

Report to: Cabinet

Date of Meeting: 4 April 2016

Report Title: Proposed Kiosk on the Upper Promenade above Bottle Alley

Report By: Peter Grace
Assistant Director Financial Services & Revenues

Purpose of Report

To seek approval to progress with proposals for construction of a kiosk

Recommendation(s)

- 1. That capital funding of £79,000 be approved for constructing a kiosk**

Reasons for Recommendations

The Council is keen to enhance the facilities for residents and visitors to the Town. As part of the Seafront Strategy we have made a commitment to new kiosks on the promenade that link to the Bottle Alley refurbishment (concrete repairs due to be completed by the end of March) and will help animate this long stretch of seafront.

Introduction

1. An appraisal was undertaken to identify potential sites for new Seafront facilities including kiosk for catering use. As part of this four potential locations were identified on the Upper Promenade above Bottle Alley in the existing bastions and two set back closer to the road.

Background

2. Two proposals were drawn up for kiosk designs that were felt to be in keeping with modernist designs that Sidney Little intended for the two tier promenade. The first was a modular building built using Glass Reinforced Plastic and other modern materials and techniques but that also incorporates an overhung roof slab similar to the cantilevered roof deck of Bottle Alley itself. The second was based on an original 1930s structure, adapted to be used for catering, built from concrete, circular and similar in proportion and design to contemporary 1930s buildings
3. In July/August 2014 a public consultation was undertaken on the two proposals for designs and the four potential locations. The results of the consultation were that out of 47 respondents 53% supported the idea of kiosks, 36% were against and 11% were unclear/mixed. The circular concrete design was preferred unanimously and the majority of respondents favoured a location back from the bastions.
4. A planning application was submitted for a circular concrete kiosk in the central bastion, adjacent to the weather station, and planning consent was granted in January 2015.

Marketing

5. In order to establish whether there was commercial interest marketing was undertaken inviting Expressions of Interest to lease the kiosk to include fitting it out. At the closing date in October 2014 nine proposals were received.

Financial Implications

6. In June 2015 our consultants, Adams Johns Kennard Ltd, produced a cost estimate of £68,745 plus fees for building the kiosk to a shell finish, including the provision of services.
7. The estimated market rent ranges from £3,000 per annum to £4,500 per annum. This equates to a return on capital of between 3.8% and 5.7%.

Risk Management

8. It is proposed that the site will be marketed while tenders are sought and an order will be placed for construction only once a leasing agreement is in place. This is to mitigate the risk of the kiosk being built and then staying empty and/or a low return on capital.

Recommendation

9. That Cabinet approve the proposals for construction and leasing of a kiosk. This to include the allocation of £79,000 from the Capital Programme, awarding of the construction contract to the most economically advantageous tenderer, marketing the kiosk and entering into a lease.

Wards Affected

Central St. Leonards

Policy Implications

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	No
Crime and Fear of Crime (Section 17)	No
Risk Management	Yes
Environmental Issues	No
Economic/Financial Implications	Yes
Human Rights Act	No
Organisational Consequences	No
Local People's Views	Yes
Anti-Poverty	No

Additional Information

Planning consent HS/FA/14/00834

http://publicaccess.hastings.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=_HSTBC_DCAPR_101974

Officer to Contact

Amy Terry
aterry@hastings.gov.uk
01424 451640