

To: Paul Osborn (Chairman) Chris Kennedy
David Andrews (Vice Chairman) Heather Johnson
Susan Barker Graham McAndrew
Ross Houston Mary Sartin

A meeting of the **EXECUTIVE COMMITTEE** (Quorum – 4) will be held by remote access on:

THURSDAY, 24 FEBRUARY 2022 AT 10:30

at which the following business will be transacted:

AGENDA

Part I

1 To receive apologies for absence

2 **DECLARATION OF INTERESTS**

Members are asked to consider whether or not they have disclosable pecuniary, other pecuniary or non-pecuniary interests in any item on this Agenda. Other pecuniary and non-pecuniary interests are a matter of judgement for each Member. (Declarations may also be made during the meeting if necessary.)

3 **MINUTES OF LAST MEETING**

To approve the Minutes of the meeting held on 20 January 2022 (copy herewith)

4 **PUBLIC SPEAKING**

To receive any representations from members of the public or representative of an organisation on an issue which is on the agenda of the meeting. Subject to the Chairman's discretion a total of 20 minutes will be allowed for public speaking and the presentation of petitions at each meeting.

5 **Q3 REVENUE BUDGET MONITORING 2021/22**

Paper E/754/22

Presented by Keith Kellard, Head of Finance

- 6 Q3 CAPITAL PROGRAMME BUDGET MONITORING 2021/22 Paper E/755/22

Presented by Keith Kellard, Head of Finance

- 7 PROPOSED DISPOSAL OF LAND REAR OF 42 SOUTH STREET, STANSTEAD ABBOTTS Paper E/756/22

Presented by Beryl Foster, Deputy Chief Executive

- 8 Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.

- 9 Consider passing a resolution based on the principles of Section 100A(4) of the Local Government Act 1972, excluding the public and press from the meeting for the items of business listed on Part II of the Agenda, on the grounds that they involve the likely disclosure of exempt information as defined in those sections of Part I of Schedule 12A of the Act specified beneath each item.

**AGENDA
Part II
(Exempt Items)**

- 10 PROPOSED DISPOSAL OF LAND REAR OF 42 SOUTH STREET, STANSTEAD ABBOTTS Paper E/757/22

Presented by Beryl Foster, Deputy Chief Executive

Not for publication following the principles of the Local Government Act 1972, Schedule 12A, Part I, Section 3

- 11 Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.

16 February 2022

Shaun Dawson
Chief Executive

LEE VALLEY REGIONAL PARK AUTHORITY

**EXECUTIVE COMMITTEE
20 JANUARY 2022**

Members	Paul Osborn (Chairman)	Heather Johnson
In remote presence:	David Andrews (Vice Chairman)	Chris Kennedy
	Susan Barker	Graham McAndrew
	Ross Houston	Mary Sartin

In remote attendance: John Bevan, David Gardner, Denise Jones

Officers	Shaun Dawson	- Chief Executive
In remote presence:	Beryl Foster	- Deputy Chief Executive
	Dan Buck	- Corporate Director
	Jon Carney	- Corporate Director
	Keith Kellard	- Head of Finance
	Marigold Wilberforce	- Head of Property
	Michael Sterry	- Senior Accountant
	Sandra Bertschin	- Committee & Members' Services Manager

Also in remote presence: Matt Bowmer – S151 Officer (London Borough of Enfield)

Part I

117 DECLARATIONS OF INTEREST

There were no declarations of interest.

118 MINUTES OF LAST MEETING

THAT the minutes of the meeting held on 16 December 2021 be approved and signed.

119 PUBLIC SPEAKING

No requests from the public to speak or present petitions had been received for this meeting.

120 2022/23 REVENUE BUDGET AND LEVY

Paper E/751/22

The report was introduced by the Chief Executive and Head of Finance, including:

- development projects which were just starting, such as leisure development at Lee Valley White Water Centre, accommodation on Lea Bridge Road and use of Spitalbrook/former leisure pool site had not been included in the Medium Term Financial Plan; and
- given challenges over the coming year Members needed to be comfortable that the level of general reserves was sufficient.

The S151 Officer commented that there was clear and strong financial discipline and that a cautious financial approach had been adopted for the proposed 2022/23 budget. Within the

context of risks around income, inflation and commencement of the new Leisure Services Contract, maintaining reserves at around £3-£4m was wholly appropriate.

Denise Jones joined the meeting during Member comments.

Member comments included:

- concern that the proposed 2% increase in employee costs was not realistic given the current higher level of inflation;
- the need for provision for a long term increase of approx. 55% in utility costs;
- given the level of uncertainty around Covid, rising utility costs, general inflation and employee costs it was too early to be proposing a budget which was basically a cut; and
- even if the levy was increased by less than the rate of inflation this would be a decrease in real terms.

Members voted on a proposed 0% increase in the levy for 2022/23: the 5 Conservative Members voted for and the 3 Labour Members voted against.

- (1) a proposed 0% increase in the levy for 2022/23;
- (2) additional expenditure, income and efficiencies as set out in Appendix C to Paper E/751/22; and
- (3) a proposed medium term general reserves policy was approved for recommendation to the Authority.

121 PROPOSED CAPITAL PROGRAMME 2021/22 (REVISED)
TO 2026/27

Paper E/750/22

The report was introduced by the Head of Finance including that the proposed capital programme (revised) to 2026/27 did not restrict the Authority to those schemes only.

The Chief Executive advised that:

- projects to mark the 10 year anniversary of the London 2012 Games included works to the Olympic Rings close to Lee Valley VeloPark which would be a permanent feature;
- additional funding for project management had been proposed to enable sufficient capacity to deliver the capital development programme; and
- reserves and investment projects were used to enhance the Park and improve the bottom line at the same time.

Member comments included:

- why external borrowing was forecast at £30m given £10m was held in reserves; and
- support for increased capacity to deliver the capital development programme and the hope that other projects such as Spitalbrook and East India Dock Basin could move forward.

In response it was advised that Members had previously approved external borrowing of up to £30m to fund the Ice Centre. The cash from capital receipts was being used to underwrite the financing of past capital projects which have not yet been fully financed. Rather than borrowing externally, the Authority has utilised its own cash reserves, so as to reduce the

charge against the levy. It is therefore necessary to match these off. Whilst the Authority holds a £10m capital receipt reserve, it has utilised much of this cash to underwrite the Financing Requirement, so it is necessary to borrow up to the full £30m to fund the Ice Centre redevelopment.

- (1) the revised capital programme for 2021/22 (revised) to 2026/27 as set out in Appendix A to Paper E/750/22; and
- (2) the proposed capital funding to meet the planned capital programme as set out in Appendix B to Paper E/750/21 was approved for recommendation to Authority.

122 CAPITAL STRATEGY 2021/22 TO 2025/26 Paper E/749/22

The report was introduced by the Head of Finance.

- (1) the Capital Strategy as an overarching strategy document within the body of the report and Appendices B to D of Paper E/749/22; and
- (2) the Prudential Indicators for 2021/22 to 2025/26 as set out in Appendix A to Paper E/749/22 was approved for recommendation to Authority.

123 LEISURE SERVICES CONTRACT – GRANT OF VENUE LEASES Paper E/752/22

The report was introduced by the Deputy Chief Executive, including:

- the draft form of the lease, as mentioned in paragraph 6 of the report, had not been provided;
- in general terms there will be user clauses for each of the venues and each venue will have their own user clauses which accompanies them; and
- Members had been provided as a part 2 document a copy of the Certificate of Best Value.

- (1) granting of 5 leases as per the key terms set out in paragraphs 6 to 10 of Paper E/752/22 and the boundary lease plans as shown at Appendix A of Paper E/752/22;
- (2) delegation to the Deputy Chief Executive to make any non-material changes;
- (3) application to be made to the Secretary of State for consent to enter into the leases; and
- (4) the signing and sealing of all documentation as necessary was approved.

124 EXEMPT ITEMS

THAT based on the principles of Section 100A (4) of the Local Government Act 1972, the public and press be excluded from the meeting for the items of business below on the grounds that they involve the likely disclosure of exempt information again on the principles as defined in those sections of Part I of Schedule 12A of the Act indicated.

	Agenda Item No	Subject	Exempt Information Section Number
	11	Future Development at Lee Valley Leisure Complex, Picketts Lock	3
125	FUTURE DEVELOPMENT AT LEE VALLEY LEISURE COMPLEX, PICKETTS LOCK	Paper E/753/22	

The report was introduced by the Deputy Chief Executive.

The Chairman requested that the next time Risk Management was considered by the Committee that a briefing on contaminated land be included.

- (1) entering into a further Exclusivity Agreement as set out in paper E/753/22 was approved.

Chairman

Date

The meeting started at 10.32am and ended at 11.37am

Q3 REVENUE BUDGET MONITORING 2021/22

Presented by the Head of Finance

EXECUTIVE SUMMARY

This report summarises monitoring of revenue expenditure to December 2021. It compares actual income and expenditure to the approved budget. It also provides a projection indicating the likely out-turn position against the annual budget for the year ending 31 March 2022. The overall net operational expenditure at the year-end is expected to be an estimated £505,000 under the approved budget for 2021/22. However, there is still uncertainty over the months ahead so this end of year estimate still needs to be treated with caution. The major variations currently projected are summarised in the table below.

Service Description	Final Projected Variance
	£000s
Furlough Grant	-508
Local Restriction Grants	-182
Smaller Venues	27
Sport & Leisure Venues/Support	1,635
Corporate Insurance	-155
Events	-226
Redundancy Contingency	-99
Corporate Services	-439
Parklands and Open Spaces	-98
Business Rates Refund	-136
Other	-34
Sub Total before Contingency	-215
Contingency/Growth & Savings	-290
Total Estimated Under Spend	-505

RECOMMENDATION

Members Note (1) the report.

BACKGROUND

- 1 The Executive Committee recommended a budget for 2021/22 at its meeting in January 2021 (Paper E/708/21). Members approved this at the Authority meeting on 21 January 2021 (Paper A/4292/21). This report compares income and expenditure to December 2021 with the budget.
- 2 The summary financial position of each Authority service or facility is shown in Appendix A to this report.
- 3 Currently the year-end position shows a projected net under-spend of £505,000 against the net revenue expenditure budget of £9.7million, which includes budget carry forwards from 2020/21 of £230,000. The net surplus for the year is forecast as £549,000.
- 4 Where significant over/under spends are projected at the year-end for particular facilities/services a brief explanation is provided below.

GENERAL ECONOMIC FACTORS

- 5 Certain financial and economic factors continue to impact on the budget during 2021/22 and will continue into future financial years, and these are summarised in the following paragraphs. Overall uncertainty still exists due to the impact of Covid-19 on the overall economy; officers will monitor closely developments that may have a direct impact on the Authority's budget, for example, further lock-downs, and fluctuations in inflation and interest rates.
- 6 Continued uncertainty in the banking sector has had an impact on investment returns and certainty around where investments are deposited. The Authority has significantly adjusted its base level of investment income downwards and this formed part of the budget setting process for 2021/22. The 2021/22 target rate of return agreed by Members as part of the Annual Report on Treasury Management was 0.1% (Paper E/725/21). In 2020/21 the impact of Covid-19 resulted in the Authority converting its investments into overnight cash to enable it to manage operations through the current crisis. This continued into 2021/22 and will mean a significant reduction (estimated £4,000) in returns in the year ahead. The recent interest rate rise in January had minimal impact on investments rates, with the Authority seeing at most a 0.05% increase in returns.

The Head of Finance continues to monitor the Authority's cash/investments and the institutions that they are invested in and will keep Members updated on any variances in this position through quarterly monitoring reports in 2021/22.

7 Pay Award

In February 2021 the unions lodged their pay claim that included a substantial increase with a minimum of 10% on all spinal column points, and the introduction of a homeworking allowance for all staff who are working from home. During March councils were consulted and feedback was relayed to the National Employers. In May the National Employers made a one-year offer to the unions of a 1.5% increase on all National Joint Council (NJC) points 1 and above. This again was rejected by the unions and resulted in a final pay offer of 1.75% (2.75% for scale point 1) in July. Unions again consulted on this and announced that the majority of its members voted to reject this too.

The Unions subsequently conducted strike ballots of all their staff, of which Unison's turnout fell short of the required 50% for industrial action to be lawful;

GMB did not proceed to a formal ballot, and Unite's ballot runs until the end of February.

The Employers have met and reaffirmed their offer as full and final, so at present there is not an agreed pay award for 2021 and presently it seems unlikely this will be agreed before the end of the financial year. The pay award will be dated to April 2021, and employees will be paid all backdated pay once this has been agreed, irrespective if this subsequently falls into 2022/23 financial year.

The Authority provided for a 2% uplift in pay as part of the budget process.

Senior officer pay is a matter for local determination and will be considered in a separate paper to Executive Committee.

8 VAT Claim on Sporting Income

There is still a possibility that a VAT reduction could be applied to local authority sporting income. Our VAT consultants have been using a lead case in respect of non-business treatment and considered the impact of reclaiming VAT on the protective VAT claims previously lodged with HMRC. It is believed there is merit in seeking a repayment of the VAT on the basis that this is non-business income (this is a reclaim of VAT for the Authority business pre 2015 with no implications or impact on the Lee Valley Leisure Trust Ltd (the Trust) activity/VAT). The value of the potential VAT repayment could result in a significant windfall for the Authority. Officers have submitted calculations to KPMG for review and they have submitted a claim and appeal to HMRC. The lead case was heard in the First Tier Tribunal (FTT) in October 2020, and was found in favour of the local authorities. However, HMRC have applied to the FTT for leave to appeal, and we are still awaiting confirmation of the outcome of HMRC's applications. The Authority are supporting Chelmsford City Council who are the lead body in the case.

9 Inflation

December's inflation for the Retail Price Index (RPI) stood at 7.5% and Consumer Price Index (CPI) at 5.4%, with future inflation projected to show a temporary rise above the CPI target rate of 2%, up until the spring, to reflect a correction due to direct and indirect effects of the Covid-19 pandemic before returning to around 2% in the medium term (Bank of England Monetary Policy Report November 2021).

10 Energy Costs

Gas prices have risen over the last year and are expected to continue to rise, which will increase risk around utility costs. The Authority purchases utilities through Laser, a consortium managed by Kent County Council, which purchases from the wholesale market and ensures public sector customers achieve best value. The Authority is not a big consumer of gas, with an annual budget of £130,000. Traditionally Lee Valley Ice Centre was the biggest user of gas, but with the venue closure and transfer to GLL the risk has reduced.

In line with our signed contracts for accessing the 2020-2024 Laser framework, our initial contract period was secured with fixed prices. We agreed to this fixed cost for 24 months, so the market price movements of wholesale electricity and gas prices will not affect us until October 2022, when we will join the flexible basket arrangement in line with our agreement.

Therefore there is no anticipated impact from increased energy prices on the outturn for this year, however increases in consumption at some venues are reflected in the outturn, and further detail is provided in paragraph 23. This was considered as part of the budget process for 2022/23, and a contingency budget of £300,000 for utility costs has been included.

11 Covid-19 Support

At the start of the Covid-19 crisis central government set up the Coronavirus Job Retention Scheme (CJRS), which provided a grant to fund employees' wages if they were furloughed whilst businesses were unable to operate. This was to allow employees to retain employment in the longer term once lock-down was eased. Originally this scheme was only available for 3 months to the end of June 2021, but was subsequently extended to the end of September 2021. When the Authority's budget was set in January, there was an expectation that the scheme would end by April 2021. However, this was extended until September 2021 in the Chancellors Budget in March 2021. The Authority is expected to benefit by around £510,000 for this financial year.

In 2021/22 the impact of Covid-19 has also resulted in the Authority receiving business rates relief (100%) for the majority of its venues for the first three months, with an additional 66% relief for the remaining 9 months of the year. The saving of £1.7m was accounted for in the budget.

The Authority has been able to access the Local Restrictions Support Grants (LRSG) and Restart Grants that are applied to venues that have been required to close as a result of the Covid-19 pandemic. Restart Grants are automatically awarded to successful applicants for the LRSG and we have now been awarded all the LRSG payments. The total amount received as at September and included in the current financial year is £182,000, with a combined total over the two financial years of £255,000.

12 VAT rate change

The Government announced on 8 July 2020 that it intended to legislate to apply a temporary 5% reduced rate of VAT to certain supplies relating to hospitality, hotel and holiday accommodation. The reduced rate was initially introduced to last for a temporary period between 15 July 2020 and 12 January 2021. This period was subsequently extended to 31 March 2021. The Government announced at Budget 2021 that the temporary reduced rate would be extended for a further six-month period at 5% until 30 September 2021. A new reduced rate of 12.5% has now been introduced which will end on 31 March 2022.

The increased income from the VAT rate change has been included with the venues outturn, with the majority focussed on the campsites and catering outlets, and to date we have benefited by £116,000 from this VAT change.

13 Lee Valley VeloPark Business Rates Appeal

The Authority has received the outcome of the 2010/17 rating appeal for Lee Valley VeloPark. A more favourable valuation was achieved and this yielded a one-off benefit for the Authority of £135,000 in relation to the 2014/15 financial year. The reduction in Rateable Value from £1.87m to £1.60m also applies to the current rating period of 2017/2023 and will represent further savings in the 2021/22 financial year.

14 The main variances against this year's budget are described below.

OPERATIONS OVERVIEW

15 During the lockdown period officers worked to mitigate impact on the Authority of the reduction in income and to minimise the call on cash reserves at year-end. As regulations have eased, and venues were gradually allowed to reopen, we have been reviewing business plans and performance to make sure that our three key guiding principles are being adhered to:

- the activities generate more income than it costs to run them;
- it is Covid-19 safe to the highest standard; and
- it protects the Authority's reputation.

It is important that we continue to operate safely, meaning that some programmes are still being adapted and we keep reviewing venue's activities and opening hours as we go. The above Covid-19 guiding principles and our venue operations have been amended to reflect the changes made by the Government and will ensure there is a continued robust approach to venue operations and controlling of expenditure.

CORPORATE SERVICES

16 Legal Service (£124,000 surplus)

There is a temporary saving which has been achieved through the voluntary redundancy process and that is reflected in the current year outturn. However, this does not represent a permanent saving so the costs will need to be built back into the budget from 2022/23 onwards. This surplus includes a budget carry forward of £50,000 that is not now anticipated to be spent this year.

17 Property Management (£256,000 surplus)

The Three Mill Studios lease rent review has concluded, resulting in a new rent of £592,500 pa, and a 39.4% increase to the previous rent of £425,000 pa. Whilst an increase had been expected and budgeted for, the agreed new rent is still higher than had been anticipated and has therefore resulted in an additional income of £67,500 against budget in year. Whilst we have also received backdated rent of £209,000, we had already made a provision of £150,000 for the previous two financial years. So together, this has resulted in a £126,500 surplus.

A budget of £100,000 was carried forward from 2020/21 into this financial year that related to consultancy fees for The Wave project at Picketts Lock. This is now not anticipated to be spent this year.

18 Asset Protection, Maintenance and Development (£53,000 surplus)

This saving has been achieved through the voluntary redundancy process.

FINANCE AND SUPPORT SERVICES

19 Corporate Insurance (£149,000 surplus)

The Authority budget included the cost of building insurance of the sport venues that was also included as a separate cost within the venues budget. Therefore, additional budget was included that will not be required. Renewal premiums

have been received that represent a £149,000 saving against the 2021/22 budget.

PARKLANDS AND OPEN SPACES

20 Fisheries (£35,000 surplus)

Following a competitive tender process, the operation of the remaining in-house fisheries was transferred to a contractor in November. This is anticipated to generate a saving this year, with full year savings reflected in the 2022/23 budget.

SPORT & LEISURE

21 Events (£133,000 surplus)

The budget for event income assumed that restrictions could mean that few large scale events would take place during 2021. We have been able to successfully hold a number of music festivals over the summer at Three Mills and the Showground site in River Lee Country Park that have generated significant additional income.

22 Small Venues (£27,000 deficit)

Campsites and Golf (£72,000 deficit)

This year's increased demand for staycations, due to restrictions on travel, has benefited campsites across the UK. Dobbs Weir and Sewardstone campsites have seen increased visitor numbers and income. However, the restrictions on travel have affected bookings from European visitors, and restrictions on events and attractions in London have affected bookings from those that want to stay near London for leisure or work. This has had a negative impact on income at Edmonton campsite in particular.

Demand for pay and play golf is good and in line with 2019 pre-pandemic levels. However, sales of memberships are down 70% on previous years. Most of these customers have moved to other golf courses because of uncertainty over the future of the golf course due to plans for The Wave development at the Picketts Lock site. We are hoping to increase membership numbers with planned promotional activity.

The accommodation and golf area has been through a restructure that identified savings and improvements to service. These savings were included in this year's budget, however the restructure was delayed which has resulted in some overspend on employee costs. The full savings will be realised next year.

Marinas (£69,000 surplus)

The Marinas continue to support boat owners in line with Government guidance, with the chandlery and rechargeable works being able to increase. We are also expecting an increase in commission on boat sales due to a buoyant resale market currently.

Hayes Hill Farm (£35,000 deficit)

Members approved in December 2020 (Paper E/700/20) to officers proceeding with agreeing terms for a 50 year term lease of Hayes Hill Farm. The lease

commenced on 26 April 2021 with existing staff employed at the site transferring under TUPE on the same date. The additional cost of employing staff and operating the venue for April was not budgeted, and will result in a net cost of £35,000.

23 Sport & Leisure Venues (£1,635,000 deficit)

The budget for the Sports Venues was set in line with the original bid value of £1.557million, which included £550,000 for asset management works, and £100,000 property insurance. However, this was set on the basis of being able to operate the venues at full capacity, without any restrictions. It was recognised in the budget that this was not practical, and a £700,000 income contingency was built-in. The budget had also assumed a full year's operation of Lee Valley Ice Centre when set, which changed with the decision to close the venue in July 2021 to enable the construction of the new venue to be completed by November 2022.

The Sports Venues have successfully operated in line with Government restrictions. Reopening business plans were put in place for each venue ensuring that they generate a positive financial impact, are Covid-19 safe to the highest standard and protect the Authority's reputation. Overall, venues are exceeding the targets within these business plans. However, there is still an anticipated £1,635,000 deficit against the budget, and further detailed explanation is given below.

Sales of gift vouchers are at their highest for a number of years, but due to restrictions the number of sessions available for these to be redeemed are limited. All gift voucher expiry dates have been extended for an extra year to give customers a fair opportunity to redeem them. The value of these pre-payments is to be confirmed in line with contract negotiations with GLL, with a current estimate of £150,000 included based on current unredeemed vouchers and redemption rates.

Lee Valley Ice Centre (£490,000 deficit)

The closure of Lee Valley Ice Centre to allow construction of the new venue is expected to result in an overspend of £490,000 against budget, which assumed a full year of operation. Costs have been controlled, with staff redeployed to other venues for the period of closure.

Lee Valley VeloPark (£246,000 deficit)

Lee Valley VeloPark has faced most restrictions on the indoor track, which impacts the biggest income generating areas of the track programme and corporates. As sessions have been introduced they are selling out, with activities running at 90% - 100% capacity. The Six Day event that was planned for this year was cancelled by the event promoter who has suffered from not being able to hold events during lockdown, which has impacted event income. However, we were able to successfully host rounds 3 and 4 of the UCI Track Champions League in December. Combined with the impact from pre-payments we anticipate £246,000 overspend against budget.

Lee Valley White Water Centre (£405,000 deficit)

Demand for the restricted programme at Lee Valley White Water Centre has been good, with strong bookings for rafting sessions and lake activities over the summer season. Rafts were limited to six customers (nine per raft is usual

capacity), with three rafts per session (reduced from eight) until restrictions were eased, which limited income for that period. The café initially offered a take away only service and as restrictions lifted the indoor café reopened. Winter restrictions had a further impact on catering income. There have been issues with one of the pumps on the legacy course that has now been fixed. This incurred additional expenditure on maintenance, and also additional electricity consumption where normal efficient pump management was not possible. Combined with the impact from pre-payments we anticipate £405,000 overspend against budget.

Lee Valley Hockey and Tennis Centre (£10,000 surplus)

At Lee Valley Hockey and Tennis Centre the programme has recovered well and is operating close to previous levels. However, due to restrictions we were unable to host the England Hockey Pro League events in the same format as previous years with less matches and no spectators, which has reduced income by over £100,000.

Lee Valley Athletics Centre (£34,000 deficit)

Lee Valley Athletics Centre has recovered well with most activities back in operation, good demand for athletics events and memberships returning close to pre Covid-19 levels. However, there has been limited opportunity for larger community type bookings for non-sporting events this year, with demand returning strongly for next year.

Lee Valley Riding Centre (£374,000 deficit)

The lesson programme at Lee Valley Riding Centre has suffered from restrictions, with only private lessons available for the early part of the year, with group lessons being reintroduced during the summer. Demand for these is good, but availability of riding instructors has been an issue and is limiting the number of sessions that can be offered. This is the largest area of income generation for the venue, and is the main cause for the expected year end overspend.

24 Contingency and Service Reviews

The budget included a £1.2m Covid-19 Recovery Plan provision, split between a redundancy provision of £500,000, and contingency for loss of income and delivery of service reviews.

The two rounds of Voluntary Redundancies and the various service reviews have identified costs associated with redundancy payments and pension costs of £401,000. These are costs that are not charged directly to operation services and are identified separately.

Other direct costs/savings resulting from the service reviews, and the reduction in income, have been identified within the individual venues, but the budget has not been reallocated to these heads, so as to properly show where the variations are.

25 Leisure Services Contract - Potential Claims

The Authority is currently in dispute with Lee Valley Leisure Trust Ltd (the Trust) regarding the 2019/20 Management Fee payment and end of contract liabilities following the Trust commencing litigation in January 2020. The dispute is

subject to court action and would result in a potential cost to the Authority if it were unsuccessful in defending the claim brought against it by the Trust. Members have been appraised separately about the options regarding this legal claim.

ENVIRONMENTAL IMPLICATIONS

26 There are no environmental implications arising directly from the recommendations in this report.

EQUALITY IMPLICATIONS

27 There are no equality implications arising directly from the recommendations in this report.

FINANCIAL IMPLICATIONS

28 These are dealt with in the body of the report. The overall outturn will leave the general fund balance at £4.1million at the end of March 2022. The approved level of £3-4million (minimum) was agreed as part of the original 2021/22 budget setting process.

HUMAN RESOURCE IMPLICATIONS

29 The furlough scheme came to an end on 30 September 2021 with all employees who had been furloughed returning to work.

LEGAL IMPLICATIONS

30 There are no legal implications arising directly from the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

31 Spending of the budget is important in achieving the Authority's corporate objectives. The current net spend at the end of this financial year will impact on the Authority's budget in future years and will be incorporated into the Medium Term Financial Recovery Plan as part of the Budget Planning into 2022/23 and beyond.

32 As part of the final accounts process for 2020/21 the external auditor will carry out further analysis of the Authority as a going concern that initially encompassed the financial year 2019/20, but will be for a period up to 12 months beyond the date of signing of the 2020/21 accounts. This again has mainly been brought about by the Covid-19 crisis.

Author: Keith Kellard, 01992 709864, kkellard@leevalleypark.org.uk

ABBREVIATIONS

NJC	National Joint Council
the Trust	Lee Valley Leisure Trust Ltd (trading as Vibrant Partnerships)
FTT	First Tier Tribunal
CRJS	Coronavirus Job Retention Scheme
TUPE	Transfer of Undertakings (Protection of Employment) Regulations

LRSG Local Restrictions Support Grants**PREVIOUS COMMITTEE REPORTS**

Executive Committee	E/739/21	Q2 Revenue Budget Monitoring 2021/22	21 October 2021
Executive Committee	E/733/21	Q1 Revenue Budget Monitoring 2021/22	22 July 2021
Authority	A/4299/21	Corporate Work Programme 2021/22	29 April 2021
Executive Committee	E/725/21	Annual Report on Treasury Management Activity 2020/21 and Annual Investment Strategy 2021/22	27 May 2021
Authority	A/4292/21	2021/22 Revenue Budget & Levy	21 January 2021
Executive Committee	E/708/21	2021/22 Revenue Budget & Levy	21 January 2021

APPENDIX ATTACHED

Appendix A Details of the financial position of each Authority service or facility

OPERATIONAL OUTFURN SUMMARY

LEE VALLEY REGIONAL PARK AUTHORITY

YEAR 2021/22

PERIOD: 09 (December 2021)

	Actual To Date			Annual Net Budget	Proposed Net Outturn	Variance	
	Income	Expenditure	Net			£000s	%
OPERATIONAL SERVICES							
Chief Executive	0	405	405	608	588	-20	(3%)
Corporate Services	-901	800	-101	186	-253	-439	(236%)
Finance and Support Services	-5	1,558	1,553	2,212	2,057	-155	(7%)
Sport and Leisure	-163	680	517	1,013	787	-226	(22%)
Parklands and Open Spaces	-877	2,333	1,456	2,639	2,541	-98	(4%)
Small Venues	-3,024	2,399	-625	-737	-710	27	4%
LSC Venues and Support	-4,201	5,707	1,506	914	2,549	1,635	179%
Budget Growth (Pay Rise)	0	0	0	92	92	0	0%
Business Rates Refund (Velopark)	0	-136	-136	0	-136	-136	0%
Job Retention Scheme (Furlough) Grant	0	-508	-508	0	-508	-508	0%
Local Restrictions Support Grants	-182	0	-182	0	-182	-182	0%
	-9,353	13,298	3,885	6,927	6,825	-102	(1%)
FINANCING							
Interest Receivable	-3	0	-3	-20	-4	16	80%
Interest Payable & Bank Charges	0	4	4	56	26	-30	(54%)
Contributions to/from Earmarked Reserves	0	0	0	1,174	1,174	0	0%
Financing of Capital Expenditure	0	0	0	330	330	0	0%
Financing of Revenue Projects	0	0	0	0	0	0	0%
Minimum Revenue Provision	0	0	0	467	467	0	0%
Levies on Local Authorities	-7,326	0	-7,326	-9,768	-9,768	0	0%
General Covid Contingency	0	0	0	700	0	-700	(100%)
Redundancy Contingency	0	224	224	500	401	-99	(20%)
Service Efficiencies/Growth & Savings	0	0	0	-410	0	410	100%
Movement in General Fund				-44	-549	-505	(1148%)
General Fund Balance b/f				-3,513	-3,513		
				-3,557	-4,062		
Proposed Budget Carry Forward					0		
Revised General Fund Balance					-4,062		

OPERATIONAL OUTTURN SUMMARY

LEE VALLEY REGIONAL PARK AUTHORITY

YEAR 2021/22

PERIOD: 09 (December 2021)

	Actual To Date			Annual Net Budget	Proposed Net Outturn	Variance	
	Income	Expenditure	Net			£000s	%
CHIEF EXECUTIVE							
Chief Executive	0	171	171	255	244	-11	(4%)
PR / Communications	0	234	234	353	344	-9	(3%)
TOTAL CHIEF EXECUTIVE	0	405	405	608	588	-20	(3%)
CORPORATE SERVICES							
Legal Service	-18	243	225	448	324	-124	(28%)
Property Management	-883	205	-678	-814	-1,070	-256	(31%)
Planning and Strategic Partnerships	0	100	100	136	130	-6	(4%)
Asset Protection, Maintenance & Development	0	173	173	311	258	-53	(17%)
Committee Service	0	79	79	105	105	0	0%
TOTAL CORPORATE SERVICES	-901	800	-101	186	-253	-439	(236%)
FINANCE AND SUPPORT SERVICES							
Finance and Human Resources	0	437	437	537	594	57	11%
Information Technology	-5	459	454	718	630	-68	(9%)
Corporate Insurances	0	0	0	659	510	-149	(23%)
Audit / Health & Safety	0	97	97	134	134	0	0%
Non Distributed Costs	0	488	488	69	69	0	0%
Corporate Training / Apprenticeships	0	21	21	21	26	5	24%
Project & Funding Delivery	0	56	56	74	74	0	0%
Sport & Leisure Project Consultancy	0	0	0	0	0	0	0%
TOTAL FINANCIAL SERVICES	-5	1,558	1,553	2,212	2,057	-155	(7%)
SPORT AND LEISURE							
Events	-144	95	-49	129	-4	-133	(103%)
Sports Development	-2	47	45	84	61	-23	(27%)
Policy and Performance	0	380	380	555	525	-30	(5%)
Youth & Schools Service	-17	140	123	215	175	-40	(19%)
Community Access	0	18	18	30	30	0	0%
TOTAL SPORT AND LEISURE	-163	680	517	1,019	787	-226	(22%)

OPERATIONAL OUTFURN SUMMARY

LEE VALLEY REGIONAL PARK AUTHORITY

YEAR 2021/22

PERIOD: 09 (December 2021)

	Actual To Date			Annual Net Budget	Proposed Net Outturn	Variance	
	Income	Expenditure	Net			£000s	%
PARKLANDS AND OPEN SPACES							
Management							
Operational Management	0	143	143	186	192	6	3%
Myddelton House Management	-7	239	232	259	263	4	2%
Parklands							
River Lee Country Park	-10	219	209	409	392	-17	(4%)
Gunpowder Park	-22	48	26	87	88	1	1%
Countryside Areas	-178	822	644	1,118	1,106	-12	(1%)
Abbey Gardens	-10	46	36	88	74	-14	(16%)
Three Mills	0	-13	-13	27	23	-4	(15%)
East India Dock and Bow Creek	-5	31	26	48	42	-6	(13%)
Broxbourne Riverside	0	11	11	19	19	0	0%
Fisheries	-136	55	-81	-38	-73	-35	(92%)
Visitor Attractions							
Myddelton House	-83	205	122	208	199	-9	(4%)
Rye House Gatehouse	0	2	2	6	5	-1	(17%)
Park Projects							
Volunteers	0	32	32	36	41	5	14%
Biodiversity	0	74	74	101	99	-2	(2%)
Farms							
Lee Valley Farm, Holyfieldhall	-361	409	48	117	125	8	7%
Initiatives and Partnerships							
King George Reservoir South	-11	10	-1	3	-1	-4	(133%)
Lee Valley Boat Centre	-41	0	-41	-28	-41	-13	(46%)
Broxbourne Chalets	-13	0	-13	-7	-12	-5	(71%)
TOTAL PARKLAND AND OPEN SPACES	-877	2,833	1,456	2,639	2,541	-98	(4%)
Small Venues							
Lee Valley Marina Springfield	-773	386	-387	-400	-447	-47	(12%)
Lee Valley Marina Stanstead	-629	584	-45	-31	-53	-22	(71%)
Lee Valley Waterworks Centre	0	45	45	89	78	-11	(12%)
Lee Valley Farm Hayes Hill	-4	38	34	0	35	35	0%
Lee Valley Campsite (Sewardstone)	-518	540	22	-57	-99	-42	(74%)
Lee Valley Caravan Park (Dobbs Weir)	-752	381	-371	-381	-349	32	8%
Lee Valley Leisure Centre Campsite	-220	310	90	105	100	-5	(5%)
Lee Valley Leisure Centre Golf Course	-80	88	8	-26	38	64	246%
Almost Wild Campsite	-48	27	-21	-36	-13	23	64%
TOTAL SMALL VENUES	-3,024	2,399	-625	-737	-710	27	4%

OPERATIONAL OUTTURN SUMMARY

LEE VALLEY REGIONAL PARK AUTHORITY

YEAR 2021/22

PERIOD: 09 (December 2021)

	Actual To Date			Annual Net Budget	Proposed Net Outturn	Variance	
	Income	Expenditure	Net			£000s	%
LSC VENUES AND BUSINESS SUPPORT							
Management and Support							
PR/Communications	0	54	54	50	65	16	32%
Finance & Health/Safety	0	0	0	0	0	0	0%
Information Technology	0	95	95	70	110	40	57%
Human Resources	0	14	14	10	17	7	70%
Performance Management	0	40	40	106	50	-56	(53%)
Venues							
Venues Management	0	236	236	289	300	11	4%
Lee Valley Velopark	-1,178	1,667	489	446	692	246	55%
Lee Valley White Water Centre	-1,685	1,693	8	-137	268	405	296%
Lee Valley Athletics Centre	-301	519	218	149	183	34	23%
Lee Valley Hockey And Tennis Centre	-560	475	-85	83	73	-10	(12%)
Lee Valley Ice Centre	-63	361	298	-103	307	490	476%
Lee Valley Riding Centre	-414	553	139	-121	253	374	309%
Growth & Contingency	0	0	0	72	0	-72	(100%)
Provision for Unredeemed Vouchers	0	0	0	0	150	150	0%
TOTAL LSC VENUES AND BUSINESS SUPPORT	-4,201	5,707	1,506	914	2,549	1,635	179%
OTHER OPERATIONAL SERVICES COSTS/INCOME							
Budget Growth (Pay Rise)	0	0	0	92	92	0	0%
Redundancy Costs	0	224	224	500	401	-99	(20%)
Job Retention Scheme (Furlough) Claim	0	-508	-508	0	-508	-508	0%
Local Restrictions Support Grants	-182	0	-182	0	-182	-182	0%
Business Rates Refund (Velopark)	0	-136	-136	0	-136	-136	0%
s106 Expenditure/Income	-15	13	-2	0	0	0	0%
TOTAL OPERATIONAL SERVICES	-9,368	13,475	4,107	7,427	7,226	-201	(3%)

Q3 CAPITAL PROGRAMME BUDGET MONITORING 2021/22

Presented by Head of Finance

EXECUTIVE SUMMARY

This report summarises capital spending in 2021/22, estimates financial commitments to the year-end and compares this to the approved annual budget

Appendix A to this report provides a financial summary of current schemes within the capital programme and shows that overall net capital expenditure for the year-end is currently projected to be £17.809 million, and representing a slippage against the approved budget.

RECOMMENDATION

Members Note: (1) the report.

BACKGROUND

- 1 Authority approved the updated capital programme for 2021/22 at its meeting on 20 January 2022 (Paper A/4313/22). This report compares the actual spend with that approved programme.
- 2 Where there is a significant variance, resulting in a projected under or over spend for a particular project, a brief explanation for the variance is provided below by the Accountable Officer for that scheme.
- 3 The annual budget for 2021/22 is £19.592 million net expenditure. The projected net capital position for the year is £17.809 million and representing a slippage of £1.783 million against the approved budget. This will be reprofiled into the 2022/23 programme.
- 4 Where slippage is projected and reported, those resources remain earmarked for the particular schemes in question in future years. Where an under spend is reported these savings are added back into capital funds.

SPECIFIC SCHEMES

- 5 The review of major schemes in 2021/22 is detailed below.

6 Lee Valley Ice Centre Redevelopment

The Ice Centre Redevelopment has continued to progress well and is on target both in terms of time, with a completion date at the end of October, and budget. The past two months have focused on completion of the foundations and the steel frame which are now both 100% completed. The coming quarter will focus on completion of the structure in terms of the roof, walls and cladding with a target of becoming watertight at the beginning of April.

The Authority's design team continues to analyse the market in terms of materials and the variables that have been seen regarding costs and delivery times. Thus far, due to commitments being made early on, there have been no such issues on the Ice Centre project and the team's feedback has not flagged any upcoming issues with supply. This will be closely monitored through to completion.

7 Asset Maintenance

Asset Maintenance spend is currently on target for an underspend of around £250k on the planned programme, which can be used as a contribution towards some larger projects in the latter part of this financial year.

The repair and refurbishment works on Abercrombie Lodge are now largely completed, just cleaning and carpets to be finished. The project has overspent slightly due to an upgrade in the BMS system and IT network together with re-carpeting. Currently it is estimated that works will be complete in early February 2022 and will be on budget.

Planned works at the sports venues have now begun and the works will largely be completed as per the planned programme.

8 Hostile Vehicle Mitigation

This project is currently being procured however substantial material price increases are necessitating the need for a redesign of the scheme, this project can now not be delivered pre Commonwealth Games and will be fully funded from capital in 2022-23.

9 Landscape and Open Space Projects

Officers have been reviewing the Landscape and Open Space project list (Paper E/711/20) for any schemes that may progress. Whilst some work is still involved in the delivery and funding strategy for these projects, we have been looking into the different projects to review their individual feasibility.

Middlesex Filter Beds

This project has now been agreed to progress and is ready to procure contractors. Officers will meet to discuss an outline plan in February and develop timelines, it is expected this project will be delivered in 2022/23.

East India Dock Basin

Surveys are in the process of being undertaken. Consultant work will be completed by the end of March and we expect reports within this timescale. There are currently some slight delays due to survey issues and some of this may roll into 2022/23.

St Pauls Field

The consultants' designs are on track and this is on budget and should be completed by the end of the financial year.

Waltham Abbey Gardens

This project has now been pushed back with a submission to National Lottery Heritage Fund (NLHF) in May 2022. It is unlikely even if an NLHF bid is successful any capital contribution will be required until 2024. The Authority contribution to this project is currently only projected at £20,000.

10 Venue Investment Projects

Executive Committee approved a list of venue investment projects at the meeting on 16 November 2021 (paper E/743/21) which will enhance venues, and deliver cost savings, additional income and new income streams.

The projects will be delivered over a number of years, with a number due to be implemented in the current financial year.

Lee Valley VeloPark LED Lighting

This project is currently being procured and is expected to complete ahead of the Commonwealth Games within budget allowance.

Lee Valley White Water Centre Offices and Meeting Rooms

This project is currently in for planning permission and will shortly be out for procurement with an expected start on site in April/May.

Campsites Glamping Units and Playgrounds

Orders for the new pods at each campsite have been placed, the internal configuration agreed and we are awaiting projected delivery dates. The playground RFQ is complete with the successful supplier being notified by the end of February. Work on this should be delivered on time and within budget allocated.

11 IT Projects

IT capital spend is currently on target for an underspend of around £130k on the planned programme, which is due to a number of projects being pushed back or delayed due to the handover of venues to GLL. The upgrades of the Financial Management and Customer Relationship Management (CRM) systems, along with the Website re-development have all been held back, as has the PC replacement programme, as it was deemed prudent to wait to see what computers will not be utilised by GLL before purchasing new computers. The surplus will be used as a contribution for these projects in the next financial year.

ENVIRONMENTAL IMPLICATIONS

- 12 There are no direct environmental implications arising from the recommendations in this report. However, within each project a full evaluation of environmental implications is undertaken and reported to Members as part of the overall project brief.

EQUALITY IMPLICATIONS

- 13 There are no equality implications arising directly from the recommendations in this report.

FINANCIAL IMPLICATIONS

- 14 A variance during the year on the capital programme can result in additional/reduced investment income being earned in the year as cash balances deposited in the Authority's approved bank accounts change.

HUMAN RESOURCE IMPLICATIONS

- 15 There are no human resource implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

- 16 There are no legal implications arising directly from the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

- 17 Failure to deliver a capital project within an agreed timescale could lead to adverse publicity. It may also mean that the Authority fails to achieve its corporate objectives within the time span that was originally anticipated and/or result in revenue budget variations as part of the Medium Term Financial Plan where the investment is intended to generate new income streams.

Author: Keith Kellard, 01992 709 864, kkellard@leevalleypark.org.uk

PREVIOUS COMMITTEE REPORTS

Executive Committee	E/750/22	Proposed Capital Programme 2021/22 (Revised) to 2025/26	20 January 2022
Executive Committee	E/740/21	Q2 Capital Programme Budget Monitoring 2021/22	21 October 2021
Executive Committee	E/731/21	Q1 Capital Programme Budget Monitoring 2021/22	22 July 2021
Executive Committee	E/726/21	Q4 Capital Programme Budget Monitoring 2020/21	27 May 2021

APPENDIX ATTACHED

Appendix A Capital Monitoring 2021/22 Q2 Outturn

Project Name	Accountable Officer	Project Manager	Approved Budget 2021/22 £000s	Actual to 26 Dec 2021 £000s	Projected Outturn at 31/03/2022 £000s	Projected Variance £000s	Comment
Land Acquisition & Remediation	Deputy Chief Executive	Head of Property	0	0	0	0	
Biodiversity Action Plan	Corporate Director	Head of Parklands	80	15	64	-16	Slippage/Carry forward
IT Infrastructure & Communications	Corporate Director	Head of IT	250	56	120	-130	Slippage/Carry forward
Asset Management	Corporate Director	Head of Asset Maint.	1,001	542	1,001	0	On budget
Abercrombie Lodge Repair Works	Corporate Director	Head of Asset Maint.	173	130	180	7	Scheme Complete
Olympic Park Hostile Vehicle Mitigation	Chief Executive	Head of Sport/Leisure	245	4	4	-241	Scheme budget £495k
Wildlife Discovery Centre	Corporate Director	Head of Project/Funding	17	17	17	0	Scheme complete
Lee Valley Ice Centre Redevelopment Phase 1	Chief Executive	Corporate Director	30	27	27	-3	Stage complete
Lee Valley Ice Centre Redevelopment Phase 2	Chief Executive	Corporate Director	16,000	7,703	14,800	-1,200	Scheme budget £30m
Landscaping, Open Space & Investment Projects							
East India Dock Basin - Feasibility/De-silting	Corporate Director	Head of Project/Funding	75	0	75	0	Feasibility
Middlesex Filter Beds Sluice	Corporate Director	Head of Project/Funding	200	0	0	-200	Scheme budget £200k
St Pauls Field - Feasibility	Corporate Director	Head of Project/Funding	15	12	15	0	Feasibility
Venues Investment Projects							
Campsites - Glamping Units	Corporate Director	Venue Manager	84	0	84	0	On budget
Campsites - Playgrounds	Corporate Director	Head of Asset Maint.	75	0	75	0	On budget
Campsites - Other Schemes	Corporate Director	Venue Manager	34	0	34	0	On budget
Marinas - Welding Tents	Corporate Director	Venue Manager	21	0	21	0	On budget
Holyfieldhall Farm - Calf Nursery/Milk Storage	Corporate Director	Corporate Director	62	0	62	0	On budget
Velopark - LED Lighting	Corporate Director	Head of Asset Maint.	700	0	700	0	On budget
WhiteWater - Offices, Meeting Rooms	Corporate Director	Head of Asset Maint.	465	0	465	0	On budget
Air Cleansing Units	Corporate Director	Head of Asset Maint.	65	19	65	0	On budget
NET PROGRAMME			19,592	8,525	17,809	-1,783	
Capital Receipts							
Harbet Road			-250	-230	-230	20	Net Receipt
Leadale Kennels			-50	-49	-49	1	Net Receipt
TOTAL CAPITAL RECEIPTS			-300	-279	-279	21	

This page is blank

**PROPOSED DISPOSAL OF LAND REAR OF
42 SOUTH STREET, STANTEAD ABBOTTS**

Presented by the Deputy Chief Executive

EXECUTIVE SUMMARY

The Authority was approached by the owner of 42 South Street with an enquiry as to whether it would be prepared to dispose of a part of its interest of land at Stanstead Marina. After consultation with the manager of Stanstead Abbots Marina it was proposed that the land shown edged red on the plan attached as Appendix A to this report was not required for any future proposals of the marina business. Advice was taken from external surveyors familiar with residential values in the locality and a valuation was received for the land should it be disposed of. Terms were provisionally agreed for a disposal of an approximate 38 sq. m piece of land to be used as a garden extension and these terms are set out in paper E/757/22 (part 2). This report seeks Member approval to disposal of land which is no longer required for Park purposes.

RECOMMENDATIONS

- Members Approve:
- (1) that the Authority agree that the land identified in Appendix A to this report is no longer required for Park purposes;
 - (2) subject to (1) above an application be submitted to the Secretary of State for consent to the disposal; and
 - (3) subject to (1) and (2) above the signing and sealing of all necessary legal documentation.

BACKGROUND

- 1 The Authority received a request from the owner of 42 South Street regarding the purchase of a small area of land of approximately 38 sq. m. This interest dates back to 2019 when at the time the owners were in the process of purchasing 42 South Street. The piece of land abuts to the rear of 42 South Street and is adjacent to an area currently used by Stanstead Abbots Marina as a caravan storage area.

In 2019 the Authority was also approached by the Stanstead Abbots Parish Council at a time when they had also commenced consultation with various landowners on the Stansted Abbots Neighbourhood Plan. As such this matter was put on hold to allow further dialogue with the Parish Council as there was a need to understand its view on the future status in the Plan of the Authority's land holdings in the area. The Stanstead Abbots Neighbourhood Plan subsequently included two sites of land owned by the Authority in the second round of its Sites for Assessment, however the 38 sq. m land being proposed for disposal was not included.

- 2 The Marina managers (both past and present) were consulted on the potential area to be disposed of and had no objection to the disposal as the land was not deemed crucial to any future management or proposals for the marina business.
- 3 The Authority commissioned external advice in 2019 on the valuation of the land taking into account the value the extra land would add to the value of the property at 42 South Street. Due to the time lapse from the original valuation, the external adviser was asked to re-evaluate the previous advice and an updated valuation was received in December 2021. The new consideration provisionally agreed is set out in Paper E/757/22 contained in Part 2 of this Committee.

ENVIRONMENTAL IMPLICATIONS

- 4 There are no environmental implications arising directly from the recommendations in this report. The site is relatively small at approximately 38 sq m.

FINANCIAL IMPLICATIONS

- 5 Should it be agreed that the land is surplus to the Authority's requirements and be disposed of then the Authority will receive a small capital receipt for land that is not required for Park purposes and where the disposal does not materially affect the use of the Authority's retained land whether retained in-house or leased out as part of any future arrangement for the management of the Marina. The terms provisionally agreed ensure there would be no cost to the Authority in disposing of the land.
- 6 The negotiated amount satisfies the requirements of the Lee Valley Regional Park Act 1966 (the Park Act) in relation to best consideration. An external valuation view has been obtained to confirm this position and for the purposes of the application for Secretary of State consent. This is set out in a separate report (Paper E/757/22) contained in Part 2 of this Committee.

HUMAN RESOURCE IMPLICATIONS

- 7 There are no human resource implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

- 8 The contract will state that the use of the land is for garden use only and in connection with one single dwelling house. The use of this restrictive covenant will prevent sale of the land for use as more than one dwelling house unless the Authority is asked to consent to the removal of the covenant.

The Authority is able to dispose of land when it is no longer required for Park purposes. This must be a properly applied test under s.21 of the Park Act and all of the facts should be taken into consideration when making a decision to dispose of land.

RISK MANAGEMENT IMPLICATIONS

- 9 There are no risk management implications arising directly from the recommendations in this report.

EQUALITY IMPLICATIONS

- 10 There are no equality implications arising directly from the recommendations in this report.

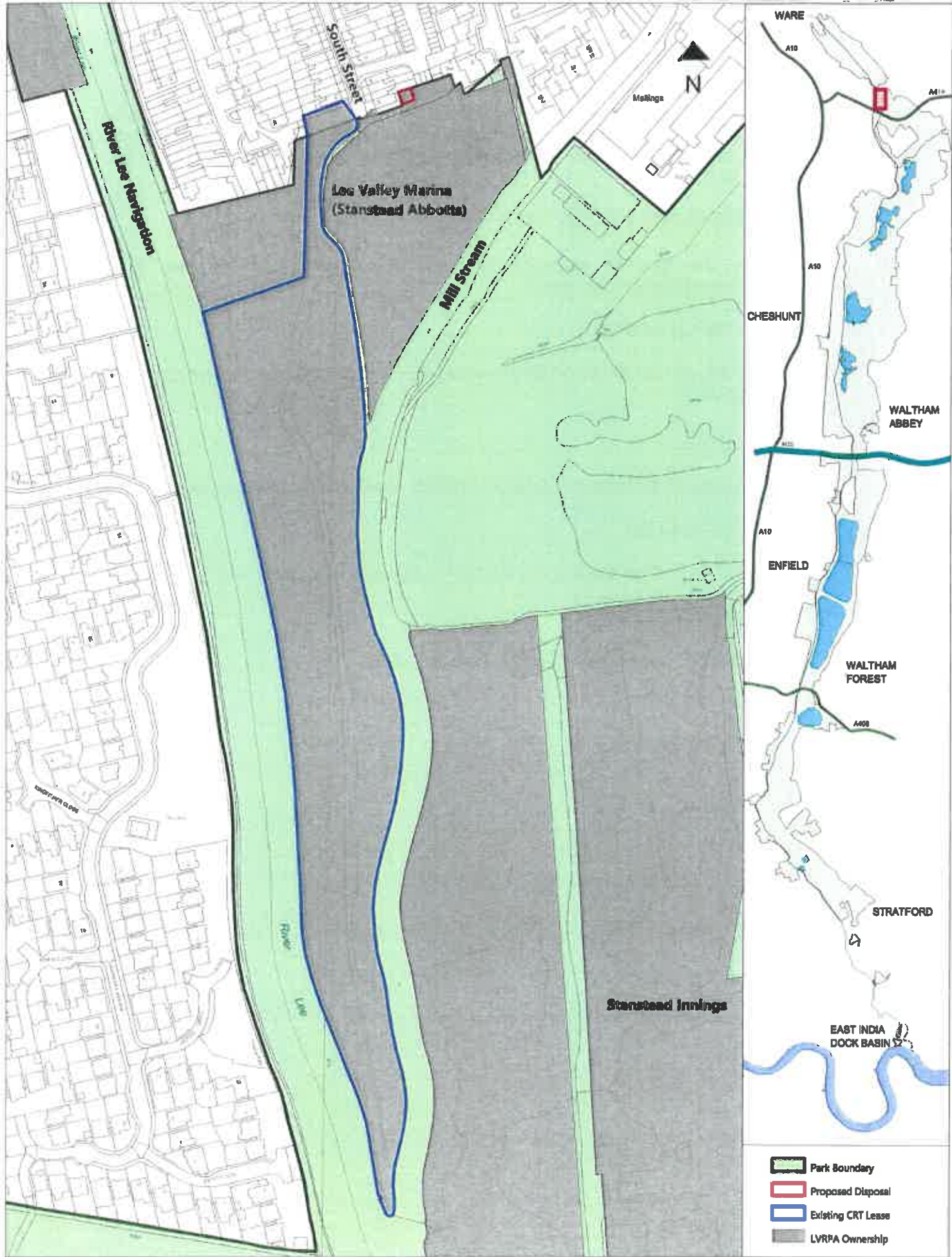
Author: Marigold Wilberforce, 01992 709883, mwilberforce@leevalleypark.org.uk

APPENDIX ATTACHED

Appendix A Plan showing the land to be disposed of edged in red

LIST OF ABBREVIATIONS

the Park Act Lee Valley Regional Park Act 1966



Proposed disposal of land at rear of 42 South Street, Stanstead Abbots Marina, Stanstead Abbots



NTS @ A4
11.02.22

Produced by: Corporate GIS (AAB)

© Crown Copyright and Database rights 2022. Ordnance Survey 100018982

M:\Caddorp Critical Data\Year Specific Maps\Ordnance Maps 2017 - 2022\2022 Maps\Property\42 South St Disposal (A4) 110222-PT