

DECISION OF COUNCILLOR FELICITY BAKER

THE EXECUTIVE MEMBER FOR COMMUNITY SERVICES AND SAFETY, TOURISM AND LEISURE, CORPORATE COMMUNICATIONS, CUSTOMER SERVICES, LIBRARIES AND LICENSING.

WITH ADVICE FROM
THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT

Decision No 16/17 DE 273 (This decision replaces DE 260)

SUBJECT: To agree the spending of Section106 funding to provide viewing and access piers and water sport equipment to increase the usage of the water at the Marina, Pill Park, Portishead.

BACKGROUND:

The Leisure and Culture Client team (LCCS) work to ensure that future leisure, culture and sporting needs are provided to meet the needs arising from new housing developments, through developer contributions. This involves working with Town and parish councils when housing is planned for their areas.

A request for contributions was made a number of years ago, from the Ashland's development in Portishead, this contribution was identified:

*"...towards the costs of construction of a floating pontoon and/or acquisition of canoes, windsurfers and/or other boating equipment for undertaking watersport activities ..."
"..and/or of construction of related facilities and infrastructure above referred to.."*

Further to discussions with a local sailing club and Quay Marinas, the organisation who control the water space adjacent to Pill Park, Portishead. The provision of a boathouse, which could be used as a base for an operator, to store boats and to deliver training and water related activities was agreed. Further to this planning permission for a facility was approved during September 2012.

Expressions from those interested in delivering the councils objectives were sought during September 2012 with four organisations responding. Additional information was then requested which resulted in two of the organisations withdrawing from the process. The two remaining organisations decided to work together to provide a combined application to operate the proposed facility.

Meetings were held during April 2013 and September 2013 to progress the scheme, however the organisations failed to provide a business plan and a development plan. In addition work was taking place to cost the provision of the boathouse. Unfortunately it became apparent that the funds available were insufficient to provide a facility of the desired quality.

In November 2013 a final meeting was held with the interested organisations, a number of concerns arose, regarding their ability to meet the council's requirements for delivery. It was therefore decided that this partnership was no longer possible.

An alternative suggestion to provide a slipway was put forward. However it was felt that there were a number of health and safety and management issues that would accompany a facility of this type. In addition, Quay Marinas expressed their opposition to this idea. Whilst opposed to the provision of a slipway Quay Marinas wished to work with the Council to encourage use of the water space. To this end a joint project has been developed which meets the needs of a variety of potential users.

It is proposed to provide piers, into the marina from Pill Park, which will allow easier access to the water's edge for a range of sports, including kayaking, stand up paddle boarding and small dingy sailing. They will also be suitable for fishing and crabbing. In addition it is proposed to provide an accessible viewing platform, adjacent to the piers, which allow people to walk out over the water and enjoy the view. Quay Marinas have agreed to take ownership and maintain these piers.

There is also the possibility of an additional element to this project, which is dependent on the final cost of the piers.

If sufficient funds remain, the intention is to purchase kayaks and paddleboards; preliminary discussions have taken place with Portishead Youth Club about the possibility of them taking ownership of this equipment. This would enable the young people who attend the centre to get involved in water sports. Quay Marinas, have offered to store the equipment and would also assist the staff at the youth centre with training and qualifications to enable them to take young people out onto the water.

The s106 contribution has been received by the council and with indexation, the figure is £80,075.03. It is therefore propose that a suitable scheme be developed and the cost of construction be sought, in line with the Councils standing orders.

It is intended that, following construction, the Council would transfer ownership to Quay Marinas. It is therefore proposed that negotiations on a suitable transfer agreement begin.

DECISION:

- That further to consultation develop a scheme based on viewing platforms and piers, outlined in the report and to authorise officers to seek prices for a suitable scheme.
- To consider the use any surplus from the platforms and pier project purchase small craft as outlined above and to authorise officers to seek prices for a suitable scheme.
- With advice from partners to authorise officers to negotiate a suitable transfer agreement with Quay Marinas.

Reasons:

A project has been identified that will cater for a wide range of the community and meets the requirements of the s106 agreement.

Other Alternatives Considered:

An alternative project has been considered and is outlined, above; however it is felt that the recommend proposal would better meet the needs of a wide range of local residents.

Financial Implications:

The budget for this project is £80,075.03 and this will not be exceeded.
The project will be financed from cost code XCY202.

Implications for Future Years:

The provision of these facilities will allow access to the water for new people and offer opportunities to local people.

It is intended that the ownership and long term maintenance responsibilities for these facilities will lay with Quay Marinas.

Signed.....Executive Member for Community Services and Safety, Tourism and Leisure, Corporate Communications, Customer Services, Libraries and Licensing.

Dated.....

Confirmation of Advice Given

Signed: Director of Development & Environment

Dated: