA Stage 2 and 3) and contractor procurement process.
3. To note the current estimated project cost to deliver the 72 unit scheme is £14.260 million.
4. To acknowledge that the further design works set out in paragraph 4 are required to verify the projected project cost of £14,260 million, and that further updates on the costs will be brought back when the next stage of design work has been progressed.
5. That the Chief Executive write to Lancashire County Council requesting the following information:
 - a) If they are able to deliver the project in South Ribble and
 - b) If not, how much are they willing to contribute towards the project to deliver the extra care.

Re-admittance of the Press and Public

Resolved

That the press and public be re-admitted to the meeting.

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37 Questions to the Leader of the Council

Councillor Walton asked a question concerning the avoidance of Council meetings in school summer holidays.

Councillor Wharton-Hardman asked a question concerning the charging of Farington Parish Council for emptying waste bins.

In response the Leader of the Council agreed to the following:

1. That, as far as possible, the Council will endeavour to keep meetings outside the school summer holidays.
2. That the Council cease charging Farington Parish Council as regards the waste bin collection with immediate effect.

Councillor Howarth asked a question in relation to the Penwortham – Preston highway and the ongoing issues arising from the works on the A59.

The Leader of the Council responded that the Council had not been consulted and was currently in correspondence with Lancashire County Council in relation to the ongoing works.

Councillor Howarth also referred to the several stakeholders who had raised objections to proposals concerning the Cop Lane / Priory Lane junction.

The Leader stated that he was happy to publicly support the stakeholder objections.

38 Questions to Cabinet Members

Questions to the Cabinet Member (Finance, Property and Assets)

A question was asked by Councillor Michael Green in relation to a recent community consultation on Moss Side Playground which was only planned to run for 2 weeks.

The Cabinet Member (Finance, Property and Assets) agreed to arrange for the extension of the local community consultation on Moss Side Playground beyond 2 weeks to account for the school summer holiday period.

Questions to the Cabinet Member (Planning, Business Support and Regeneration)

Councillor Angela Turner asked a question about recent developments concerning the Town Deal funding bid.

Councillor Michael Green asked a question highlighting the need for a review of Planning Policy to be brought forward as the next review was not due for two years. He suggested that an updated Supplementary Planning Document was required. The Chief Executive informed members that a draft Supplementary Planning Document was currently being developed.

The Cabinet Member (Planning, Business Support and Regeneration) in his responses agreed to the following:-

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1. That an update be provided to Councillor Turner regarding the Town Deal.
2. That the Local Plan Working Group discuss the issues relating to the need to review of Planning Policy and Local Plan and the need for a draft Supplementary Planning Document, which is currently being developed.

Finally, the Cabinet Member (Planning, Business Support and Regeneration) referred to the written question from a member of the public and response attached to agenda.

The question was as follows:-

"I had reason to contact the enforcement office on the 05/04/21 regarding Langlay Homes working outside the permitted hours of the planning application (condition 10 - the reason is to safeguard the amenities of neighbouring properties in accordance with policy 17 of central Lancs core strategy). They had been working on Good Friday, Easter Sunday & Easter Monday, this made sitting in my garden unbearable during to the noise of JCB etc. No reply was received from SRBC till the 12/04/21 after another weekend of disturbance.

The initial reply was that the case officer would investigate the breach of conditions. But further breaches occurred. I asked a number of questions to the enforcement office, none were answered.

Why do we have this conditions if the builder continues to break and the council seem unable to enforce.

The whole responses from the enforcement office was very poor, not once did they return my phone calls, not once they answer one of my questions. I

If the council is a service industry they should be more customer focussed."

The response was as follows:-

"This question relates to the issue of a housebuilder working outside of their approved hours of construction on a building site off Langdale Road. As soon as they became aware of this planning enforcement/ case officer had detailed contact with the developers. It is of course the case that Enforcement have a very significant case load covering a multitude of developments across the Borough.

This issue came at the time when Government Legislation had been introduced in the light of Covid situation to allow developers to write to Local Authority's seeking agreement to extended working hours. This is to allow the building industry to carry on as efficiently as possible during the Covid crisis .The developers set out alternative working hours following our contact, these were acceptable and therefore regularised the situation.

There are a series emails over a period of days between the resident asking the question and our Enforcement Officer in respect of this matter. We are sorry that it is felt that questions weren't answered as these emails attempted to do this. The emails were also followed up with a more detailed response to a Stage One complaint letter from the resident.

The developers have confirmed they will be pro-active in keeping us informed of any change in working hours in the future."

Date

Chair

Report of	Meeting	Date
Director of Governance and Monitoring Officer (Introduced by Leader of the Council and Cabinet Member (Strategy and Reform))	Council Scrutiny Committee	22 September 2021 12 October 2021

Is this report confidential?	No
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Is this decision key?	Not applicable
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Urgent Executive and Council Decisions

Purpose of the Report

1. This report informs Council of a number of urgent decisions taken in accordance with urgency procedures outlined in the Council's Constitution since the report to the last meeting of Council held on 21 July 2021.
2. These urgent decisions include 'key' decisions taken by the Executive (i.e. Cabinet of Individual Executive Members) as defined in the Cabinet Forward Plan / Notice of Executive Decisions, decisions which include confidential or exempt information, and urgent decisions for which the Mayor agreed to waive scrutiny call-in. For clarification, **these do not relate to urgent decisions arising from the COVID pandemic.**
3. The report also includes urgent decisions taken by the Chief Executive in consultation with the Leader of the Council in accordance with Section 35 of Part 4A of the Council's Procedure Rules. **This may include decisions relating to the COVID pandemic** such as the need to urgently release funding allocated for this purpose.

Recommendations to Council

4. Council is asked to note the report.

Recommendations to Scrutiny Committee

5. Scrutiny Committee is asked to note the report and to review the process to agree the urgent decision and to waive the scrutiny call-in on 30 July 2021, as outlined in the report.

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Reasons for recommendations

6. The Council's Constitution states that the following decisions taken under urgency procedures must be reported to Council:

Part 4C - Reports on Special Urgency Decisions to Council & General Exceptions

- **19.1** The Leader must submit a report to the next available Council meeting setting out the details of any executive decision taken as a matter of special urgency under the procedure set out in Rule 18 (Key Decision - Special Urgency).
- **19.2** The Cabinet must prepare a report to the next available Council meeting setting out the details of any executive decision taken without giving 28 days' notice under the procedure set out in Rule 17 (Key Decision – General Exception).

Part 4F – Scrutiny Procedure Rules - Call In and Urgency

- **11.14.** All decisions taken as a matter of urgency must be reported to the next available meeting of the Council, together with the reasons for urgency.
- The next available meeting of the Scrutiny Committee will review the process for agreeing the urgent decision and make appropriate recommendations.

Part 4A – Council Procedure Rules

- **35. Delegation of Urgent Decisions between Meetings of the Cabinet or a Committee**

Where a need for urgent action arises between meetings of a committee, but it is not considered to be sufficient justification for calling a special meeting or calling such a meeting would not be possible for any reason, such decisions may be taken by the Chief Executive (or other designated officer). The Chief Executive (or other designated officer) shall first consult the chairman or vice chairman of the concerned committee and, if the concerned committee could not itself decide the matter under delegated powers, the Leader and Deputy Leader of the Council.

Other options considered and rejected

7. None, for the reasons given above.

Corporate priorities

8. The report relates to the following corporate priorities: (please bold all those applicable):

An exemplary council	Thriving communities
A fair local economy that works for everyone	Good homes, green spaces, healthy places

Agenda Item 6

Background to the report

9. Since Council on 21 July 2021 the following decisions were taken under the Council's urgency procedures, as detailed below.

Details of urgent decisions taken in accordance with the Constitution

10. Key decisions *for which it was not possible to give 28 days' notice on the Cabinet Forward Plan but published at least 5 workings days before the decision is taken* fall under Council Procedure Rule 17 – Key Decision – General Exception in Part 4C of the Council's Constitution, which requires the Chair of the Scrutiny Committee to be informed of the reasons for the urgency.
11. Key decisions *published less than 5 working days before the decision was taken* fall under Council Procedure Rule 18 - **Key Decision - Special Urgency in Part 4C of the Council's Constitution, where** the decision may only be made where agreement has been obtained from the Chair of the Scrutiny Committee.
12. Any urgent decision to waive scrutiny call-in must be agreed by the Mayor in accordance with paragraph 11.14 of Part 4F of the Constitution. A decision will be considered urgent if any delay likely to be caused by the call-in process would seriously prejudice the Council's or the public's interests.
13. There were two urgent decisions taken under **Section 35 of Part 4A of the Council's Procedure Rules.**

Decision	Date and Decision Maker	Reasons for urgency
<p>Application for ERVS (Early Retirement/Voluntary Severance)</p> <hr/> <p>To approve the request to leave by ERVS which would mean employment terminates on the earliest agreed date between the employee and service manager.</p>	10 September 2021	This decision was in the best interest of the employee and the organisation.
<p>Urgent Decision Under Section 35 of the Council's Constitution: Changes to the membership of the Planning Committee and Governance Committee</p> <p>Urgent Decision That Councillor Colin Sharples replaces Councillor</p>	<p>Chief Executive in consultation with the Leader of the Council</p> <p>16 August 2021</p>	To replace Councillor Christine Melia on the Planning Committee and Governance Committee due to her temporary incapacity.

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<p>Christine Melia on the Planning Committee and That Councillor Kath Unsworth replaces Councillor Christine Melia on the Governance Committee.</p>		
<p>Urgent Decision Under Section 35 of the Council's Constitution: Welcome Back Fund</p> <p>Background To support communities to recover from the pandemic the Government set up the Reopening High Streets Safely (RHSS) Fund, which has latterly become the Welcome Back Fund. South Ribble was given an initial allocation of £97,965 and this was increased to £195,930 once it became clear that restrictions would be in place through into 2021.</p> <p>Urgent Decision To note the allocation of funds and to approve an expenditure budget based on the action plan at Appendix A, using the allocated funding.</p>	<p>Chief Executive in consultation with the Leader of the Council</p> <p>17 August 2021</p>	<p>To make use of this funding as soon as possible having agreed the action plan with the Government.</p> <p>In the last couple of months the criteria for how the money could be spent was expanded to include elements around tourism and attracting visitors to the area, which means it was possible to outline how we could spend the full amount of money.</p> <p>The money has to be claimed back upon expenditure and it must be spent by March 2022 otherwise we expect it to be withdrawn unless further extensions to programme are announced.</p>
<p>Approval of Decarbonisation plans for Council Buildings</p> <p>Decision That the decarbonisation plan be approved allowing its submission to the grant administrators Salix Finance to satisfy a condition of the public sector decarbonisation scheme grant award of £145,004.</p> <p>General Exception Procedure</p>	<p>Deputy Leader and Cabinet Member (Health and Wellbeing)</p> <p>19 August 2021</p>	<p>Further to the decision at Full Council, the Decarbonisation Plan was considered by the Climate Emergency Task Group with some minor revisions and questions raised by Cllr Thurlbourn were answered satisfactorily. Having been agreed by the Task Group, the latest Plans required formal approval by the Executive Member.</p> <p>The decision could not wait 28 days due the deadline for</p>

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		submission of the Plans for the application for funding.
<p>Worden Hall Refurbishment – Contractor Appointment</p> <p>To appoint John Turner Construction through a JCT Standard Build Contract 2016 with Quantities, incorporating SRBC Standard Amendments.</p> <p>Special Urgency Procedure and Mayor’s agreement to waive call-in</p>	<p>Cabinet Member (Finance, Property and Assets) 30 July 2021</p>	<p>Special Urgency Procedure</p> <p>The Executive Member approval to appoint the contractor has been before Cabinet in December 2020 and Full Council in July 2021. The budget and the procurement methodology have been applied as directed by members and although this is a key decision, it has been taken in accordance with the authority and so is transparent in that regard. If this notice is not waived it will put at risk the delivery of the scheme for the Leyland Festival in June 2022.</p> <p>Mayor’s agreement to Waive call-in</p> <p>The decision to bring forward the Leyland Festival brought forward the timetable for the delivery of the Worden Hall works which needed to be delivered prior to the commencement of the festival. Given that all members received a report at Council and debated the matter the need for a call in had been significantly curtailed.</p>
<p>Award of De-Contamination of land work contract at Bent Lane</p> <p>To award the contract for the remediation of Strawberry Valley Park (Bent Lane) to Tenderer C in Table 1.</p>	<p>Cabinet Member (Finance, Property and Assets) 30 July 2021</p>	<p>The decision needed to be taken quickly to keep up with Programme and subsequent delivery of playground later on in the year. The following Programme is what we are working to. A quick decision allowed the Council to make full use of the dryer summer months for the works and retain float within the</p>

Agenda Item 6

<p>General Exception Procedure</p>		<p>playground phase for weather:</p> <p>21st Jul 2021 – Full Council to be requested to grant permission to spend capital budget for remediation works and award contract 2nd August 2021 - Proposed award of contract for remediation work 9th Aug 2021 - Remediation works proposed start on site 24th Sept 2021 - Remediation works proposed completion 27th Sep 2021 - Playground refurbishment proposed start on site 17th December 2021 - Playground refurbishment proposed completion and opening to public.</p>
<p>Additional Restrictions Grant - Final Top Up Payment</p> <p>1)That approval is given to process a top up payment of 40-50% to all successful ARG applicants; and 2)That approval is given to make additional payments to businesses in the Hospitality, accommodation, travel, events, hair and beauty and wedding sectors who have previously received Restart Grant funding</p> <p>Special Urgency Procedure</p>	<p>Leader of the Council and Cabinet Member (Strategy and Reform)</p> <p>16 July 2021</p>	<p>The reason for the urgency was that in order for the Council to qualify for the next tranche of funding to assist businesses via ARG grants, it must have spent its current funding by 30 July.</p>

Climate change and air quality

14. This report has no impact on climate change or air quality.

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Equality and diversity

15. There are no Equality Impact Assessment (EIA) and Equality Act implications arising from this report.

Risk

16. None.

Comments of the Statutory Finance Officer

17. The Chief Finance Officer (s151) comments have been included on all the urgent decisions referenced in this report.

Comments of the Monitoring Officer

18. Monitoring Officer comments were included on all the decisions and there are no comments on this report which is for noting.

Background documents

Council Constitution

[Modern.gov link to decisions page](#)

Appendices

None

Chris Moister – Director of Governance

Darren Cranshaw - Shared Services Lead - Democratic, Scrutiny & Electoral Services

Report Author:	Email:	Telephone:	Date:
Clare Gornall (Democratic and Member Services Officer)	clare.gornall@southribble.gov.uk		8.9.2021

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Agenda Item 7

Report of Governance Committee

1. This report summarises the business considered at the meeting of the Governance Committee held on 27 July 2021.
2. Please note that the following report may not reflect the wording used in the minutes, as they have yet to be formally agreed.

South Ribble Borough Council Audit Plan

3. The committee considered a report from the Council's External Auditors, Grant Thornton which provided us with an overview of the planned scope and timing of the statutory audit of South Ribble Borough Council.
4. It was reported that three areas had been identified as a significant risk; management override of controls, valuation of land and buildings and valuation of net pension fund liability. We were also advised that, as a consequence of issues identified in the previous year's audit, significantly more risk assessment work would be undertaken.
5. Members were advised that two areas of significant weakness had been identified, although this was largely driven by issues identified in previous years. The Auditors would be examining the progress made by the Council in addressing these issues and following recommendations which had been made in the prior year.
6. We commented on the revised approach to defining value for money and sought clarification on how the opinions would be defined. In response, the External Auditor explained that the form of opinion was unchanged, it was the judgement around qualified and unqualified which had been amended. Several definitions would be issued but will not be defined as qualified or unqualified, instead these will be supported by a more detailed report.

Management Responses to the External Auditors Planning Inquiries 2020-21

7. We received a report from the Director of Finance which provided us with details of the management responses to the External Auditors. The questions and responses covered a variety of areas which would have significant impact on the financial statement for 2020/21.
8. We commended Officers for their hard work in awarding £27 million of grant funding and we expressed our appreciation that only £10,000 had been identified as potentially fraudulent.
9. We sought clarification on the status of the potentially fraudulent grant and we were advised that a further update, with more information would be provided to us outside of the meeting.

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10. We also requested a copy of the mandatory fraud awareness training that was due to be rolled out to Officers.

Treasury Management Annual Report 2020/21 and June Quarter Monitoring 2021/22

11. The committee considered a report that presented the outturn for Treasury Management activity in the financial year 2020/21 and monitoring information in respect of the first quarter of 2021/22.
12. It was reported that overall, the council had more cash than usual throughout the year with an average daily balance of £50 million, due to the advance funding provided by government for the COVID response. However, due to several reasons the interest earned was just over £177,000. The council's average daily balance was above £53 million.
13. We sought clarification on the List of Investments as at 31 March 2021 (Appendix A). In response, it was provided that on the notice accounts some investments were listed as 6 months for some time. At the time, interest rates were competitive with what could be gained from fixed term investments. One investment was running at immediate notice, the other was tied in for some time. Six months' notice was equivalent to fixed term loans being made to other councils.

Statement of Accounts for the Financial Year 2020/21

14. The Director of Finance presented a report which provided us with the Draft Statement of Accounts for 2020/21 and advised the committee in respect of the statutory requirements for signature, audit, inspection and publication of the statement.
15. It was provided that the audit was now underway and would be brought back and presented for approval upon completion. Although the deadline for completion of the draft unaudited statement was 31 July, it had been produced earlier by the Finance Team which had enabled the External Auditors to commence their audit at the beginning of July.
16. We noted that the statement supports and demonstrates the Council's accountability to its stakeholders. The statement provides both a narrative and financial overview of the activities undertaken over 2020/21. As the accounts are produced on an accruals basis, all goods and services that have been physically received as of 31 March 2021 have been accounted for.
17. In response to a member enquiry, the Principal Financial Accountant confirmed that in respect of the Cashflow Statement, the £10 million inflow and outflow was due to the £10 million pounds of temporary borrowing taken in March 2020 which was subsequently repaid in the new financial year.

Agenda Item 7

Recommendation

That Council note the report.

COUNCILLOR COLIN SHARPLES
VICE-CHAIR OF THE GOVERNANCE COMMITTEE
CA

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Report of	Meeting	Date
Monitoring Officer (Introduced by Councillor Carol Wooldridge)	Council	22 September 2021

Report of the Standards Committee Hearing

Is this report confidential?	No
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Is this decision key?	Not applicable
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Purpose of the Report

1. On 6 September 2021, Standards Committee considered a complaint that Cllr Barrie Yates breached the Code of Conduct for Members. Members upheld the complaint and asked that the decision be referred to Full Council for information.

Recommendations to Council

2. That Council review and note the complaint and the decision of Standards Committee in relation to the conduct of Cllr Barrie Yates.
3. That Council support the recommendation that there be a review of the Code of Conduct for Members with an emphasis on
 - a. Simplifying the code and aligning with legislation the recommendations of the Office for Standards in Public Life; and specifically
 - b. Consideration of standardising the code of conduct across South Ribble BC and Chorley BC.
4. That the Monitoring Officer be tasked with establishing a cross party and stakeholder working group to undertake the review and for the working group to present recommendations to Council for consideration and if approved adoption in due course.

Reasons for recommendations

5. Having upheld the complaint, Standards Committee considered appropriate actions based on the breaches. This included reporting the matter and decision to full council.

Other options considered and rejected

6. Not relevant

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Corporate priorities

7. The report relates to the following corporate priorities: (please bold all those applicable):

An exemplary council	Thriving communities
A fair local economy that works for everyone	Good homes, green spaces, healthy places

Background to the report

8. The Standards Committee considered a complaint into the behaviour of Cllr Barrie Yates at a Planning Committee on 17 December 2020.
9. Standards Committee met on 6 September 2021 and received a report from the investigating officers and representations from Cllr Yates through his representative. Having considered the report and representations, the Committee made a number of findings of breaches of the Code of Conduct for Members by Cllr Yates.
10. Attached to this report is the decision of the Committee with findings of fact and sanctions to be imposed to address the behaviour.
11. Council is asked to note the decision and sanctions. In particular Council should note that the Standards Committee felt it appropriate to bring this matter before Council as the incident complained of took place at a public meeting and felt it was important that the public see and understand the resolution of the complaint.

Climate change and air quality

12. The work noted in this report does not impact the climate change and sustainability targets of the Councils Green Agenda and all environmental considerations are in place.

Comments of the Statutory Finance Officer

13. There are no financial implications as a result of the recommendations in this report.

Comments of the Monitoring Officer

14. There are no comments on this report which is presented to Council after a decision of the Standards Committee.

Background documents

There are no background papers to this report.

Appendices

Appendix A Decision of Standards Committee Dated 6 September 2021.

Report Author:	Email:	Telephone:	Date:
Chris Moister (Director of Governance)	chris.moister@southribble.gov.uk	01257 515160	14 September 2021

Appendix A

Standards Committee Hearing –6 September 2021

Complaint Against – Cllr Barrie Yates

Committee Decision

The Standards Committee convened on 6 September 2021 to consider a complaint brought by Cllr Mick Titherington into the conduct of Cllr Barrie Yates. The complaint alleged that Cllr Yates had at the Planning Committee on 17 December 2020

- threatened and bullied other members,
- disregarded and disputed offer advice and
- generally brought the Council into disrepute.

The full background is contained in the investigators report.

Full details of the hearing can be accessed through the following link

<https://youtu.be/qclM0yVeUf8>

and the discussions will not be reproduced here.

Preliminary Issue

Mr Hind, assisting Cllr Yates, raised a preliminary point which was considered prior to the commencement of the Hearing proper. In accordance with paragraph 5 of the Hearing Procedure, Cllr Yates contended he was not happy to proceed on 3 bases.

1. Members of the Committee, due to their consideration at full council on 27 January 2021 of a motion to remove Cllr Yates from the Planning Committee based on his alleged conduct on 17 December 2020, had pre-determined the issue before the committee by deciding to impose a sanction prior to the consideration of the standards complaint;
2. The Members of the Committee due to their consideration at full council on 27 January of a motion to remove Cllr Yates, would be biased against or have the perception of bias against Cllr Yates through the decision of the council to impose a sanction prior to the consideration of the standards complaint;
3. The Chair of the Committee, as a member of the Penwortham Town Council, would be biased, or have the perception of bias against Cllr Yates due to her dual hatted role.

Mr Hind on behalf of Cllr Yates made submissions in support of this position addressing the concept of bias and predetermination, providing the statutory definition and the definition of bias adopted in by tribunals.

The Monitoring Officer provided advice to the Committee.

The Independent Person expressed a view.

Findings on Preliminary Issue

Predetermination

1. Members accepted and agreed that for this to apply the definition of predetermination would be that they would have acted in such a way as to have had a closed mind.
2. The definition of closed mind was agreed to be such that nothing would change their predetermined view.
3. Members distinguished the matter before them from the decision of Council of the 27 January as this was a hearing based on a detailed investigation report, whereas the decision of full council was based on the motion presented and the apologies made by Cllr Yates which acknowledged the behaviour complained of.

Based upon the above findings members rejected the argument that as a group they had pre-determined the complaint.

Bias of Committee

1. Members accepted the definition of bias and also that they must consider the public perception of bias.
2. Members did not find that voting a certain way on a matter is evidence in itself of bias, but should be a consequence of informed decision making.
3. Members noted that perception must be “informed” with the perception being maintained if the member of the public is in possession of all relevant facts, not just of the decision.
4. Members agreed that the decision at full council from 27 January could be distinguished from the consideration of this complaint as there was on this occasion a detailed report to inform the decision.
5. Members also considered the public perception of the council were the standards proceedings to be discontinued, noting that should this argument be accepted, then no councillors would be able to sit on the committee. Members concluded it could not be right nor in the public interest to discontinue the proceedings.
6. Members noted the similarity with the predetermination tests.

Based upon the above findings, members rejected the argument that as a group they were disqualified from considering this complaint through bias.

Bias of the Chair

1. Members of the Committee concluded that the matter for their consideration was as standards complaint relating to the behaviour of Cllr Yates. It was co-incidental that it concerned an application by that Town Council and that the outcome of the process would have no impact for the Town Council.

Based upon the above finding the members rejected the argument that the chair of the committee was disqualified from considering this complaint through bias.

Cllr Wooldridge, on advice, concluded that she had no bias on this matter.

The Substantive Complaint

The Committee considered a request by Cllr Yates for the hearing to be held in public session but resolved to exclude press and public.

The investigating officer presented his report and was questioned on its content by Mr Hind on behalf of Cllr Yates, the Committee and the independent person.

Cllr Yates agreed to take questions from the Committee and the independent person.

Mr Hind, made closing submissions on behalf of Cllr Yates.

The Facts

There was substantial agreement between the investigating officer and Cllr Yates as to what happened at the Planning Committee on 17 December 2020 and the link to the recording of the meeting had been provided.

The points in dispute were

1. Cllr Yates was very clear it was his intention to protect both the Councillors who held dual positions with SRBC and PTC and the integrity of the decision making of SRBC;
2. Whether Cllrs Flannery, Adams and Hancock had both personal and prejudicial interests in the decision of the Planning Committee.
3. The tone of the challenge brought by Cllr Yates to the Councillors and to the Head of Legal.
4. The action and/or suggestion of telephoning the police was done as a joke to make a point

Findings

1. It is appropriate and indeed should be welcomed that members raise issues of interests with each other. But this should be done appropriately. Members are there to support each other and advise but should not stray into directing the conduct of others as compliance with the code of conduct is personal to each member.
2. Cllrs Flannery, Adams and Hancock had a personal interest in the Planning Committee agenda item, namely, their Membership of Penwortham Town Council.
3. It does not matter for the purposes of the consideration of this matter whether Cllrs Flannery, Adams and Hancock had a prejudicial interest in the matter, the committee being concerned not with whether Cllr Yates was correct in his assertion but his later conduct and behaviour.
4. Members made no findings in relation to Cllr Yates' beliefs or state of mind, whatever his intentions the Committee found they were to assess the behaviour of Cllr Yates and so his intentions are not relevant to these considerations.
5. Cllrs Flannery, Adams and Hancock did not have a Disclosable Pecuniary Interest in the planning application. As such they would not have committed a criminal offence as alleged by Cllr Yates during the meeting.
6. When assessing whether behaviour amounts to bullying members are obliged to consider not just the intention of the member but also the way the behaviour is interpreted by those to whom it has been directed.
7. Members found that Cllr Yates' forceful behaviour and tone generally was intended to place undue and inappropriate pressure on other members, specifically members found -

- a. that Cllr Flannery took seriously the statement by Cllr Yates that he intended to call the police.
- b. Cllr Hancock decided not to vote as a result of Cllr Yates behaviour
- c. that the behaviour of Cllr Yates was addressed to Cllr Flannery, Cllr Hancock and Cllr Adams

Members found that Cllr Hancock chose not to participate in the voting on this item as a result of Cllr Yates' conduct and thereby Cllr Yates wrongfully influenced the decision.

8. The action of even pretending to telephone the emergency services, particularly where there is no justification, to enhance a threat is not responsible or acceptable behaviour.
9. Members found that the initial discussion with the Head of Legal was not inappropriate behaviour.
10. Members found that the continuing challenge of the Head of Legal by Cllr Yates was not appropriate behaviour though it did not amount to a breach of the Code.

Identified Breaches

1. The committee considered part A paragraph 10 of the Code of Conduct. This states

“It is not enough to avoid impropriety; perception is also important. Members should at all times avoid any occasion for suspicion and any appearance of improper conduct.”

Even had members accepted Cllr Yates’s intentions as being a valid consideration, the public perception of his behaviour would have overcome them.

2. Cllr Yates breached Part C paragraph 1 of the code of conduct (general obligations) by failing to treat Cllr Flannery with respect.

Reason – The behaviour was primarily contained in his exchange with and directed to Cllr Flannery.

3. Cllr Yates breached Part C paragraph 2(b) of the Code of Conduct (General Obligations) by bullying other persons namely Cllr Flannery, Cllr Adams and Cllr Hancock.

Reason – the behaviour was intended to prevent the participation of Cllr Flannery, Cllr Adams and Cllr Hancock and was found to have placed undue and inappropriate pressure on them. It was also noted that the behaviour succeeded in discouraging Cllr Hancock from participating.

4. Cllr Yates breached Part A paragraph 9 of the Code of Conduct by bringing the Council into disrepute

Reason – the finding that Cllr Hancock did not participate in a decision-making process undermines the both the integrity of that decision and the publics confidence in the council. and

The action of mimicking placing a call to the emergency services where there is no justification for doing so undermines the public perception of members of the council.

5. The Committee elected to make no findings in relation to the conduct towards the Head of Legal and acknowledged that the apology already provided would have resolved that matter in any event.

Sanctions

Having identified the breaches above members moved on to consider the proper level of sanction to be imposed.

Members considered the following as mitigating factors

1. Cllr Yates had initially apologised, and restated those apologies at the Hearing; and
2. Cllr Yates had been removed from the Planning Committee for a period of over 3 months.

Members considered the following as aggravating factors

1. Cllr Yates had defended these proceedings which undermined the sincerity of the apologies;
2. Whilst Cllr Yates stated that he intended to protect other Members and the Council through his conduct, as he was concerned that their participation could lead to sanctions against them and challenge against the Council, he failed to appreciate the consequences of his own actions. The Committee noted that the consequence of the identified bullying conduct was to prevent a councillor from participating in a vote, that in itself could be a ground for the Judicial Review of that decision. Cllr Yates being directly responsible for an outcome he states he was seeking to avoid. And
3. Cllr Yates is an experienced Councillor and stated throughout he is very familiar with the requirements of the code of conduct. He had a fundamental misunderstanding of the difference between a Disclosable Pecuniary Interest and a personal interest which under the local code would prevent participation in a meeting. This misunderstanding continued into this hearing.

Sanction

Arising from the findings of breach the Committee request

1. **That the outcome of this hearing be reported to full Council in public session.**

Reason – the incident took place during a public meeting and it is important that the public see and understand its resolution.

2. **The Monitoring Officer is instructed to arrange one to one training for Cllr Yates such arrangements to be made within 2 weeks of this hearing.**

Reason – training is necessary to ensure Cllr Yates has a full understanding of the requirements of the code of conduct.

Members also wish to make the following observation. Whilst the removal of Cllr Yates from the Planning Committee was seen as a mitigating factor, the Committee wish to be clear that they view the behaviours of Cllr Yates as so serious, particularly the finding of the breach of code relating to bullying, that they would have considered making a recommendation to full council seeking his removal from the Planning Committee.

Further Recommendations

- 1. That the Standards Committee direct the monitoring officer to lead on a review of the Local Code of Conduct, guidance note and procedure document. The review to concentrate on**
 - a. Simplifying the code and aligning with legislation and the recommendations of the Office for Standards in Public Life**
 - b. Consideration of standardising the code of conduct and procedure for complaints across South Ribble BC and Chorley BC.**

View of the Independent Person

The Independent Person was involved in all stages of the debate, discussion and consideration by the members of the Committee. The matters upon which the Committee resolved and the decisions which it made were the product of such debate, discussion and consideration. The Independent Person was not at variance with any of those matters and decisions.

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Report of	Meeting	Date
Director of Finance and Section 151 Officer (Introduced by Cabinet Member (Finance, Property and Assets))	Cabinet	15 th September 2021
	Council	22 nd September 2021

Is this report confidential?	No
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Is this decision key?	Yes
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Savings or expenditure amounting to greater than £100,000	Significant impact on 2 or more council wards
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2021/22 Corporate Capital Programme and Balance Sheet Monitoring Report – position as at 31st July 2021

Purpose of the Report

1. This report outlines the overall financial position of the Council in respect of the capital programme as at 31st July 2021, highlighting key issues and explaining key variances over the first 4 months of the year, and provides an overview of various elements of the Council's Balance Sheet as at 31st July 2021.

Recommendations to Cabinet

2. To approve the revised capital programme as attached at **Appendix A** which reflects all amendments to the programme that have been approved in the 4 months to 31st July 2021, as detailed in paragraph 11.
3. To note the position in the Balance Sheet Monitoring section of the report in respect of cash, investment and loan balances, and debtors as at 31st July 2021.

Recommendations to Council

4. To approve the following variation to the programme, which has been included in **Appendix B**.
 - a) £130k increase to the vehicle replacement programme

All other approvals are within existing delegated limits as detailed in paragraph 11.

Agenda Item 12

Reasons for Recommendations

5. To ensure the Council's Capital Programme is monitored effectively.

Alternative Options Considered and Rejected

6. None

Corporate priorities

7. The report relates to the following corporate priorities:

An exemplary council	Thriving communities
A fair local economy that works for everyone	Good homes, green spaces, healthy places

Background

8. The capital budget for 2021/22 was set at £15.814m in February 2021. It was increased following approval of the outturn to £21.380m.

Section A: Capital Programme

Key Issues

9. The total cost of the Council's capital investment programme for 2021/22 has increased from £21.380m, as approved by Cabinet in the 2020/21 Capital Outturn Report on 16th June 2021, to £22.081m at 31st July 2021; this includes the variations noted in this report. A summary of the total costs of the programme, and the funding of this, is detailed at **Appendix A**.
10. The net variation of £0.701m is detailed by scheme in **Appendix B**. The net variation includes three types of changes; those variations approved since the previous budget report, i.e. the 2020/21 Capital Outturn report, variations requested in this report at point 3, and variations in respect of the reprofiling of budgets within the existing programme.
11. Budget variations approved in the first four months of the year are shown in the table below and resulted in an increase of £0.790m to the capital programme.

Agenda Item 12

Scheme	Increase / (Reduction) 2021/22 £'000	Increase / (Reduction) 2022/23 £'000	Approved by	Date approved
Good homes, green spaces and healthy places				
Green Infrastructure unallocated	(10)	-	EMD	31st July 2021
Bridleway in western Leyland	81	-	EMD	31st July 2021
Worden Park infrastructure and landscaping	(82)	-	Council	21st July 2021
Worden Hall refurbishment	745	-	Council	21st July 2021
Open Spaces – Bent Lane	139	-	Council	21st July 2021
Sports Pitch Hub	(389)	-	Cabinet	16th June 2021
Council Leisure Facilities (other than leisure centres)	275	-	Cabinet	16th June 2021
An exemplary council				
Corporate Buildings	(45)	-	Council	21st July 2021
Civic Centre Building Management System	1	-	EMD	19th May 2021
Civic Centre Hot Water System	3	-	EMD	19th May 2021
Civic Centre LED Lighting	28	-	EMD	19th May 2021
Civic Centre Solar Panels	45	-	EMD	19th May 2021

12. Further variations of £0.130m are requested as detailed in the major variations section of the report, in paragraphs 26 below
13. Slippage and re-profiling of budgets between 2021/22 and 2022/23, during the first four months of the year, totals £0.219m as detailed on the individual schemes in Appendix B.
14. As at 31st July 2021 the capital expenditure across the programme was £1.882m representing 8.5% of the current, revised projected capital spend for the year.
15. A capital receipt of £70k has been received in relation to insurance money for a damaged road sweeper. This will be used to fund the cost of replacing the vehicle. No further capital receipts are forecasted for 2021/22.

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Major Variations in the 2021/22 Capital Programme in the 4 months to 31st July 2021

Good Homes, Green Spaces and Healthy Places

16. The 'Bridleway in western Leyland' is a new scheme with £71k funding from external contributions and S106 and £10k from the green infrastructure budget. The project will provide a 2.1km section of new bridleway which will create a new loop around western Leyland connecting with the existing bridleway network.
17. Four projects in Worden Park have been reprofiled to 2022/23; Craft Units - Windows and Security Grills, Farmyard Cottages - Heating, Sewerage pumping station, infrastructure and landscaping. This is to avoid interference with the works to be carried out on the refurbishment of Worden Hall.
18. Approval has been given for an increase in the Worden Hall Refurbishment budget of £745k, which comprised £81.5k transferred from the Worden Park infrastructure and landscaping budget, £45k transferred from the Corporate Buildings budget, £250k funding from the asset maintenance reserve, £118.5k contributions from revenue repairs and maintenance budgets and £250k CIL funding to cover the contingency element of the budget.
19. The Bent Lane Open Space budget has an approved increase of £139k to cover the costs of decontamination works.
20. The Sports Pitch Hub has an approved decrease in the scheme budget of £389k. Approval was given to utilise this reduction to create a budget of £275k for works to leisure facilities, other than the leisure centres, such as pavilions and playing pitches.

A Fair Economy that works for everyone

21. The Leyland Train Station Ticket Office project budget of £60k has been reprofiled to 2022/23. The project will be incorporated into the wider Leyland Town Deal.

Thriving Communities

22. No variations to note in the period.

An Exemplary Council

23. £150k of the IT capital budget has been allocated to the Network switching and wireless infrastructure project. The project will upgrade and unify the network to include access points for improved Wi-Fi coverage. This project is being done in conjunction with Chorley Council with a total budget of £300k shared equally. The other IT projects already included in the programme, and the use of the remaining unallocated budget, are under review. A joint digital strategy for South Ribble and Chorley Councils will realign these budgets accordingly.
24. As noted above, £45k was transferred from the Corporate Buildings to the Worden Hall budget.
25. The budgets for four projects relating to decarbonisation works in the Civic Centre have been either adjusted or created following approval in an Executive Member Decision. The total budget for the projects is £145k which is all grant funded.

Agenda Item 12

26. The forecast for the Vehicle Replacement Programme has increased by £130k due to two additional replacement vehicles being required; a sweeper which was damaged in a traffic accident and a waste collection vehicle that was damaged by a fire. Insurance proceeds of £70k, which will be treated as a capital receipt, has been received. It is requested to increase the Vehicle Replacement budget by £130k to reflect the increased costs and fund this with the £70k capital receipt and £60k with potential borrowing if required.

Section B: Balance Sheet

Overview

27. Strong balance sheet management assists in the effective use and control over the Council's asset and liabilities. Key assets comprise of the Council's tangible fixed assets, debtors, investments and bank balances. Key liabilities include long and short-term borrowing, creditors and reserves.

Non-current Assets

28. Tangible non-current assets include property, plant and equipment held by the Council for use in the production or supply of goods and services, for rental to others or for administrative purposes. One fifth of all assets are re-valued every year, and annual reviews are undertaken to establish whether any impairment or other adjustments need to be applied. New assets and enhancements to existing assets are managed through the Capital Programme as reported in Appendices A and B.

Borrowing and Investments

29. Long-term borrowing requirements flow from the capital programme. Regular dialogue and meetings take place between the Director of Finance, her staff and the Council's independent Treasury Consultants, Link Treasury Services, and options for optimising treasury management activities are actively reviewed.
30. Both short and long-term borrowing interest rates were at low levels at the end of the period, having remained stable over the course of the first few months of the year. Interest rates on investments have remained negligible throughout the period. It is projected that debt interest payable will be nil compared to a budget of £83k as a result of expected borrowing not being required due to the timing of schemes within the capital programme, and due to positive cash balances. Interest receivable on cash and investments is forecasted to be £100k compared to a budget of £200k due to interest rates being lower than those estimated at budget setting.

	Original Budget 2021/22 £'000	Forecast as at 31st July 2021/22 £'000
Interest and Investment Income	(200)	(100)
Debt Interest Payable	83	0
Minimum Revenue Provision (MRP)	298	298
TOTAL	181	198

31. The current borrowing and investment position is as follows;

Agenda Item 12

	As at 31 th July 2021	As at 31 th July 2020
Short term borrowing	Nil	Nil
Long term borrowing	Nil	Nil
Cash Balance	17.533	16.700m
Total Borrowing	Nil	Nil
Investments made by the Council	£30m	£32m

Debtors

32. The council has a corporate debt policy, as well as other specific policies for the management of debt in the key areas of council tax, business rates, and housing benefit overpayments. The table below summarises the collection performance of the various debts, and the total outstanding debt in the respective areas at 31st July 2021. The figures for the same point in time in the last financial year are not available and so for the purposes of comparison, the corresponding level of debt at 31st March 2021 is shown.

	Position as at 31 st July 2021 £'000	Position as at 31 st March 2021 £'000
Council Tax		
Expected Council Tax 21/22	73,798	69,675
Current year balance outstanding	43,151	2,149
Previous years balance outstanding	4,930	3,266
Total Council Tax balance outstanding	48,082	5,415
Collection Rates	38.05%	96.80%
Business Rates		
Expected Business Rates 21/22	31,374	24,821
Current year balance outstanding	19,692	1,285
Previous year balance outstanding	1,830	744
Total Business Rates balance outstanding	21,522	2,030
Collection Rates	35.93%	95.02%
Housing Benefit		
Overpayment balances outstanding	918	976
Sundry Debtors		
Balance outstanding	1,360	604

33. Business Rates collection can fluctuate month on month but collection is currently broadly in line with expectations. Expected Business Rates for 2021/22 are much higher compared to those for last year due to the Covid reliefs that were applied in 2020/21 which are no longer applicable in 2021/22.
34. For debts relating to Housing Benefit and Sundry Debtors, in line with accounting standards and practice, the Council holds a provision for bad debt.
35. In respect of the figures above, the Council's share represents 11.7% of Council tax Income and 17.8% of Business Rates Income.

Climate change and air quality

36. The work noted in this report does not impact the climate change and sustainability targets of the Councils Green Agenda and all environmental considerations are in place.

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Equality and diversity

37. None

Risk

38. Any risks are addressed in the body of the report.

Comments of the Statutory Finance Officer

39. The financial implications are contained within this report.

Comments of the Monitoring Officer

40. There are no concerns with this report from a Monitoring Officer perspective.

Background documents

41. The information contained within the report is in line with the Capital Strategy and the Three Year Budget Forecast within the Medium Term Financial Strategy 2021-24, as approved by Council in February 2021.

Appendices

Appendix A – 2021/22 Capital Programme

Appendix B – 2021/22 Capital Programme Scheme Variations

Report Author:	Email:	Telephone:	Date:
Neil Halton (Principal Management Accountant), James McNulty (Senior Management Accountant)	neil.halton@southribble.gov.uk, james.mculty@southribble.gov.uk	01772 625625	20/08/21

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Capital Programme 2021/22 - Position as at 31st July 2021

APPENDIX A

	Capital Programme 2021/22 Approved at Finance Council Feb 2021 £'000	Capital Programme 2021/22 Approved by Cabinet Jun 2021 £'000	Slippage and reprofiling of budget (to)/from future years £'000	Variations £'000	Revised Capital Programme as at 31st July 2021 £'000
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COSTS

Good homes, green spaces and healthy places	10,338	11,424	(159)	759	12,024
A fair economy that works for everyone	2,200	6,207	(60)	-	6,147
Thriving communities	350	369	-	-	369
An exemplary council	2,926	3,380	-	161	3,541
Total Forecast Expenditure	15,814	21,380	(219)	920	22,081

RESOURCES

Decarbonisation Grant	-	145			145
Disabled Facilities Grants	1,027	1,267			1,267
Lottery Funding	213	324			324
One Public Estate - Land Release Funding	-	83			83
Sport England	-	-		816	816
Town Deal	-	750			750
Government Grants	1,240	2,568	-	816	3,385
Asset Maintenance	-	-		250	250
Borough Investment Fund	1,450	3,823			3,823
Capital Funding Reserve	1,321	1,850			1,850
Carry Forward from prior years	-	-		119	119
Repairs and Maintenance Reserve	500	500			500
Transformation Reserve	146	230			230
Reserves	3,417	6,403	-	369	6,772
Capital Receipts	-	-		70	70
CIL	150	250		250	500
External Contributions	30	82		50	132
Revenue Contributions	-	-		119	119
Section 106 - Affordable	1,700	1,851			1,851
Section 106 - Other	355	644	(76)	21	590
Unsupported Borrowing	8,922	9,582	(144)	(775)	8,663
Total Forecast Resources	15,814	21,380	(219)	920	22,081

Capital Programme 2022/23 and Future Years Approved by Finance Council Feb 2021 £'000	Capital Programme 2022/23 Approved by Cabinet Jun 2021 £'000	Slippage and reprofiling of budgets (to)/from 2021/22 £'000	Variations £'000	Revised Capital Programme as at 31st July 2021 £'000
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36,170	36,217	159	-	36,376
2,000	2,000	60	-	2,060
750	750	-	-	750
1,444	1,444	-	-	1,444
40,364	40,411	219	-	40,630

-	-	-		-
1,364	1,364	-		1,364
-	-	-		-
-	-	-		-
-	-	-		-
-	-	-		-
1,364	1,364	-	-	1,364
-	-	-		-
600	581	-		581
-	-	-		-
-	-	-		-
-	-	-		-
600	581	-	-	581
-	-	-		-
-	-	-		-
3,075	3,075	-		3,075
-	-	-		-
2,453	2,496	-		2,496
73	81	76		156
32,798	32,815	144		32,958
40,364	40,411	219	-	40,630

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2021/22 Capital Programme - Scheme Variations as 31st July 2021

APPENDIX B

Scheme Name	Capital Programme 2021/22 Approved at Finance Council Feb 2021 £'000	Capital Programme 2021/22 Approved by Cabinet Jun 2021 £'000	Slippage and reprofiling of budget (to)/from future years £'000	Variations £'000	Revised Capital Programme as at 31st July 2021 £'000
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Capital Programme 2022/23 and Future Years Approved by Finance Council Feb 2021 £'000	Capital Programme 2022/23 Approved by Cabinet Jun 2021 £'000	Slippage and reprofiling of budgets (to)/from 2021/22 £'000	Variations £'000	Revised Capital Programme as at 31st July 2021 £'000
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Good homes, green spaces and healthy places

Green Infrastructure

Green Infrastructure unallocated	189	165		(10)	155
Green Link - Penwortham Holme to Howick	150	250			250
Leyland Loop	100	131			131
Bridleway in western Leyland	-	-		81	81
Green Infrastructure Total	439	546	-	71	616

400	400	-		400
-	-	-		-
-	-	-		-
-	-	-		-
400	400	-	-	400

Worden Park

Arboretum landscaping	-	30			30
Craft Units Windows and Security Grills	-	40	(40)		-
Farmyard Cottages Windows and rendering	-	50			50
Farmyard Cottages - Heating	-	50	(50)		-
Ice House front façade	-	10			10
Sewerage pumping station and sceptic tanks	20	40	(20)		20
Shaw Brook weirs and banking	-	-			-
Shaw Wood footpaths	-	-			-
Walled garden pot house - replace the building frame and base walls	50	50			50
Worden Park fountain	80	80			80
Worden Park infrastructure and landscaping	120	120	(39)	(82)	-
Worden Hall refurbishment	1,450	1,450		745	2,195
Worden Park Total	1,720	1,920	(149)	664	2,435

-	-	-		-
-	-	40		40
-	-	-		-
-	-	50		50
-	-	-		-
-	-	20		20
40	40	-		40
33	33	-		33
50	50	-		50
-	-	-		-
312	312	39		351
600	598	-		598
1,035	1,033	149	-	1,181

Scheme Name	Capital Programme 2021/22 Approved at Finance Council Feb 2021 £'000	Capital Programme 2021/22 Approved by Cabinet Jun 2021 £'000	Slippage and reprofiling of budget (to)/from future years £'000	Variations £'000	Revised Capital Programme as at 31st July 2021 £'000
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Capital Programme 2022/23 and Future Years Approved by Finance Council Feb 2021 £'000	Capital Programme 2022/23 Approved by Cabinet Jun 2021 £'000	Slippage and reprofiling of budgets (to)/from 2021/22 £'000	Variations £'000	Revised Capital Programme as at 31st July 2021 £'000
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Other Parks and Open Spaces

Hurst Grange Park drainage	25	25			25
Hurst Grange Park Paths	40	40			40
Hurst Grange Coach House Phase 2	433	543			543
Open Spaces - Bent Lane	-	61		139	200
Open Spaces - Mounsey Road	50	50	(25)		25
Other Parks - Footpaths (Fossdale Moss, Priory, Valley Road)	45	45			45
Playground - Haig Avenue	175	175			175
Playground - Hurst Grange	35	-			-
Playground - Bellis Way	10	22			22
Playground - Bent Lane	175	175			175
Playground - The Holme, Bamber Bridge	175	175			175
Playground - Moss Side Village Green	125	125			125
Playground - Birch Avenue, Penwortham	75	75			75
Playground - Margaret Road, Penwortham	-	-			-
A tree for every resident	53	56	(16)		40
Withy Grove Park	-	-			-
Other Parks and Open Spaces Total	1,416	1,567	(41)	139	1,665

-	-	-		-
-	-	-		-
-	-	-		-
-	-	-		-
-	-	25		25
-	-	-		-
-	-	-		-
-	-	-		-
-	-	-		-
50	50	-		50
50	50	-		50
-	-	-		-
100	100	-		100
48	56	16		71
60	60	-		60
308	316	41	-	356

Scheme Name	Capital Programme 2021/22 Approved at Finance Council Feb 2021 £'000	Capital Programme 2021/22 Approved by Cabinet Jun 2021 £'000	Slippage and reprofiling of budget (to)/from future years £'000	Variations £'000	Revised Capital Programme as at 31st July 2021 £'000
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Sports and Leisure

King George V Playing Fields, Higher Walton	-	19			19
King George V Playing Fields, Higher Walton Additional works	-	-			-
Leisure Facility	-	-			-
Leisure Centre refurbishments	500	500	30		530
Lostock Hall Football Facility (St Gerard's)	-	145			145
Sport Pitch Hub	3,200	3,189		(389)	2,800
Council Leisure Facilities other than Leisure Centres	-	-		275	275
Sports and Leisure Total	3,700	3,853	30	(114)	3,769

Housing

Affordable Housing - former McKenzie Arms, Bamber Bridge	1,700	1,700			1,700
Affordable Housing - Pearson House, Station Road, Bamber Bridge	-	164			164
Disabled Facilities Grants	1,027	1,267			1,267
Extra Care scheme	200	200			200
Empty Homes grants	39	39			39
Next Steps Accom - Purchase 2 houses	-	70			70
Private Sector home improvement grants	98	98			98
Sumpter Horse Site	-	-			-
Housing Total	3,064	3,538	-	-	3,538

Good homes, green spaces and healthy place	10,338	11,424	(159)	759	24,048
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Capital Programme 2022/23 and Future Years Approved by Finance Council Feb 2021 £'000	Capital Programme 2022/23 Approved by Cabinet Jun 2021 £'000	Slippage and reprofiling of budgets (to)/from 2021/22 £'000	Variations £'000	Revised Capital Programme as at 31st July 2021 £'000
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-	-	-		-
25	25	-	-	25
18,988	18,988	-		18,988
1,600	1,600	(30)		1,570
-	-	-		-
-	-	-		-
-	-	-		-
20,613	20,613	(30)	-	20,583

453	496	-		496
-	-	-		-
1,364	1,364	-		1,364
9,800	9,800	-		9,800
-	-	-		-
-	-	-		-
196	196	-		196
2,000	2,000	-		2,000
13,813	13,856	-	-	13,856

36,170	36,217	159	-	72,753
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Scheme Name	Capital Programme 2021/22 Approved at Finance Council Feb 2021 £'000	Capital Programme 2021/22 Approved by Cabinet Jun 2021 £'000	Slippage and reprofiling of budget (to)/from future years £'000	Variations £'000	Revised Capital Programme as at 31st July 2021 £'000
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Capital Programme 2022/23 and Future Years Approved by Finance Council Feb 2021 £'000	Capital Programme 2022/23 Approved by Cabinet Jun 2021 £'000	Slippage and reprofiling of budgets (to)/from 2021/22 £'000	Variations £'000	Revised Capital Programme as at 31st July 2021 £'000
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A fair economy that works for everyone

Car Park resurfacing, Ryefield Avenue, Penwortham	40	40			40
Church Road, Bamber Bridge	40	40			40
Leyland Train Station Ticket Office	45	60	(60)		-
Acquisitions Quinn St	-	1,123			1,123
Masterplanning & Regen - Leyland	2,000	2,000			2,000
Masterplanning & Regen - Penwortham	-	50			50
New Longton Regeneration	75	75			75
Parking Meters replacements	-	45			45
Town Deal RIBA Stage 3	-	2,774			2,774
Town Deal A Town Centre Transformation	-	-			-
Town Deal B Market Regeneration	-	-			-
Town Deal C The Base2	-	-			-
A fair economy that works for everyone	2,200	6,207	(60)	-	6,147

-	-	-	-	-
-	-	-	-	-
-	-	60	-	60
-	-	-	-	-
-	-	-	-	-
2,000	2,000	-	-	2,000
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
2,000	2,000	60	-	2,060

Thriving communities

Leisure Local	250	250			250
Kingsfold Community Centre Improvements	-	-			-
Neighbourhood Improvements	-	-			-
St Mary's, Penwortham - Churchyard wall repairs	100	119			119
Thriving communities	350	369	-	-	369

250	250	-	-	250
150	150	-	-	150
350	350	-	-	350
-	-	-	-	-
750	750	-	-	750

An exemplary council

Information Technology Programme

IT Unallocated Funding	262	262		(150)	112
Civic Centre conference centre hearing loop	35	35			35
Capita Software Upgrade (c/f)	-	2			2

400	400	-	-	400
-	-	-	-	-
-	-	-	-	-

Scheme Name	Capital Programme 2021/22 Approved at Finance Council Feb 2021 £'000	Capital Programme 2021/22 Approved by Cabinet Jun 2021 £'000	Slippage and reprofiling of budget (to)/from future years £'000	Variations £'000	Revised Capital Programme as at 31st July 2021 £'000
Idox (c/f)	-	37			37
Single Sign On and Calendar Integration	-	24			24
Help Desk System	5	5			5
Front to Back Office Automation	-	17			17
Tablet refresh (agile working)	35	35			35
Mobile phone upgrade	-	3			3
Network switching and wireless infrastructure	-	-		150	150
IT Programme Total	337	420	-	-	420

Capital Programme 2022/23 and Future Years Approved by Finance Council Feb 2021 £'000	Capital Programme 2022/23 Approved by Cabinet Jun 2021 £'000	Slippage and reprofiling of budgets (to)/from 2021/22 £'000	Variations £'000	Revised Capital Programme as at 31st July 2021 £'000
-	-	-		-
-	-	-		-
-	-	-		-
-	-	-		-
-	-	-		-
-	-	-		-
-	-	-		-
400	400	-	-	400

Other non-ICT projects

Air Quality Monitors	-	24			24
Corporate Buildings	150	115		(45)	70
Corporate Buildings - Civic Centre	50	50			50
Civic Centre Building Management System	-	24		1	25
Civic Centre Hot Water System	-	-		3	3
Civic Centre LED Lighting	-	45		28	73
Civic Centre Solar Panels	-	-		45	45
Civic Centre 3rd Floor	50	50			50
Civic Centre New Entrance	150	150			150
Fire Safety - Civic, Depot, Kingsfold	-	135			135
Fire Doors at Kingsfold	-	16			16
Vehicles and Plant replacement programme	2,189	2,351		130	2,481

-	-	-		-
400	400	-		400
100	100	-		100
-	-	-		-
-	-	-		-
-	-	-		-
-	-	-		-
-	-	-		-
-	-	-		-
-	-	-		-
544	544	-		544

An exemplary council	2,926	3,380	-	161	3,541
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1,444	1,444	-	-	1,444
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Total	15,814	21,380	(219)	920	22,081
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40,364	40,411	219	-	40,630
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Report of	Meeting	Date
Director of Commercial (Introduced by Cabinet Member (Finance, Property and Assets))	Cabinet	15 September 2021
	Council	22 September 2021
Is this report confidential?		No
Is this decision key?		Yes
Savings or expenditure amounting to greater than £100,000		Significant impact on 2 or more council wards

Land Transfer at Vernon Carus

Purpose of the Report

1. This report is about taking forward the ambitions of the Council's Leisure Facilities Strategy which has the key ambition of developing local Sport and Community hubs across the Borough as a means of widening access to Leisure Facilities and promoting the concept of Leisure Local.
2. This report also builds on a report taken to Cabinet on 20th June 2020 which gave permission for Officers to commence negotiations on the transfer of the land the Vernon Carus Site. This new report is now seeking a final decision on agreeing a transfer of land at the Vernon Carus Sports Club, Factory Lane, Penwortham and Penwortham Reservoir (see Appendix A - Plan of sites) to South Ribble Borough Council from Lane End Developments Construction Ltd.
3. This report also brings forward the associated finances around the proposal. As part of the deal there will be a sum of £500,000 plus a sum of £150,000 paid to the Council for the upkeep of the land plus the reservoir.
4. To bring forward the draft Master Plan commissioned for the overall Vernon Carus site.
5. To put forward a proposed refurbishment scheme for the Vernon Carus Sports Club site following the Land Transfer.

Agenda Item 13

Recommendations to Cabinet

6. That **Cabinet** approves the transfer of the land and reservoir to South Ribble Borough Council and the receipt of the sum of £500,000
7. That **Cabinet** approves the principles of the outline Master Plan. Further reports will come back through Cabinet and Council around the phasing of delivery and funding options for the component parts.
8. That **Cabinet** approves the funding of £150,000 plus a £25,000 contingency for the refurbishment of the existing Sports Club and Changing Rooms as phase 1A of the proposed Master Plan. The £150,000 is to be funded from s106 and £25,000 from the new Leisure Local budget.

Recommendations to Council

9. That **Council** puts in place a revenue budget funded from the £500,000 receipt to cover ongoing reservoir running costs which should last 25 years (based on £20,000pa).

Reason for recommendations

10. The Transfer of the land in question is linked to a wider Housing development being driven by Trafford Housing Trust. The transfer of the site to the Council is an opportunity to take forward the new concept of Leisure Local as put forward in the Leisure Facilities Strategy adopted by the Council in October 2020.
11. Strategically, the Council has adopted a new Leisure Facilities Strategy through Cabinet. This highlights an ambition to develop leisure and community hubs across the borough as part of the concept of Leisure local.

Other options considered and rejected

12. The Council could choose not to accept the transfer of the land to South Ribble Borough Council. This would represent a missed opportunity in terms of developing a local Sports and Community Hub in-line with the objectives of the Leisure Facilities Strategy.

Corporate priorities

13. The report relates to the following corporate priorities: (please bold all those applicable):

An exemplary council	Thriving communities
A fair local economy that works for everyone	Good homes, green spaces, healthy places

Agenda Item 13

Background to the report

14. In October 2020 Cabinet adopted a new Leisure Facilities Strategy. The new Strategy promotes the increase in access for all to local Leisure Facilities across the Borough. This includes the Council's existing Leisure Centres but also promotes the concept of Leisure Local which seeks to develop leisure opportunities and access in local areas and communities across the Borough. Whilst the original concept of the Vernon Carus land transfer was linked to a planning application the realisation of this land transfer and the proposed improvements to the Sports Club facilities is now more about promoting the aims of the Leisure Facilities Strategy and the concept of Leisure Local.
15. The Report builds on a previous Cabinet decision made on 24th June 2020 which agreed to progress negotiations for the transfer of the Vernon Carus land to the Council.
16. The Penwortham Mills site was allocated for development as site H under policy D1 in the adopted South Ribble Local Plan of 2015. The site covers around 24 hectares and was identified for the development of around 475 dwellings. The Local Plan requires that the site be developed in a comprehensive manner and to be accessed from the new Cross Borough Link Road.
17. The site was originally subject to a planning application by Bovis Homes which was approved in December 2015 for 385 homes (07/2014/0190/ORM). Subsequently a further application was granted on appeal to allow access to the development site from Leyland Lane via the Sumpter Horse Public House site.
18. Bovis Homes have subsequently relinquished their interest in the site and Trafford Housing Trust (THT), a registered provider, are now taking the site forward.
19. Trafford Housing Trust have now submitted a planning application. The planning application is currently being processed for residential development of the Vernon Carus site extending from Factory Lane in the North to link with the Cawsey to the South.
20. The application also includes a Lidl convenience store directly accessed off the Cawsey. The same applicant also has a concurrent application for residential development of the former Sumpter Horse site off Leyland Road. These applications would attract the need for significant areas of Open Space as set out in Local Plan policy which for a development of the size envisaged would be very significant.
21. The open space can be provided either on-site or off-site by virtue of a commuted sum or a combination of the two. In this case, the Vernon Carus Sports Club and the reservoir within the site are being offered to South Ribble Borough Council with associated commuted sums to meet an agreed final viability position with regard to Public Open Space. This is subject to a successful Planning application which has been submitted by Trafford Housing Trust and is pending. Such detail would be presented to the Planning Committee for determination.

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22. The transfer of land to the north of Factory Lane extends to 4.6 hectares (11.42 acres) and includes the Vernon Carus Sports and Social Club House together with recreational land comprising of football and cricket pitches, a bowling green; pavilion/changing facilities a boxing/fitness gym and several surfaced car parks
23. This site is bounded to the north by further playing fields; to the east by a disused railway line (now a nature reserve/cycle path route); to the south by Factory Lane and to the west by Cardinal Newman College land and buildings.
24. The Lake Wood reservoir (Penwortham Reservoir) covers a surface area of 2.33 hectares (5.76 acres) and completed recommended improvement works in 2020 the cost of which was funded by Lane End Developments Construction Ltd.
25. To formulate a vision for the Vernon Carus site which will come under Council ownership a Master Plan has been commissioned which has looked at medium and long-term options for the site to be delivered on a phased basis
26. The Council has now received the draft Master Plan attached to this report as appendix B. The Master Plan recommends that as a medium-term option a refurbishment of the site should take place to:
 - a. Firstly, protect the asset for the Council and to ensure the site is fully safe and compliant
 - b. Secondly to refurbish the existing facilities to improve the experience of users using the site
 - c. Thirdly to enhance and expand facilities available on site to increase the level of usage to wider sections of the Community notably young people and to drive up income to ensure the long-term sustainability of the site.

The Proposal

27. This report is proposing a transfer of land at the Vernon Carus Sports Club, Factory Lane, Penwortham and Penwortham Reservoir (see attached Plan of sites) to South Ribble Borough Council from Lane End Developments Construction Ltd.
28. There will be no purchase price. However, as part of the deal there will be a sum of £500,000 plus a sum of £150,000 as s106 money paid to the Council for the upkeep of the land plus the reservoir.
29. The Transfer of the land will assist the Council with its Leisure Local concept enhancing existing recreational facilities and offering further new sporting uses and ventures.
30. The transfer of the land will create an opportunity to further develop recreational sporting activities with neighbouring landowners and businesses.
31. The transfer of the land will create an opportunity to further develop recreational sporting activities with neighbouring landowners and businesses.
32. The final proposal is to develop and take forward a refurbishment scheme for the Vernon Carus Sports Club site. The first phase is to include refurbishment of the existing Sports Club House and Changing Rooms up to a value of £150,000 funded from the s106 money

Agenda Item 13

with a £25,000 contingency sum to be funded from the budget available for Leisure local schemes across the Borough approved within the Council's Capital programme.

Risk

33. The main risk associated with this proposal is if the money put in place for the upkeep of the site is not sufficient in the long-term. As a Council we could have held out on the prospect of getting more money from Lane End Developments Construction Ltd. However, this could have jeopardised the deal which would go against the ambitions and objectives of the Council.
34. Annual expenditure costs will be incurred to maintain the reservoir, its perimeter earth-fill embankments and its immediate surrounding land. Depending on the reservoir redevelopment options this has been estimated at between £7,000 and £20,000 per annum.
35. The site is a former industrial site and there exists the potential for the site to be contaminated. A post-demolition Ground Investigation Survey of the former Mill site was carried out in May 2020 and concluded that the proposed adjoining Phase 3 residential site had only minor contamination issues. Future development of the transferred site, in any form, will require a similar investigation and potential remediation of the site.
36. A survey was carried out by Dams and Reservoirs Ltd in 2018 and all recommended improvement works to the reservoir, its dam and spillway which were completed in early 2020. These works reduced the likelihood of failure of the reservoir's dam to a very small 1 in 10,000-year event. In any such flood, there could be localised flooding of properties but no loss of life. Insurance indemnity cover will be put in place to deal with such an eventuality. These works brought the reservoir up to a satisfactory standard meeting legislative requirement.
37. Annual inspections of the reservoir will be required, and a 10-year survey carried out to comply with The Reservoirs Act 1975. Any remedial or improvement works highlighted would need to be undertaken to maintain compliance with the legislation. The next 10-year survey will not fall due until 2028.
38. There is a narrow strip of land forming the access road into the Vernon Carus land that is not registered with The Land Registry. This land will also be taken by the Council and an indemnity policy put in place to protect against future claims to Title.

Master Plan

39. The attached Master Plan catches the Council's aspirations to develop a multi-functional sports village at Vernon Carus, building on the amenities that already exist on the site.
40. The Master Plan proposes a phased approach. The first phase will be a refurbishment of the existing Club House and Changing Rooms. This will address safety issues within both buildings and enable the Club to generate revenue and be more sustainable.
41. It is intended that the scheme of refurbishment will last a period of years until such a time that the existing Club House and Changing Rooms can be replaced with a new build facility.
42. Future phases of the Master Plan include:

Agenda Item 13

- the creation/upgrade of existing parking facilities;
- a new structure for the Bowling Club;
- a new structure for the Boxing/Fitness Gym;
- an improved BMX track, and;
- additional playing facilities.

43. The Master Plan also shows potential for a 4G playing pitch on adjoining Cardinal Newman College land (this would be subject to agreement with the land owner).

44. It is intended that the refurbishment of the existing Club House and Changing Rooms is undertaken as a first phase and that officers will develop a proposal around further phasing funding to come back to members for decision.

Equality and diversity

45. The transfer of the reservoir will support the ambitions of the Council around Green links which are about creating new cycle and pedestrian links. The council will be able to connect the Reservoir into the wider network of cycle and pedestrian links.

Climate change and air quality

46. There are no direct air quality implications from the transfer of the land.

Comments of the Statutory Finance Officer

47. Under the current CIL charging schedule such a development would be liable for CIL at a rate of zero pounds per sqm meaning no additional liability to the Council. The risks are as identified in the report and the budget of £20k per annum will be funded from the £500k receipt and monitored via the usual budget monitoring reports. The capital works identified will be an increase in the programme of £150k funded by the S.106 receipt and a transfer of £25k from the existing, approved, Leisure Local budget.

Comments of the Monitoring Officer

48. Should members feel that this is an offer which they wish to accept the appropriate legal agreements will be drafted. The risks in relation to the proposal are properly presented in the report.

Background documents

There are no background papers to this report.

Appendices

Appendix A: The plan of the site

Appendix B Draft Master Plan for the Vernon Carus Site

Mark Lester
Director of Commercial

Agenda Item 13

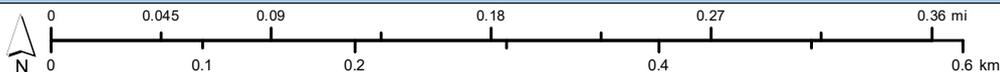
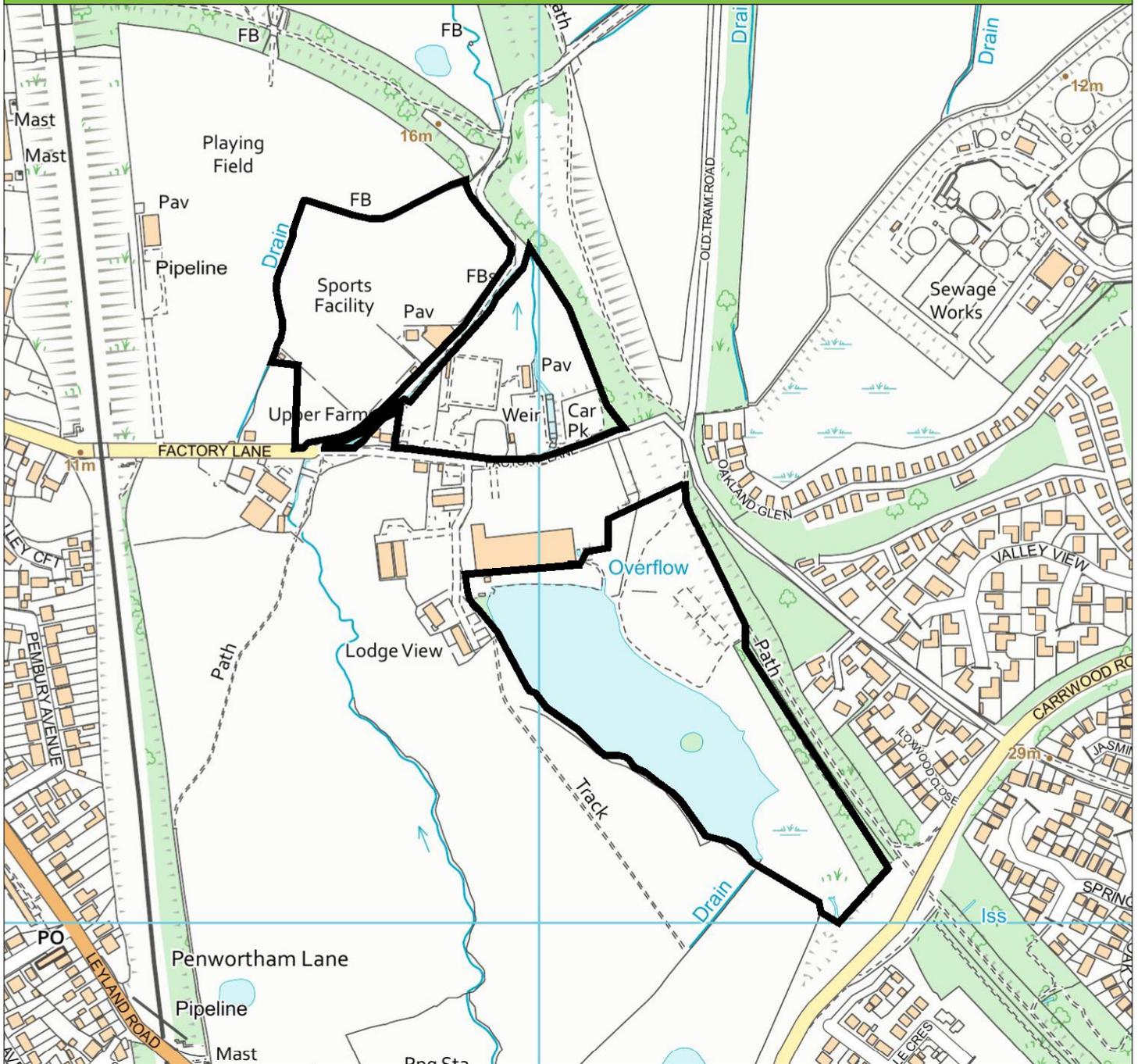
Report Author:	Email:	Telephone:	Date:
Neil Anderson, Tony Hutchinson (Principal Estates Surveyor)	neil.anderson@southribble.gov.uk, tony.hutchinson@southribble.gov.uk	01772 625540	September 2021

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Lancashire Map

Author:

Date Created: 16/07/2021



Map Scale: 1:5,000
Map Centre: 354,025 427,330

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Cunniff



Continuum

Vernon Carus Master Plan Zones & Phases

South Ribble Borough Council
August 2021

Inspiring Built
Environments

Architecture
Interior Design
Masterplanning

Vernon Carus Master Plan

South Ribble



Contents

1.0 Sports Club

- 1.1 Phase 1 – Existing Sports Club
- 1.2 Phase 2 – Car Parking, Access and External Facilities
- 1.3 Phase 3 - MUGA
- 1.4 Phase 4 – Boxing Facility
- 1.5 Phase 5 – Bowls Facilities
- 1.6 Phase 6 – New Sports Pavilion

2.0 Reservoir Zone

- 2.1 Phase 7 - Reservoir Facilities

3.0 Sports Fields Zone

- 3.1 Phase 8 – 3G Pitch Facility

4.0 Financial Analysis

5.0 Planning Policies

Vernon Carus Master Plan

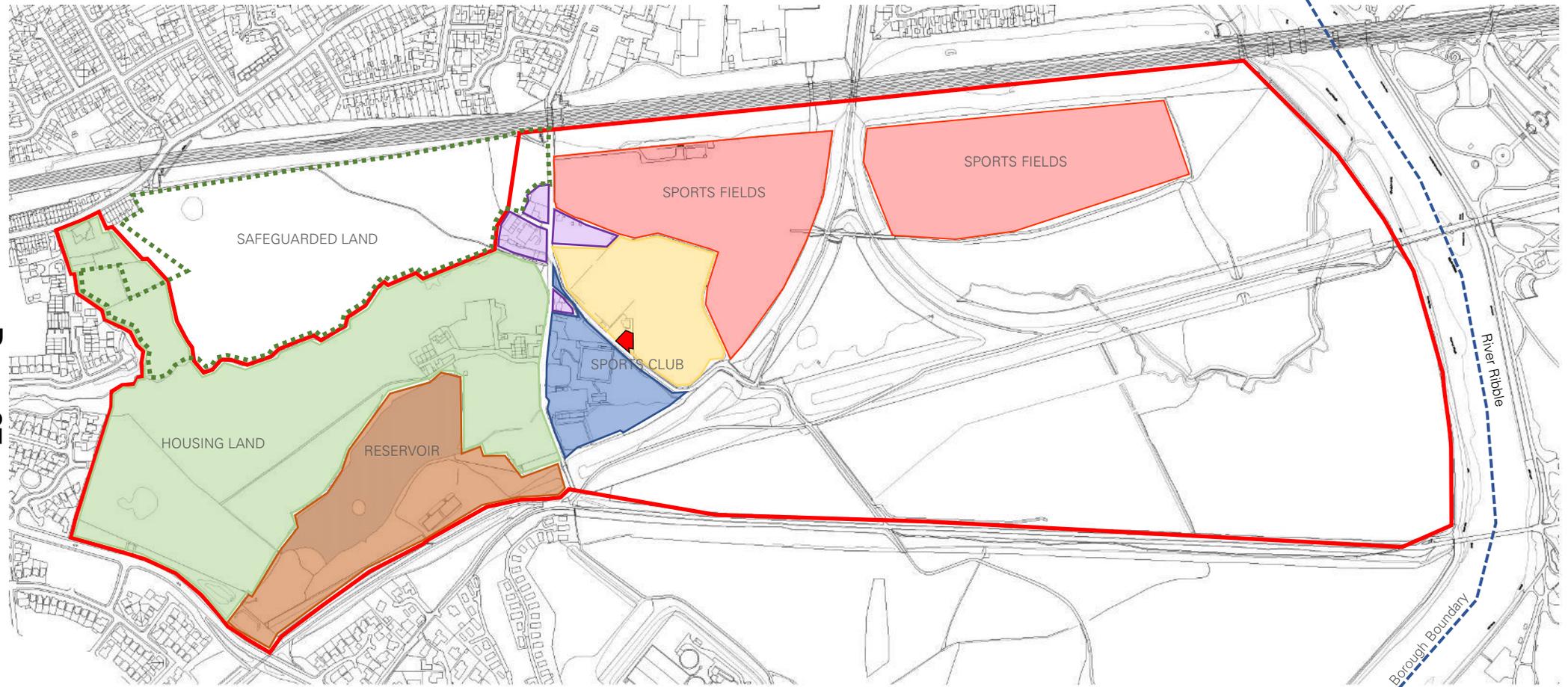
South Ribble



0.0 Zoning Plan

0.1 - Ownership Boundaries

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KEY

- | | | |
|---|---|------------------|
| Trafford Housing Trust (land leased by sports club) | Trafford Housing Trust (land to be transferred to SRBC) | Safeguarded land |
| Trafford Housing Trust (land to be transferred to SRBC) | Private ownership (residential) | |
| Private school ownership | Site boundary | |
| Trafford Housing Trust (land with planning consent) | Vernon Carus Sports Club | |

Vernon Carus Master Plan

South Ribble



1.0 Sports Club

1.1 - PHASE 1 – Existing Sports Club



PHASE 1 KEY

-  **Option 1A - Refurbishment works**
Existing Sports Club and scoring box refurbished
-  **Option 1B - Refurbishment works and new build extensions**
Refurbishment works to the existing buildings with a rear extension and a link block connecting to the scoring box to provide an increase in the bar / dining area and the addition of a multi-use space.
-  Footbridge
-  Stream



Vernon Carus Master Plan

South Ribble



1.0 Sports Club

1.2 - PHASE 2 – Car Parking, Access and External Facilities

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PHASE 2 KEY

-  **Option 2A - Existing Car Parks**
Upgrade the condition of the surface and parking space delineation
-  **Option 2B - Parking Area A**
Tidy existing ground surface and delineate 20 car parking spaces (inc. 2 accessible spaces). Potential to relocate Sports Club parking should an extension be the preferred (Option 1B)
-  **Option 2C - Parking Area B**
Area identified to provide approximately 22 car parking spaces
-  **Option 2D - BMX Track**
New BMX track routed within the existing shape of the ground
-  **Option 2E - Garden / Picnic area / Additional Carparking**
New footpath and picnic area with the opportunity to invite schools to create designs and ideas for the layout and design of this space. **Potential for additional carparking subject to planning. A new bridge may be required for vehicle access**
-  **2F Upgrade existing footpaths**
-  **2G New footpaths**
-  **Vehicle drop off point**
-  **Vehicle route**
-  **Footbridge**
-  **Stream**

Vernon Carus Master Plan

South Ribble



1.0 Sports Club

1.3 - PHASE 3 – MUGA

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PHASE 3 KEY

- Option 3A - MUGA
2 X Multi-use Games Areas
- Footpaths upgraded
- New footpaths
- ← Vehicle route
- Footbridge
- Stream



Vernon Carus Master Plan

South Ribble



1.0 Sports Club

1.4 - PHASE 4 – Boxing Facility

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PHASE 4 KEY

Option 4A - Boxing Club
 Refurbish the existing building and re-clad the external façade. Improve the condition of 'green space A' to the front of the club

Option 4B - Boxing Club
 Demolish the existing boxing club and build a new facility with an appropriate amount of external space. This will provide shelter and an opportunity to extend the internal activity to an outside space. Improve the condition of 'green space A' to the front of the club

Footpaths upgraded

New footpaths

Vehicle route

Footbridge

Stream



Vernon Carus Master Plan

South Ribble



1.0 Sports Club

1.5 - PHASE 5 – Bowls Facilities

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PHASE 5 KEY

 **Option 5A - Bowls Facilities**
Demolish the existing shelter / cabin and provide a new bowls facility. Refurbish the existing seating surrounding the bowls green

-  Footpaths upgraded
-  New footpaths
-  Vehicle route
-  Footbridge
-  Stream



Vernon Carus Master Plan

South Ribble



1.0 Sports Club

1.6 - PHASE 6 – Sports Pavilion

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PHASE 6 KEY

Option 6A

New Sports Pavilion delivered over 2 stages

Sports Pavilion – Stage 1
Demolish the existing sports club and replace with the first part of a new 2 storey Sports Pavilion. Existing scoring box / changing rooms retained for use during development of the pavilion.

Sports Pavilion – Stage 2
Demolish the existing scoring box / changing rooms. Build the remainder part of the 2 storey sports pavilion.

Pavilion Areas – 2 storeys (GIA)

Stage 1 – 400 Sqm/floor – 800 Sqm

Stage 2 – 450 Sqm/floor – 900Sqm

Total Area – 1,700 Sqm

- Footpaths upgraded
- New footpaths
- Vehicle route
- Footbridge
- Stream

2.0

Reservoir Zone

Vernon Carus Master Plan

South Ribble



2.0 Reservoir Zone

2.1 - PHASE 7 - Reservoir Facilities

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RESERVOIR KEY



Option 7A - Picnic Points

Grassed area tidied and picnic tables located in open areas overlooking the reservoir



Option 7B - Viewing Points

New benches positioned along the upgraded footpath in areas where gaps in the existing trees front the reservoir exist



Upgraded / new footpath along the perimeter of the reservoir



Option 7C - Water Sports Store

Storage container to house water sports equipment. Access to be made from the road structure of the new residential development



Reservoir overflow / culvert

Residential Development (THT)

Seeking Planning Approval
Penwortham Mill
Ref: 07/2020/01034/ORM



Indicative house / apartments location



Indicative site road



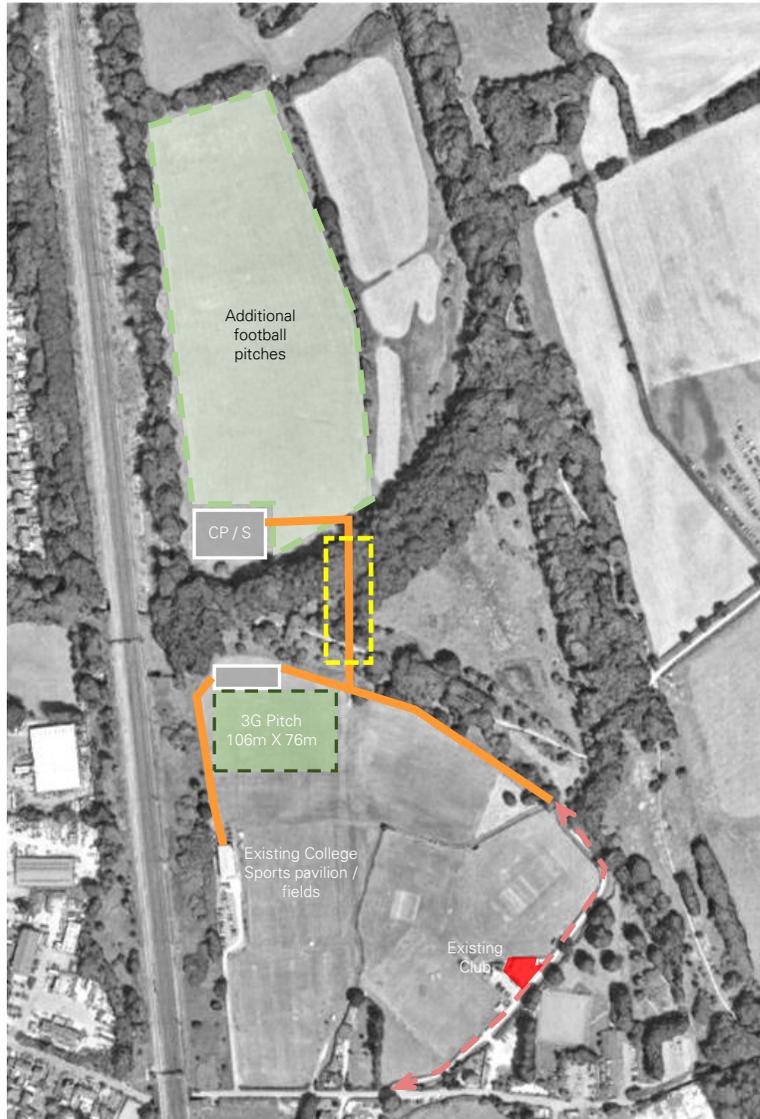
3.0

Sports Fields Zone

3.0 Sports Fields Zone

3.1 - PHASE 8 – 3G Pitch Facility

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SPORTS FIELDS KEY

- Option 8 – 3G Pitch**
New third generation synthetic pitch located in the northern area of the existing college sports fields. Pitch to be fully floodlit for use during low light conditions.
- Option 9 – Additional Football Pitches**
Football pitches demarcated on the existing fields to the north.
- CP / S** Car parking and sports equipment store
- Existing footpaths upgraded to provide on foot and vehicular access
- New lighting to be installed under the existing bridge link
- Existing vehicular access road



4.0

Financial Analysis

4.0 Financial Analysis

Summary

Option Summary	Total Cost (£)
1A - Refurb Sports Club	156,800
1B - Refurb Sports Club + Extension	553,200
2A - Existing Car Park Upgrade	222,800
2B - Parking Area A	157,100
2C - Parking Area B	105,800
2D - BMX Track	155,000
*2E - Garden / Picnic Area & Carpark	70,100
2F - Upgrade Existing Footpaths	14,100
2G - New Footpaths	25,300
Total of 2	750,200
3G - MUGA	255,400
4A - Refurb Boxing Club	44,300
4B - New Boxing Club	155,900
5A - Refurb Bowls Shelter	35,400
5B - New Build Bowls Shelter	58,700
6A - New Sports Pavillion	2,961,300
Reservoir Works	122,500
New 3G Pitch	1,207,400
* Cost of vehicle bridge & carpark not allowed	

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Option 1A - Refurbishment works

Existing Sports Club and scoring box refurbished

Option 1B - Refurbishment works and new build extensions

Refurbishment works to the existing buildings with a rear extension and a link block connecting to the scoring box to provide an increase in the bar / dining area and the addition of a multi-use space.

Footbridge

Stream

PHASE 2 KEY

Option 2A - Existing Car Parks

Upgrade the condition of the surface and parking space delineation

Option 2B - Parking Area A

Tidy existing ground surface and delineate 20 car parking spaces (inc. 2 accessible spaces). Potential to relocate Sports Club parking should an extension be the preferred (Option 1B)

Option 2C - Parking Area B

Area identified to provide approximately 22 car parking spaces

Option 2D - BMX Track

New BMX track routed within the existing shape of the ground

Option 2E - Garden / Picnic area / Additional Carparking New footpath and picnic area with the opportunity to invite schools to create designs and ideas for the layout and design of this space. **Potential for additional carparking subject to planning. A new bridge may be required for vehicle access**

2F Upgrade existing footpaths

2G New footpaths

Vehicle drop off point

Vehicle route

Footbridge

Stream

4.0 Financial Analysis

Summary

Option Summary	Total Cost (£)
1A - Refurb Sports Club	156,800
1B - Refurb Sports Club + Extension	553,200
2A - Existing Car Park Upgrade	222,800
2B - Parking Area A	157,100
2C - Parking Area B	105,800
2D - BMX Track	155,000
*2E - Garden / Picnic Area & Carpar	70,100
2F - Upgrade Existing Footpaths	14,100
2G - New Footpaths	25,300
Total of 2	750,200
3G - MUGA	255,400
4A - Refurb Boxing Club	44,300
4B - New Boxing Club	155,900
5A - Refurb Bowls Shelter	35,400
5B - New Build Bowls Shelter	58,700
6A - New Sports Pavillion	2,961,300
Reservoir Works	122,500
New 3G Pitch	1,207,400
* Cost of vehicle bridge & carpark not allowed	

 **Option 3A - MUGA**
2 X Multi-use Games Areas

 **Option 4A - Boxing Club**
Refurbish the existing building and re clad the external façade. Improve the condition of 'green space A' to the front of the club

 **Option 4B - Boxing Club**
Demolish the existing boxing club and build a new facility with an appropriate amount of external space. This will provide shelter and an opportunity to extend the internal activity to an outside space. Improve the condition of 'green space A' to the front of the club

PHASE 5 KEY

 **Option 5A - Bowls Facilities**
Demolish the existing shelter / cabin and provide a new bowls facility. Refurbish the existing seating surrounding the bowls green

 **Option 8 - 3G Pitch**
New third generation synthetic pitch located in the northern area of the existing college sports fields. Pitch to be fully floodlit for use during low light conditions.

Option 6A
New Sports Pavilion delivered over 2 stages

 **Sports Pavilion – Stage 1**
Demolish the existing sports club and replace with the first part of a new 2 storey Sports Pavilion. Existing scoring box / changing rooms retained for use during development of the pavilion.

 **Sports Pavilion – Stage 2**
Demolish the existing scoring box / changing rooms. Build the remainder part of the 2 storey sports pavilion.

Pavilion Areas – 2 storeys (GIA)

Stage 1 – 400 Sqm/floor – 800 Sqm

Stage 2 – 450 Sqm/floor – 900Sqm

Total Area – 1,1700 Sqm

 **Option 7A - Picnic Points**
Grassed area tidied and picnic tables located in open areas overlooking the reservoir

 **Option 7B - Viewing Points**
New benches positioned along the upgraded footpath in areas where gaps in the existing trees front the reservoir exist

 Upgraded / new footpath along the perimeter of the reservoir

 **Option 7C - Water Sports Store**
Storage container to house water sports equipment. Access to be made from the road structure of the new residential development

Vernon Carus Master Plan

South Ribble



4.0 Financial Analysis

New Generation 3G Pitch

Description

Option 8 – 3G Pitch

New third generation synthetic pitch located in the northern area of the existing college sports fields. Pitch to be fully floodlit for use during low light conditions.

Features

- 3G Pitch
- External Floodlighting
- Access Road

Funding

- Funded by PWLB over 50 years
- Revenue – circa £80,000 per year
- Assumed £160,000 grant
- Potential for Sports England funding

TOTAL Cost £1.24m (includes finance costs)

Total Gap £0

Vernon Carus, South Ribble - 3G Football Pitch				
Order of Costs				
2.00 Cost Breakdown				
Ref	Element	Quantity	Rate	Total
2.1	Demolition/Preparatory Works			
2.1.1	Abnormal Allowance	1 item	25,000	25,000
	Sub-total £			25,000
2.2	Accommodation			
2.2.1				-
	Sub-total £			-
2.3	Sports Facilities			
2.3.1	3G Football Pitch (65mm) - Senior 11v11	8,056 m ²	112	902,300
	Sub-total £			902,300
2.4	Site External Works			
2.4.1	Sport Pitches External Works	15 %	902,300	135,400
2.4.2	Access Road	1 item	25,000	25,000
	Sub-total £			160,400
	Total Building Works £			1,087,700
2.5	Main Contractor's Preliminaries, Overheads and Profit			
2.5.1	Employer's Requirements and Main Contractor's Cost Items	weeks	incl.	incl.
2.5.2	Main Contractors Overheads and Profit	%	incl.	incl.
	Sub-total £			-
	Total Construction Cost £			1,087,700
2.6	Fees/Charges			
2.6.1	Professional Fees	6 %	1,087,700	65,300
	Sub-total £			65,300
2.7	Risks/Contingency Allowance			
2.7.1	Price and Design Risk/ General Contingency Allowance	5 %	1,087,700	54,400
	Sub-total £			54,400
	Total Construction Cost Including Contingency £			1,207,400
	TOTAL ORDER OF COST ESTIMATE £			1,207,400

Vernon Carus Master Plan

South Ribble



4.0 Financial Analysis

New Generation 3G Pitch

3G Football Pitch 50 Year Model																	
Inputs																	
Interest Rate	3.00%	PWLB Loan															
Debt Repayment	£21,458.84																
3G Football Pitch Growth (3 year)	2.00%																
Major Maintenance Works Yr 5	£5,000																
Major Maintenance Works Yr 10 Onwards	£15,000	every 5 years															
Cost Inflation (5 year)	10.41%																
Cost Inflation (10 year)	21.90%																
Operating Costs of Business	30.00%	of gross income															
Headroom/Return to LA	varied																
£	0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Development Costs (Cost)	£	1,207,347	£ -														
Construction Finance Cost (Cost)	£	25,595	£ -														
Estimated Grant Funding Required (Income)	£	-	£ 160,000														
Annual Debt	£	1,232,942	£ 1,072,942	£ 1,051,483	£ 1,030,024	£ 1,008,565	£ 987,107	£ 965,648	£ 944,189	£ 922,730	£ 901,271	£ 879,812	£ 858,354	£ 836,895	£ 815,436	£ 793,977	£ 772,518
3G Football Pitch Gross Income	£	-	£ 80,262	£ 80,262	£ 80,262	£ 81,867	£ 81,867	£ 81,867	£ 83,505	£ 83,505	£ 83,505	£ 85,175	£ 85,175	£ 85,175	£ 86,878	£ 86,878	£ 86,878
Major Works Maintenance (Cost)						-£ 5,520					-£ 18,285					-£ 20,188	
Operating Costs of Business (Cost)	£	-	-£ 24,079	-£ 24,079	-£ 24,079	-£ 24,560	-£ 24,560	-£ 24,560	-£ 25,051	-£ 25,051	-£ 25,051	-£ 25,552	-£ 25,552	-£ 25,552	-£ 26,063	-£ 26,063	-£ 26,063
Total Net Income	£	-	£ 56,183	£ 56,183	£ 56,183	£ 51,787	£ 57,307	£ 57,307	£ 58,453	£ 58,453	£ 40,168	£ 59,622	£ 59,622	£ 59,622	£ 60,815	£ 40,627	£ 60,815
Interest on Annual Debt	£	25,595	£ 32,188	£ 31,544	£ 30,901	£ 30,257	£ 29,613	£ 28,969	£ 28,326	£ 27,682	£ 27,038	£ 26,394	£ 25,751	£ 25,107	£ 24,463	£ 23,819	£ 23,176
Debt Repayment	£	-	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459
Total Debt Paid Off	£	-	£ 53,647	£ 53,003	£ 52,360	£ 51,716	£ 51,072	£ 50,428	£ 49,785	£ 49,141	£ 48,497	£ 47,853	£ 47,209	£ 46,566	£ 45,922	£ 45,278	£ 44,634
Headroom/Return to RP	£	-	£ 2,536	£ 3,180	£ 3,824	£ 71	£ 6,235	£ 6,879	£ 8,669	£ 9,312	-£ 8,329	£ 11,769	£ 12,413	£ 13,057	£ 14,893	-£ 4,651	£ 16,180

Deficit paid for by the previous year headroom

Deficit paid for by the previous

Vernon Carus Master Plan

South Ribble



4.0 Financial Analysis

New Generation 3G Pitch

Year 17 2038	Year 18 2039	Year 19 2040	Year 20 2041	Year 21 2042	Year 22 2043	Year 23 2044	Year 24 2045	Year 25 2046	Year 26 2047	Year 27 2048	Year 28 2049	Year 29 2050	Year 30 2051	Year 31 2052	Year 32 2053	Year 33 2054	Year 34 2055	Year 35 2056	Year 36 2057
£ 751,059	£ 729,601	£ 708,142	£ 686,683	£ 665,224	£ 643,765	£ 622,306	£ 600,848	£ 579,389	£ 557,930	£ 536,471	£ 515,012	£ 493,553	£ 472,094	£ 450,636	£ 429,177	£ 407,718	£ 386,259	£ 364,800	£ 343,341
£ 88,616	£ 88,616	£ 88,616	£ 90,388	£ 90,388	£ 90,388	£ 92,196	£ 92,196	£ 92,196	£ 94,040	£ 94,040	£ 94,040	£ 95,921	£ 95,921	£ 95,921	£ 97,839	£ 97,839	£ 97,839	£ 99,796	£ 99,796
			-£ 22,289					-£ 24,609						-£ 27,170					-£ 29,998
-£ 26,585	-£ 26,585	-£ 26,585	-£ 27,116	-£ 27,116	-£ 27,116	-£ 27,659	-£ 27,659	-£ 27,659	-£ 28,212	-£ 28,212	-£ 28,212	-£ 28,776	-£ 28,776	-£ 28,776	-£ 29,352	-£ 29,352	-£ 29,352	-£ 29,939	-£ 29,939
£ 62,031	£ 62,031	£ 62,031	£ 40,982	£ 63,272	£ 63,272	£ 64,537	£ 64,537	£ 39,928	£ 65,828	£ 65,828	£ 65,828	£ 67,144	£ 39,974	£ 67,144	£ 68,487	£ 68,487	£ 68,487	£ 39,859	£ 69,857
£ 22,532	£ 21,888	£ 21,244	£ 20,600	£ 19,957	£ 19,313	£ 18,669	£ 18,025	£ 17,382	£ 16,738	£ 16,094	£ 15,450	£ 14,807	£ 14,163	£ 13,519	£ 12,875	£ 12,232	£ 11,588	£ 10,944	£ 10,300
£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459
£ 43,991	£ 43,347	£ 42,703	£ 42,059	£ 41,416	£ 40,772	£ 40,128	£ 39,484	£ 38,841	£ 38,197	£ 37,553	£ 36,909	£ 36,265	£ 35,622	£ 34,978	£ 34,334	£ 33,690	£ 33,047	£ 32,403	£ 31,759
£ 18,040	£ 18,684	£ 19,328	-£ 1,077	£ 21,856	£ 22,500	£ 24,409	£ 25,053	£ 1,087	£ 27,631	£ 28,275	£ 28,919	£ 30,879	£ 4,352	£ 32,166	£ 34,153	£ 34,797	£ 35,441	£ 7,456	£ 38,098

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Year 37 2058	Year 38 2059	Year 39 2060	Year 40 2061	Year 41 2062	Year 42 2063	Year 43 2064	Year 44 2065	Year 45 2066	Year 46 2067	Year 47 2068	Year 48 2069	Year 49 2070	Year 50 2071	Year 51 2072	Year 52 2073
£ 321,883	£ 300,424	£ 278,965	£ 257,506	£ 236,047	£ 214,588	£ 193,130	£ 171,671	£ 150,212	£ 128,753	£ 107,294	£ 85,835	£ 64,377	£ 42,918	£ 21,459	£ 0
£ 99,796	£ 101,792	£ 101,792	£ 101,792	£ 103,827	£ 103,827	£ 103,827	£ 105,904	£ 105,904	£ 105,904	£ 108,022	£ 108,022	£ 108,022	£ 110,183	£ 110,183	£ 110,183
			-£ 33,121					-£ 36,568					-£ 40,374		
-£ 29,939	-£ 30,537	-£ 30,537	-£ 30,537	-£ 31,148	-£ 31,148	-£ 31,148	-£ 31,771	-£ 31,771	-£ 31,771	-£ 32,407	-£ 32,407	-£ 32,407	-£ 33,055	-£ 33,055	-£ 33,055
£ 69,857	£ 71,254	£ 71,254	£ 38,134	£ 72,679	£ 72,679	£ 72,679	£ 74,133	£ 37,565	£ 74,133	£ 75,615	£ 75,615	£ 75,615	£ 36,754	£ 77,128	£ 77,128
£ 9,656	£ 9,013	£ 8,369	£ 7,725	£ 7,081	£ 6,438	£ 5,794	£ 5,150	£ 4,506	£ 3,863	£ 3,219	£ 2,575	£ 1,931	£ 1,288	£ 644	£ 0
£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459	£ 21,459
£ 31,115	£ 30,472	£ 29,828	£ 29,184	£ 28,540	£ 27,896	£ 27,253	£ 26,609	£ 25,965	£ 25,321	£ 24,678	£ 24,034	£ 23,390	£ 22,746	£ 22,103	£ 0
£ 38,742	£ 40,783	£ 41,426	£ 8,950	£ 44,139	£ 44,783	£ 45,426	£ 47,524	£ 11,600	£ 48,811	£ 50,938	£ 51,582	£ 52,225	£ 14,008	£ 55,025	£ 77,128

Vernon Carus Master Plan

South Ribble



4.0 Financial Analysis

New MUGA

Description

Option 3A - MUGA
2 X Multi-use Games Areas

Features

- 2 x MUGA
- Lighting

Funding

- Funded by PWLB over 50 years
- Revenue – circa £25,000 per year
- Potential for Sports England Funding

TOTAL Cost £259,231 (includes finance costs)
Total Gap £0

Vernon Carus, South Ribble - Option 3A - MUGA				
Order of Costs				
2.00 Cost Breakdown				
Ref	Element	Quantity	Rate	Total
2.1	Demolition/Preparatory Works			
2.1.1	Site Preparation - Removal of Trees, Walls, Railings, Breaking up	1,190 m ²	2.50	3,000
2.1.2	Site Specific Abnormal Cost Allowance	1 item	15,000	15,000
	Sub-total £			18,000
2.2	Accommodation			
2.2.1		item		-
	Sub-total £			-
2.3	Sports Facilities			
2.3.1	MUGA X 2	1,190 m ²	168	200,000
	Sub-total £			200,000
2.4	Site External Works			
2.4.1	MUGA External Works	5 %	200,000	10,000
	Sub-total £			10,000
	Total Building Works £			228,000
2.5	Main Contractor's Preliminaries, Overheads and Profit			
2.5.1	Employer's Requirements and Main Contractor's Cost Items	weeks	incl.	incl.
2.5.2	Main Contractors Overheads and Profit	%	incl.	incl.
	Sub-total £			-
	Total Construction Cost £			228,000
2.6	Fees/Charges			
2.6.1	Professional Fees	7 %	228,000	16,000
	Sub-total £			16,000
2.7	Risks/Contingency Allowance			
2.7.1	Price and Design Risk/ General Contingency Allowance	5 %	228,000	11,400
	Sub-total £			11,400
	Total Construction Cost Including Contingency £			255,400
	TOTAL ORDER OF COST ESTIMATE £			255,400

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Vernon Carus Master Plan

South Ribble



4.0 Financial Analysis

New 2 x MUGA

MUGA 50 Year Model																	
Inputs																	
Interest Rate	3.00%	PWLB Loan															
Debt Repayment	£5,184.62																
MUGA Growth (3 year)	2.00%																
Major Maintenance Works Yr 5	£2,500																
Major Maintenance Works Yr 10 Onwards	£5,000	every 5 years															
Cost Inflation (5 year)	10.41%																
Cost Inflation (10 year)	21.90%																
Operating Costs of Business	30.00%	of gross income															
Headroom/Return to LA	varied																
£	0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Development Costs (Cost)	£	255,400	£ -														
Construction Finance Cost (Cost)	£	3,831	£ -														
Estimated Grant Funding Required (Income)	£	-	£ -														
Annual Debt	£	259,231	£ 259,231	£ 254,046	£ 248,862	£ 243,677	£ 238,493	£ 233,308	£ 228,123	£ 222,939	£ 217,754	£ 212,569	£ 207,385	£ 202,200	£ 197,016	£ 191,831	£ 186,646
MUGA Gross Income	£	-	£ 22,473	£ 22,473	£ 22,473	£ 22,923	£ 22,923	£ 22,923	£ 23,381	£ 23,381	£ 23,381	£ 23,849	£ 23,849	£ 23,849	£ 24,326	£ 24,326	£ 24,326
Major Works Maintenance (Cost)						-£ 2,760					-£ 6,095					-£ 6,729	
Operating Costs of Business (Cost)	£	-	-£ 6,742	-£ 6,742	-£ 6,742	-£ 6,877	-£ 6,877	-£ 6,877	-£ 7,014	-£ 7,014	-£ 7,014	-£ 7,155	-£ 7,155	-£ 7,155	-£ 7,298	-£ 7,298	-£ 7,298
Total Net Income	£	-	£ 15,731	£ 15,731	£ 15,731	£ 13,286	£ 16,046	£ 16,046	£ 16,367	£ 16,367	£ 10,272	£ 16,694	£ 16,694	£ 16,694	£ 17,028	£ 10,299	£ 17,028
Interest on Annual Debt	£	3,831	£ 7,777	£ 7,621	£ 7,466	£ 7,310	£ 7,155	£ 6,999	£ 6,844	£ 6,688	£ 6,533	£ 6,377	£ 6,222	£ 6,066	£ 5,910	£ 5,755	£ 5,599
Debt Repayment	£	-	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185
Total Debt Paid Off	£	-	£ 12,962	£ 12,806	£ 12,650	£ 12,495	£ 12,339	£ 12,184	£ 12,028	£ 11,873	£ 11,717	£ 11,562	£ 11,406	£ 11,251	£ 11,095	£ 10,940	£ 10,784
Headroom/Return to RP	£	-	£ 2,770	£ 2,925	£ 3,081	£ 791	£ 3,707	£ 3,862	£ 4,339	£ 4,494	-£ 1,445	£ 5,133	£ 5,288	£ 5,444	£ 5,933	-£ 641	£ 6,244
											Deficit paid for by the previous year headroom					Deficit paid for by the previous	

Vernon Carus Master Plan

South Ribble



4.0 Financial Analysis

New 2 x MUGA

Year 17 2038	Year 18 2039	Year 19 2040	Year 20 2041	Year 21 2042	Year 22 2043	Year 23 2044	Year 24 2045	Year 25 2046	Year 26 2047	Year 27 2048	Year 28 2049	Year 29 2050	Year 30 2051	Year 31 2052	Year 32 2053	Year 33 2054	Year 34 2055	Year 35 2056
£ 181,462	£ 176,277	£ 171,092	£ 165,908	£ 160,723	£ 155,539	£ 150,354	£ 145,169	£ 139,985	£ 134,800	£ 129,616	£ 124,431	£ 119,246	£ 114,062	£ 108,877	£ 103,692	£ 98,508	£ 93,323	£ 88,139
£ 24,812	£ 24,812	£ 24,812	£ 25,309	£ 25,309	£ 25,309	£ 25,815	£ 25,815	£ 25,815	£ 26,331	£ 26,331	£ 26,331	£ 26,858	£ 26,858	£ 26,858	£ 27,395	£ 27,395	£ 27,395	£ 27,943
			-£ 7,430					-£ 8,203					-£ 9,057					-£ 9,999
-£ 7,444	-£ 7,444	-£ 7,444	-£ 7,593	-£ 7,593	-£ 7,593	-£ 7,744	-£ 7,744	-£ 7,744	-£ 7,899	-£ 7,899	-£ 7,899	-£ 8,057	-£ 8,057	-£ 8,057	-£ 8,218	-£ 8,218	-£ 8,218	-£ 8,383
£ 17,369	£ 17,369	£ 17,369	£ 10,286	£ 17,716	£ 17,716	£ 18,070	£ 18,070	£ 9,867	£ 18,432	£ 18,432	£ 18,432	£ 18,800	£ 9,744	£ 18,800	£ 19,176	£ 19,176	£ 19,176	£ 9,561
£ 5,444	£ 5,288	£ 5,133	£ 4,977	£ 4,822	£ 4,666	£ 4,511	£ 4,355	£ 4,200	£ 4,044	£ 3,888	£ 3,733	£ 3,577	£ 3,422	£ 3,266	£ 3,111	£ 2,955	£ 2,800	£ 2,644
£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185
£ 10,628	£ 10,473	£ 10,317	£ 10,162	£ 10,006	£ 9,851	£ 9,695	£ 9,540	£ 9,384	£ 9,229	£ 9,073	£ 8,918	£ 8,762	£ 8,606	£ 8,451	£ 8,295	£ 8,140	£ 7,984	£ 7,829
£ 6,740	£ 6,896	£ 7,051	£ 124	£ 7,710	£ 7,865	£ 8,375	£ 8,531	£ 483	£ 9,203	£ 9,359	£ 9,514	£ 10,038	£ 1,137	£ 10,349	£ 10,881	£ 11,037	£ 11,192	£ 1,732

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Year 37 2058	Year 38 2059	Year 39 2060	Year 40 2061	Year 41 2062	Year 42 2063	Year 43 2064	Year 44 2065	Year 45 2066	Year 46 2067	Year 47 2068	Year 48 2069	Year 49 2070	Year 50 2071	Year 51 2072	Year 52 2073
£ 77,769	£ 72,585	£ 67,400	£ 62,215	£ 57,031	£ 51,846	£ 46,662	£ 41,477	£ 36,292	£ 31,108	£ 25,923	£ 20,738	£ 15,554	£ 10,369	£ 5,185	£ 0
£ 27,943	£ 28,502	£ 28,502	£ 28,502	£ 29,072	£ 29,072	£ 29,072	£ 29,653	£ 29,653	£ 29,653	£ 30,246	£ 30,246	£ 30,246	£ 30,851	£ 30,851	£ 30,851
			-£ 11,040					-£ 12,189					-£ 13,458		
-£ 8,383	-£ 8,550	-£ 8,550	-£ 8,550	-£ 8,722	-£ 8,722	-£ 8,722	-£ 8,896	-£ 8,896	-£ 8,896	-£ 9,074	-£ 9,074	-£ 9,074	-£ 9,255	-£ 9,255	-£ 9,255
£ 19,560	£ 19,951	£ 19,951	£ 8,911	£ 20,350	£ 20,350	£ 20,350	£ 20,757	£ 8,568	£ 20,757	£ 21,172	£ 21,172	£ 21,172	£ 8,138	£ 21,596	£ 21,596
£ 2,333	£ 2,178	£ 2,022	£ 1,866	£ 1,711	£ 1,555	£ 1,400	£ 1,244	£ 1,089	£ 933	£ 778	£ 622	£ 467	£ 311	£ 156	£ 0
£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	£ 5,185	
£ 7,518	£ 7,362	£ 7,207	£ 7,051	£ 6,896	£ 6,740	£ 6,584	£ 6,429	£ 6,273	£ 6,118	£ 5,962	£ 5,807	£ 5,651	£ 5,496	£ 5,340	£ 0
£ 12,042	£ 12,589	£ 12,745	£ 1,860	£ 13,455	£ 13,610	£ 13,766	£ 14,328	£ 2,295	£ 14,639	£ 15,210	£ 15,366	£ 15,521	£ 2,642	£ 16,256	£ 21,596

Vernon Carus Master Plan

South Ribble



4.0 Financial Analysis

New Sports Pavilion

Description

Sports Pavilion – Stage 1

Demolish the existing sports club and replace with the first part of a new 2 storey Sports Pavilion. Existing scoring box / changing rooms retained for use during development of the pavilion.

Sports Pavilion – Stage 2

Demolish the existing scoring box / changing rooms. Build the remainder part of the 2 storey sports pavilion.

Pavilion Areas – 2 storeys (GIA)

Stage 1 & Stage 2 – ideal floor area 1,200m²

Masterplan - 1,700 Sqm

Most viable – 1,200 Sqm

Operations – to be agreed with VC

Revenue for food and drink not included in these financial appraisals

Funding

- Funded by PWLB over 50 years
- CIL - £1.5m from THT site
- Potential for Sports England Funding
- Recommendation to seek funding via bids

TOTAL Cost £3.05m (includes finance costs)

Total Gap £2.1m (Grant Funding and CIL)

NOTE – The above model does not allow for delivering phases 1 to 5.

Vernon Carus, South Ribble - Option 6A - New Sports Pavillion				
Order of Costs				
2.00 Cost Breakdown				
Ref	Element	Quantity	Rate	Total
2.1	Demolition/Preparatory Works			
2.1.1	Demolition of Existing Sports Club (incl. site prep)	760 m ²	71	54,000
2.1.2	Site Specific Abnormal Cost Allowance	1 item	50,000	50,000
	Sub-total £			104,000
2.2	Accommodation			
2.2.1	New Sports Pavillion	1,200 m ²	2,000	2,400,000
	Sub-total £			2,400,000
2.3	Sports Facilities			
2.3.1				-
	Sub-total £			-
2.4	Site External Works			
2.4.1	New Sports Pavillion External Works	5 %	2,400,000	120,000
2.4.2	Drainage	1,000 m ²	20	20,000
	Sub-total £			140,000
	Total Building Works £			2,644,000
2.5	Main Contractor's Preliminaries, Overheads and Profit			
2.5.1	Employer's Requirements and Main Contractor's Cost Items	weeks incl.		incl.
2.5.2	Main Contractors Overheads and Profit	% incl.		incl.
	Sub-total £			-
	Total Construction Cost £			2,644,000
2.6	Fees/Charges			
2.6.1	Professional Fees	7 %	2,644,000	185,100
	Sub-total £			185,100
2.7	Risks/Contingency Allowance			
2.7.1	Price and Design Risk/ General Contingency Allowance	5 %	2,644,000	132,200
	Sub-total £			132,200
	Total Construction Cost Including Contingency £			2,961,300
	TOTAL ORDER OF COST ESTIMATE £			2,961,300

Vernon Carus Master Plan

South Ribble



4.0 Financial Analysis

New Pavilion

New Pavilion 50 Year Model (Bar and Chaning Rooms operated by Vernon Carus Ltd)																		
Inputs																		
Interest Rate	3.00%	PWLB Loan																
Debt Repayment	£18,993.80																	
Revenue Growth (3 year)	2.00%																	
Major Maintenance Works Yr 5	£10,000																	
Major Maintenance Works Yr 10 Onwards	£25,000	every 5 years																
Cost Inflation (5 year)	10.41%																	
Cost Inflation (10 year)	21.90%																	
Operating Costs of Business	30.00%	of gross income																
Headroom/Return to LA	varied																	
£	37,988	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Development Costs (Cost)	£ 1,524,711	£ 1,436,559																
Construction Finance Cost (Cost)	£ 18,397	£ 70,023																
Estimated Grant Funding Required (Income)	£ -	£ 2,100,000																
Annual Profit	£ 1,543,108	£ 949,690	£ 949,690	£ 930,696	£ 911,702	£ 892,709	£ 873,715	£ 854,721	£ 835,727	£ 816,733	£ 797,740	£ 778,746	£ 759,752	£ 740,758	£ 721,764	£ 702,771	£ 683,777	
Sport Pavilion Gross Income	£ -	£ -	£ 73,920	£ 73,920	£ 73,920	£ 75,398	£ 75,398	£ 75,398	£ 76,906	£ 76,906	£ 76,906	£ 78,444	£ 78,444	£ 78,444	£ 80,013	£ 80,013	£ 80,013	
Major Works Maintenance (Cost)							-£ 11,041					-£ 30,475					-£ 33,647	
Operating Costs of Business (Cost)	£ -	£ -	-£ 22,176	-£ 22,176	-£ 22,176	-£ 22,620	-£ 22,620	-£ 22,620	-£ 23,072	-£ 23,072	-£ 23,072	-£ 23,533	-£ 23,533	-£ 23,533	-£ 24,004	-£ 24,004	-£ 24,004	
Total Net Income	£ -	£ -	£ 51,744	£ 51,744	£ 51,744	£ 52,779	£ 41,738	£ 52,779	£ 53,834	£ 53,834	£ 53,834	£ 24,436	£ 54,911	£ 54,911	£ 56,009	£ 56,009	£ 22,363	
Interest on Annual Debt	£ 18,397	£ 70,023	£ 28,491	£ 27,921	£ 27,351	£ 26,781	£ 26,211	£ 25,642	£ 25,072	£ 24,502	£ 23,932	£ 23,362	£ 22,793	£ 22,223	£ 21,653	£ 21,083	£ 20,513	
Debt Repayment	£ -	£ -	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	
Total Debt Paid Off	£ -	£ -	£ 47,485	£ 46,915	£ 46,345	£ 45,775	£ 45,205	£ 44,635	£ 44,066	£ 43,496	£ 42,926	£ 42,356	£ 41,786	£ 41,217	£ 40,647	£ 40,077	£ 39,507	
Headroom/Return to RP	£ -	£ -	£ 4,260	£ 4,829	£ 5,399	£ 7,004	-£ 3,467	£ 8,143	£ 9,769	£ 10,339	£ 10,908	-£ 17,920	£ 13,125	£ 13,695	£ 15,363	£ 15,932	-£ 17,144	

Deficit paid for by the previous year headroom

Deficit paid for by the previous 2 years headroom

Deficit paid for

Vernon Carus Master Plan

South Ribble



4.0 Financial Analysis

New Pavilion

Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	
2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	
£ 683,777	£ 664,783	£ 645,789	£ 626,795	£ 607,802	£ 588,808	£ 569,814	£ 550,820	£ 531,826	£ 512,833	£ 493,839	£ 474,845	£ 455,851	£ 436,857	£ 417,864	£ 398,870	£ 379,876	£ 360,882	£ 341,888	
£ 80,013	£ 81,614	£ 81,614	£ 81,614	£ 83,246	£ 83,246	£ 83,246	£ 84,911	£ 84,911	£ 84,911	£ 86,609	£ 86,609	£ 86,609	£ 88,341	£ 88,341	£ 88,341	£ 90,108	£ 90,108	£ 90,108	
-£ 33,647					-£ 37,149					-£ 41,015					-£ 45,284				
-£ 24,004	-£ 24,484	-£ 24,484	-£ 24,484	-£ 24,974	-£ 24,974	-£ 24,974	-£ 25,473	-£ 25,473	-£ 25,473	-£ 25,983	-£ 25,983	-£ 25,983	-£ 26,502	-£ 26,502	-£ 26,502	-£ 27,032	-£ 27,032	-£ 27,032	
£ 22,363	£ 57,130	£ 57,130	£ 57,130	£ 58,272	£ 21,123	£ 58,272	£ 59,438	£ 59,438	£ 59,438	£ 19,611	£ 60,626	£ 60,626	£ 61,839	£ 61,839	£ 61,839	£ 63,076	£ 63,076	£ 63,076	
£ 19,513	£ 19,943	£ 19,374	£ 18,804	£ 18,234	£ 17,664	£ 17,094	£ 16,525	£ 15,955	£ 15,385	£ 14,815	£ 14,245	£ 13,676	£ 13,106	£ 12,536	£ 11,966	£ 11,396	£ 10,826	£ 10,257	
£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	
£ 29,507	£ 38,937	£ 38,367	£ 37,798	£ 37,228	£ 36,658	£ 36,088	£ 35,518	£ 34,949	£ 34,379	£ 33,809	£ 33,239	£ 32,669	£ 32,100	£ 31,530	£ 30,960	£ 30,390	£ 29,820	£ 29,250	
-£ 17,144	£ 18,192	£ 18,762	£ 19,332	£ 21,044	-£ 15,535	£ 22,184	£ 23,919	£ 24,489	£ 25,059	-£ 14,198	£ 27,387	£ 27,957	£ 29,739	£ 30,309	-£ 14,405	£ 32,686	£ 33,255	£ 33,825	
Deficit paid for by the previous 2 years headroom					Deficit paid for by the previous year headroom					Deficit paid for by the previous year headroom					Deficit paid for by the previous year headroom				

Deficit

Year 35	Year 36	Year 37	Year 38	Year 39	Year 40	Year 41	Year 42	Year 43	Year 44	Year 45	Year 46	Year 47	Year 48	Year 49	Year 50	Year 51	Year 52	Year 53
2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075
£ 341,888	£ 322,895	£ 303,901	£ 284,907	£ 265,913	£ 246,919	£ 227,926	£ 208,932	£ 189,938	£ 170,944	£ 151,950	£ 132,957	£ 113,963	£ 94,969	£ 75,975	£ 56,981	£ 37,988	£ 18,994	-£ 0
£ 90,108	£ 91,910	£ 91,910	£ 91,910	£ 93,748	£ 93,748	£ 93,748	£ 95,623	£ 95,623	£ 97,536	£ 97,536	£ 97,536	£ 99,487	£ 99,487	£ 99,487	£ 101,476	£ 101,476	£ 101,476	£ 103,506
		-£ 49,997					-£ 55,201					-£ 60,946					-£ 67,290	
-£ 27,032	-£ 27,573	-£ 27,573	-£ 27,573	-£ 28,125	-£ 28,125	-£ 28,125	-£ 28,687	-£ 28,687	-£ 29,261	-£ 29,261	-£ 29,261	-£ 29,846	-£ 29,846	-£ 29,846	-£ 30,443	-£ 30,443	-£ 30,443	-£ 31,052
£ 63,076	£ 64,337	£ 14,340	£ 64,337	£ 65,624	£ 65,624	£ 65,624	£ 11,735	£ 66,936	£ 68,275	£ 68,275	£ 68,275	£ 8,694	£ 69,641	£ 69,641	£ 71,033	£ 71,033	£ 3,744	£ 72,454
£ 10,257	£ 9,687	£ 9,117	£ 8,547	£ 7,977	£ 7,408	£ 6,838	£ 6,268	£ 5,698	£ 5,128	£ 4,559	£ 3,989	£ 3,419	£ 2,849	£ 2,279	£ 1,709	£ 1,140	£ 570	-£ 0
£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994	£ 18,994
£ 29,250	£ 28,681	£ 28,111	£ 27,541	£ 26,971	£ 26,401	£ 25,832	£ 25,262	£ 24,692	£ 24,122	£ 23,552	£ 22,982	£ 22,413	£ 21,843	£ 21,273	£ 20,703	£ 20,133	£ 19,564	-£ 0
£ 33,825	£ 35,657	-£ 13,771	£ 36,796	£ 38,653	£ 39,223	£ 39,792	-£ 13,526	£ 42,244	£ 44,153	£ 44,723	£ 45,293	-£ 13,718	£ 47,798	£ 48,368	£ 50,330	£ 50,900	-£ 15,820	£ 72,454
Deficit paid for by the previous year headroom		Deficit paid for by the previous year headroom					Deficit paid for by the previous year headroom					Deficit paid for by the previous year headroom						

Vernon Carus Masterplan

South Ribble



4.0 Financial Analysis

Revenue Inputs

	Size m2	Size sq ft		Rate	Rate per week	Occupancy Rate	Annual Rev
Dance Studio	255	2,745	£ 130	per day	£ 910	£ 546.0	£ 26,208
Changing Rooms (4 Team plus club room)	245	2,637					
Treatment X 2	30	323	£ 85	per day	£ 1,190	£ 714.0	£ 34,272
Bar and Event Space	360	3,875	£ 80	per day	£ 560	£ 280.0	£ 13,440
Total	890	9,580					£ 73,920
							£ 51,744
MUGA			£ 18	per hour	£ 1,764	£ 1,234.8	£ 32,105
						Gross Rev	£ 32,105
						Net Rev	£ 22,473
3G Football Full Pitch			£ 60	per hour	£ 2,940	£ 2,058.0	£ 80,262
						Gross Rev	£ 80,262
						Net Rev	£ 56,183

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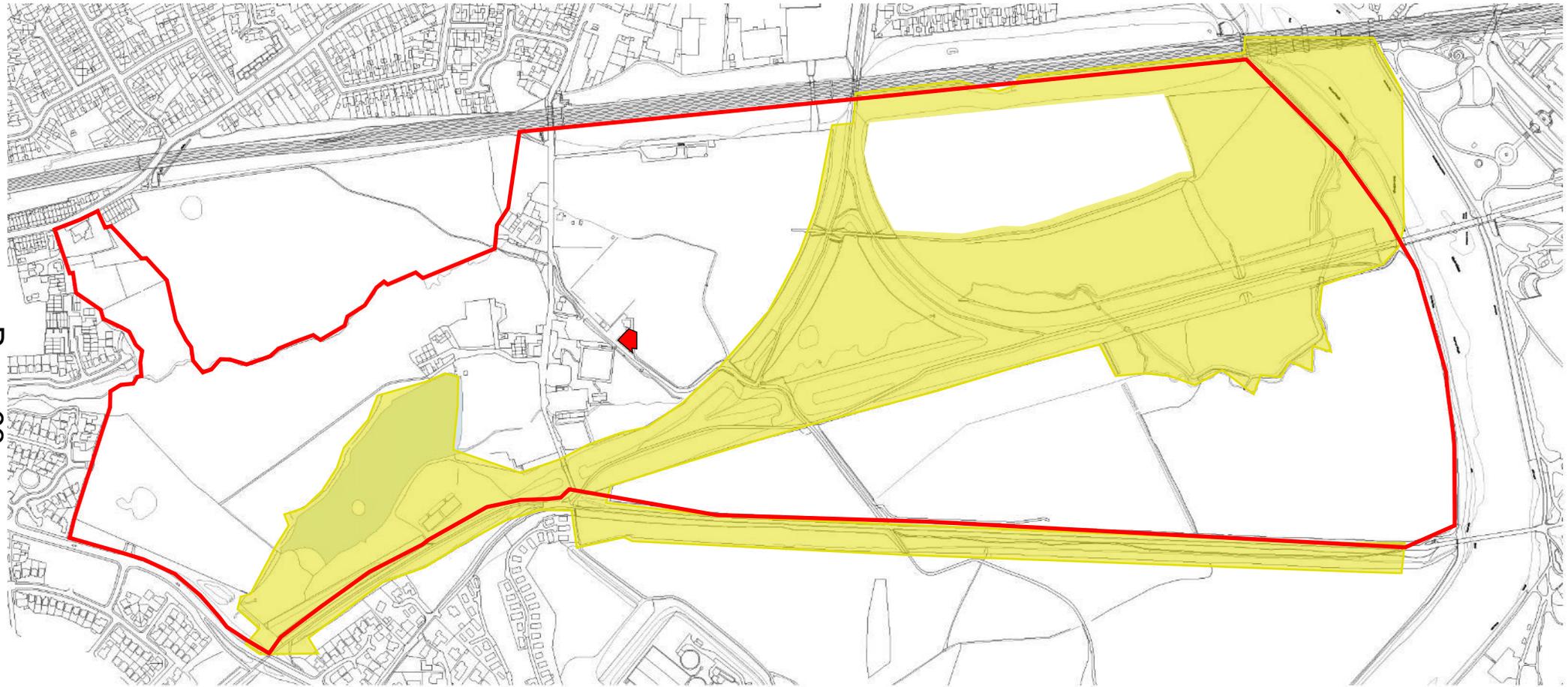
5.0

Planning Policies

5.0 Planning policies

5.1 Environment

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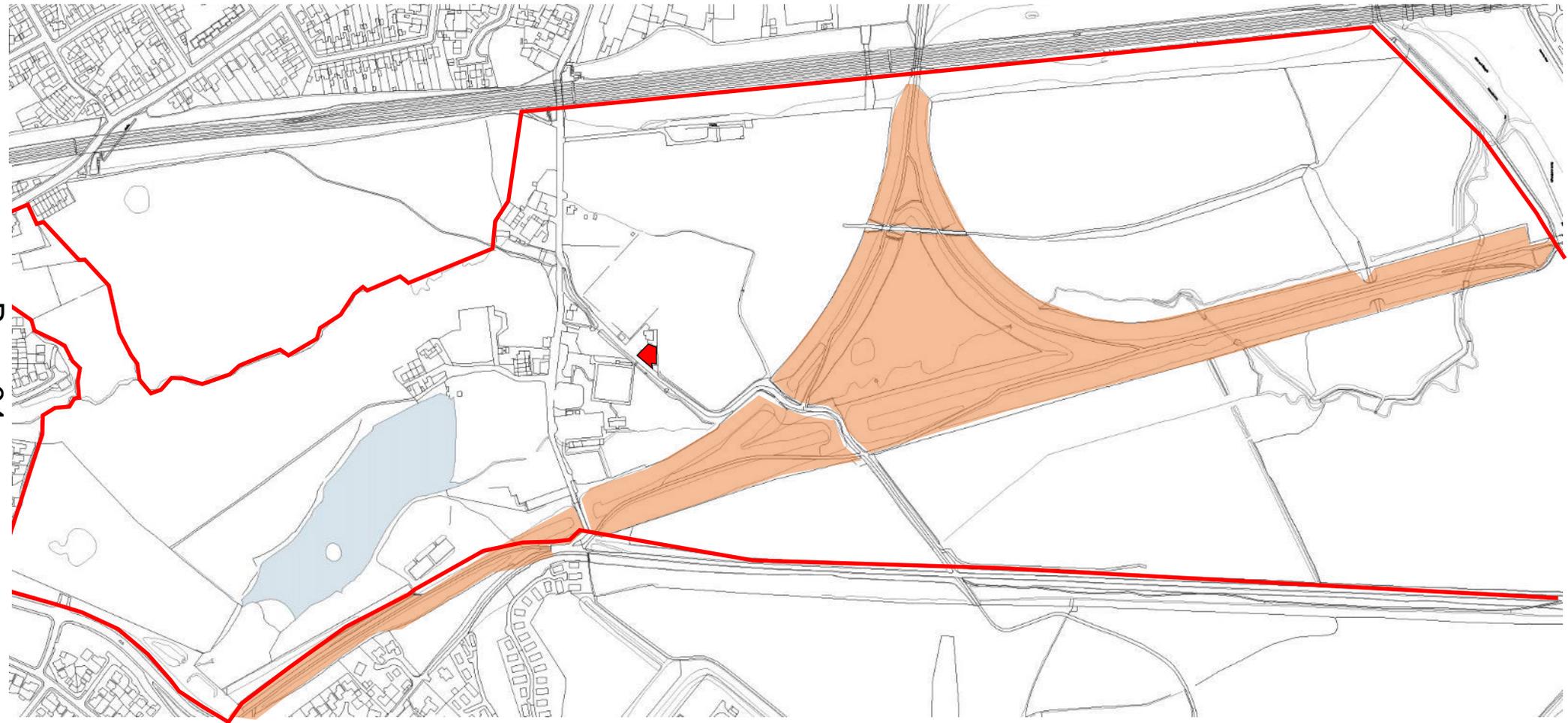
Key

 G16 Biological Heritage Sites (Biodiversity and Ecological networks to be protected, conserved or enhanced)



5.0 Planning policies

5.1 Environment



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Key

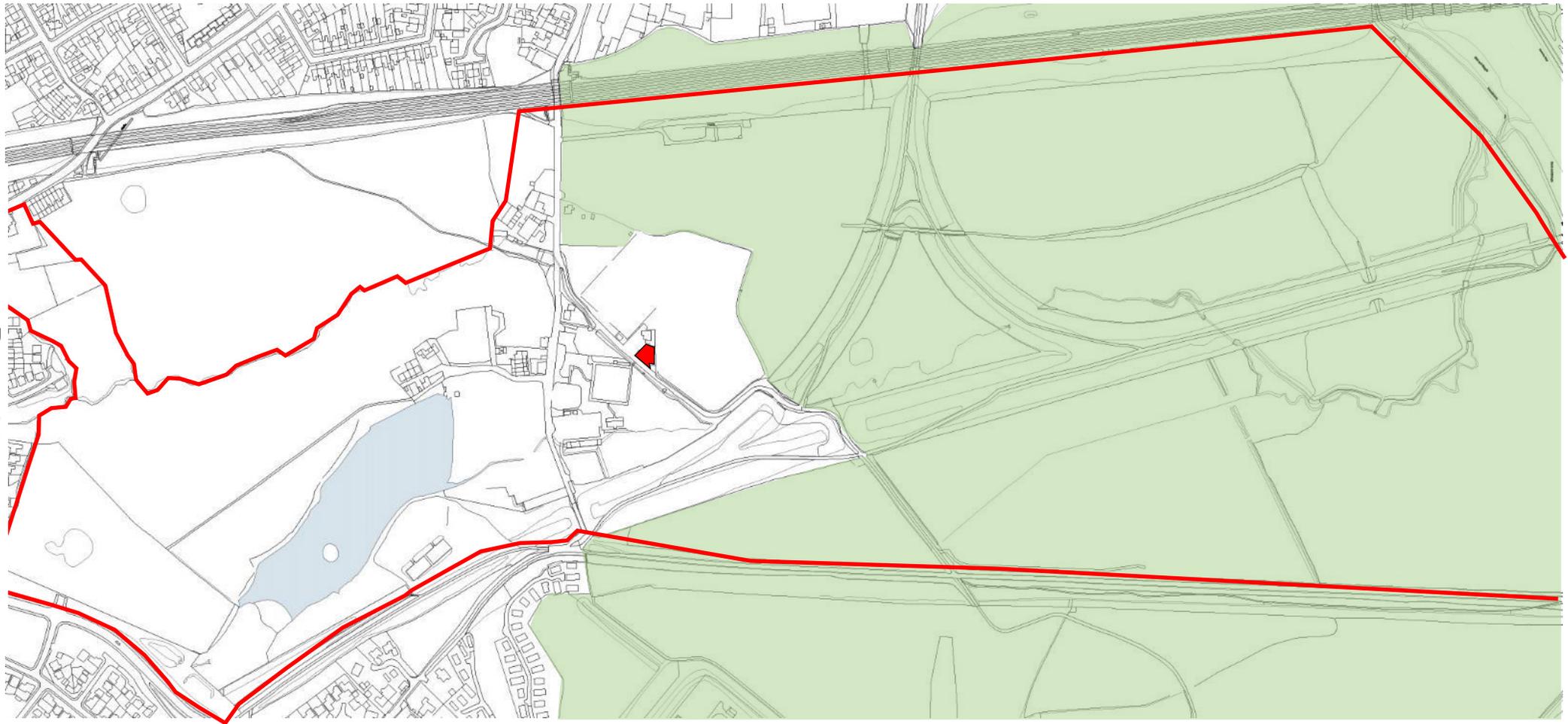
 G16 Local Nature Reserves



5.0 Planning policies

5.1 Environment

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Key

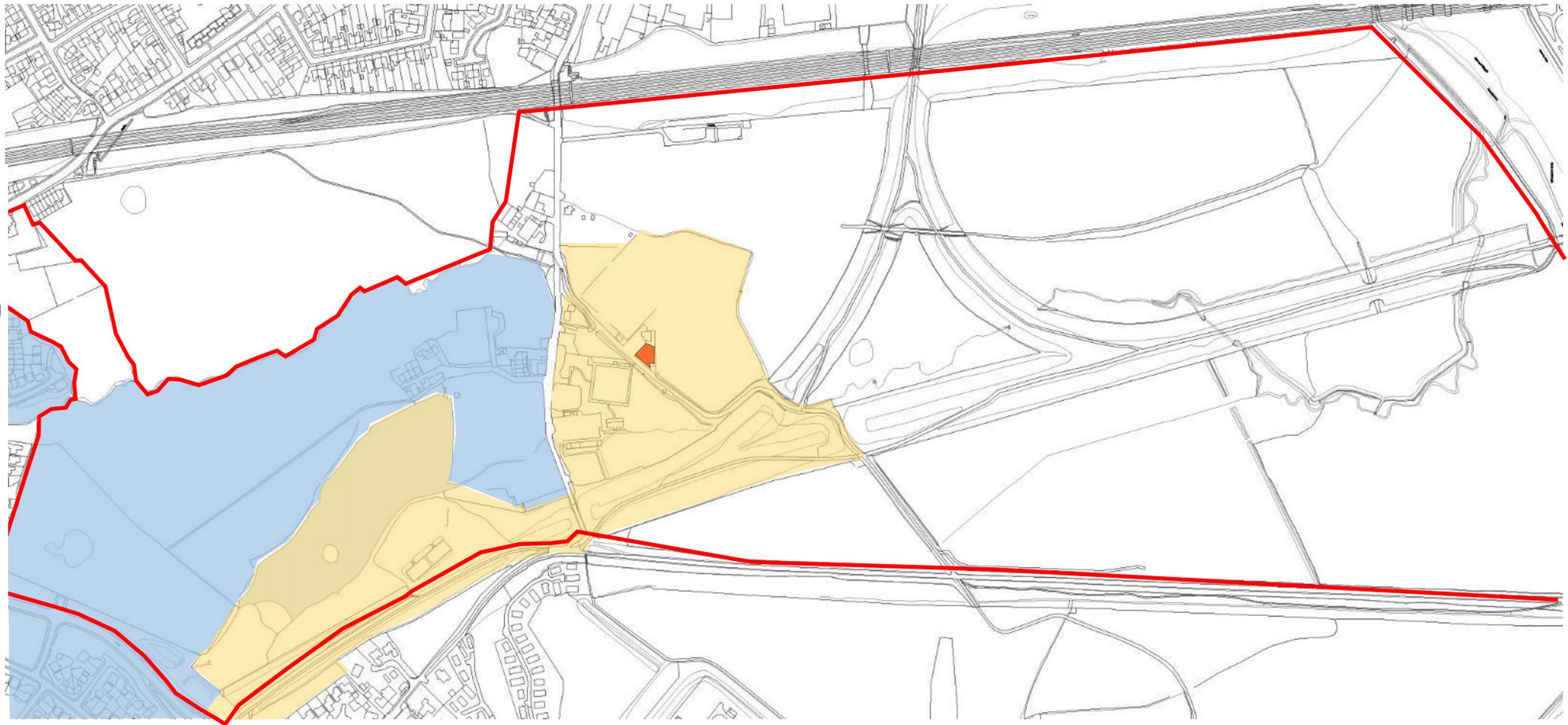
 G5 Areas of Separation



5.0 Planning policies

5.1 Environment

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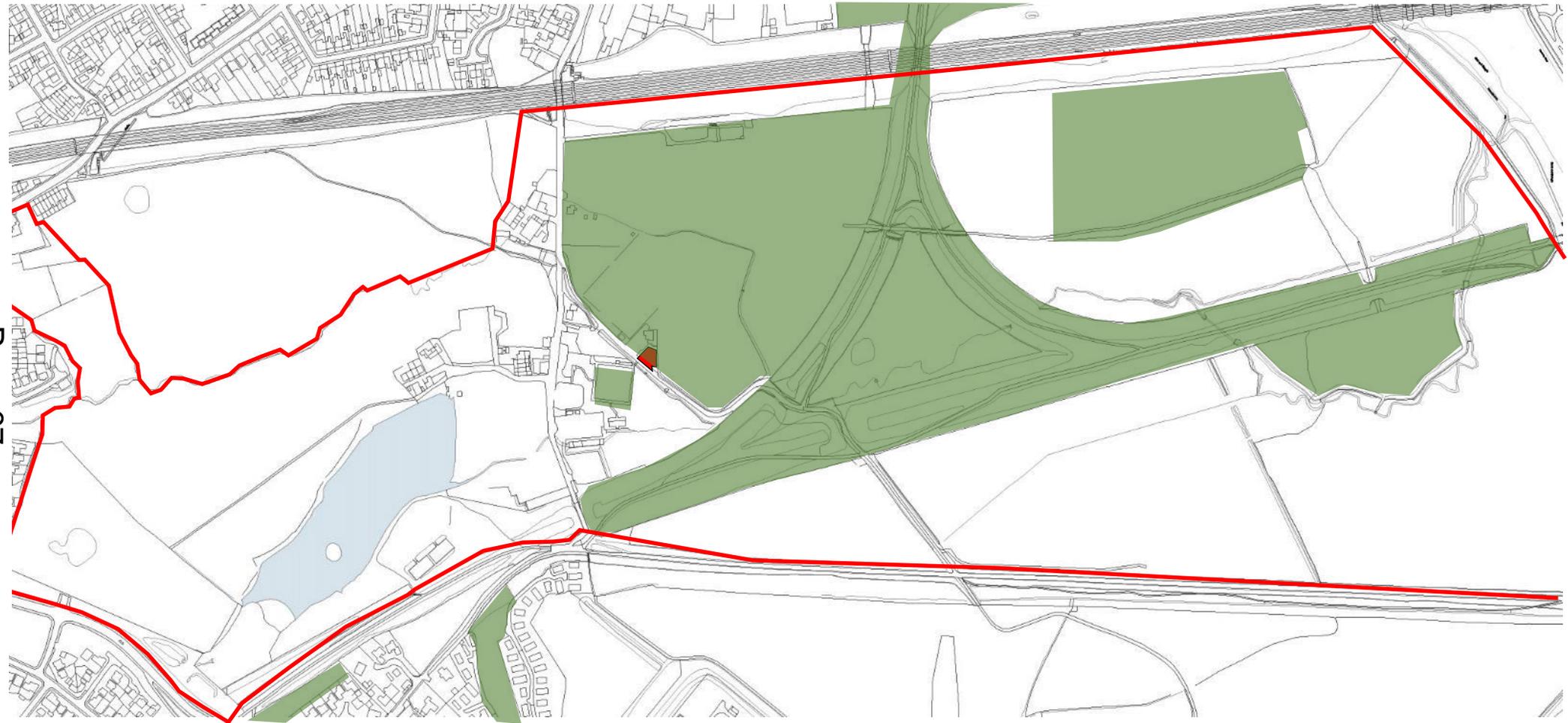


Key

-  G6 Central Park
-  D1 Residential Allocations (sites allocated for new housing)

5.0 Planning policies

5.1 Environment



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Key

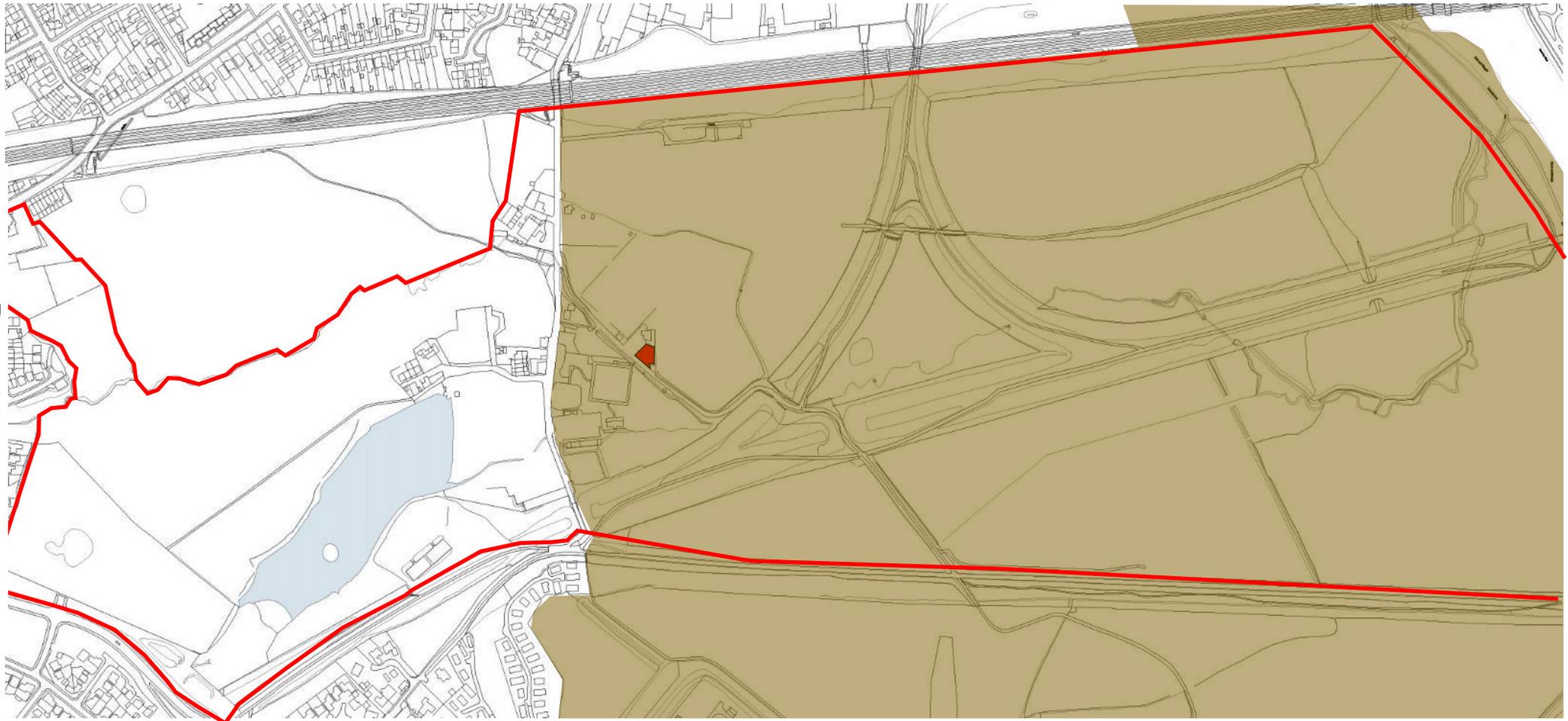


G7 Green Infrastructure (Development will only be permitted where it is essential to enhance Green Infrastructure and/or connected facility which will ensure greater public use access)

5.0 Planning policies

5.1 Environment

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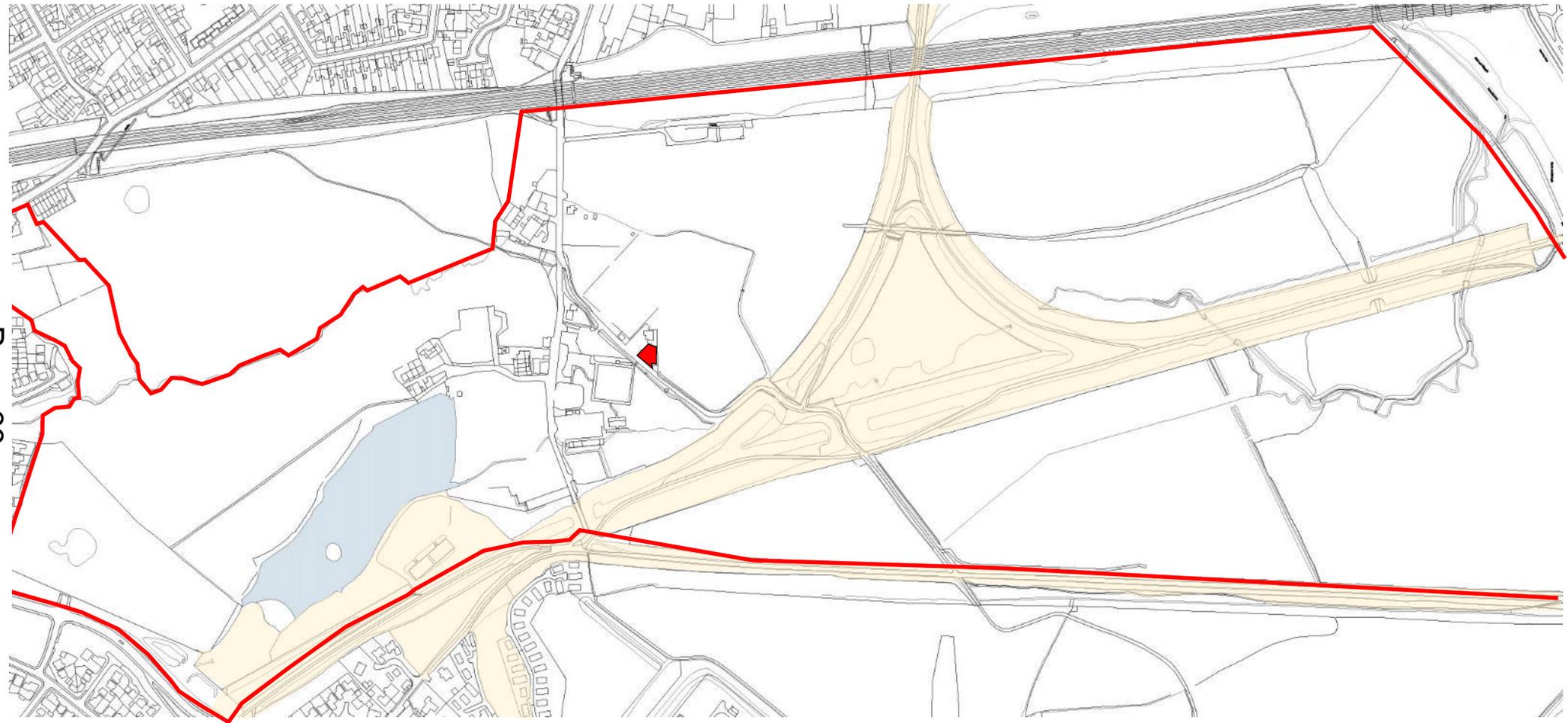
Key

 G1 Green Belt



5.0 Planning policies

5.1 Environment



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Key

 G16 Wildlife Corridors



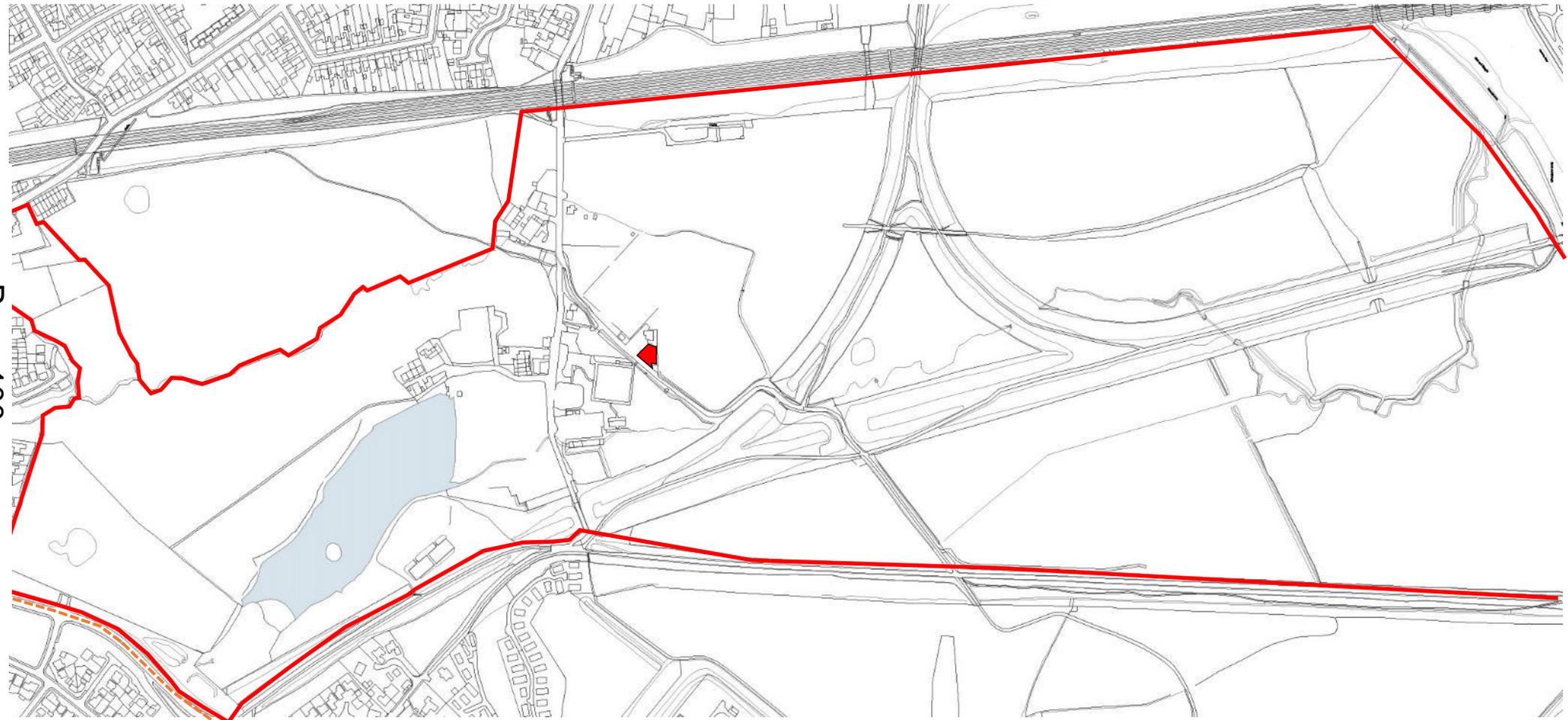
Vernon Carus Masterplan

South Ribble



5.0 Planning policies

5.2 Infrastructure (Transport)



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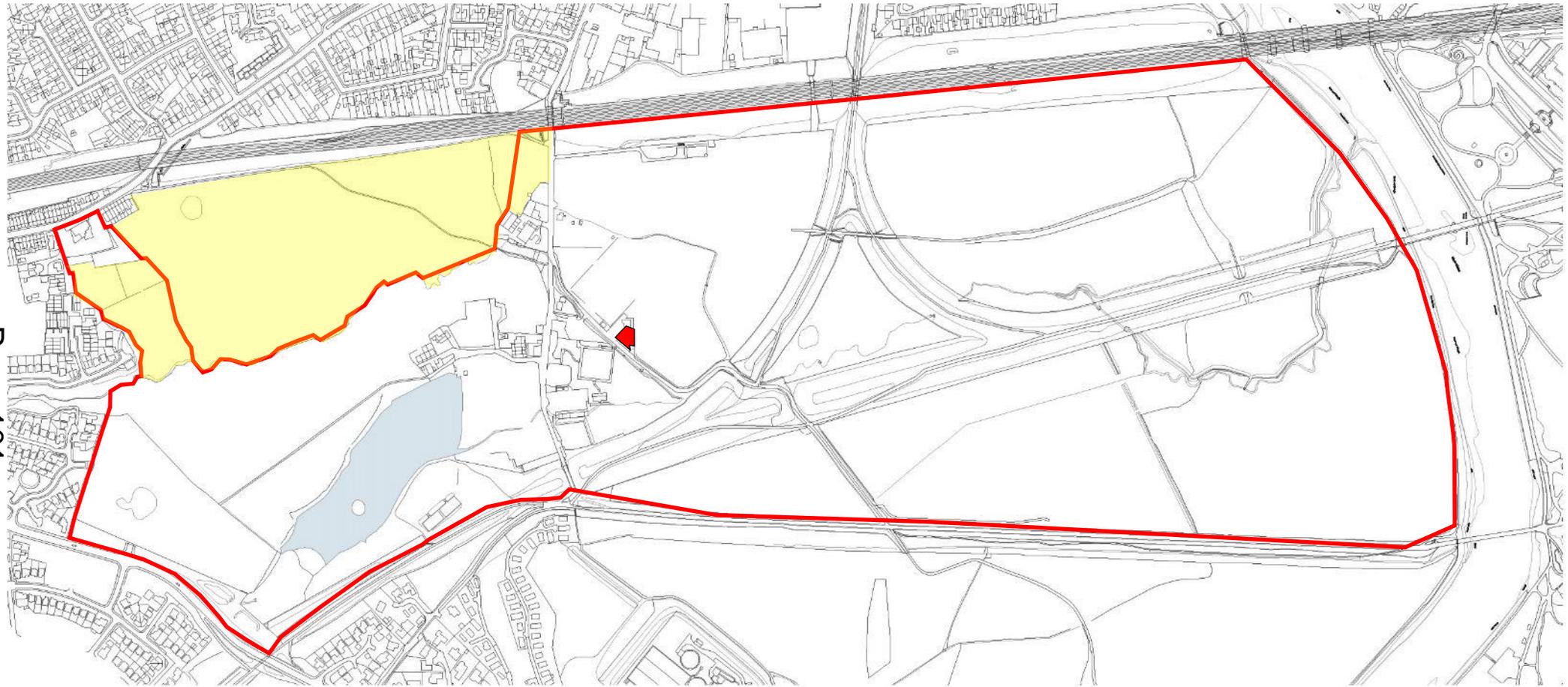
Key

--- A2 Cross Borough Link Road (development link road)



5.0 Planning policies

5.3 Development



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Key

 G3 Safeguarded Land (S1 – land required to serve development needs in the long term)



Vernon Carus Master Plan

South Ribble
July 2021



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Sheffield
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Inspiring Built
Environments

Architecture
Interior Design
Masterplanning

Report of	Meeting	Date
Director of Governance and Monitoring Officer (Introduced by Leader of the Council and Cabinet Member (Strategy and Reform))	Council	22 September 2021

Is this report confidential?	No
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Is this decision key?	Not applicable
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Changes to the Council's Constitution - Substitute Committee Members

Purpose of the Report

1. This report proposes changes to the Council's constitution to extend the provision allowing substitute Members to be appointed to relevant committees and to agree substitute Members put forward by the respective political group leaders.

Recommendations to Council

2. The Council's constitution be changed to allow substitute Members to be appointed to relevant committees as outlined in the report.
3. The Council's Monitoring Officer be authorised to make the consequential changes to the Council's constitution.
4. The substitute Members put forward by Group Leaders listed in Appendix 1 be agreed until the next annual meeting of the Council.

Reasons for recommendations

5. To ensure continued efficient and effective decision-making.

Other options considered and rejected

6. Not applicable

Corporate priorities

7. The report relates to the following corporate priorities: (please bold all those applicable):

Agenda Item 14

An exemplary council	Thriving communities
A fair local economy that works for everyone	Good homes, green spaces, healthy places

Background to the report

8. During the Covid-19 pandemic the Council was able to meet virtually and hybrid meetings were held ensuring decision-making continued.
9. Since the legal regulations allowing virtual and hybrid meetings came to an end in May, Members have had to attend meetings in person to be able to vote.
10. This has increased the risk that meetings might not be quorate or able to make decisions if Members contract COVID-19, have to self-isolate or unable to attend in person.
11. Should there be further COVID-19 outbreaks as some predict in the winter-time it is important that we have contingencies in place to ensure the continued efficient and effective decision-making moving forwards.

Allowing Substitute Members

12. In order to help mitigate the risk of meetings not being quorate and to allow the continuance of decision-making in the future it is proposed to change the Council's constitution to allow substitute committee Members.
13. Extending the provision of substitute Members has been suggested over recent years as there are other benefits in ensuring a high attendance at meetings and also reflecting that no political party has overall control of the Council.
14. It is proposed that each political group appoints up to two substitute Members in case any of the substantive committee Members be unable to attend for whatever reasons.
15. Substitute Members would be allowed for the following committees of the Council:
 - Planning Committee
 - Licensing and Public Safety Committee
 - Standards Committee
 - Scrutiny Committee
 - Scrutiny Budget and Performance Panel
 - Governance Committee
 - Appeals Committee
16. The Shared Services Committee and Appointment and Employment Panel have both had substitution arrangements in place for a number of years, which has assisted in effective decision-making and felt to work well.
17. Substitute Members would be appointed by Full Council and where mandatory training is required to sit on committee this must also be undertaken by the substitute Members.
18. In practice it would be up to the relevant Member to contact the committee's appointed substitute member if they wish them to attend on their behalf and advise the committee Chair and Democratic Services.

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19. Substitute Members would have full voting rights and must attend for full meetings and not just for selected agenda items or part meetings.
20. The Council is asked to agree these changes to the Council's constitution and that the Monitoring Officer be authorised to make the consequential changes to the constitution.
21. It is envisaged that substitute Members would be appointed at the annual council meeting and that the nominations put forward by Group Leaders at Appendix 1 be agreed until the next annual council meeting scheduled for May 2022.

Climate change and air quality

22. There are no implications as a result of this report.

Equality and diversity

23. There are no implications as a result of this report..

Risk

24. Should the proposed changes to the Council's constitution allowing substitute Members not be agreed there is a risk that meetings may not be quorate and this would have an adverse impact on the Council's decision-making.

Comments of the Statutory Finance Officer

25. There are no financial implications as a result of this report.

Comments of the Monitoring Officer

26. Allowing substitutes ensures that where possible committee have full membership when being asked to make decisions which enables more informed and robust resolutions.

Background documents

There are no background papers to this report.

Appendices

Appendix 1 – List of proposed substitute Members nominated by Group Leaders.

Report Author:	Email:	Telephone:	Date:
Darren Cranshaw (Shared Services Lead - Democratic, Scrutiny & Electoral Services)	dcranshaw@southribble.gov.uk	01772 625512	14/08/21

Agenda Item 14

Appendix 1

Proposed Substitute Members put forward by Group Leaders

Committee	Conservative	Labour	Liberal Democrat
Planning Committee	To follow	To follow	1. Cllr D Shaw 2. Cllr D Howarth
Licensing & Public Safety	To follow	To follow	1. Cllr H Hanock 2. Cllr A Turner
Standards Committee	To follow	To follow	1. Cllr D Howarth 2. Cllr D Shaw
Scrutiny Committee	To follow	To follow	1. Cllr H Hancock 2. Cllr A Turner
Scrutiny Budget & Performance Panel	To follow	To follow	1. Cllr H Hancock 2. Cllr A Turner
Governance Committee	To follow	To follow	1. Cllr D Shaw 2. Cllr D Howarth
Shared Services Joint Committee	To follow	To follow	1. Cllr D Howarth 2. Cllr A Turner
Appointment & Employment Panel	To follow	To follow	1. Cllr D Shaw 2. Cllr H Hancock
Appeals Committee	To follow	To follow	1. Cllr R Blow 2. Cllr D Howarth

Report of	Meeting	Date
Director of Communities (Introduced by Cabinet Member for Health and Wellbeing)	Council	22 September 2021

Is this report confidential?	No
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Is this decision key?	Not applicable
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Public Sector Decarbonisation Scheme Phase 3 Grant Bid

Purpose of the Report

1. To approve steps to enable the Council to apply for Public Sector Decarbonisation Scheme, Phase 3 grant funding offered by the Department for Business, Energy and Industrial Strategy (BEIS) to allow decarbonisation works to be undertaken at the Civic Centre, Moss Side Depot, South Ribble Tennis Centre, Leyland, Bamber Bridge and Penwortham Leisure Centres, as part of the Council's work to achieve carbon neutrality across its estate.
2. To approve creation of a £223,000 budget funded by a grant awarded to the authority under the Low Carbon Skills Fund.
3. To approve, if successful, the utilisation of existing capital budgets to provide a Council contribution under the Public Sector Decarbonisation Scheme.
4. To approve the submission of a grant application as part of the DEFRA Air Quality Grant Scheme, to fund additional work in schools and measures to combat air quality within designated Air Quality Management Areas (AQMAs).

Recommendations to Full Council

Public Sector Decarbonisation Scheme

5. To approve the submission of grant applications for the six identified buildings as part of the BEIS Public Sector Decarbonisation Scheme Phase 3 (PSDS3) grant offer.
6. To approve the capital contribution of up to £500,00 for the equivalent 'like for like' replacement of existing fossil fuel plant following successful award of the grant funding.

Agenda Item 15

This will include the utilisation of some of the existing capital budgets for Civic Centre, Corporate Buildings and Leisure Centre Refurbishment

7. To delegate final approval to proceed (including Council contribution) following the grant award offer, to the Cabinet member for Health and Wellbeing up to a total of £500,000 contribution.
8. To approve the creation of a budget equivalent to the value of any successful grant bid, following successful award of the Public Sector Decarbonisation Scheme grant funding to allow the works to commence. It is estimated this could be in the region of £4 to 5m.

Low Carbon Skills Fund

9. To approve the creation of a budget following the application to the Low Carbon Skills Fund (LCSF) and the award of £223,000 to produce additional decarbonisation plans for the remaining Council estate and further feasibility studies for the Civic Centre, Moss Side Depot, South Ribble Tennis Centre, Leyland, Bamber Bridge and Penwortham Leisure Centre's.
10. To approve the utilisation of the £223,000 Low Carbon Skills Funding following an appropriate procurement exercise to achieve the aims of the grant application.

DEFRA Air Quality Grant

11. To approve the submission of grant application as part of the DEFRA Air Quality Grant Scheme, to fund additional work in schools and measures to combat air quality within designated Air Quality Management Areas (AQMAs).
12. To approve the creation of a budget equivalent to the grant value following successful award of the DEFRA Air Quality Grant Scheme. There is no defined limit for this funding but indicative amounts are between £10,000 and £60,000.

Reasons for recommendations

13. In July 2021 the Council approved the Climate Emergency Action Plan, the Action Plan included a commitment to make the Council estate carbon neutral by 2030.
14. At the same meeting the Council approved a Decarbonisation Plan identifying what works were required to the largest six energy consuming buildings within the Councils estate; namely The Civic Centre, Moss Side Depot, South Ribble Tennis Centre, Leyland, Bamber Bridge and Penwortham Leisure Centre (The big 6).
15. This Decarbonisation plan identified the works required to decarbonise these six buildings and the indicative costings for these. These works included LED lighting, Air Source Heat pumps and solar panels etc.
16. The cost of these works has been estimated at **£4,138,200**.

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17. In order to achieve the Council's net-zero carbon goal this work will need to be undertaken at some point in the next nine years.
18. The BEIS have recently announced (8th September) a third round of grant funding to assist public sector authorities with the decarbonisation of their estates, there is no limit to the sum that can be applied for, including some limited ancillary works. However, the cost of a like for like replacement needs to be covered by the Public Authority making the bid.
19. South Ribble Borough Council were successful in round 1 with an award to £145,000 to carry out works to the Civic Centre.
20. The PSDS grant funding bid application opens on the 6th October 2021. The previous round of funding offered by BEIS closed within 12 hours of opening and was significantly over subscribed.
21. It is foreseeable that the same will occur during this round with the scheme being heavily over-subscribed. If an application is not submitted on the 6th October it is unlikely to be successful. If the Council wishes to proceed with the application an early submission is required, with the relevant approval obtained in advance.
22. In addition, to the above PSDS grant scheme the Council have just received confirmation (9th September) of the successful grant application for £223,000 to facilitate further Decarbonisation Plans for the remaining Council estate (not The Big 6) and to undertake feasibility studies on the Big 6 to accurately cost the works identified. As this sum is over £100,000 Council approval is required to create a budget.
23. The full £223,000 must be spent by March 2023, with the decarbonisation plans submitted by this date. The feasibility studies on the Big 6 are required for the 6th October to support the PSDS3 grant application.
24. DEFRA have also announced another grant scheme aimed at tackling poor air quality. Approval is therefore also sought to apply for and, if successful, create a budget to spend this grant funding in line with the grant rules. The funding covers 100% of any identified grant, with no contribution from the Council.
25. The grant funding will be utilised to raise awareness of the impact of poor air quality, advise residents on measures that can be take to protect themselves and improve air quality. The grant will also be used directly for measures to improve air quality within the designated AQMAs, including signage, traffic monitoring equipment, particulate and burning awareness campaign, cycle maintenance and storage at schools.

Agenda Item 15

Other options considered and rejected

26. The Council may decide not to proceed with the PSDS3 grant application, however there is no guarantee that future funding will be available.
27. The Council may decide to proceed with a grant bid application for some of the Big 6 buildings.
28. If external funding cannot be secured then the Council will need to look at funding the full works themselves. If the works to the Big 6 are not carried out the Council will not achieve its commitment of a net-zero carbon emissions by 2030.
29. If approval to spend and create a budget for the LCSF award is not given then the Council will have to decline the grant award. This will have a negative impact on any future grant applications including the PSDS3 grant to cover the £4 million plus decarbonisation works to the Big 6 buildings.
30. Not to apply for the DEFRA air Quality grant scheme.

Corporate priorities

31. The report relates to the following corporate priorities:

An exemplary council	Thriving communities
A fair local economy that works for everyone	Good homes, green spaces, healthy places

Background to the report

32. In 2018, the Intergovernmental Panel on Climate Change (IPCC) published a report which advised that we must limit global warming to 1.5°C, as opposed to the previous target of 2°C. Their review of over 6,000 sources of evidence found that, with a rise of 1.5°C, there would be risks to health, livelihoods, food security, water supply, human security and economic growth.
33. In 2021 the IPCC issued a new report stating *“it is unequivocal that human influence has warmed the atmosphere, ocean and land. Widespread and rapid changes in the atmosphere, oceans and cryosphere and biosphere have occurred.”*
34. It continues by identifying that *“global temperature rises will continue throughout the 21st century under all modelled scenarios and a global temperature of 1.5°C and 2°C will be exceeded during the 21st century unless deep reductions in carbon dioxide and other greenhouse gas emissions occur in the coming decade”*
35. Please note that this document refers to emissions of “carbon” or “carbon dioxide”. This should be considered shorthand for all greenhouse gas emissions, not just carbon dioxide.

Agenda Item 15

36. The UK Climate Change Act 2008 sets a statutory target to reduce UK greenhouse gas emissions by 80% from 1990 by 2050. In May 2019 the UK Committee on Climate Change recommended that the UK Government increase the statutory target to Net-Zero greenhouse gas emissions by 2050. The Government has now adopted this target.
37. It now appears that these targets are woefully inadequate and more must be done to reduce our collective impacts on the planet.
38. In July 2019 this Council declared that the effect of climate change within the borough poses an immediate danger to the health and well-being of our residents and therefore proclaimed a Climate Emergency with immediate effect.
39. To combat this threat, the Council set a goal of rendering the borough carbon neutral by the year 2030. For avoidance of doubt, this goal means the borough shall produce no net carbon emissions by this date, taking into account actions that have the effect of removing carbon from the environment.
40. In order to implement this decision, a Standing Working Group on the Climate Emergency was created. A Climate Emergency Strategy has been produced and adopted by the Council. This was updated in 2021 and along with a Climate Emergency Action Plan adopted by the Council in July 2021.
41. The Climate Emergency Action Plan identifies the Council as a community leader with respect to the approach it will take for decarbonising its activities setting an exemplary standard for others to follow.
42. Specifically, the Action Plan addresses the decarbonisation of the built environment including the Council's own estate, the Council have therefore made a commitment to lead by example and to strive towards the decarbonisation of the Council's estate.
43. The identified works within the approved Decarbonisation Plans will reduce the Council's carbon footprint for the Big 6 by 72% and for all Council activities by 22%. A saving of 857,381 Kg CO_{2e}.

Public Sector Decarbonisation Scheme Grant

44. The third round of PSDS funding was announced on the 8th September 2021. The Council is eligible to apply for funding for heat decarbonisation works for its own estate. The Big 6 have been identified as the Council's largest energy using buildings and have been prioritised in order to gain the greatest carbon reductions within the shortest timescales.
45. Public Sector Authorities may submit more than one application and there is no maximum value that may be applied for. The application window opens on the 6th October 2021 and applications will be assessed in order of receipt.
46. The last two rounds of funding for capital works have been heavily over subscribed and the last round of BEIS funding closed within 12 hours of opening with an approximate 65% oversubscription. It is therefore critical that should the Council agree to proceed an early application is submitted, i.e. on the 6th October 2021.

Agenda Item 15

47. The grant scheme requirements now include an element of match funding. This is calculated as the like for like cost of replacing plant with a similar fossil fuel powered unit. For example, if it would cost £30,000 to replace a boiler with a similar but new boiler then we must contribute £30,000 to the cost of the decarbonisation works.
48. The current heating systems for the Big 6 have been identified as over ten years old, and may come to the end of their working lives in another five-ten years, at which point like for like replacement may no longer be an option.
49. Current accurate costs for the works and the like for like replacements are unknown and over the coming weeks these values will be identified. Current information suggests the Council's contribution will be approximately 10% of the total grant bid, approximately £400,000 although as a contingency the request is that delegated decision to match fund the bid up to a value of £500,000 be delegated to the Portfolio Holder for Health and Wellbeing.
50. As part of its Commitment to improving the quality of its Leisure Centres and in-line with the Council's ambition about achieving Carbon zero by 2030, South Ribble Borough Council has put a sum of £2.1m in the Capital programme for the refurbishment of the Leisure Centres. A significant proportion of the sum in the Capital programme is earmarked for schemes that will improve the Carbon efficiency of the buildings and to drive down Carbon emissions of the 4 Leisure Centres. We recognise that whilst our Leisure Centres are hugely important to the local communities they serve they are also buildings that we need to improve significantly in terms of their Carbon footprint in contributing to the zero carbon target set by the Council for 2030.
51. Identified works to the buildings include replacing existing fossil fuel boilers with air source heat pumps, better controls and solar panels, replacing lighting with LED lights and replacing existing pool pumps and controls.
52. The resulting works will reduce the Carbon footprint of each building, although will increase the electrical energy consumption of some buildings. Based on today's rates this will increase the running costs of the buildings slightly, see the decarbonisation plans for each building's estimate cost increase and the payback period. However, it is anticipated that the price of mains gas will substantially increase over the coming years (confirmed by BEIS) as the government moves towards a low carbon economy and so this work will reduce operating costs over time.

Low Carbon Skills Fund

53. The Council have recently applied for and have been successfully awarded £223,000 from the Low Carbon Skills Fund (LCSF).
54. This funding has been awarded to undertake additional Decarbonisation Plans for the remaining Council estate, including all commercial rental properties. In addition, the funding will enable enhanced feasibility studies to be undertaken on the Big 6 buildings. This will allow full costing of the previously identified decarbonisation works to be undertaken and the identification of any additional structural works to make the buildings more efficient.

Agenda Item 15

55. The above work will support the PSDS3 bid and any future bids. It will also allow a programme of works to be produced allowing the council to fully cost the decarbonisation works required to its estate.
56. The LCSF must be spent by March 2022, including the submission of the Decarbonisation Plans. The LCSF funding does not require any additional contributions from the Council, and does not legally bind the Council to undertake any future works.
57. As such approval is requested to create a budget to spend the £223,000 in line with the grant award.
58. Failure to complete the work in time and produce the Decarbonisation plans will result in the grant award being returned and further would significantly jeopardise any future grant bid.

DEFRA Air Quality Grant Scheme 2021-22

59. The Government has recently announced (September 2021) the next funding round of the Air Quality Grants Programme. The programme provides grants for eligible capital (and some revenue) expenditure by English local authorities on their air quality management duties under Part IV of the Environment Act 1995.
60. In particular, Defra are looking for applications with projects designed to:
 - Provide air quality benefits soon (in next 1 to 2 years)
 - Develop solutions over the longer term by increasing awareness and encouraging behaviour change.
61. At least £1 million of the £9 million available this year will be dedicated to projects to improve public awareness in local communities about the risks of air pollution.
62. There are no set funding amounts. A guide price for allocations is for projects between £10,000 and £60,000 in total but applications for amounts outside this range will be accepted for consideration.
63. The 2021/22 deadline for applications is 8 October 2021. The grant award is 100% funded. No contributions are required from the Council towards the identified works.
64. Approval is sought to apply for, and if successful, create and spend the allocated grant funding in line with the grant bid and award conditions.
65. The grant application is being considered but is anticipated to include a request for funding to cover:
 - Education campaign to be piloted at Leyland Methodist school for encouraging active transport and anti-idling – campaign then to be rolled out across all other schools in the Borough
 - Traffic monitoring to enable traffic light optimisation in the AQMA

Agenda Item 15

- Improved Signage to encourage the use of alternative routes away from declared AQMA's
- Cycle storage and maintenance pilot schemes to encourage active travel within the borough.

Climate change and air quality

66. The work noted in this report directly impacts upon the Council's Climate Emergency Strategy and Action Plan. The identified grant bids will, if successful, allow the Council to progress towards a carbon neutral estate, preventing a significant amount of carbon emissions each year.
67. The bids will allow completion of some significant high level actions within the Council's Action Plan. While potentially saving the Council some significant expense in the future (£4 million+).

Equality and diversity

68. The report proposals will allow the Council to progress its Climate Emergency Strategy and Action Plan and work towards a Carbon Neutral position.
69. This in turn will support the Council's other aims of being a community leader.

Risk

70. Climate change is one of the biggest if not the biggest threat to humankind if action is not taken now. The Intergovernmental Panel on Climate Change (IPCC) has identified that we will exceed the previously identified target limit of 1.5°C rise in global temperatures before the middle of the century. This will result in a significant risk to risks to health, livelihoods, food security, water supply, human security and economic growth.
71. To prevent a further rise the IPCC states that immediate action is required to cut the manmade carbon emissions.
72. The Council has made a commitment to achieving a net-zero carbon emissions by 2030. Failure to develop and deliver on the action plan will have a negative impact on the Council, our residents, businesses and visitors to the borough, the council's reputation and is likely to result in higher costs for our services. This too would negatively impact on service delivery to the borough.
73. As central government policy changes it is also likely that the Council will be forced along this route of improved energy efficiency and reduced carbon emissions. This is likely to occur at a time when sufficient planning and resources and external advice, equipment and resources are not readily available.

Comments of the Statutory Finance Officer

74. The report contains three distinct areas, the PSDS, LCSF and Air Quality grants. Approval is sought to progress the PSDS and Air Quality Grants, and if successful to create the appropriate budgets and spend the grant funding.

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75. The LCSF has already been secured and approval is being requested to create a budget and apply a competitive quote system as opposed to a full tender process to the recruit of contractors requested due to the timescales involved.
76. Failure to spend the funding awarded under the LCSF fund within the allocated time would result in the funding being returned to grant administrators.
77. The Air quality grant, if successful, would be 100% funded, with no contributions required from the Council.
78. The PSDS grant funding if successful will require a financial contribution from the Council equivalent to 'like for like' replacement cost. Indicative costs to date places this at around £400,000, although approval is sort for a delegated decision of up to £500,000. The existing capital programme includes works on the Civic Centre and Corporate Buildings of £500k in future years. It is proposed to use these budgets to satisfy the Council contribution element. There are also existing budgets for Leisure Centre Refurbishment which could be used to meet any required contributions.

Comments of the Monitoring Officer

79. The importance of the Climate Emergency Action Plan cannot be overstated. Clearly we must do everything to implement that. That does present challenges in timings – however they must be overcome. In particular (with regard to the LCSF element) we must be flexible in our approach to procurement whilst operating within an entirely lawful manner. All necessary legal documentation will be drawn up, checked and entered as and when required.

Background documents

South Ribble Climate Emergency Strategy July 2021

South Ribble Climate Emergency Action Plan, July 2021

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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