

This Report will be made public on 13 July 2021

Report Number **A/21/11**

To: Council
Date: 21st July 2021
Status: Key Decision
Responsible Officer: Andy Blaszkwicz – Director Housing and Operations

SUBJECT: Romney Marsh Coastal Destination including Beach Chalet Project

SUMMARY: This report seeks Full Council approval for additional funding to deliver the Cabinet approved proposal of the Romney Marsh Coastal Destination including beach Chalet project. The project will deliver new beach huts, toilet facilities including a changing places toilet, a concession/café, upgraded car parking facilities and public realm improvements that will link with New Romney Town Councils “The Green” area to create a true visitor destination.

RECOMMENDATIONS:

1. To receive and note report A/21/11.
2. To note the recommendations of Cabinet Report C/21/13 (Attached as appendix 4).
3. To approve additional borrowing of £518k to be added to the Council’s Capital Programme.

1. BACKGROUND

- 1.1 Report C/21/13 (attached as appendix 4) sets out the background to the matter before Council.
- 1.2 Additional financial borrowing is required to deliver the total project.
- 1.3 Council is therefore asked to approve the addition of five hundred and eighteen thousand pounds (£518k) to the Council's capital programme.
- 1.4 Regular monitoring will be provided in line with the Council's monitoring framework.

2. PROPOSAL

- 2.1 In order to transform Coast Drive car park to a destination site it is important that key items of infrastructure are available as well as new beach chalets. Mainly; car parking, public toilets, and other facilities such as café/concession, water supply, outside showers, lighting and signage.
- 2.2 Considering the increase in use of the site, revenue to the Council will also be substantially increased. To cater for this, works have been scoped to improve the parking facilities along with an increase in waste facilities.
- 2.3 As part of the scheme allowance has been made for the upgrade of 1/4 of the car park with sustainable drainage and the rest to be regraded (opportunity to increase this if utilisation increases at a later date – subject to further funding). The construction of a toilet facility including changing places facility with attached concession/café has been allowed which also provides a revenue income to help support the scheme. Public realm improvements such as installation of bins, signage and planting has also been included.
- 2.4 The long frontage of the site would allow for 108 beach huts to be installed. In order to reduce the impact upon the SSSI a boardwalk and appropriate signage would need to be fitted to keep users off the sensitive shingle area. This boardwalk would also offer the opportunity for equal access along the site, to the beach and the chalets themselves.
- 2.5 Consideration has been made at project scope for the environmental implications of the work and reducing its carbon footprint moving forward. This includes LED lighting throughout and PV installation.
- 2.6 The table below shows an updated financial model to be replace the table found within appendix 4 Cabinet Report section 6.4. This reduces the annual and total incomes at years 15 and 20 to account for a formulaic error not subtracting the financial payments in these years. All others are correct. It should be noted that total all figures are not affected and the scheme continues to make revenue surplus from year 1.

Year	Annual Income	Total Income
Year 1	£ 46,363.72	£ 46,363.72
Year 5	£ 69,172.94	£ 282,489.47

Year 10	£ 81,185.30	£ 595,065.51
Year 15	£ 99,578.19	£ 953,196.95
Year 20	£ 118,947.91	£ 1,358,361.61
Year 25	£ 193,215.02	£ 1,906,205.11

3. RISK MANAGEMENT ISSUES

3.1 The following risk relates to this matter:

Perceived risk	Seriousness	Likelihood	Preventative action
Lack of planning approval	High	Low	Work with Natural England to ensure mitigation measures are put in place for the protection of the SSSI
Low uptake of beach chalets (financial income)	Medium	Low	Market research and extensive waiting list shows a demand for beach chalets. Ensure suitable marketing and competitive pricing.

4. LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

4.1 Legal Officer's Comments (NE)

There are no legal implications rising out of this report.

4.2 Finance Officer's Comments (LK)

The Council's General Fund Medium Term Capital Programme to 2025/26 makes a budgetary provision of £375k for the Beach Chalet Project. The proposed wider scheme would require a further £518k capital expenditure to be financed by borrowing. The total annual cost is in the region of £54k, using a 20 year annuity at 2.0% which has been factored into the annual surplus table. The external grant funding referred to in C/21/13 Para. 4.4 is not guaranteed and the borrowing requirement will be reviewed if this is successful.

4.3 Diversities and Equalities Implications (GE)

There are no negative equality and diversity implications directly arising from the report. The proposed scheme incorporates notable positive features, including allocated parking, toilet and changing facilities for those with

disabilities as well as boardwalks on the beach to enable easy accessibility to this section of the coastline to be enjoyed by both tourists and local residents.

5. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councillors with any questions arising out of this report should contact the following officer prior to the meeting

Alastair Clifford – Operations Lead Specialist
Telephone: 01303853327
Email: Alastair.clifford@folkestone-hythe.gov.uk

The following background documents have been relied upon in the preparation of this report:

None.

List of Appendices:

Appendix 1: Potential site plan

Appendix 2: Block Plan

Appendix 3: Visualisation

Appendix 4: Cabinet Report: Romney Marsh Coastal Destination including Beach Chalet Project