

REPORT TO	ON
Scrutiny Committee	27 November 2017



September 2017

TITLE	REPORT OF
Worden Hall	Director of Neighbourhoods, Environmental Health and Assets

1. PURPOSE OF THE REPORT

This report is intended to update the Scrutiny Committee on the next steps with regards to the review of Worden Hall and its ongoing use.

2. RECOMMENDATIONS

Scrutiny committee is asked to note this report.

3. CORPORATE PRIORITIES

The report relates to the following corporate priorities

Clean, green and safe	✓	Strong and healthy communities	
Strong South Ribble in the heart of prosperous Lancashire	✓	Efficient, effective and exceptional council	✓

4. BACKGROUND TO THE REPORT

4.1 At the outset it should be stated that it is recognised that there is a collective opportunity, desire and commitment to make greater use of Worden Hall.

4.2 Significant investment has been made in delivering general improvements with Worden Park with the Council investing over £1 million in improvements over the last few years including:

- New main car park entrance
- New additional car parks
- Improvements to Pond
- Replacement vinery glass house
- Replacement conservatory
- Restoration of Foundation Bowl
- Repairs to Boundary Wall
- New footbridge access to the North West side of the park

4.3 Since Worden Hall was closed to use it was intended to commence work to bring it back into use during the second half of 2017/18 in line with the capital programme. This is a significant project and will need to be considered in line with the Council's Corporate Plan and priorities.

4.4 In order to fully understand and build the options available, we will look to work with industry specialists to identify potential uses / expressions of interest in the hall for a commercial operation to complement the parkland in which it is set.

4.5 The specialists / agents will look to establish:

- Marketing Strategy
- Produce a 'product' that we can take to market
- Advise on feasibility and proposals
- Support the Council in the effective deployment of a credible and viable solution

4.6 To support the activity there will need to be a blended team of officers and external specialists who will in turn report to the Member Working Group for Property and Assets and in turn the Member Group will make recommendations to Cabinet.

5. WIDER IMPLICATIONS AND BACKGROUND DOCUMENTATION

5.1 Comments of the Statutory Finance Officer

The cost of employing an agent is estimated to be £30,000. A spend of up to £10,000 is likely to occur during 2017/18 which can be met by a virement from the property repair and maintenance revenue budget for 2017/18. The remaining spend will be included in the revenue budget for 2018/19.

As the project develops the impact on the budget position will be fully assessed. The financial implications of any proposals for the future use and arrangements for the hall will be reported to Cabinet.

5.2 Comments of the Monitoring Officer

There are no direct legal implications arising from this report

6. BACKGROUND DOCUMENTS

There are no background papers to this report

Report Author:	Telephone:	Date:
A. Richardson/ W. Dougherty	01772 625674	20/11/17