

# Forest Heath District Council

(This report is not a key decision. This report has been subject to appropriate notice of publication under the Council's Access to Information Rules)

## Report of the Cabinet Member for Resources, Governance & Performance

**CABINET**

**5 MARCH 2013**

**CAB13/075**

### **BURY ROAD CAR PARK, BRANDON – LAND SWAP**

#### **1. Summary and reasons for recommendation(s)**

- 1.1 Original proposals for a Healthy Living Centre in Brandon were agreed in 2008. This project did not proceed and a revised project has been undertaken by Suffolk County Council and various partners.
- 1.2 The former Director of Resources negotiated with Suffolk County Council in respect of this project as Suffolk County Council require an access shown on the attached plan which is currently owned by Forest Heath District Council.
- 1.3 The new proposal is that in return for this small piece of access land, Suffolk County Council will provide an additional piece of land for the car park and will resurface and realign the car park, providing increased car parking.

#### **2. Recommendation(s)**

- 2.1 To proceed with the land swap as detailed on the plan at Appendix A.**

#### **Contact details**

Name  
Title

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#### **Portfolio holder**

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### **3. How will the recommendations help us meet our strategic priorities?**

3.1 This project fulfils on of the key Community Development objectives of the FHDC Strategic Plan 2012-16 in ensuring that Objective 3 - the 'old school' project in Brandon is completed as work with local agencies to help reduce inequalities in the town.

### **4. Key issues**

4.1 As part of the wider project, a customer access point will be provided within the new building together with a provision of new toilet facilities. This will reduce the ongoing revenue cost of the toilet facilities. We will also be provided with a realigned resurfaced car park.

4.2 The new facility will contain the children's centre, library, a police access point and a customer access point for Forest Heath District Council, providing services to the people of Brandon under one roof.

### **5. Other options considered**

5.1 FHDC could have declined to transfer the land and granted a long lease instead in exchange for a rent although but this would not have led to much needed improvement to the public toilets nor the increased parking provision and resurfacing of the car park.

### **6. Community impact**

6.1 **Crime and disorder impact** *(including Section 17 of the Crime and Disorder Act 1998)*

6.1.1 The wider project is providing new toilets where access will be monitored, thus reducing the potential anti-social behaviour at the existing facility.

6.2 **Diversity and equality impact** *(including the findings of the Equality Impact Assessment)*

6.2.1 By working in partnership with agencies which support the health, care and welfare of Brandon residents, thereby reducing the inequality in the town

6.3 **Sustainability impact** *(including completing a Sustainability Impact Assessment)*

6.3.1 See Appendix B for Sustainability Impact Assessment.

6.4 **Other impact** *(any other impacts affecting this report)*

6.4.1 None.

7. **Consultation** *(what consultation has been undertaken, and what were the outcomes?)*

7.1 Consultation was undertaken through the wider Healthy Living Project and the portfolio holders are aware of this project.

**8. Financial and resource implications** *(including asset management implications)*

- 8.1 A capital contribution of £43k has been allocated towards the project costs together with an on-going annual service charge revenue contribution of £7000.
- 8.2 The inclusion of the customer access centre within the building provides an asset management option of disposal of lease of the existing building.

**9. Risk/opportunity assessment** *(potential hazards or opportunities affecting corporate, service or project objectives)*

<b>Risk area</b>	<b>Inherent level of risk (before controls)</b>	<b>Controls</b>	<b>Residual risk (after controls)</b>
Construction work Demolition work	High	Use of accredited contractor and project manager	Low

**10. Legal and policy implications**

- 10.1 None.

**11. Ward(s) affected**

- 11.1 All Brandon Wards.

**12. Background papers**

- 12.1 None.

**13. Documents attached**

- 13.1 Appendix A – Plan  
Appendix B - Sustainability Impact Assessment