

**Addlesee, Helen**

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**From:** Steve Larner <Steve@skegnesscouncil.org.uk>  
**Sent:** 11 December 2017 12:58  
**To:** Sargeant, Gary; Penn, Alison  
**Cc:** Steve kirk; Danny Brookes; [REDACTED] Kate Ford  
**Subject:** Tower Gardens

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Hi Gary and Alison,

At its meeting last week, Council unanimously decided to move forward to take up SCAPE contractors' offer to produce a pre-design feasibility for a community building in Tower Gardens on the Pavilion site. A small amount of the building (no more than 20%) will be for STC's own use. The feasibility will produce Architect's sketch drawings so we can consult and a provisional costing with a view to then moving on to planning consent, full design and firm costs, if the business plan that is taken from the feasibility stacks up. Once we move into the actual design there will start to be financial commitments and costs incurred by STC and so everything needs to be in place before Council can make that decision.

From our discussions, I understand that ELDC is progressing with obtaining costs of the demolition of the Pavilion. It will be useful to understand your timescale for the demolition so that any programme of work created by SCAPE contractors can be timed to allow for site transfer after demolition. As you will recognise, delays have cost implications not only from inflation but also the likelihood that the current low fixed interest rates may start to creep up. As a result STC is keen to keep things moving. Alongside the feasibility, I will need to start the conversation with the DCLG regarding borrowing approval and the more detailed and firm information is at this stage, the more likely getting formal approval will be straightforward.

STC also want to tie in the potential transfer of the whole of Tower Gardens and Scarbrough Ave car park into the overall Business Plan and treat this as one project. This will allow STC to have a complete overview of the financial commitments moving forward. I can for the time being work using the figures given to me that relate to 2015/16, but at some point these will need to be updated. I also need to clarify your Council's position regarding the potential asset transfer of the whole of Tower Gardens and the car park. The Council is looking for this to include revenue earning potential to pay towards the gardens upkeep.

I have copied in Cllrs S Kirk and D Brookes who are the Chairman and Deputy Chairman of our Property Group and would be grateful for your comments on how we can move this forward.

Kind Regards  
Steve

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