

REPORT: THE EXECUTIVE – 13th SEPTEMBER 2004

REPORT BY: HEAD OF ASSET MANAGEMENT SERVICE

Written by Jeff Hutchins

SUBJECT: COPNOR BOWLING ASSOCIATION

Proposal: To update the Executive on progress with the proposed relocation of the Association

Recommendations:

1. That the Executive note the progress made with relocating the Copnor Bowling Association;
2. That the proposal to provide an indoor bowling facility for the Association be approved.

Background

On the 8th April 2004 the Executive agreed the following recommendations in regard to the relocation of the Copnor Bowling Association in connection with the proposed replacement of the Copnor Road Bridge:

1. That the Head of Asset Management Service seek agreement under equitable terms with the Association for access onto the Associations site prior to the 2005 bowling season. Failing agreement, to prepare and serve a Compulsory Purchase Order. The Association to be relocated to an alternative site in the City.
2. That the Association is advised on the current position with the overall project.
3. That the City Council officers progress the relocation of the Association to an alternative site in the City. A further report to be submitted to the Executive in December 2004 outlining proposals for the future of the bowls club.
4. The Head of Legal Services be given authority to complete any agreement associated with the replacement of the bridge and the relocation of the Bowls Association.
5. That the Executive formally thanks the bowls club for their understanding, co-operation and input, and that both parties aim for a very successful partnership in this project.

On the 27th July 2004 the Executive gave the City Engineer approval to enter into the Works Agreement with Network Rail acknowledging the potential risks and possible additional cost, and authorised the Director of Corporate Services to complete the said agreement prior to the funding announcement in the Local Transport Plan settlement in December 2004.

Since April there has been constructive dialogue with the Association on their relocation to another site. The following points have been agreed:

1. The Association will move to a new site in Tangiers Road adjacent to Sword Sands Path.
2. The Association's existing lease dated 7th April 1995 for 19 years from 1st April 1994 will be surrendered.
3. The Association will be granted a new lease for a term equivalent to the residue of their existing lease.
4. The Association will relocate at the end of January 2005 to temporary bowling facilities at Southsea and Alexandra Park whilst the new pavilion is built and the new Bowling Green is established. The Council will pay the Associations reasonable costs in this respect.
5. The Council will build a new pavilion and green at the site in Tangiers Road in accordance with the approved planning application.
6. Any agreement is subject to funding for the bridge works being made available.

There is now substantive agreement with the Association on the terms relating to their relocation. The only point that is now outstanding is the design of the new pavilion, which the Association requires to be suitable for indoor bowling. The provision of such a facility would mean that the Council would be providing a much larger building than the existing pavilion. As the cost of providing a smaller building was incorporated in the original estimates for the scheme, the additional construction cost of £50,000 can only be obtained by reducing the specification of other parts of the scheme. In this respect, it has been identified that the cost of the car park, currently budgeted at £90,000, could be reduced in size or finished differently to provide the necessary savings. The Association would be happy to accept such a change to fulfil their ambitions for an indoor bowling facility.

The City Planning Officer has been consulted on the proposed changes to the approved scheme and has no objections to the principle.

The Executive is requested to note the changes to the revised scheme and the progress achieved to date on the relocation of the Association.

.....

Stephen Checkley
Head of Asset Management Service

The recommendations set out above were approved / approved as amended / deferred / rejected by the Executive Member on

Signed