

REPORT OF: DEMOCRATIC AND LEGAL MANAGER

TO: COLNE AND DISTRICT COMMITTEE

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WATERSIDE CENTRE, COLNE

PURPOSE OF REPORT

To report back on the survey of the building carried out by Liberata Property Services and to ask for authority from Councillors to grant a licence of the premises to Newground.

RECOMMENDATION

That the Council grants Newground a licence to occupy the Waterside Centre, on terms to be agreed and that Liberata Property Services contact Newground to negotiate and agree the terms of the licence as soon as possible.

REASONS FOR RECOMMENDATION

So that Newground can continue to use the Centre for its current activities.

BACKGROUND

1. At the meeting of this Committee on 3rd December, I reported that Newground have asked to take a licence of the Waterside Centre so that they can continue their current activities in the building. I also said that before granting a licence, I intended to ask Liberata Property Services to carry out a survey of the building so that Councillors would be aware of its condition.
2. That survey has now been completed and a summary of the contents of it is set out in paragraph 3 below.

ISSUES

3. The survey report states as follows:
 - The building is single storey with a double pitched roof, of modular construction, built in 1987.

- Generally, the structure is sound, although a number of external composite panels require repairing where they have been damaged (vandal damage) and the whole building re-painting. The gable end of the property has steel panels fixed over the existing wall panels.
 - The roof has been re-felted in recent years and there is no sign of water ingress. Life span of this material is circa 15 years .
 - Fascias and rainwater goods require minor repairs.
 - External doors have been 'over boarded' but operational.
 - Windows are aluminium framed , single glazed in fair condition, with external security grilles.
 - The building has level access and egress but ramp and landing repairs are required, along with the provision of handrails.
 - Internally , the building has been re-furbished including a new kitchen and central heating system .
 - One unisex wc compartment in situ in good condition – does not comply with BS 8300 (DDA standard).
 - Ceiling, wall and floor finishes are in generally good condition with minor repairs only required.
 - The building benefits from intruder alarm and CCTV system.
 - Statutory compliance certification including gas safety, electrical safety and asbestos survey are in date and compliant.
 - An Access Audit will be required to assess any improvements required to comply with the Equality Act 2010.
 - Legionella Risk Assessment and management regime will be required in line with ACOP L8.
 - Fire Risk Assessment will be required .
 - Electrical Safety at Work Regulations (Portable Appliance Testing) will be required.
4. On that basis it is now proposed that Liberata Property Services be asked to negotiate terms as soon as possible with Newground in respect of a licence for Newground to continue to occupy the building and continue their current activities in it. This would be on the basis that the Council is responsible for the repair and maintenance of the building with Newground paying all outgoings.

IMPLICATIONS

Policy:	None arising directly from the Report
Financial:	These will be reported at the meeting
Legal:	These are set out in the Report
Risk Management:	None arising directly from the Report
Health and Safety:	None arising directly from the Report
Sustainability:	None arising directly from the Report
Community Safety:	None arising directly from the Report
Equality and Diversity:	None arising directly from the Report

APPENDICES

None

LIST OF BACKGROUND PAPERS

None