

Report of	Meeting	Date
Director of People and Places (Introduced by the Executive Member for People)	Executive Cabinet	20 October 2011

DUXBURY PARK GOLF COURSE

PURPOSE OF REPORT

1. To update Members on the improvement works at Duxbury Golf Course, the likely financial saving and the proposal to use this saving to improve the access road at Duxbury Park.

RECOMMENDATION(S)

2. The Council's capital saving of £45,000 from revision to the improvement works at Duxbury Golf course is earmarked for improvements to the access road to Duxbury Park and Golf Course.
3. That Liberata are instructed to start negotiations on the Council's behalf with European Settled Estates (ESE) for a contribution to improvements to the access road.
4. The amendments to the golf course improvement works are included in the revised lease agreement with Glendale Golf.

EXECUTIVE SUMMARY OF REPORT

5. At the start of the 25 year lease with Glendale Golf in 2006 a number of improvement works were identified and it was agreed the capital cost of these works would be split 50:50 between Glendale Golf and Chorley Council. The amount of improvement works judged necessary at Duxbury Golf course has been reduced as they provide little added value. This will result in a £45,000 capital saving to the Council. The Council is jointly responsible for the access road along with ESE. This saving could be used to improve the access road to Duxbury golf course and park

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

6. The Council is jointly responsible for the access road which requires major improvements rather than patch repairs. The saving from the improvement works could part fund this work and reduce the Council's future liabilities.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

7. To return the saving to the Corporate capital programme. The access road would remain in a state of disrepair and the Council would continue to receive complaints and need to undertake regular patch repairs to meet its responsibilities.

CORPORATE PRIORITIES

8. This report relates to the following Strategic Objectives:

Strong Family Support		Education and Jobs	
Being Healthy	x	Pride in Quality Homes and Clean Neighbourhoods	
Safe Respectful Communities		Quality Community Services and Spaces	x
Vibrant Local Economy		Thriving Town Centre, Local Attractions and Villages	x
A Council that is a consistently Top Performing Organisation and Delivers Excellent Value for Money			

BACKGROUND

9. Glendale Golf leases the Duxbury Golf course from the Council. They had proposed to construct a six hole par three practise course and carry out extensive drainage. This work was to be financed 50:50 by Glendale Golf and ourselves. It was agreed with the Council to reduce the practise course to a four hole par 3 course in 2010. The drainage works to date will Glendale believes result in sufficient improvement and that it would be of little benefit to carry out further work. This change in works will result in capital savings of £45,000 to the Council.
10. The Council is responsible for maintaining the access road to Duxbury Golf Course and Park. It is an unadopted road. The road is badly pot holed and especially in the winter numerous complaints about the state of the road are made by users of the golf course and workers based at the Coach House and Barn. The Council would be liable for claims resulting from the poor standard of the road surface each year. The Council carries out repairs and over the past four years has spent £14,500 on repairs.
11. European Settled Estates have a 125 year lease from 23 June 1986 with the Council. The lease agreement requires them to contribute to improvements to the access road.

IMPROVEMENTS TO THE ACCESS ROAD

12. Liberata, the Council's Property Services contractor estimate to resurface the road, provide kerbing to the road and undertake some traffic calming and parking measures would cost £125,000 plus VAT. It may be possible to remove the kerbing, bollards and car parking sections from this project so reduce the cost further. ESE is responsible for paying a proportion of the costs of any improvement works though the proportion is not defined in the lease.
13. The work once agreed would be carried out once all golf course improvement works have been completed to reduce the risk of any heavy plant damaging the road.

IMPLICATIONS OF REPORT

14. This report has implications in the following areas and the relevant Directors' comments are included:

Finance	X	Customer Services	
Human Resources		Equality and Diversity	
Legal	X	No significant implications in this area	

COMMENTS OF THE STATUTORY FINANCE OFFICER

15. I have confirmed that savings of at least £45,000 are available against the golf course improvements capital budget for 2011/12, which is £86,560. Provided the amendments to the golf course improvement works are confirmed in the revised lease agreement, the council could earmark the savings for the purpose of improving the access road. Addition of the access road improvement scheme to the capital programme would be proposed only when the cost of the improvements and the contribution from European Settled estates is confirmed. The access road improvements scheme should not be committed until it is clear how much the council would need to contribute and how it would be financed.

COMMENTS OF THE MONITORING OFFICER

16. The legal position as set out in the body of the report is correct.

JAMIE CARSON
DIRECTOR OF PEOPLE AND PLACE

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Jo Oliver	5737	18 August 2011	***