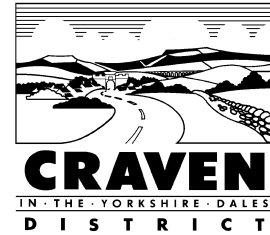


Policy Committee – 15th December 2015**PUBLIC CONVENIENCES AT
WHITEFRIARS CAR PARK, SETTLE**

Report of the Strategic Manager for Planning and Regeneration

Lead Member: Enterprising Craven

Ward(s) affected: Settle and Ribblesbanks

1. **Purpose of Report** –

To seek Members approval, in advance of receiving a full Action Plan for sustaining the economic vitality of Settle, to allocate funding from the Council's New Homes Bonus Infrastructure Reserve to fund the cost of upgrading the public conveniences at Whitefriars Car Park.

2. **Recommendations** –

Members are recommended to:

- 2.1 Agree to make available an allocation of upto £15,000 from the Council's New Homes Bonus Infrastructure Reserve to fund the costs of carrying out improvements to the public conveniences located on Whitefriars Car Park in Settle.
- 2.2 Subject to approval of recommendation 2.1 above, that a supplementary estimate of £15,000 is approved and included in Council's 2015/16 capital programme.
- 2.3 Confirm that work on preparing an Action Plan for sustaining the economic vitality of Settle continues, in consultation with the Ward Members for Settle and Ribblesbanks, and Pen-y-ghent.

3. **Background** –

- 3.1 As at Minute POL.665/15-16 and POL.687/15-16, it was resolved to allocate funding from the Council's New Homes Bonus Infrastructure Reserve to support the delivery of a series of projects aimed at stimulating the transformation of the retail centres of Ingleton and Crosshills respectively. These projects form part of a series of action plans being prepared for the market towns of Bentham, Crosshills, Ingleton and Settle.
- 3.2 Work has recently started on the development of an action plan for Settle. Initial discussions have been held with the Ward Members for Settle and Ribblesbanks, the Town Council and Chamber of Trade to agree the process. Whilst significant work

is still needed to identify the key challenges facing Settle and come up with appropriate solutions, it has been proposed that one project is progressed prior to the completion of the full plan. The proposal is that the public conveniences on Whitefriars Car Park are upgraded in readiness for when the town hosts the 2016 Tour of Yorkshire at the end of April.

4. **Upgrading of Public Conveniences** -

4.1 The public conveniences on Whitefriars Car Park are one of three facilities that the Council agreed to retain and operate as part of its review of Council public conveniences in 2009 – ref. Minute POL.183/08-09. The conveniences are located by the pedestrian entrance to the Car Park, within a couple of minutes walk from the town centre. The detached single storey building accommodates male and female toilets with a separate unisex accessible toilet.

4.1 In consultation with the Ward Members for Settle and Ribblesbanks, the following schedule of work has been identified:

- New cubicle doors, toilet seats and toilet roll holders;
- Upgrading of lighting and drainage;
- Repaint of the flooring, soffits and gate to the bin store.

4.2 It is anticipated that the cost of the proposed works will be under £15,000. It is envisaged that an invitation to quote for the contract to undertake the work will be issued in the new year.

4.3 The aim is to complete the works before the Tour of Yorkshire at the end of April 2016. With Settle being selected as one of the start and finish towns for the 2016 race, it is felt that the proposed work is important in order to ensure that visitors will leave with a good impression of the town. Previous experience and word of mouth are commonly identified as the key reasons for people choosing to visit Craven. The quality of the facilities available is an important part of the visitor experience and can effect whether they will decide to return and/or what they will tell their friends and relatives.

5. **New Homes Bonus Infrastructure Reserve** –

5.1 As at Minute POL.384/11-12, it was agreed that the Council's New Home Bonus receipts should be used for the provision of agreed infrastructure to support the communities and economy of Craven. The proposal was for the monies to be split between three priority actions – the Localism Reserve, the Infrastructure Reserve and the Empty Homes Reserve.

5.2 The purpose of the Infrastructure Reserve is to support the development of infrastructure that meets the needs of communities and the economy by providing significant levels of funding for infrastructure schemes. As at Minute POL.488/12-13, it was agreed that the Infrastructure Reserve should focus on the following four themes:

- Job Creation
- Revitalising Towns and Villages
- Rural Broadband
- Leeds & Liverpool Canal Corridor

5.3 The aim of the Revitalising Towns and Villages theme is “to enhance the role of the District’s towns and villages as economic hubs for goods and services by developing the commercial centre and improving the quality of the streetscape”. Within the Infrastructure Reserve Management Document, the following projects were identified for investment through the Revitalising Towns and Villages theme:

- Bentham Town Centre Improvements
- Crosshills Village Improvements
- Ingleton Village Improvements
- Settle Town Centre Improvements

5.4 An indicative allocation of £400,000 for these projects has been made within the forecast budget for the New Homes Bonus. If the recommendation at 2.1 above is approved, the monies will be deducted from the proposed allocation of £100,000 to support the delivery of an Action Plan for Settle. This will leave a balance of £85,000 to support the delivery of other projects which may come forward as the preparation of the Action Plan progresses.

6. **Implications**

6.1 **Financial and Value for Money (vfm) Implications –**

6.1.1 As at Minute POL.384/11-12, it was resolved that 65% of the Council’s New Homes Bonus receipts will be allocated to the Infrastructure Reserve.

6.1.2 As the level of investment available to commit through the Infrastructure Reserve is directly related to income received from Government, it was agreed that decisions will only be presented to Members once sufficient funding has been confirmed.

6.1.3 The table below shows the current balance of the Infrastructure Reserve. If Members were minded to approve the recommendation at 2.1 above, the remaining balance of the Infrastructure Reserve will be £404,511.

	Current uncommitted balance	Potential commitments at this Committee	Balance after potential commitments
Infrastructure Reserve	£431,511	£27,000	£404,511

6.1.4 Appointment of the contractor to undertake the work will be carried out in accordance with the Council’s Contract Procedure Rules.

6.2 **Legal Implications –**

There are no legal implications as a result of approving the recommendations in this report.

6.3 **Contribution to Council Priorities –**

The proposals in this report directly contribute to the delivery of the Council Plan (2015 – 2018) through the Enterprising Craven priority, in particular the action to improve the economic vitality of the District's market towns and villages by implementing a range of initiatives to make them more attractive as places to live, work, visit and do business.

6.4 **Risk Management –**

There are no significant risks to the Council as a result of approving the recommendations in this report.

5. **Consultations with Others –**

Financial Service
Asset and Commercial Service

6. **Access to Information : Background Documents –**

None

7. **Author of the Report –**

Sharon Sunter, Economic Development Manager
Telephone: 01756 706213
Email: ssunter@cravenc.gov.uk

Note : Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

8. **Appendices –**

None