

TORBAY COUNCIL

Report No: MD/10/04 and LCS/20/04

Title: **Former Toilets and Land at Rear of Torbay Leisure Centre Car Park Paignton**

To: Executive on 27th April 2004

1. Purpose

- 1.1 To seek approval to declare surplus and dispose of land for a leisure development and “Healthy Living Centre” clinic and surgery premises.

2. Relationship to Corporate Priorities

- 2.1 Local Strategic Partnership initiative.
Supports Social Services – Building a caring community.

3. Recommendation

- 3.1 That an area of land at the rear of the Torbay Leisure Centre car park be declared surplus to Council requirements to enable the construction of a “Healthy Living Centre” surgery and clinic, with associated leisure development of a gymnasium facility, on the site.
- 3.2 That the Director of Finance, in consultation with the Assistant Managing Director, be authorised to agree terms for the disposal of the land required.

4. Reason for Recommendation

- 4.1 Through the Local Strategic Partnership, the Primary Care Trust are supporting the development of new healthcare facilities for Paignton for which no suitable site has been identified other than Council owned land.

5. Background

- 5.1 The Primary Care Trust has been supporting several local doctors practices in Paignton who are seeking replacement sites for outmoded surgery premises. In addition there is a need for a “one stop” clinic facility linked to these surgeries the whole combining in a proposal for a “Healthy Living Centre” which would also incorporate some services delivered by Social Services.
- 5.2 The doctors practices in Paignton supported by specialist development companies have been searching for up to 6 years for suitable sites in central Paignton but have failed to find a suitable site. The Council owned site which is the subject of this report is the only one that would appear suitable at the current time.
- 5.3 The site proposed shown on Plan EM 1257 at Appendix 1 indicates the maximum area of some 1.37 Acres that might be required to accommodate a centre of up to 1800 m2 on up to three storeys with replacement changing rooms and adjoining new gymnasium.

- 5.4 The current car park has 507 spaces of which 200 have contractually to be made available to the leisure centre. Coach parking at this end of the site would need to be accommodated but only a very limited amount of dedicated parking would be required by the doctors.
- 5.5 The site is shown in the Local Plan for leisure development. The Local Plan officer's view is that any development should support leisure activity. As a "Healthy Living Centre" there will be a requirement that the proposal include a sports injury clinic and a cardiac rehab gym.
- 5.6 There will also be a requirement to rebuild the existing Clennon Valley changing rooms as part of the proposal. Depending on the specific design these will either remain within the Council's freehold ownership if they are free standing or will leased back to the Council if they form part of the integral structure of the development.
- 5.7 To support the leisure dimension there will be a requirement to construct a purpose built gymnasium adjacent to the leisure centre as part of the development. It is intended that this be leased to the Paignton Gymnastics Club who currently occupies unsatisfactory temporary accommodation in much of the Rotunda. at Oldway which would free up the main Rotunda for potential other uses.
- 5.8 Central Government is now actively pursuing policies linking leisure to the health agenda and the use of exercise on prescription is becoming a mainstream approach to dealing with health issues. A healthy living centre of the type described within this report would meet these new objectives of Central Government and the Department of Health.
- 5.9 The site will be valued independently by the District Valuer's Office as he will assess a recharge to the doctors based on total development cost. The site value would then be applied to the cost of the obligatory requirements for rebuilding the Clennon Valley changing rooms and the adjacent gym

6. Alternative Options (if any)

- 6.1 A number of other sites in Council ownership have been considered and either ruled out as unsuitable by the doctors or could not be recommended as suitable by officers for this purpose at this stage

Bill Norman
Assistant Managing Director

Contact Officer: Chris Sexton
Extension: 8977

Tony Smith
Director of Learning & Culture

Contact Officer: Sue Cheriton
Extension: 7972

IMPLICATIONS, CONSULTATION AND OTHER INFORMATION

Part 1

These sections may be completed by the Report author but must be agreed by named officers in the Legal, Finance, Human Resources and Property Divisions. If these are not completed and agreed the Report will not be included on the agenda.

Does the proposal have implications for the following issues?

Insert name of
responsible officer

Legal (including Human Rights)	As stated within the report	Stephen Dunn
Financial – Revenue	None	Martin Phillips
Financial – Capital Plan	Any capital receipts received will help fund the Capital Plan	Lynette Royce
Human resources (including equal opportunities)	None	Susan Draper
Property	As stated within the report	Sam Partridge

Part 2

These sections must be completed by the author of the Report.

Does the proposal have implications for the following issues?

Please give details as appropriate

Sustainability	Yes or No	No
Crime and Disorder	Yes or No	No
*OfSTED Post Inspection Action Plan	Yes or No	No
*Social Services Action Plan	Yes or No	No
*Change Management Plan	Yes or No	No

** not applicable to reports to Licensing, Development Control and Area Development Committees*

Part 3

These sections must be completed by the author of the Report.

Does the proposal have implications for the following Directorates? If so, please inform the relevant Director.

Please give details as appropriate

Managing Director, Finance, Human Resources and Corporate Governance	Yes	As stated in the report
Learning and Cultural Services	Yes	As stated in the report
Environment Services	Yes	As stated in the report
Social Services	No	
Torbay Development Agency	No	

Part 4

Is the proposal contrary to or does it propose amendment to the Policy Framework or contrary to (or not wholly in accordance with) the Council's budget?	Fill in Box 1	No ✓	Fill in Box 2
1. Details of the nature and extent of consultation with stakeholders and relevant select committees.			
2. Details and outcome of consultation, as appropriate. Torbay Leisure Centre are generally supportive of the proposal			

Part 5

Is the proposal a Key Decision in relation to an Executive function?	Yes	Reference Number	No ✓
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Part 6

Wards

Goodrington and Roselands
Roundham with Hyde

Appendices

Appendix 1 Plan No EM1257

Documents available in Members' Room

Background Papers: