

Date: 7 June 2022
Our ref: Cabinet/Agenda
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CABINET

16 JUNE 2022

A meeting of the Cabinet will be held at **7.00 pm on Thursday, 16 June 2022** in the Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Membership:

Councillor Ashbee (Chair); Councillors: Pugh, J Bayford, R Bayford, Kup and D Saunders

AGENDA

Item No

Subject

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST** (Pages 3 - 4)
To receive any declarations of interest. Members are advised to consider the advice contained within the Declaration of Interest advice attached to this Agenda. If a Member declares an interest, they should complete the [Declaration of Interest Form](#)
3. **MINUTES OF PREVIOUS MEETING** (Pages 5 - 8)
To approve the summary of recommendations and decisions of the Cabinet meeting held on 28 April 2022, copy attached.
4. **OVERVIEW AND SCRUTINY PANEL REVIEW REPORT ON COASTAL WASTE COLLECTION PRACTICES** (Pages 9 - 34)
5. **APPROVAL OF TLS, RESIDENT INVOLVEMENT STRATEGY 2022-2025** (Pages 35 - 60)
6. **APPROVAL OF TLS, RESIDENT INVOLVEMENT EXPENSES AND INCENTIVE POLICY** (Pages 61 - 82)
7. **FIRST HOMES INTERIM POLICY STATEMENT** (Pages 83 - 92)
8. **2019-2023 CORPORATE STATEMENT - PROGRESS UPDATE** (Pages 93 - 124)

9. **ASSET MANAGEMENT - RAMSGATE MARKET** (Pages 125 - 128)
10. **REVISIONS TO THE LOCAL DEVELOPMENT SCHEME (LDS - LOCAL PLAN WORK PROGRAMME)** (Pages 129 - 146)
11. **APPROVAL TO COMMENCE PROCUREMENT ACTIVITIES OF KEY GOVERNMENT FUNDED PROGRAMMES** (Pages 147 - 152)
12. **ASSET MANAGEMENT - WESTBROOK LOGGIA** (Pages 153 - 368)
13. **PORT OF RAMSGATE, REPLACEMENT OF BERTH 4/5 - PROJECT UPDATE** (Pages 369 - 374)
14. **REPRESENTATION ON EXECUTIVE APPOINTED OUTSIDE BODIES FOR 2022/23** (Pages 375 - 380)
15. **EXCLUSION OF PUBLIC AND PRESS** (Pages 381 - 384)
16. **FOOD SERVICE PLAN AND ENFORCEMENT POLICY** (Pages 385 - 424)

Do I have a Disclosable Pecuniary Interest and if so what action should I take?

Your Disclosable Pecuniary Interests (DPI) are those interests that are, or should be, listed on your Register of Interest Form.

If you are at a meeting and the subject relating to one of your DPIs is to be discussed, in so far as you are aware of the DPI, you **must** declare the existence **and** explain the nature of the DPI during the declarations of interest agenda item, at the commencement of the item under discussion, or when the interest has become apparent

Once you have declared that you have a DPI (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must**:-

1. Not speak or vote on the matter;
2. Withdraw from the meeting room during the consideration of the matter;
3. Not seek to improperly influence the decision on the matter.

Do I have a significant interest and if so what action should I take?

A significant interest is an interest (other than a DPI or an interest in an Authority Function) which:

1. Affects the financial position of yourself and/or an associated person; or
Relates to the determination of your application for any approval, consent, licence, permission or registration made by, or on your behalf of, you and/or an associated person;
2. And which, in either case, a member of the public with knowledge of the relevant facts would reasonably regard as being so significant that it is likely to prejudice your judgment of the public interest.

An associated person is defined as:

- A family member or any other person with whom you have a close association, including your spouse, civil partner, or somebody with whom you are living as a husband or wife, or as if you are civil partners; or
- Any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors; or
- Any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000;
- Any body of which you are in a position of general control or management and to which you are appointed or nominated by the Authority; or
- any body in respect of which you are in a position of general control or management and which:
 - exercises functions of a public nature; or
 - is directed to charitable purposes; or
 - has as its principal purpose or one of its principal purposes the influence of public opinion or policy (including any political party or trade union)

An Authority Function is defined as: -

- Housing - where you are a tenant of the Council provided that those functions do not relate particularly to your tenancy or lease; or
- Any allowance, payment or indemnity given to members of the Council;
- Any ceremonial honour given to members of the Council
- Setting the Council Tax or a precept under the Local Government Finance Act 1992

If you are at a meeting and you think that you have a significant interest then you **must** declare the existence **and** nature of the significant interest at the commencement of the matter, or when the interest has become apparent, or the declarations of interest agenda item.

Once you have declared that you have a significant interest (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must:-**

1. Not speak or vote (unless the public have speaking rights, or you are present to make representations, answer questions or to give evidence relating to the business being discussed in which case you can speak only)
2. Withdraw from the meeting during consideration of the matter or immediately after speaking.
3. Not seek to improperly influence the decision.

Gifts, Benefits and Hospitality

Councillors must declare at meetings any gift, benefit or hospitality with an estimated value (or cumulative value if a series of gifts etc.) of £25 or more. You **must**, at the commencement of the meeting or when the interest becomes apparent, disclose the existence and nature of the gift, benefit or hospitality, the identity of the donor and how the business under consideration relates to that person or body. However you can stay in the meeting unless it constitutes a significant interest, in which case it should be declared as outlined above.

What if I am unsure?

If you are in any doubt, Members are strongly advised to seek advice from the Monitoring Officer or the Committee Services Manager well in advance of the meeting.

If you need to declare an interest then please complete the declaration of [interest form](#).

CABINET

Minutes of the meeting held on 28 April 2022 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Ash Ashbee (Chair); Councillors Pugh, J Bayford, R Bayford, Kup and D Saunders

In Attendance: Councillors Albon, Austin, Crittenden, Duckworth, M Saunders, Shonk, Whitehead, Wing and Yates

808. APOLOGIES FOR ABSENCE

There were no apologies made at this meeting.

809. DECLARATIONS OF INTEREST

There were no declarations of interest.

810. MINUTES OF PREVIOUS MEETING

Councillor Ashbee proposed, Councillor Bob Bayford seconded and Members agreed the minutes as a correct record of the meeting held on 17 March 2022.

811. ASSET MANAGEMENT - OLD TOWN HALL

Cabinet considered the Old Town Hall report and the meeting was advised that the council wished to seek a tenant for the two-storey building under a new lease agreement. The council would appoint an agent to market the property widely and transparently, to ensure all interested parties have a chance to view, explore its potential and make an offer.

A letting would provide an ongoing revenue stream and help mitigate against its empty property costs. For example, this currently unoccupied building costs the council approximately £13,500 per year in rates, utilities, maintenance and insurance.

A significant amount of renovation work was required to bring the Old Town Hall up to standard and these renovations costs would be reflected in any lease deal to be agreed. These costs could either be reflected in the initial lease price asked, or by offering a rent-free period in the first year, or a reduced rent over one or two years; if required and was subject to negotiation.

The following Members spoke under council procedure 20.1:

Councillor Keen;
Councillor Yates;
Councillor Whitehead;
Councillor Duckworth.

Councillor Pugh proposed Councillor David Saunders seconded and Cabinet agreed the following recommendations:

1. To let the property via a commercial lease, detailed as option 1 in the cabinet report;

2. To give delegated authority to the Director of Property, in consultation with the Principal Surveyor to market the premises and negotiate Heads of Terms for a lease

and;

3. To give delegated authority to the Director of Law and Democracy to sign all documents necessary to give effect to the disposal.

812. TOWN CENTRE PARKING REVIEW UPDATE

Members discussed the motion that had been proposed by Councillor Crittenden and adopted by Full Council on 12 January 2022. The motion to Council observed that the growth of town centre residential developments throughout the District were putting pressure on residential and visitor parking, to the detriment of both residents and visitors.

Cabinet was advised that whilst it was within the Local Plan, in accordance with National Policy and consistent with climate change targets, that parking facilities would not be required or expected for residential development planning applications within town centres, this did not take into account the needs of workers, especially keyworkers, or residents with disabilities, who genuinely need access to their own transport. Few of those most affected were in a position to pay for resident parking schemes or annual season tickets for car parks. The result had been increased pressure on what limited parking was available in the streets surrounding town centres and beyond.

Thanet District Council recognised these challenges and was therefore committed to undertake a district wide impact assessment of increased pressures on both on and off street parking in all town centres arising from the expansion of town centre residential development. This would take into account relevant factors such as access to electric vehicle charging, public transport links, cycle storage and pedestrian safety (especially at night).

This review would be conducted in consultation with KCC, ward councillors, other stakeholders (e.g. public transport providers) and the public, in order to develop solutions that supported the community, recognising the need for some groups to have access to safe personal transport due to either work conditions or disadvantage. The review would also consider disabled parking provisions across the district. A well evidenced strategic review of parking across the district would help develop a district wide parking strategy.

The following Members spoke under council procedure 20.1:

Councillor Austin;
Councillor Wing;
Councillor Crittenden;
Councillor Whitehead;
Councillor Yates.

Councillor Saunders proposed, Councillor Bob Bayford seconded and Cabinet agreed to adopt recommendation 3.1 (cited in the options section of the report) and agreed to undertake a well evidenced strategic review of parking across the district and then develop a district wide parking strategy.

813. MARGATE LEVELLING UP FUND: THIRD PARTY GRANT

Members considered the report on the Margate Levelling Up Fund and were advised that in June last year Cabinet approved the decision to submit a Levelling Up Fund bid to central government to enable EKC Group to deliver the Margate Digital campus. In

October 2021 the bid was successful and the council was awarded £6.3m to enable delivery of this project.

The Council was the accountable body for the Levelling Up Fund, and as such had an agreement with central government to deliver the project, as outlined in the funding submission. However, it would be the responsibility of EKC Group to deliver the digital campus, as they were the experts in the field of education.

This funding would enable the delivery of a state of the art digital skills and training provision in the town centre, which would undoubtedly support the whole district's economic recovery and levelling up of its communities, both in terms of training opportunities and pathways, as well as increasing footfall in the high street.

EKC Group would be provided with the money through a funding grant agreement which would include the conditions required by the Council, for monitoring and evaluation of implementation progress as well as the expectations in relation to delivery of the project.

Councillor Yates spoke under Council Procedure 20.1.

Councillor Pugh proposed, Councillor Kup seconded and Cabinet agreed the following:

1. To approve the use of Grants which exceed £250,000 to third parties to deliver the agreed Department of Levelling Up Housing and Communities funded project:
 - £6,306,078 capital grant to the EKC Group, to deliver the Margate Digital project, identified in the Margate Levelling Up Funding bid;
2. That each grant agreement is signed under Deed, by the Director of Law and Democracy, and the Director of Finance and S151 Officer, and is witnessed by a Member of the Council.

814. MARGATE TOWN DEAL: PROJECT GRANT TO THIRD PARTIES

Cabinet discussed the report on the Margate Town Deal, project grants to third parties. The discussion confirmed that £22million had been allocated from the Department for Levelling Up, Housing and Communities that will be delivered by third parties.

The Margate Town Investment Plan included all those projects that would be delivered under this grant, and officers had been working with the Town Deal Board and delivery partners to progress the Green Book compliant business cases, in order to draw down the funding. The business case for the Creative Land Trust was completed last year and central government has awarded the funding for that project.

Trustees were currently being interviewed, and the Charity Commission has awarded the Trust with Charity status. This was an incredibly exciting time for the creative industries in Thanet, and the project brings with it significant opportunities for economic growth for the area. A capital sum of £6m was allocated to the development of the Creative Land Trust, with up to £900,000 in revenue to support participation and engagement for people in the district to engage with the creative sector, with a particular focus on building capacity and providing employment pathways.

Three more business case summary documents had since been submitted to central government which included the Coastal Wellbeing Intervention. As part of this programme of projects GRASS Cliftonville CIC was intending to deliver a project at the Oval Bandstand and Gardens.

In July 2021 the Council transferred the Oval Bandstand to GRASS Cliftonville CIC. GRASS Cliftonville CIC had developed a robust five year strategy, which set out a clear

commercial strategy to ensure that the new Cliftonville Pavilion was financially self funding on a sustainable basis. The Town Deal Funding would enable the delivery of improved facilities and help to unlock other funding.

In order to enable the Creative Land Trust and GRASS Cliftonville CIC to deliver, Cabinet was asked to agree the recommendations in the officer report.

Councillor Yates spoke under Council Procedure 20.1.

Councillor Pugh proposed, Councillor Jill Bayford seconded and Cabinet agreed the following:

1. To approve the payment of Grants to third parties to deliver the agreed Department of Levelling Up Housing and Communities funded projects. These grant payments are:
 - £6,000,000 capital grant to the Margate Creative Land Trust to deliver the outcomes identified in the Margate Town Investment Plan;
 - Up to £900,000 revenue funding for Participation and Engagement as part of the Scaling Margate's Creative and Production Intervention, and delivery of the Creative Land Trust;
 - £500,000 capital grant to GRASS for the Oval Bandstand and Gardens project;
2. That each grant agreement is signed as a Deed, by the Director of Law and Democracy and Director of Finance and S151 Officer, and is witnessed by a Member of the Council.

815. EXECUTIVE APPOINTED OUTSIDE BODY - MANSTON SKILLS AND EMPLOYMENT (MSE) BOARD

Cabinet support was requested for the Leader of Council's choice of nominee to be appointed to the Manston Skills and Employment (MSE) Board, an Executive outside body.

At its meeting on 14 October 2021 Full Council agreed to add Manston Skills and Employment (MSE) Board to the list of Executive outside bodies and the number of Councillors to be appointed to it, as described at paragraph 1.2 of the Cabinet report.

Councillor Ashbee proposed, Councillor Pugh seconded and Cabinet agreed to nominate Councillor Reece Pugh to the Manston Skills and Employment (MSE) Board.

Meeting concluded: 7.57 pm

Overview and Scrutiny Panel Review Report on Coastal Waste Collection Practices

Cabinet	16 June 2022
Report Author	Charles Hungwe, Senior Democratic Services Officer
Portfolio Holder	Councillor Bob Bayford, Cabinet Member for Environmental Services and Special Projects
Status	For Decision
Classification:	Unrestricted
Key Decision	No
Previously Considered by	Overview and Scrutiny Panel - 19 April 2022
Ward:	Thanet Wide

Executive Summary:

This is a covering report to introduce the report by the Coastal Waste Scrutiny Review Working Party after their investigations that started in October 2021, into how the Council could develop practices for keeping the district's beaches, promenades and the coastline clean and welcoming for visitors and the local communities. The review led to findings and proposals being presented and adopted by the Overview and Scrutiny Panel. Cabinet was then asked to consider those recommendations.

Recommendation(s):

To consider the recommendations from the Overview and Scrutiny Panel contained within the Coastal Waste Scrutiny Panel and decide which of those recommendations they wish to accept.

Corporate Implications

Financial and Value for Money

The report recommends the prioritising of resources for coastal waste activities. Due to the council's limited resources any prioritisation for these activities would most likely require the council to consider what other activities would need to be deprioritised in order to release and reallocate funding.

In other words, the council would need to reduce funding on other service areas or activities (via savings or service reductions) to provide the funding to pay for increased spending on Coastal Waste, if the council so wished.

As per recommendation 2, the need to reduce funding in other areas could be avoided if a broader range of income sources could be secured to fund these income. However, it would

be necessary for the council to have assurance that any income estimates were robust, reliable and sustainable before they could be included in the budget.

Legal

The role of scrutiny is set out in section 9F of the Local Government Act 2000. The council must also have regard to the statutory guidance on Overview and Scrutiny from the ministry of Housing, Communities and Local Government when exercising its functions.

Risk Management

Adoption of the recommendations in this report and as detailed in Annex 1 to the cabinet report, Cabinet would need to be aware of the financial implications which would arise. This is with particular reference to the need to identify additional resources to fund the implementation of those recommendations. The recommendations would also be best implemented through an action plan which would provide a better structure for carrying out the work. An action plan would also make it easier to monitor progress and measure the impact of the work done.

Corporate

This report is a result of the work undertaken by a working party that was tasked by the Overview & Scrutiny Panel to conduct an investigation into how best the Council could keep the district coastline and beaches clean. Findings from that piece of scrutiny work is now being shared with Cabinet to consider and make a decision.

Equality Act 2010 & Public Sector Equality Duty

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.

Protected characteristics: age, sex, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

This report relates to the following aim of the equality duty: -
(Delete as appropriate)

- To eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act.
- To advance equality of opportunity between people who share a protected characteristic and people who do not share it
- To foster good relations between people who share a protected characteristic and people who do not share it.

No implications arise directly but the Council needs to retain a strong focus and understanding on issues of diversity amongst the local community and ensure service delivery matches these.

It is important to be aware of the Council's responsibility under the Public Sector Equality Duty (PSED) and show evidence that due consideration has been given to the equalities impact that may be brought upon communities by the decisions made by Council.

Corporate Priorities

This report relates to the following corporate priorities: -

- Growth
- Environment
- Communities

1.0 Introduction and Background

- 1.1 This paper introduces the report by the Coastal Waste Scrutiny Review Working Party after their investigations that started in October 2021, into how the Council could develop practices for keeping the district's beaches, promenades and the coastline clean and welcoming for visitors and the local communities. The review led to findings and proposals being presented and adopted by the Overview and Scrutiny Panel. Cabinet was then asked to consider those recommendations.

2.0 The Scrutiny Review Process

- 2.1 At the meeting on 26 August 2021, the Overview and Scrutiny Panel set up a five member Coastal Waste Review Working party to conduct a scrutiny review of coastal waste collection practices in the district. The review topic was picked out of a list of topics that were identified by the Panel and that list forms part of the Overview and Scrutiny Panel work Programme.
- 2.2 The working party was given specific terms of reference as follows:
- a. To review how the Council ensures that its promenades and beaches are kept clear of rubbish and litter, compare this with other coastal authorities and make any recommendations that the panel feel will improve the service;
 - b. To review the current replacement waste/dog bin process at Thanet Council, compare this with other local authorities and to make any recommendations that the Panel feel will improve the service.
- 2.3 The scrutiny review findings and recommendations were considered adopted by the Overview and Scrutiny Panel on 19 April 2022. Members agreed to forward all of the recommendations contained to Cabinet for final decision.

3.0 Options

3.1 Cabinet could decide to agree as a whole or in part, the findings and recommendations of the Overview and Scrutiny Panel as detailed in the Scrutiny Panel report attached as Annex 1 to the cabinet report. Below is a summary of the twenty recommendations:

1. Thanet District Council should re-evaluate its corporate priorities to better reflect that beaches and coastlines are fundamental to the identity of Thanet as a tourism destination and as a result funding for their preservation and cleanliness should be prioritised;
2. To expand our resource base to enable Recommendation 1, we should explore a broader range of funding options, partnerships and models of delivery;
3. We should consider introducing bylaws and/or licensing conditions to control use of polystyrene containers, cardboard chip boxes & other frequently littered items;
4. TDC should look to promote a plastic free regime in Thanet;
5. TDC should develop flexible staff roles for beaches and the coastline;
6. TDC should consider approaching voluntary litter picking groups first when recruiting extra seasonal staff;
7. An annual litter bin survey should be carried out with the help of parish & Town Councils (and volunteer groups if appropriate);
8. Current work on modernising our bins - phasing out dog waste bins, reducing aperture size when bins are replaced, fitting the size of the bin to the location and making all bins 'smart', for example - should be progressed with all speed;
9. TDC should monitor use and effectiveness of dog waste bag stations;
10. TDC should set and publicise challenging performance indicators for beach & coastal cleanliness and establish a schedule of Council & public reporting on these;
11. TDC should adopt stronger public messaging on litter;
12. We should set up '2 minute beach clean' stations during peak visitor periods to encourage individuals and families to help, supported by paid Rangers;
13. TDC Operational Services should meet at least annually with coastal/seafront businesses to address issues relating to keeping seafront areas clean;
14. We should explore introducing bylaws and/or licensing conditions to require all businesses selling food to provide & service their own bins outside their premises;
15. TDC should conduct regular and spot checks on Commercial Waste contracts and publicise that this happens;
16. TDC should prioritise building mutually supportive relationships with Town & Parish Councils to collaborate on litter & waste eg via regular focused meetings;
17. TDC should acknowledge, support & celebrate the work of litter picking volunteers e.g. by providing bags/ equipment, helping with insurance/ health & safety advice, offering funding where possible and hosting an annual 'Thank You' event.
18. TDC should consider establishing a Thanet-wide Litter Forum involving voluntary groups and where appropriate Town/ Parish Councils;

19. TDC should establish a hotline/ single point of contact for litter groups to call for action eg to arrange pickup of bags, request supplies etc;
20. TDC should invest in the “Fix My Street” app again.

or

- 3.2 Cabinet could decide to reject the Overview and Scrutiny Panel report.

4.0 Next Steps

- 4.1 If Cabinet is minded to agree all or part of the recommendations, officers will then structure these recommendations into an action plan for implementation of the agreed recommendations.
- 4.2 Members of the Overview and Scrutiny Panel, could then be able to keep a watching brief of the progress regarding the implementation of the action plan.
- 4.3 Some of the recommendations would require an identification of the budget in order to allocate resources for carrying out the work required by those recommendations.

Contact Officer: *(Charles Hungwe, Senior Democratic Services Officer)*

Reporting to: *(Nick Hughes, Committee Services Manager)*

Annex List

Annex 1: Coastal Waste Scrutiny Review Report

Background Papers

None

Corporate Consultation

Finance: *Chris Blundell (Director of Finance)*

Legal: *(Insert name and job title)*

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Thanet District Council **Coastal Waste Scrutiny Review 19 April 2022**

05 April 2022/Final V/CH

Executive Summary and Recommendations	3
Digest of Recommendations:	3
Foreword	5
Members of the Coastal Waste Review Working Party	6
Introduction	7
Original Scope and Methodology	7
Evidence heard by the Scrutiny Review	9
Evidence from TDC officers, managers and Cabinet members:	9
Evidence from Town and Parish Councils:	11
Evidence from volunteer litter groups:	12
Recommendations of the Scrutiny Review	13
Prioritising and resourcing: Giving coastal waste management a higher priority	13
Preventing beach and coastal waste: Stopping the problem before it starts	14
Practicalities - Staffing: Flexibility + local knowledge = maximum effectiveness?	15
Practicalities - Bins: The right bin in the right place	15
Working in partnership: residents & visitors: Engaging public support	16
Working in partnership: coastal businesses: generating mutual benefit	17
Working in partnership: Town & Parish Councils: supporting each other	18
Working in partnership: voluntary groups: appreciating committed residents	19

Executive Summary and Recommendations

Thanet District Council serves the beautiful coastal towns and villages in East Kent; including Broadstairs, Margate, Ramsgate and Birchington. With 19 miles of stunning coastline, how the Council ensures its promenades and beaches are kept clear of rubbish and litter is of great importance to both the Council and both residents and visitors.

The Council's Overview and Scrutiny Panel agreed to carry out a Scrutiny Review the purpose being to look at the Council's coastal waste practices and recommend improvements where appropriate.

It was clear that an enormous amount of work is being undertaken by both the Council, volunteers, Parish Councils and local businesses to ensure that Thanet's beaches and promenades were kept clean. However, concerns were highlighted to the review that this work was not always as joined up as it could be and that there was a need to strengthen communications between the Council and the variety of local organisations.

The Review Panel hopes that its recommendations will act as a useful catalyst to further and better engagement between all of the groups and organisations with an interest in keeping Thanet's promenades and beaches clean. A digest of recommendations is set out below and the full conclusions included in the full report.

Digest of Recommendations:

1. Thanet District Council should re-evaluate its corporate priorities to better reflect that beaches and coastlines are fundamental to the identity of Thanet as a tourism destination and as a result funding for their preservation and cleanliness should be prioritised.
2. To expand our resource base to enable Recommendation 1, we should explore a broader range of funding options, partnerships and models of delivery.
3. We should consider introducing bylaws and/or licensing conditions to control use of polystyrene containers, cardboard chip boxes & other frequently littered items.
4. TDC should look to promote a plastic free regime in Thanet.
5. TDC should develop flexible staff roles for beaches and the coastline
6. TDC should consider approaching voluntary litter picking groups first when recruiting extra seasonal staff
7. An annual litter bin survey should be carried out with the help of parish & Town Councils (and volunteer groups if appropriate)
8. Current work on modernising our bins - phasing out dog waste bins, reducing aperture size when bins are replaced, fitting the size of the bin to the location and making all bins 'smart', for example - should be progressed with all speed.
9. TDC should monitor use and effectiveness of dog waste bag stations.
10. TDC should set and publicise challenging performance indicators for beach & coastal cleanliness and establish a schedule of Council & public reporting on these.
11. TDC should adopt stronger public messaging on litter.
12. We should set up '2 minute beach clean' stations during peak visitor periods to encourage individuals and families to help, supported by paid Rangers.

Agenda Item 4

Annex 1

13. TDC Operational Services should meet at least annually with coastal/seafront businesses to address issues relating to keeping seafront areas clean.
14. We should explore introducing bylaws and/or licensing conditions to require all businesses selling food to provide & service their own bins outside their premises.
15. TDC should conduct regular and spot checks on Commercial Waste contracts and publicise that this happens
16. TDC should prioritise building mutually supportive relationships with Town & Parish Councils to collaborate on litter & waste eg via regular focused meetings.
17. TDC should acknowledge, support & celebrate the work of litter picking volunteers e.g. by providing bags/ equipment, helping with insurance/ health & safety advice, offering funding where possible and hosting an annual 'Thank You' event.
18. TDC should consider establishing a Thanet-wide Litter Forum involving voluntary groups and where appropriate Town/ Parish Councils.
19. TDC should establish a hotline/ single point of contact for litter groups to call for action eg to arrange pickup of bags, request supplies etc
20. TDC should invest in the "Fix My Street" app again

Foreword



I wish to thank my small group of fellow councillors who were members of the Coastal Review Working Party, also the individual volunteers and volunteer litter picking groups and Parish and Town Council representatives who attended the various sessions where the working party was taking evidence that was then used to come up with this report.

It's been a really interesting exercise for us as councillors to get an insight into the mammoth effort that council staff and the many volunteers undertake to keep our coastal areas clean and tidy. I would also like to thank Thanet District Council officers for their input to support this review project and officers from Democratic Services for their help in putting this report together. A number of ideas have been identified in this report which if implemented will successfully lead to a more effective approach for keeping our coastline clean and attractive to both our local communities and visitors to our district.

With budgets becoming tighter each year we feel that some of the recommendations can be implemented fairly easily with little or no cost and hopefully go to make a big difference. Once the report is presented to the Overview and Scrutiny Panel, Members will forward the report and its various recommendations to Cabinet for action in due course.

Cllr Phil Fellows
Chairman Coastal Waste Scrutiny Review

Members of the Coastal Waste Review Working Party



Councillor Phil Fellows (Chair)



Cllr Trish Austin



Cllr Heather Keen



Cllr Marc Rattigan



Cllr Tomlinson

Introduction

As part of the Overview and Scrutiny Panel's scrutiny review topics, and later the Work Programme, the Panel agreed to carry out a Coastal Waste Scrutiny Review and a working party comprising five Members of the Panel was established on 26 August 2021. The purpose of the review was to conduct a review of the council's coastal waste practices and recommend improvements where appropriate.

Original Scope and Methodology

The investigation was specifically asked to review how the Council ensures that its promenades and beaches are kept clear of rubbish and litter, compare this with other coastal authorities and make any recommendations that the Panel feel will improve the service.

The investigation was further asked to review the current replacement waste/dog bin process at Thanet Council, compare this with other local authorities and to make any recommendations that the Panel feel will improve the service.

The working party held a number of meetings in which they engaged stakeholders in discussion to get different views to the current problems affecting coastal waste in Thanet and the current efforts of Thanet District Council, various community groups and businesses that operate along the coastline. These stakeholders included the following groups:

- a. Community volunteer litter picking groups
- b. Local Businesses
- c. Parish Councils
- d. Thanet District Council

Community Volunteer Litter Picking Groups

Representatives from the following groups attended a meeting in the Council Chamber on 15 November 2021:

Friends of Botany Bay and Kingsgate;
Ramsgate Litter Forum (umbrella body for Ramsgate litter groups);
Rise Up Clean Up;
Broadstairs Town Team;
Birchington Anti-Litter Group;
Westgate Against Rubbish;
From Wilderness to Wonderland (Westbrook Litter Group).

Local Businesses

From the eighteen local businesses that were invited to attend a meeting with the working party only four accepted the invitation and the meeting was cancelled. The four businesses that agreed to take part in the review were as follows:

The Bus Cafe;
Broadstairs Chamber of Commerce;
Broadstairs Tourism and Leisure Association;
Your Leisure.

Parish Councils

A virtual meeting was held on 4 November 2021 and two representatives from each of the following Parish/Town Councils attended:

Birchington Parish Council;
Broadstairs Town Council;
Ramsgate Town Council.

Thanet District Council

The working party engaged the Council's lead Cabinet Members and officers on the subject through two virtual meetings held on 21 October and 10 November 2021. The following Council officials took part in the discussions:

Councillor Bob Bayford, Cabinet Member for Environmental Services and Special Projects;
Councillor Reece Pugh, Deputy Leader and Cabinet Member for Economic Development;
Director of Communities;
Director of Regeneration;
Director of Operations;
Education Officer;
Tourism Manager.

Key Questions

The working party used a series of key questions to initiate discussions and gather feedback responses from the attendees of the various review sessions. The questions included the following:

Questions for TDC officers, managers and Cabinet members:

1. What did we learn from this year that we will do differently next season? Which locations/ aspects of coastal waste management this year are we most pleased with and why? Which locations/ aspects of coastal waste management have caused the most challenges this year, and what do officers plan to do to address them next year?
2. Have we gathered any successful or innovative ideas from other authorities?
3. Does patrolling/handing out litter bags/ reminding people to take litter home have positive results? Do we plan to hand out beach clean kits in future?
4. Did we have the extra bins at the right places and enough of them?
5. What role will recycling play in our coastal waste management strategy in future?
6. What single change, within existing budgets & circumstances, would help us manage coastal waste better in future?

For voluntary groups, town and parish Councils:

1. What types of beach cleaning and related activities do you undertake, how often and why? Do you do this under the auspices of TDC (e.g. via a formal contract) or otherwise?
2. How do you obtain information from TDC about coastal waste management issues? Is the information you receive adequate and timely? If not, how could this be improved?
3. Which aspects of coastal waste management do you feel are working well and which are not? Do you have suggestions for how to build on the positives and/ or address the less satisfactory aspects? What would it take to achieve these?

4. Do you have other partnerships, sponsorships or ways of working that are worth sharing with other groups and/ or TDC? What are the benefits of these?
5. What single change would you like to see take place to help us all manage coastal waste better in future?

The working party also studied a number of TDC policy and beach management documents that included the following:

The Destination Management Plan

Summer season in Thanet: Statistics show impact of Beach Management Plan

[Summer season in Thanet: Stats of impact of the Beach Management Plan](#)

Beach Management Plan 2020

[Beach Management Plan 2020 - Thanet](#)

Rubbish bag dispensers installed

[Rubbish bags dispensers installed along Thanet beaches](#)

Council prepares for Summer 2021

[Council prepares for summer season to start three months early - Thanet](#)

Evidence heard by the Scrutiny Review

The working party heard evidence from various groups of witnesses through sessions held on the dates below. These sessions were a mixture of virtual and in person meetings:

- 06 October 2021
- 21 October 2021
- 04 November 2021
- 10 November 2021
- 15 November 2021

Evidence from TDC officers, managers and Cabinet members:

At the working party's first meeting that was held online, Members heard from the Director of Operations, Corporate Director of Communities and and Cllr Bob Bayford, Cabinet Member for Environmental Services and Special Projects. Members heard of the excellent work operatives had done throughout the two previous seasons under extreme circumstances caused by the covid-19 pandemic and budgetary constraints faced by Thanet District Council. This included the following:

- Beach litter picks had taken place on a daily basis;
- Each of the main bays received a tractor beach rake every day;
- The promenade was litter picked by two teams of two people from 6am to 6pm everyday;
- There were on site beach cleaners at the 4 main bays who did an early shift and a late shift;
- Bins were emptied by a vehicle twice a day. Sometimes a domestic round waste vehicle was also required to provide additional capacity, in order to collect the volume of waste;
- 40% more rubbish had been collected than previously recorded;
- There had been 42 bins for recycling available on the beaches, however contamination of these bins was a problem. There was also an additional cost to collection of multiple types of waste from the beach, as a separate recycling collection vehicle was required.

Agenda Item 4

Annex 1

The above activities should be viewed in the context of the Service having an annual budget of £125,000. This had been supplemented last year by one-off Covid support funding of around £61,000. Council staff faced a number of challenges in conducting their work activities, particularly during the peak summer period. They included the following:

- The abuse of toilet cleaning staff and beach cleaners by beach users;
- The amount of littering had been extreme;
- Traffic around beaches made access difficult for vehicles to get where they needed to be;
- It was difficult to retain seasonal staff towards the end of the season as they were looking for winter employment elsewhere;
- The bins needed to be in areas of high footfall, but also where there is easy vehicular access for emptying. The number of bins was limited by resources available to empty them;
- Bulky waste left by the beach bins was a problem. Beach goers needed to be educated and informed to tackle this behaviour;
- Funding was severely limited. Without the Covid support funding it would not have been possible to offer the service seen during this summer.

The same service could not be offered into 2022/23 without additional funding, therefore tough decisions needed to be made about what services were a priority for the Council.

The Corporate Director of Communities advised of strategies that had been lined up for 2022/23:

- In 2022/23, bins would be GIS mapped, with a QR code on. This would allow outlying bins to be left until a member of the public advised that they needed emptying before a team was sent to empty it, and would avoid trips to empty bins that were not full.
- The team was considering fixed aperture bins to protect contents from wind and seagulls.

The enforcement team explained about the new coastal Public Space Protection Order (PSPO):

- There had been positive engagement with the Police, the RNLI, Southern Rail and other partners resulting in improved intelligence gathering and sharing.
- Several public awareness sessions had been held to raise awareness of PSPO provisions.
- There was currently only one officer who could issue a PSPO; however this would change if the role was added to the job description of parking enforcement officers;
- The PSPO may be amended in future to include extra provisions eg feeding of seagulls;
- The Council received money from PSPO fines (£80 reduced to £60 if paid promptly).

In addition:

- Covid Ambassadors had been visiting properties to offer advice, and Covid Marshalls were present in high footfall areas to advise about Covid restrictions;
- Joint working with the Multiagency Task Force had been successful. At the start of the season, it had stopped a gang related drug and antisocial behaviour incident that could have continued over the summer;

The group heard from the Council's Education Officer about activities that took place in 2021/22 that were expected to continue next year, and new strategies and projects being formulated:

- Anti-littering events were a success, and merchandise with the anti-littering message were available to purchase from the Visitor Information Centre. New signage had been erected,

including about the PSPO, particularly regarding dogs on beaches. Beach stewards had issued black sacks to beach goers to encourage them to pick up their rubbish;

- Volunteer litter pickers were supported through provision of bags, storage space, waste collection and social media support. Awards for volunteers were also under consideration;
- There were now 62 dog waste bag stations in the District. A tree was planted for each to offset the carbon impact. Individuals and organisations can sponsor the bag distribution points at a cost of approximately £230;
- There is a new Litter Lotto on bins. This is discreetly funded by McDonalds via an app;
- Work was done with schools to combat littering.

The Education Officer confirmed that the 2022 Great British Spring Clean would focus on beaches and TDC staff would be encouraged to take part.

The meeting with Tourism officers brought up a number of issues. In particular:

- cleanliness is one of the foundations that is high on visitors' lists when considering a destination to visit. Visitor surveys were last conducted 3 years ago and unfortunately there is no current data on what visitors' views are on cleanliness based on recent visits;
- mention was made of a Beach Liaison Group that used to meet and had been useful.

Evidence from Town and Parish Councils:

Discussions with Town and Parish Councils were interesting. A number of views were conveyed through a virtual meeting.

- All expressed willingness to do more with TDC to clean up coastal areas around the district. This included willingness in principle to consider using/ raising precepts to give additional services to 'pick up some slack' where TDC street cleansing services fall short. Town and Parish Councils were already undertaking tasks voluntarily, some more than others - for example, Westgate and Ramsgate have their own operatives out daily cleaning rubbish and litter where needed. All sponsor litter groups with grants and equipment.
- Towns and Parishes need to be included in conversations and need to be consulted. Some felt their work was taken for granted and decisions imposed rather than discussed, although they knew their areas best and might have constructive ideas to offer.
- Towns and Parishes felt TDC needed to improve its information sharing with the public about coastal waste initiatives. Social media campaigns are cheap & effective, and more use should be made of these.
- There were many concerns about seafront bins:
 - Some areas of seafront (eg in Birchington & Ramsgate) are without any bins.
 - In some areas bins are constantly overflowing. There were different opinions here: some contributors felt these need replacing with bigger bins; others felt the very large Euro bins on the seafront are unsightly and do not give a good impression.
 - Schedules of bin emptying seem to be sporadic.
 - Timescales to replace worn, used and broken litter bins are poor, giving seafronts the appearance of being uncared for. Painting and cleaning of bins is also poor. Ramsgate Town Council technicians undertake painting and jet washing of bins in their area.

- Winter bin provision is poor. We have visitors here now for winter season, and walking is a lot more popular since covid. Seafront litter is now an all year round issue.

Evidence from volunteer litter groups:

Members heard many thoughts from the litter and interest groups the working party met with, who came from all over the isle. An in-person meeting was held in the Council Chamber. The key messages from all were similar, including:

- Volunteers are keen to improve their local environment and are an untapped free workforce. All groups were prepared to do more if there was more interaction & support from TDC;
- Many groups had no formal communication with TDC and felt unacknowledged and unappreciated, which was disappointing. With greater recognition and encouragement, a culture of civic pride could be achieved, and more volunteers recruited;
- Some stated they had stopped making reports to the council (e.g. of fly tipping, overflowing bins etc) as they found it too difficult via the website or never received acknowledgement. Many asked for reinstatement of the Fix My Street app, which can be used 'on the hoof';
- Most groups operated on an ad hoc basis, with litter picking sessions advertised mainly via social media, while some had regular time slots and membership arrangements.

Some groups had developed new partnerships and ways of working - for example:

- Ramsgate has established the Litter Forum, an umbrella body which brings TDC, RTC and voluntary groups together to address issues and plan joint activities, including a full annual Spring Clean programme. On its action plan are bin surveys and work on 'grotspots';
- The Friends of Botany Bay and Kingsgate have established themselves as a Community Interest Company and employ a part-time beach cleaner (one of their volunteers), following serious litter issues which were too severe for volunteers to cope with. They have undertaken fundraising and obtained sponsorship from Southern Water to support this;
- Groups recommended taking on local volunteers, as FBBK have done, rather than agency staff to provide extra summer cover. Volunteers with their local knowledge would be more effective and committed, and not paying agency fees would free up budgets, allowing for more hours of work, and compensate for extra management time needed for initial setup.

Groups also recommended:

- undertaking bin surveys across the Isle and maintaining lists of where bins should be that are accessible to volunteers and Town/ Parish Councils;
- removing/ phasing out dog waste bins and replacing with ordinary bins;
- creating more flexible paid roles combining cleaning, litter and parking enforcement;
- exploring all avenues to bring in income to enhance beach/ coastal cleaning - eg
 - a levy towards general waste management on top of usual beach cleaning fees for film shoots and others using our beaches for commercial enterprises;
 - chargeable advertising banners on beach railings;
 - restitution/ compensation from Southern Water after several raw sewage spillages;
 - sponsorship from local firms (particularly developers of seafront homes);
 - installing extra income-generating beach huts, particularly in places that do not have them (eg Ramsgate Main Sands);

- TDC working with voluntary groups to bid for funding streams occasionally available to enhance e.g. recycling on the seafront.

Recommendations of the Scrutiny Review

The Panel then undertook a series of private meetings to carefully consider and evaluate the evidence it had heard and create its recommendations. In the process of doing this it identified many areas of excellent work that were already being undertaken in order to keep promenades and beaches clean.

In particular the Panel wished to acknowledge a number of areas:

- The commitment of the current operational services team was very good and they did an excellent job considering the level of resources available to them.
- The current education work and working with the local community is excellent.
- The local community contribution to the cleanliness of the isle was highly valued.

The panel have created 20 recommendations and have collated these into seven broad themes, these being:

- Prioritising and resourcing: Giving coastal waste management a higher priority.
- Preventing beach and coastal waste: Stopping the problem before it starts.
- Practicalities - Staffing: Flexibility + local knowledge = maximum effectiveness?
- Practicalities - Bins: The right bin in the right place
- Working in partnership: residents & visitors: Engaging public support
- Working in partnership: coastal businesses: generating mutual benefit
- Working in partnership: voluntary groups: appreciating committed residents

Prioritising and resourcing: *Giving coastal waste management a higher priority*

Recommendation 1: Thanet District Council should re-evaluate its corporate priorities to better reflect that beaches and coastlines are fundamental to the identity of Thanet as a tourism destination, and as a result funding for their preservation and cleanliness should be prioritised.

We are recommending this because:

Thanet's beaches are arguably Thanet's biggest tourist attraction and are a key part of its identity, therefore it is vital that they need to be kept pristine. The evidence that was presented to the review panel indicated that cleanliness is a key factor for visitors in deciding whether to visit the district. In addition, beach and street cleaning are also consistently the highest priorities for Council tax payers in annual residents' surveys. As such, it seems justified that the panel asks that the priorities of the Council are revisited to reflect those of visitors and residents. In addition further recommendations from later within this report will assist in maximising both the total budget and its use.

Thanet's coast is also a large area of Special Scientific Interest, so it is important, both for its intrinsic natural value and as a visitor attraction, that we protect and preserve it.

Recommendation 2: To expand our resource base to enable Recommendation 1, we should explore a broader range of funding options, partnerships and models of delivery

We are recommending this because:

There are many ways that the Council could use to increase the resources available that it does not currently routinely use. These include:

- Obtaining extra funding from sponsorship (see below) or bids to external sources;
- Ensuring the waste team is part of discussions with large-scale external beach users (eg film crews) and receives a share of fees received;
- Working with Town & Parish Councils and voluntary groups (see below) who may assist or lead on cleaning specific areas - eg Botany Bay now has a dedicated p/t beach cleaner, employed by Friends of Botany Bay & Kingsgate (FBBK) CIC.

The Panel did hear evidence and appreciates that the Council does not currently have the resources to produce and support bids for additional funding. However, if, as the panel suggests within recommendation 1, the corporate priorities of the Council are amended, then it would be reasonable justification for resources allocated to support bids for additional funding. Additionally if the Council worked more closely with our partners such as voluntary groups and Town and Parish Council additional funding could be unlocked as with additional support they could bid for/access streams of funding that were not open to the Council.

Preventing beach and coastal waste: *Stopping the problem before it starts*

Recommendation 3: We should consider introducing bylaws and/or licensing conditions to control use of polystyrene containers, cardboard chip boxes & other frequently littered items

We are recommending this because:

Polystyrene containers and cardboard chip boxes contribute substantially to beach and promenade litter, so controlling their use has the potential to reduce our litter problem at source. The Panel did hear evidence that other Councils (e.g. Oxford) have banned polystyrene containers successfully, this allows us to use existing peer knowledge, which should make the process easier and less likely to challenge. In addition, exploring other alternatives and working with vendors to move to these alternatives could help foster a culture of joint responsibility for keeping the area clean with our coastline businesses.

Recommendation 4: TDC should look to promote a **plastic free** regime in Thanet

We are recommending this because:

Plastics make up a high percentage of beach waste, and also represent a danger to marine and shoreline life. Thanet District Council has declared a climate emergency and becoming plastic-free would help us move towards our 2030 target. Broadstairs Town Council has already agreed a

Plastic-Free Broadstairs strategy which could be monitored for its impact/ act as a model for TDC to create its own strategy.

Practicalities - Staffing: *Flexibility + local knowledge = maximum effectiveness?*

Recommendation 5: TDC should develop flexible staff roles for beaches and the coastline

We are recommending this because:

The Panel heard evidence that TDC were considering plans for multifaceted roles incorporating beach cleaning, issuing fines for littering and monitoring parking etc. The Panel is encouraged by this and believes these could achieve best value & tackle several related problems at once. The Panel acknowledges that the current Bay Inspectors did a good job within a limited remit. The Panel feels that a multi faceted role a so called 'Beach Ranger' with knowledge of a particular beach/stretch of coast who could use local intelligence to catch offenders, but also develop relationships with local voluntary groups and support visitors taking part in 2-minute beach cleans would be a good way of implementing the suggested way forward.

Recommendation 6: TDC should consider approaching voluntary litter picking groups first when recruiting extra seasonal staff

We are recommending this because:

The panel heard evidence that using agency staff was very expensive as agency fees increased the hourly rate compared to permanent staff. Whilst hiring directly takes more management time initially, it is cheaper and more flexible. If voluntary litter pickers were used it would be more efficient as the volunteers know their area, have a high level of commitment and will appreciate the income and recognition that paid work confers.

The Friends of Botany Bay and Kingsgate (FBBK) runs this model successfully and is happy for local volunteers to be employed via their Community Interest Company (CIC) if casual employment with TDC is not possible for any reason.

Practicalities - Bins: *The right bin in the right place*

Recommendation 7: An annual litter bin survey should be carried out with the help of parish & Town Councils (and volunteer groups if appropriate)

We are recommending this because:

Given the overall reduction in funding for local government it is important to make best use of resources that the Council has and so it is important to know what the Council has, and what condition those assets are in. This knowledge would allow the Council to better and more efficiently respond to issues surrounding bins.

Ramsgate Litter Forum's two bin surveys have identified that there are anomalies in provision & inaccuracies in TDC's master list of bins. These surveys have generated valuable information and have helped to create improvement proposals. By involving town and parish Councils in the

undertaking of these surveys, TDC can maximise the town and parish Councils' knowledge of local patterns of use and can contribute to ensuring bins are sited most effectively.

Recommendation 8: Current work on modernising our bins - phasing out dog waste bins, reducing aperture size when bins are replaced, fitting the size of the bin to the location and making all bins 'smart', for example - should be progressed with all speed.

We are recommending this because:

Dog waste bins are unsightly and limited in their use; they are small and are not designed to hold other rubbish. Bagged dog waste can be put in any of the Council's litter bins, therefore replacing dog bins with ordinary litter bins will increase capacity and flexibility for dog walkers and the general public alike.

The Panel heard evidence that reducing aperture size when bins were replaced lowers chances of contamination and spreading of waste by wind and seagulls. Adopting new approaches and technologies such as this will in turn save significant staff time, allowing for those resources to be used elsewhere. Other examples the Panel heard as evidence that the Council should consider included:

- the ability to report full bins via a 'hotline' or QR code will reduce litter, help the public help us (see below) and send the message that we are a responsive Council;
- Use of smart bins that could remotely tell collection teams when they were full and so allowing for targeted collection of full bins rather than regularly visiting partially full or empty bins. This technology in particular has great potential for maximising the effectiveness of service, given the modest resources that are available.

Recommendation 9: We should monitor use and effectiveness of dog waste bag stations

We are recommending this because:

Dog waste bag stations are a service to the community but can be easily abused, however there is no current data on their use. As there is no data on their use it is difficult to assess their effectiveness and ways that this could be improved. The stations require regular refilling which requires extra staff time and empty bag stations are of no use and send a negative message to communities. TDC should also engage with the suppliers of the stations to reconsider their design (so only one bag can be accessed at once, as with e.g. tubs of wet wipes).

Working in partnership: residents & visitors: *Engaging public support*

Recommendation 10: TDC should set and publicise challenging performance indicators for beach & coastal cleanliness and establish a schedule of Council & public reporting on these

We are recommending this because:

Establishing & publicising performance data in this area will help improve standards, establish a culture of continuous improvement and ensure appropriate scrutiny of this work. This approach will encourage buy-in and commitment by reassuring both residents and visitors that TDC is prioritising cleanliness.

The Council could work with partner agencies (such as Southern Water) to see if performance data is already available on related topics that could assist. This transparency would assist in obtaining support and ideas from other partners who may be able to help in addressing issues that arise,

Having this data allows for successes to be publicised and used in future promotional campaigns.

Recommendation 11: TDC should adopt stronger public messaging on litter

We are recommending this because:

The Council should have a simple and easy to understand unified message regarding litter. The panel felt after hearing evidence there had been a wide variety of banners, posters and branding in previous years.

The panel felt that there were a number of different mediums that could be utilised to put across our message that leaving litter is antisocial & unacceptable:-

- The large, clear, simple 'the bin is over there' banners have worked well over the past year.
- Tannoy announcements on beaches.
- Advance information on social media and at visitor arrival points such railway stations;
- The Council should seek to obtain maximum publicity when fines are issued for littering, to deter other potential offenders and show we are serious about tackling litter.

Recommendation 12: We should set up '2 minute beach clean' stations during peak visitor periods to encourage individuals and families to help, supported by paid "Beach Rangers" (if recommendation 5 is agreed).

We are recommending this because:

Litter picking can be a fun activity, particularly for children and families, especially if small rewards, child-friendly features are involved. Seeing other visitors beach cleaning helps establish a culture of shared responsibility for keeping the beach as we would wish to find it and will make other beach users think twice about dropping or leaving litter and potentially encourage others to join in with beach cleaning. By getting children involved with beach cleans at an early age they are more likely to grow into teenagers and adults who dispose of waste responsibly, thus hopefully addressing the issue of littering before it can start.

Working in partnership: coastal businesses: *generating mutual benefit*

Recommendation 13: TDC Operational Services should meet at least annually with coastal/seafront businesses to address issues relating to keeping seafront areas clean.

We are recommending this because:

It is in all of our interests to keep seafront areas in pristine condition throughout the year. Seafront businesses are ideally placed to monitor and help pinpoint where problems arise and suggest solutions. Having at least an annual meeting where this and other information can be shared between businesses and the Council would be hugely beneficial to both parties. Businesses can

be encouraged to contribute e.g. by providing bins outside their premises and/ or sponsoring seafront bins as Blueberry Homes plan to in Ramsgate.

Recommendation 14: We should explore introducing bylaws and/or licensing conditions to require all businesses selling food to provide & service their own bins outside their premises

We are recommending this because:

Food waste and packaging from takeaways & food businesses forms a significant part of beach and coastal litter and is attractive to seagulls, which shred and spread it. All businesses have a responsibility to ensure they do not generate extra litter and it is also in businesses' interests to help keep their surroundings clean and pleasant as this will make their business more attractive to potential customers. The Panel understood from the evidence received that rubbish taken off a premises is no longer the responsibility of that business; however there were many examples of businesses going above and beyond their basic responsibilities. Codifying this best practice as additional conditions would help to ensure that this positive behaviour was embedded across the isle.

Recommendation 15: TDC should conduct regular and spot checks on Commercial Waste contracts and publicise that this happens

We are recommending this because:

It is important to be clear that many businesses demonstrate responsible waste disposal practices, this shouldn't preclude the Council from ensuring businesses have appropriate waste contracts & adhere to contract conditions. Checks can reveal misuse and inappropriate siting of commercial bins and a regular regime of checks can promote dialogue between the Council and traders. In addition the dialogue between the Council and traders can also serve as an opportunity to raise awareness of and to promote the Council's own commercial waste service. The Panel were also aware of a number of satisfied customers of the Council's waste service that were happy to assist in promoting the service and this could be really beneficial.

Working in partnership: Town & Parish Councils: *supporting each other*

Recommendation 16: TDC should prioritise building mutually supportive relationships with Town & Parish Councils to collaborate on litter & waste eg via regular focused meetings.

We are recommending this because:

The Panel heard evidence from Town & Parish Councils that they can and do want to help TDC with this issue, and in some cases were already undertaking work previously done by TDC. Town & Parish Councils also often hold hyperlocal information that is valuable to TDC, but is not necessarily known at a district level. Town & Parish Councils may have greater flexibility of operation and/ or access to different sources of funding which can usefully be pooled such as not having the 2% cap on Council Tax increases. The Panel also felt that the Investment of officer time in building these synergistic relationships can save time and greatly expand available resources in the longer term.

Working in partnership: voluntary groups: *appreciating committed residents*

Recommendation 17: TDC should acknowledge, support & celebrate the work of litter picking volunteers by continuing to provide essentials such as waste bags, but also by providing basic equipment such as bin rings, gloves and litter pickers, helping with insurance/ health & safety advice, offering funding where possible and hosting an annual 'Thank You' event.

We are recommending this because:

TDC relies heavily on the excellent regular work of litter picking groups and individual volunteers across the Isle who give up their time to improve their environment. These residents are the community's eyes and ears on the street; their local knowledge and ideas for improvement are invaluable and free. Currently there is no official thank you outside of informal ad-hoc arrangements. Through providing official acknowledgement and publicity we can help litter pickers feel valued and encourage new volunteers to join in.

Recommendation 18: TDC should consider establishing a Thanet-wide Litter Forum involving voluntary groups and where appropriate Town/ Parish Councils.

We are recommending this because:

A Thanet wide Litter Forum would greatly improve information flows and relationships, as the Ramsgate Litter Forum has done during its 5 years of operation. TDC's Education Officer already runs a "Sustainable Partnerships" group and if the Litter Forum could evolve from this it should not require additional TDC staff time. Such a group would help to increase community participation & engender greater pride of place.

Recommendation 19: TDC should establish a hotline/ single point of contact for litter groups to call for action eg to arrange pickup of bags, request supplies etc

We are recommending this because:

The Panel heard evidence that voluntary groups regularly came to rely on an individual member of staff, but if roles change they were left without support and information. This is not helpful and could be improved by use of a specific number that could be answered by multiple members of staff. It was up to TDC to make volunteers' efforts as easy for them as possible. Volunteer time is not free, but can often be treated as such, inconveniencing and disillusioning those who are already giving up their time to help improve our environment. By making a relatively small change to be more responsive, we improve mutual efficiency and build positive relationships.

Recommendation 20: TDC should invest in the "Fix My Street" app again

We are recommending this because:

The Panel heard evidence from residents and voluntary groups that the Council website was difficult to use, particularly 'on the hoof' when out and about, while Fix My Street was much easier to use.

Agenda Item 4

Annex 1

An easy-to-use app is likely to be used more often and more promptly, thus enabling more timely & efficient clean-ups where problems arise. Whilst the set up of the app will involve investment, it will enable quicker and more efficient response, saving the extra beach & street cleaning a late response often requires.

Approval of TLS, Resident Involvement Strategy 2022-2025

Cabinet:	16 June 2022.
Report Author:	Sally O'Sullivan, Tenant and Leaseholder Services Manager.
Portfolio Holder:	Cllr Jill Bayford, Cabinet Member for Housing.
Status:	For Decision.
Classification:	Unrestricted.
Key Decision:	Yes.
Reasons for Key:	An Executive Decision that involves the approval of the Resident Involvement Strategy 2022-2025 to be adopted and published by the Council's Tenant and Leaseholder Services (TLS).
Ward:	N/A.

Executive Summary:

This report seeks authority for the Council to adopt the Resident Involvement Strategy.

Recommendation(s):

Cabinet is asked to:

1. Approve the adoption of the new Resident Involvement Strategy.

Corporate Implications

Financial and Value for Money

This strategy is deliverable from the existing budget provision for the TLS Resident Involvement service.

Legal

As a registered social landlord, the council has a regulatory responsibility to ensure there are a wide range of opportunities for residents to influence services and that we understand and respond to the diverse needs of tenants. As set out in the Regulator of Social Housing's [Tenant Involvement and Empowerment Standard](#).

Corporate

Our Housing and Planning Service plan describes how we contribute to the council's priorities, it tells us that our key focus is 'to ensure the provision of a high quality, cost effective service to residents'.

We know that involving residents in the design and delivery of services is a key part of achieving good services that meet the needs of our residents.

Risk Management

As a social landlord, the council is regulated by the Regulator for Social Housing (RSH). The RSH have published a Tenant Involvement and Empowerment Standard. Without an adopted and implemented Resident Involvement Strategy the council risks failing to meet the requirements of the regulatory requirements. Effective resident involvement also supports the council's aim to provide a high quality and improving tenant and leaseholder service.

The tenant and leaseholder service include a dedicated resident involvement team, focused on the delivery of this strategy. The strategy has been shared and discussed with the Thanet Tenants and Leaseholders Group, who will also have a role in monitoring its implementation.

These arrangements ensure that the risk of not implementing the strategy is low.

Equality Act 2010 & Public Sector Equality Duty

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.

Protected characteristics: age, sex, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

This report relates to the following aim of the equality duty: -

- *To advance equality of opportunity between people who share a protected characteristic and people who do not share it.*

The council's tenants and leaseholders include residents that have protected characteristics as set out in the Public Sector Equality Duty. The strategy is subject to a completed Equalities Impact Assessment, attached to this report.

CORPORATE PRIORITIES

This report relates to the following corporate priorities:

- *Communities*

1.0 Introduction and Background

- 1.1 The Council's new Tenant and Leaseholder Service was launched on 1 October 2020.
- 1.2 As part of the pledged service improvement, the council must provide a wide range of opportunities for residents to influence and scrutinise housing services. As set out in the Regulator of Social Housing, Consumer Standard, Tenant Involvement and Empowerment Standard.
- 1.3 The Strategy we are looking for approval by cabinet today sets out our provision of involvement opportunities for residents which we want to adopt and publish on the Council's website.

2.0 The Resident Involvement Strategy

- 2.1 Our Housing and Planning Service plan describes how we contribute to the council's priorities, it tells us that our key focus is 'to ensure the provision of a high quality, cost effective service to residents'.
- 2.2 We know that involving residents in the design and delivery of services is a key part of achieving good services that meet the needs of our residents.
- 2.3 This Strategy sets its own aspiration to:
'Bringing voices together - collaboration of residents and officers'
- 2.4 We want this strategy to foster a culture of transparency and respect between landlord and residents. Making sure residents have a wide range of opportunities to have their voices listened to and ensure those voices are valued.
- 2.5 It sets out how we will ensure a broad range of residents are supported to influence and scrutinise services; through a formal, informal and informed resident involvement structure.

3.0 Consultation

- 3.1 This strategy was co-developed with a resident focus group in March 2022. The group was supported by the Resident Involvement Manager and used information from two consultations carried out in 2021 with wider residents.
- 3.2 The resident focus group reflected on the existing and future requirements for landlords, as well as considering best practices.

- 3.3 The Thanet Tenants and Leaseholders Group (TTLG) were consulted on the draft Strategy at their meeting on 30 March 2022. The group welcomed the strategy and made no recommendations on further revisions.
- 3.4 TLS officers have had the opportunity to review and feed into this strategy, and the final draft was reviewed by the TLS senior managers.
- 3.5 This strategy was also presented to the council's Housing Cabinet Advisory Group on 21 April 2022, and received an observation that promoted an addition to section 5. This confirms our commitment to working with residents who would not usually get involved for a variety of reasons and tailoring solutions to break down barriers they may face. This could include young residents or residents with unseen disabilities. 'Unseen disabilities' was also added to the 'advancing equality' part of section 4.

4.0 Equality Impact Assessment (EIA)

- 4.1 This Strategy has been subject to an EIA completed by a panel of 3 officers from the Tenant and Leaseholder Services and the Resident Involvement Manager.

5.0 Options

- 5.1 Cabinet is asked to review the Strategy annexed to this report and has the following options:
 - 1. Agree the strategy as recommended.
 - 2. Not agree with the adoption of the Strategy. This option is not recommended as the Strategy delivers on the requirements that satisfy the Regulator for Social Housing for registered landlords; to provide wide opportunities to influence housing services and understand and respond to the diverse needs of tenants.
 - 3. Amend the Strategy. This option is not recommended as the Strategy has been co-developed with staff and residents and has been the subject of consultation with the TTLG.

5.2

Contact Officer: Sally O'Sullivan, Tenant and Leaseholder Services Manager
Reporting to: Bob Porter, Director of Housing and Planning

Annex List

- Appendix 1 [Resident Involvement Strategy 2022-2025](#)
- Appendix 2 [Equality Impact Assessment](#)

Background Papers

N/A

Corporate Consultation

Finance: Chris Blundell (Director of Finance)

Legal: Estelle Culligan (Director of Law and Democracy)

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Thanet District Council

Tenant and Leaseholder Services Resident Involvement Strategy 2022 - 2025

Introduction

We want to improve our housing services. The residents who use the service have the best insight on how we can do this.

The Tenant and Leaseholder Services (TLS) manages the Council's social housing stock, and we have the opportunity to tap into a wealth of knowledge and opinions. We must ensure our residents have the opportunity to question how we do things, feel motivated to do this and are confident that we will act on their feedback.

This three year strategy sets out our commitment to doing just that. The benefits are:

- To improve the housing service using influence and scrutiny from residents
- Improve satisfaction with the service.

Some residents want to get involved, whilst others only want to engage when they need to. We need to communicate with all groups effectively.

This strategy was co-developed with a resident focus group. In the sessions we used insight gathered from two resident consultations.

For the purpose of this strategy we refer to our tenants and leaseholders as residents.



Foreword from the resident focus group

We want this strategy to foster a culture of transparency and respect. Making sure as residents we have a wide range of opportunities to have our voices listened to and ensure those voices are valued.

Breaking down barriers to enable transparency, effective communication, involvement and having a stronger bond between resident and landlord. Working together to improve our neighbourhoods, quality of homes and bring communities together.

In co-developing this strategy we have listened to the outcome of consultations carried out with wider residents as to how they want to be involved and their improvement priorities. We've reflected on the existing and future requirements for landlords, as well as considering best practices.

We enjoyed the experience of getting involved in developing the strategy and look forward to seeing an increase in residents using their voice and getting involved to improve our housing services.



Our vision

Our Tenant and Leaseholder Services team cares about delivering the best landlord experience for our residents:

- Our team is proactive, collaborative and committed to providing great landlord services.
- Our dedicated officers are respectful, professional and take pride in their work.
- Our values are at the core of our vision and guide the behaviour of our team.

The team's vision is strongly linked to the Councils' Core Business Objectives and the role we play in 'delivering high-quality housing, safer communities and enhancing the health and wellbeing of our residents.'¹

The way we can deliver the best landlord experience is by asking our residents to scrutinise what we do and asking them how they think we can do things better. This strategy builds on our existing commitment, providing more informal and flexible ways for a broad range of residents to have their voices heard. Therefore this strategy sets its own aspiration or vision to:

'Bringing voices together - collaboration of residents and officers'

Objectives

Our Housing and Planning Service plan describes how we contribute to the council's priorities, it tells us that our key focus is 'to ensure the provision of a high quality, cost effective service to residents'². One of the ways we can measure this is through residents' satisfaction.

We know that involving residents in the design of services is a key part of achieving good resident satisfaction. The following objectives are in place to ensure our resident involvement is meaningful and successful:

- 1) To ensure residents influence services.
- 2) To develop a resident involvement structure that enables residents to influence and scrutinise services.
- 3) To ensure our services benefit from residents' involvement and residents feel valued.
- 4) To benefit from a broader range of experiences and ideas.
- 5) To support residents to get involved.

¹ Thanet District Councils' Corporate Statement, Core Business Objectives 2019 - 2023

² CS03 HOUSING AND PLANNING SERVICE PLAN 2019-2022

Objective 1 - To ensure residents influence services

We ensure that residents influence our services by enabling them to do so.

We will do this by organising resident involvement activities which provide insight that influences our housing services. Activities are outcome focused and are directly linked to corporate or TLS Service Plan(s).

Managers champion resident involvement and make sure any service changes are influenced by residents.

Resident involvement will influence the following, which is not an exhaustive list:

- The formulation of housing-related policies and strategic priorities.
- The making of decisions about how housing-related services are delivered, including the setting of service standards.
- The scrutiny of their landlord's performance and the making of recommendations to their landlord about how performance might be improved.
- The management of their homes, where applicable.
- The management of repair and maintenance services.
- Agreeing local offers for service delivery.
- Procurement of key contractors in line with residents priorities.
- Decision making about their building's safety.

We will learn from complaints and compliments and use the insight to drive service improvements.



Objective 2 - To develop a resident involvement structure that enables residents to influence and scrutinise services

We want to make it easy for residents to get involved in a way that suits them.

We will use a flexible range of formal and informal opportunities for residents to influence and scrutinise services.

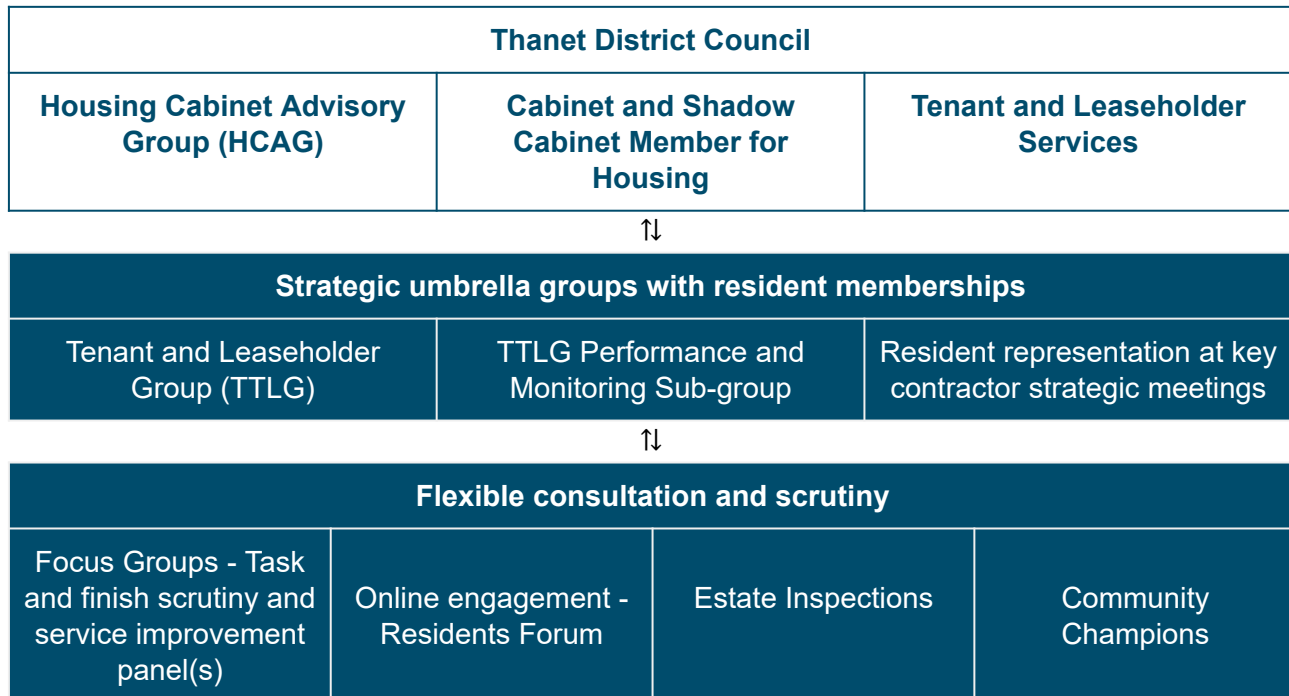
We will be clear about the involvement objective(s) and how much time or commitment is needed.

We will tailor our involvement opportunities as to how residents have told us they would like to get involved. Learning from best practice, we will trial new opportunities, monitor the impact and stop activities that aren't working.

We will monitor the diversity of involvement and use best practices to target under represented groups.



Formal involvement opportunities



Informal involvement opportunities

Feedback complaints and compliments	Annual perception tenant satisfaction survey	Transaction tenant satisfaction surveys
Consultation surveys (online, postal, face to face)	Service improvement suggestion box (online and at events)	Partnership/Community events and project trials
Contact us - call 01843 577262	Write to us at Cecil Street, Margate CT9 1XZ	Email myhome@thanet.gov.uk

Informed involvement opportunities

Tenant and leaseholder quarterly newsletters, online and mailed	High-rise building quarterly newsletters, hand delivered to residents	Involvement handbook and service information leaflets (printed and online)
Our annual report	High-rise building safety case report(s)	Community noticeboards
Visit thanet.gov.uk/myhome		

Objective 3 - To ensure our services benefit from residents involvement and residents feel valued

Residents provide feedback and experiences of living in their homes, communities and in accessing services, which shapes service improvement. Residents get involved for a number of reasons:

- Ability to hold us accountable as the landlord.
- Make a difference in their neighbourhood.
- Giving something back to their community.
- Voice community concerns.
- Get a better understanding of how the service works.
- Personal development and learning new skills.
- Meet new people.

We value the involved residents' and recognise their significant commitment and expert opinion. We are committed to listening to and working in partnership with residents. We will report on how their involvement has influenced services; and when it can't explain why.

We will demonstrate the impact resident involvement is having on housing services and feedback to residents in the following ways:

- Directly to involved individuals and groups.
- On our website.
- In newsletters.
- In our annual report.
- Communal noticeboards.

We will ensure the language used in all communication written or face to face is clear and builds a mutual respect.



Objective 4 - To benefit from a broader range of experience and ideas

Our service benefits from engaging with our residents with differing lifestyles, ages and backgrounds. We want to hear what all our residents have to say. Through the implementation of this strategy we aim to improve our ability to engage with different groups and thus support equality in the following ways:

Eliminating discrimination

A statement of equal opportunities and anti-discrimination will form part of all engagement activity, as set out in the Resident Involvement Code of Conduct and be included in the terms of reference for all formal groups.

We will measure satisfaction of different equality characteristics to ensure we provide a fair and equitable service.

Advancing equality

We will develop a process to collect and maintain a profile of our residents.

We will monitor the diversity of our engaged residents to ensure appropriate representation across our engagement activities and targeted engagement. For example, engaging disabled residents who live in high-rise buildings about safety decisions.

We will actively encourage engagement from under-represented groups in recruitment drives and through promotional activities.

We will aim to increase resident's capacity and willingness to engage by accommodating their needs and requirements, as far as reasonably practicable.

In engagement and promotion, this means asking whether any assistance is required, particularly in relation to:

- Unseen disability.
- Physical accessibility.
- Venue location.
- Diet.
- Language.
- Sight or hearing difficulties.
- Religious or cultural practices.
- Residents availability.

Fostering good relations between people of different characteristics

We will actively encourage wider representation at meetings and events to promote greater interaction and inclusion. Reaching out to hard to reach groups for example religious/LGBTQ+/minority groups.

Objective 5 - To support residents to get involved

We will enable residents to effectively get involved at a level that suits them. We will do this in the following ways:

Resident training

To support residents who wish to build their capacity to become more effectively involved, there is access to training, conferences, independent advice and best practice.

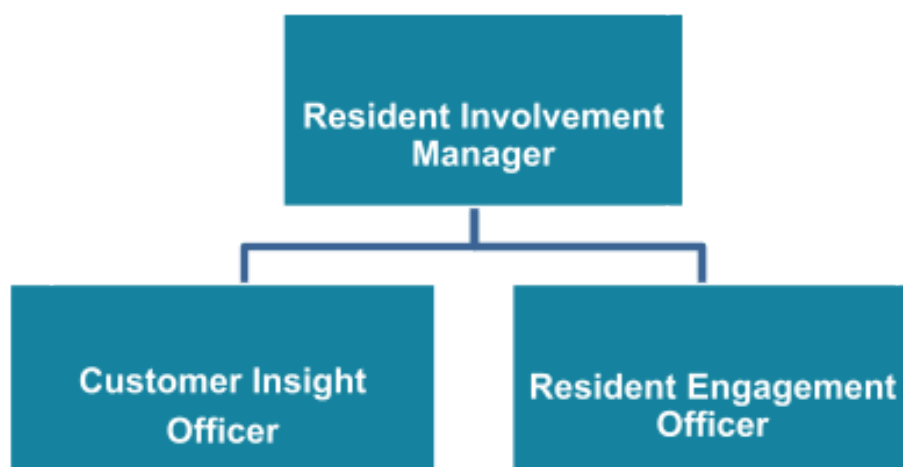
Expenses and incentives

A Resident Involvement Expenses and Incentive Policy is in place to remove financial barriers to formal involvement, encouraging broader engagement.

Resident Involvement team

A dedicated team and budget is in place to support resident involvement and engagement activities.

To benefit from a broader range of experience and ideas, the team will reach out to groups of residents that would not usually get involved. We will work with our residents to identify and break down barriers to involvement.



Measuring success and reviewing the strategy

We will measure the success of the strategy in the following ways:

- The completion of actions set out in the [strategy's action plan \(Appendix 1\)](#),
- Increase in resident satisfaction levels
- Ability to report on the impact of resident involvement

The TTLG Performance and Monitoring Sub-group will periodically monitor the progress against the strategy action plan.

We will consult residents every three years to review how we involve them in influencing and scrutinising the housing service, in line with the Tenant Involvement and Empowerment Standard.

Appendices:

[Appendix 1](#) [Action Plan](#)

[Appendix 2](#) [Equality Impact Assessment](#)

[Appendix 3](#) [Research and insight used](#)



Thanet District Council (TDC) Equality Impact Assessment

Step one: test for relevance

1 Person responsible for this assessment

Name:	Julia Gavriel		
Job title:	Service Improvement Officer		
Phone:	01843 577945		
Service area:	TLS	Date of assessment:	08.04.22

2 Others involved in carrying out the analysis

Name:	Louise Cambray (Customer Engagement Officer)
Name:	Terry Vine (Compliance Officer)
Name:	Michelle Thomas (Resident Involvement Manager)

3. Description of strategy, policy, service, project, activity or decision

Title:	Resident Involvement Strategy
--------	-------------------------------

Is it new?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
A review of existing?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

3.1 Aims and objectives

Consider: **what** you are doing? **why** you are doing it? **who** will benefit?

Involving residents in the design and delivery of services is a key part of achieving good resident satisfaction. The following objectives are in place to ensure our resident involvement is meaningful and successful:

1. Ensure residents can influence services.
2. To develop a resident involvement structure that enables residents to influence and scrutinise services.
3. To ensure our services benefit from residents' involvement and residents feel valued.
4. To benefit from a broader range of experiences and ideas.
5. To support residents to get involved.

Providing options for residents to get involved, have input and co design services.

TLS staff, residents, TDC and the wider community will benefit.

3.2 What outcomes are expected? Who is expected to benefit?

Housing services will be influenced and scrutinised by residents. Residents' satisfaction will improve..
 Barriers will be broken down to enable transparency, effective communication, involvement and with a stronger bond between resident and landlord (TDC).
 There will be better communication between residents and staff.

4 Who is affected?

4.1 Which groups or individuals does the strategy, policy, service, project, activity or decision affect? For example, the Council, employees (including temporary workers), other public authorities, contractors, partner organisations, wider community, others.

Residents, staff, TDC and the wider community will be affected by this strategy.

4.2 Does the strategy, policy, service, project, activity or decision relate to a service area with known inequalities? (Give a brief description).

Social housing is known to have a disproportionate number of residents with additional support needs.

5 Equality Act 2010

How does the strategy, policy, service, project, activity or decision actively meet the public sector equality duties to:

Eliminate unlawful discrimination (including harassment, victimisation and other prohibited conduct)

Objective 4 page 8

A statement of equal opportunities and anti-discrimination will form part of all engagement activity, as set out in the Resident Involvement Code of Conduct and be included in the terms of reference for all formal groups.

We will aim to measure satisfaction with the service by different equality characteristics to ensure we are providing a fair and equitable service.

Advance equality of opportunity (between people who share a protected characteristic and people who do not share it)

Objective 4 page 8

We will develop and maintain a profile of our residents. We will monitor the diversity of our engaged residents to ensure appropriate representation across our engagement activities.

We will actively encourage engagement from under-represented groups in recruitment drives and through promotional activities.

We will aim to increase resident's capacity and willingness to engage by accommodating their particular needs and requirements, as far as reasonably practicable.

In engagement and promotion this means asking whether any assistance is required, particularly in relation to physical accessibility, venue location, diet, language, sight or hearing difficulties and religious or cultural practices, and residents availability.

Foster good relations (between people who share a protected characteristic and people who do not share it). Could it have an adverse impact on relations between different diverse groups?

Objective 4 page 8

....will actively encourage wider representation at meetings and events to promote greater interaction and inclusion.

We will actively engage with wider external groups (e.g. religious/LGBTQ+/minority groups) in community projects to help understand the needs and capture the views of different groups within the community.

6 Priority

The following questions will help you to identify whether this 'service' is a high priority. Please answer all questions with particular reference to the protected characteristics; race, gender, gender reassignment, disability, religion or belief, sexual orientation, age, marriage and civil marriage/partnership and pregnancy and maternity.

Agenda Item 5

Annex 2

Please provide a comment for each answer, providing evidence for your answer, regardless whether you have answered yes or no.

Questions	Yes	No
1. Are there any particular groups who may have trouble accessing the 'service'?		x
Comments: Designed to enable access and maximise opportunities to get involved in a way that suits residents		
2. Does your information suggest that some groups of people are less satisfied than others with this 'service'?	x	
Comments: Our 2021 Survey highlighted that residents wanted opportunities to get involved and improved communication. The strategy addresses and provides provision for more opportunities for residents to get involved.		
3. Will this service have a significant impact on any of our residents?		x
Comments: There is a potential for this strategy to have a significant positive impact.		
4. Do you have any evidence that discrimination, harassment and/or victimisation could occur as part of this service?	x	
Comments: Residents have been victimised by other residents for becoming involved. The Strategy supports the Code of Conduct for all involvement opportunities. Groups are required to have TOR (Terms of Reference) in place and code of conduct has been used effectively.		
5. Do you think the service will hinder communication and negatively impact relations between the organisation and its employees, residents, contractors or anyone else?		x
Comments: No. The opposite is true.		
6. Does this service need to improve the way in which it is communicated to people who have literacy, numeracy or any other access needs?		x
Comments: No. It will be communicated in multiple ways including verbally.		

7. Does consultation need to be carried out?	Annex 2		x
Comments: A consultation has already been held and has informed this strategy.			

In order to assess the priority of your '**service**' please complete the table below by adding up how many questions you answered yes to and following the appropriate action.

Priority	Number of questions answered 'yes'	Rating	Action
High	3 or more		Continue to section 2
Medium	1 to 2		Please provide evidence to any questions you answered 'yes' to in section 1. Test for relevance complete (sometimes a full assessment may be required).
Low	0		Test for relevance complete.

If, following the completion of the test for relevance, a full assessment is not required, go straight to the declaration. If a full assessment is required, go to Step two: full equality impact assessment.

Step two: full equality impact assessment

- 1 Could the strategy, policy, service, project, activity or decision have a **negative, positive or neutral** effect on groups or individuals?

Consider:

What you are doing?

Why you are doing it?

How you are doing it?

Who can access the service easily and who may not be able to access the service and **why**?

The full analysis explores ways to reduce or eliminate barriers and/or negative impacts.

Protected characteristics	N e g a t i v e	P o s i t i v e	N e u t r a l	Evidence/Reasoning (Consider any barriers which will have negative impact and/or good practices giving positive impact)
Age Consider: <ul style="list-style-type: none"> The way younger and older people access services may be different Use of technology Child care/care of other dependant Timings/flexibility, such as work patterns Transport arrangements Venue location 				Recommendations:
Disability (Includes: physical, learning, sensory (deaf/blind), mental health) Consider: <ul style="list-style-type: none"> Communication methods Accessibility – venue, location, transport Range of support needed to participate Hearing Loops/Interpreters Disability awareness training for employees 				Recommendations:
Race (Includes; gypsy, travelling, refugee and migrant communities) Consider:				Recommendations:

<ul style="list-style-type: none"> • The size of the BME communities that your service/project affects. • Language(s) spoken/understood. • Culture, such as hygiene, clothing, physical activities, mixed gender activities. • What access support can you offer? 				
Religion, faith or belief Consider: <ul style="list-style-type: none"> • The diversity within the communities that your service/project affect • Prayer times, meal times, food (some religions do not eat meat), cultural habit or belief, religious holidays such as Ramadan • Awareness training for employees 				Recommendations:
Pregnancy and maternity Consider: <ul style="list-style-type: none"> • Flexible hours of the service/project • Is there access to private area for breastfeeding mothers? 				Recommendations:
Gender Consider: <ul style="list-style-type: none"> • The impact on men and women • Child care/care of other dependant • Mixed/single gender groups/activities • Timing of services/projects 				Recommendations:
Sexual orientation (Includes: lesbian, gay, bisexual) Consider: <ul style="list-style-type: none"> • LGB people should feel safe to disclose their sexual orientation without fear of prejudice • Make it clear you recognised civil 				Recommendations:

marriage and partnerships <ul style="list-style-type: none"> Awareness training for employees 				
Transgender Consider: <ul style="list-style-type: none"> Trans people should be able to disclose their gender identity without fear of prejudice Making it clear you have a Trans policy and process Awareness training for employees 				Recommendations:
Marriage and civil marriage/partnership Consider: <ul style="list-style-type: none"> All couples or partners, regardless of gender, should be able to access services 				Recommendations:

Outsourced services	
If your policy/process is partly or wholly provided by external organisations/agencies (such as Civica or Capita), please list any arrangements you plan to ensure that they promote equality and diversity. Include this in your improvement plan	
Relations between different equality groups	
Does your assessment show that a strategy, policy or process may amount to potential adverse impact between different equality groups? If yes please explain how the improvement plan is going to tackle this issue	
Consultation responses	
Summary of replies from individuals and stakeholders consulted including any previous complaints on equality and diversity issues about the strategy, policy or process	

Summary of recommendations		
Actions	By Who	By When

Declaration

I am satisfied that a Test for Relevance has been carried out on the matter named in this Analysis and conclude that a full Equality Impact Assessment **is not required**.

Yes

☒

No

☐

If you do not think that a full Equality Impact Assessment is required – please give your reasons:

I confirm that a full Equality Impact Assessment has been completed.

Yes

☐

No

☒

Signature of Head of Service:

Date:

Recommendations agreed:

Yes

☐

No

☐

Signed:
(Director):

EIA date:
08.04.22

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Approval of TLS, Resident Involvement Expenses and Incentive Policy

Cabinet:	16 June 2022.
Report Author:	Sally O'Sullivan, Tenant and Leaseholder Services Manager.
Portfolio Holder:	Cllr Jill Bayford, Cabinet Member for Housing.
Status:	For Decision.
Classification:	Unrestricted.
Key Decision:	Yes.
Reasons for Key:	An Executive Decision that involves the approval of the Resident Involvement Expenses and Incentives Policy to be adopted and published by the Council's Tenant and Leaseholder Services (TLS).
Ward:	N/A.

Executive Summary:

This report seeks authority for the Council to adopt the Resident Involvement Expenses and Incentives Policy.

Recommendation(s):

Cabinet is asked to:

1. Approve the adoption of the new Resident Involvement Expenses and Incentives Policy.

Corporate Implications

Financial and Value for Money

This Policy is deliverable from the existing budget provision for the TLS Resident Involvement service.

Legal

As a registered social landlord, the council has a regulatory responsibility to 'support residents to develop and implement opportunities for involvement and empowerment'. As set out in the Regulator of Social Housing's [Tenant Involvement and Empowerment Standard](#).

Corporate

Our Housing and Planning Service plan describes how we contribute to the council's priorities, it tells us that our key focus is 'to ensure the provision of a high quality, cost effective service to residents'.

We know that involving residents in the design and delivery of services is a key part of achieving good services that meet the needs of our residents. It is vital that we listen to residents' views and are committed to supporting residents to get involved in monitoring and influencing their housing services.

Risk Management

As a social landlord, the council is regulated by the Regulator for Social Housing (RSH). The RSH have published a Tenant Involvement and Empowerment Standard.

Without a policy setting out the reasonable expenses that the council can pay to residents participating in involvement activities, there is a significant risk that many residents, particularly those on low incomes, with disabilities or with caring responsibilities, would be excluded from participating.

Approving the expenses payments recommended by the report will help to ensure that resident involvement activities are accessible to all of the council's tenants and leaseholders.

Equality Act 2010 & Public Sector Equality Duty

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.

Protected characteristics: age, sex, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

This report relates to the following aim of the equality duty: -

- *To advance equality of opportunity between people who share a protected characteristic and people who do not share it.*

The council's tenants and leaseholders include residents that have protected characteristics as set out in the Public Sector Equality Duty. Each of the new policies is subject to a completed Equalities Impact Assessment, attached to this report.

CORPORATE PRIORITIES

This report relates to the following corporate priorities:

- *Communities*

1.0 Introduction and Background

- 1.1 The Council's new Tenant and Leaseholder Service was launched on 1 October 2020.
- 1.2 As part of the pledged service improvement, the council must provide a wide range of opportunities for residents to influence and scrutinise housing services and support residents to develop and implement opportunities for involvement and empowerment. As set out in the Regulator of Social Housing, Consumer Standard, Tenant Involvement and Empowerment Standard.
- 1.3 The Policy we are looking for approval by cabinet today identifies expenses residents can be reimbursed as a result of getting involved which we want to adopt and publish on the Council's website.

2.0 The Resident Involvement Expenses and Incentive Policy

- 2.1 Our Housing and Planning Service plan describes how we contribute to the council's priorities, it tells us that our key focus is 'to ensure the provision of a high quality, cost effective service to residents'.
- 2.2 We know that involving residents in the design and delivery of services is a key part of achieving good services that meet the needs of our residents.
- 2.3 It is vital that we listen to residents' views and are committed to supporting residents to get involved in monitoring and influencing their housing services.
- 2.4 This Policy helps break down some engagement barriers and ensures residents are reimbursed for expenses incurred as a result of getting involved. This policy identifies expenses, including:
 - Travel expenses
 - Care expenses
 - Subsistence expenses e.g. food and overnight accommodation
 - Other expenses that may not be detailed within this Policy
- 2.5 The Policy also sets out how we will use incentives to maximise and engage a broader range of residents.

3.0 Consultation

- 3.1 This Policy was reviewed in partnership with the Thanet Tenants and Leaseholders Group (TTLG). Useful feedback was given to a couple of points within the policies, leading to word changes to reduce assumptions which served to enhance them.

- 3.2 TLS officers have had the opportunity to review and feed into this policy, and the final draft reviewed by the TLS senior managers.
- 3.3 This report has also been considered by the council's Housing Cabinet Advisory Group at its meeting on 21 April 2022 and any significant observations made by the committee will be shared with members of the cabinet prior to the decision.

4.0 Equality Impact Assessment (EIA)

- 4.1 This strategy has been subject to an EIA completed by a panel of 3 officers from the tenant and leaseholder service, together with the Resident Involvement Manager.

5.0 Options

- 5.1 Cabinet is asked to review the Strategy annexed to this report and has the following options:
 - 1. Agree the draft Policy as recommended.
 - 2. Not agree with the adoption of the Policy. This option is not recommended as the Strategy delivers on the requirements that satisfy the Regulator for Social Housing for registered landlords; 'support residents to develop and implement opportunities for involvement and empowerment'.
 - 3. Amend the Policy. This option is not recommended as the Policy has been developed by front line staff and has been the subject of consultation with the TTLG.

Contact Officer: Sally O'Sullivan, Tenant and Leaseholder Services Manager
Reporting to: Bob Porter, Director of Housing and Planning

Annex List

- Appendix 1 [Resident Involvement Expenses and Incentive Policy](#)
- Appendix 2 [Equality Impact Assessment](#)

Background Papers

N/A

Corporate Consultation

Finance: Chris Blundell (Director of Finance)

Legal: Estelle Culligan (Director of Law and Democracy)

Tenant and Leaseholder Services

Resident Involvement Expenses and Incentives Policy

1.0 Policy purpose and scope

Tenant and Leaseholder Services (TLS) engages residents to hear their views and is committed to supporting residents to get involved in monitoring and influencing their housing services.¹

This Policy applies to Thanet District Council (TDC) tenants and leaseholders, who are collectively referred to as residents throughout this document.

The purpose of this policy:

- Identifies expenses and amounts residents can be reimbursed.
- Reimbursement of eligible expenses is clear, easy and transparent.
- How incentives are used to maximise engagement.
- Supports equality and the involvement of under-represented groups.
- Applies to all resident involvement activities arranged by the TLS.
- Applies to all groups formally recognised by the TLS.

2.0 Definition of expenses that can be reimbursed

The eligible expenses that can be reimbursed are:

- Travel expenses.
- Care expenses.
- Subsistence expenses e.g. food and overnight accommodation.
- Other expenses that may not be detailed within this Policy.

Residents can apply to be reimbursed for eligible expenses (i.e. the actual cost) incurred as a result of attending a meeting or event arranged or agreed by the TLS as set out in this Policy.

Only TDC tenants and leaseholders can be reimbursed expenses which will be paid via BACs payment.

¹ [Tenant Involvement and Empowerment Standard 2017](#)

3.0. Travel expenses

Residents are encouraged to use the most economical form of transport. Public transport should be used wherever possible. Car or taxi sharing is also encouraged.

For some residents, especially those living in rural areas or with a disability or illness, travelling by taxi may be the only realistic option.

Wherever possible, TLS staff or authorised residents will pre-arrange travel through TDC account(s) to reduce the need for residents to pay for taxi or train travel and claim it back.

An authorised resident is a resident who is a member of a recognised group or who regularly attends meetings with us.

When arranging meetings/events we will consider venue locations and attendees to reduce travel time and cost.

All mileage claims are paid at the current [HM Revenues and Customs \(HMRC\) mileage rates](#).

3.1 Travel by rail or bus

- Where possible, staff will pre-book national rail journeys for residents. When booking, both staff and/or residents should purchase the best value ticket, taking into account any mobility requirements. For reimbursement a receipt must be provided for all journeys.
- Bus journeys will be reimbursed with a valid ticket. If the ticket is needed for a return journey staff will arrange to take an image of the valid ticket.

3.2 Travel by taxi

Arrangements for taxi travel should be made locally by staff or authorised residents using a TDC approved taxi firm. Sharing of taxis is encouraged and expected wherever possible.

Eligibility for a taxi is as follows:

- A disability or illness that means the resident cannot use public transport or drive a private vehicle.
- Where/when public transport is not available or practical. This may be the case for:
 - Some of our rural communities that are not serviced by public transport.
 - If the meeting venue is not on or within a reasonable walking distance of a public transport route.
 - When the time taken to get to a meeting using public transport is unreasonable.
- When group travel by taxi is more cost effective than individual fares.
- Exceptions can be considered on an individual basis.
- For reimbursement a receipt(s) must be provided for all journeys.

3.3 Private car use

- Car mileage claims will be paid at current HMRC rates. To encourage car sharing an incentive for each additional passenger (excluding driver) can be claimed, in line with HMRC rates.

- The maximum claim for a single day's journey is 50 miles each way. Any mileage likely to exceed 50 miles each way should be agreed by TLS in advance of the journey.
- Any congestion and toll charges will be reimbursed. Receipts will need to be provided.

3.4 Motorcycle use

- Residents travelling to our events or meetings by motorcycle can claim mileage at the current HMRC rate. The additional passenger incentive does not apply to motorcycles.

3.5 Car parking fees

- Car parking fees will be reimbursed with a valid parking ticket, image of the ticket or receipt. Parking fees should be claimed for the period of the meeting or event attended including a reasonable time to get to and from the venue.
- Parking or speeding fines and clamping charges will not be reimbursed.

3.6 Bicycle use

- Residents travelling to our events/meetings by bicycle can claim mileage at the current HMRC rate.

5.0 Care expenses

Some residents are the primary carer for member(s) of their family and to enable their involvement, we can assist with any additional care expenses incurred as a result of attending an event or meeting.

The additional care expense can be claimed by the primary carer to cover the duration of the meeting or event attended as well as reasonable travel times. No care expense can be claimed for care provided by a member of the same household or with parental responsibility.

All types of carer expenses must be agreed in advance by the TLS.

5.1 Childcare expenses

- We will reimburse the agreed resident's additional childcare expenses and recognise this may vary depending on the situation.
- Choosing who should look after a child is a matter for parents or primary carers. We must ensure the expense is legitimate and encourage good practice in child protection. Therefore we will not reimburse the cost of unregistered childcare.
- Childcare costs can be claimed for childcare provided by a registered childcare provider. We will reimburse additional actual costs agreed in advance.
- We will not reimburse childcare costs for attendance at events where children are welcome to attend or where in-house childcare is available.
- Childcare costs will be reimbursed for children up to the age of 16 years.
- Childcare costs will not be reimbursed for school age children during school hours, except where the child(ren) is/are home educated by the person attending the meeting or event.

5.2 Adult care expenses

- We will reimburse agreed expenses where a resident has responsibility for the care of another person. We recognise this may vary depending on the situation.
- We will ensure the expense is legitimate and encourage good practice in adult care. Therefore we will not reimburse the cost of unregistered care.
- Care costs can be reimbursed for formal care arrangements through a registered care provider. We will reimburse additional actual costs agreed in advance.

6.0 Subsistence

6.1 Food and drink

- We will always try to offer refreshments to residents attending meetings and events that we arrange. This will vary depending on the length of the meeting:
 - Tea, coffee and biscuits or cake will be provided for meetings lasting two – three hours.
 - A light meal will be provided for meetings expected to last over 5 hours.
- We will accommodate reasonable dietary requirements when advised. However if a resident has complex dietary requirements they may prefer to bring their own food and be reimbursed the cost.
- Where refreshments are not provided, food and drink (non-alcoholic) subsistence can be claimed up to the maximum amount using the [HMRC subsistence expenses scale rate](#).
- We will only be reimbursed the actual cost incurred and when a receipt is provided.

6.2 Accommodation

- We will pay for overnight accommodation where agreed with resident(s) and deemed to be necessary or more cost effective than travelling on consecutive days. We will aim to book this in advance.

7.0 Other expenses

From time to time we may involve residents in ad hoc task and finish projects/groups which result in incurred expenses that are not detailed in this policy.

- Other expenses will be considered on an individual basis. Residents should contact the TLS Resident Involvement Team for clarification and approval before any expense is incurred.
- Other expenses must be supported by times, dates and valid receipts.

8.0 Expenses which cannot be claimed

- Any parking fines or clamping charges incurred will not be reimbursed.
- More than the actual cost incurred or actual additional cost incurred as a result of getting involved.
- Reimburse the expense if a valid receipt or miles travelled are not provided.
- We will not reimburse expenses that would have already been incurred and are not an additional cost.
- Loss of earnings or for attending meetings or events.
- Printing and mailing costs. All relevant meeting documents will be provided and it is therefore not necessary to provide a provision for claiming for printing or mailing costs. In certain circumstances this may be considered as set out in section 7 of this Policy.
- Equipment costs. Equipment considered necessary for a resident to carry out a specific involvement activity will be either provided or loaned to residents depending on cost.
- Additional internet or telephone costs incurred. We will consider reimbursement of additional expenses incurred as set out in section 7 of this policy.

9.0 Reimbursement of expenses

9.1. What residents need to do

- Residents will need to complete and sign a general expense form, Appendix 1 or carer expense form, Appendix 2 and provide a valid receipt.
- Expense forms are available on request, at meetings and available online.
- All resident expense payment must be authorised by a member of the Resident Involvement Team.
- Resident expense claims over £100 must be authorised by the Resident Involvement Manager.
- Forms must be submitted within two calendar months of the date the expense incurred or journey undertaken. Expenses submitted beyond this timeframe may not be accepted.

9.2 Payment of expenses

- Expenses will be reimbursed by direct payment into the resident's bank account.
- Residents will need to complete a bank details form, Appendix 3 to tell us their bank details. The details will be held securely, will only be used for the purpose of reimbursing expenses and will be deleted when a tenancy ends.
- It is the responsibility of the resident to notify us if their bank details change.
- We will aim to reimburse using direct payments within 10 working days following our receipt of the expenses form.
- Payments may be delayed if forms are not fully completed or if supporting receipts are not provided.

10.0 Incentives

We will use ad hoc incentives to reward and encourage involvement, to ensure statistical validity or target underrepresented groups which may include:

- Free ad-hoc training opportunities.
- Nomination for awards and attendance at award ceremonies (TDC, local and national).
- Attendance at ad-hoc events and conferences.
- Use of prize draws or competitions to promote and engage higher response.

10.1 Payment of incentives

- Terms and conditions will apply to incentive payments. We reserve the right to withdraw incentives if a resident's council tax, rent and or service charge account is in arrears. Incentive payment may instead be used as a credit on their account. This does not apply to reimbursement of expenses incurred.

11. Monitoring

- All resident expense claims in relation to resident involvement activities must follow this policy.
- It is the resident's responsibility to ensure their claim is accurate and they must confirm this by signing the declaration on their claim form.
- Expenses claims will be checked by the Resident Involvement team and are subject to further internal audit at any time.
- We reserve the right to make checks at any time to verify any claim for expenses.
- Claims may be refused if there is any doubt about the validity of any part of the claim.
- Fraudulent or inflated claims may result in a resident being suspended or excluded from formal resident involvement activities and expenses being repaid.

11.2 HMRC

- The mileage and subsistence rates will change as and when HMRC guidelines change.
- For tax and legal reasons it is important to reimburse residents' expenses as accurately as possible. Any money paid over and above the actual expense incurred may be regarded as income by HMRC.

11.3 Benefits

- We will only pay actual expenses incurred and therefore expense claim payments will not usually affect any welfare benefits a resident may receive. However, it is the resident's responsibility to check with the relevant benefit/taxation agencies for clarification of their individual circumstances. Visit www.gov.uk/guidance/volunteering-and-claiming-benefits for more information.

- We will, on request, provide a resident who receives payments as a result of claiming expense(s) or an incentive with a letter to provide to the benefit/taxation agencies.

12.0 Equality and diversity

TDC will support all our residents, to have the same opportunity to get involved. Through the implementation of this policy we aim to treat all residents fairly; showing dignity and respect regardless of where they live, or protected characteristics.

An Equality Impact Assessment (Appendix 5) has been carried out to ensure this policy meets the needs of all sections of the community. This will be published alongside this policy. Full details of our approach are set out in our Equality and Diversity Policy.

13.0 Policy document control

We will consult on any changes made to this policy which will be reviewed every 3 years.

Date	Version	Action	Amendments
4 August 2021	1	New policy draft	Word changes made to include feedback from residents consultation.
8 April 2022	-	EIA	Full stops added to the end of bullet points to improve accessibility.
16 June 2022	1	New policy approved for adoption by cabinet	

14.0 Appendices

Appendix 1	General expense form
Appendix 2	Carer expense form
Appendix 3	Bank details form
Appendix 4	RI expense and incentive payment procedure
Appendix 5	Equality Impact Assessment

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Thanet District Council (TDC) Equality Impact Assessment

Step one: test for relevance

1 Person responsible for this assessment

Name:	Julia Gavriel		
Job title:	Service Improvement Officer		
Phone:	01843 577945		
Service area:	TLs	Date of assessment:	08.04.22

2 Others involved in carrying out the analysis

Name:	Michelle Thomas (Resident Involvement Manager)
Name:	Louise Cambray (Customer Engagement Officer)
Name:	Terry Vine (Compliance Officer)

3. Description of strategy, policy, service, project, activity or decision

Title:	Resident Involvement Expenses and Incentives Policy
--------	---

Is it new?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
A review of existing?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

3.1 Aims and objectives

Consider: **what** you are doing? **why** you are doing it? **who** will benefit?

To be transparent about which expenses and incentives can be reimbursed and in which circumstances.
The purpose of the policy is so that both TDC residents and staff understand what can be paid and when.
TDC, TLS and our residents will benefit as it will remove barriers to participation.

3.2 What outcomes are expected? Who is expected to benefit?

Transparency for staff and residents. What they can or can't claim and how much they are entitled to claim.
Residents benefit with the removal of barriers to engagement.
Residents and TDC benefit as residents will find it easier to participate and help shape and improve the service.

4 Who is affected?

- 4.1 Which groups or individuals does the strategy, policy, service, project, activity or decision affect?
For example, the Council, employees (including temporary workers), other public authorities, contractors, partner organisations, wider community, others.

Tenants and leaseholders (residents) who are engaging in involvement activities.

- 4.2 Does the strategy, policy, service, project, activity or decision relate to a service area with known inequalities? (Give a brief description).

Yes - anyone with caring responsibilities might not be able to become involved without the expenses to cover the costs of alternative care provision.
incentive is there to target underrepresented groups and encourage participation.
The policy does not cover loss of earning for those with working commitments. Although for those groups there are wider opportunities ie informed involvement/digital involvement/consultations.

5 Equality Act 2010

How does the strategy, policy, service, project, activity or decision actively meet the public sector equality duties to:

Eliminate unlawful discrimination (including harassment, victimisation and other prohibited conduct)

TDC will support all our residents, to have the same opportunity to get involved. Through the implementation of this policy we aim to treat all residents fairly; showing dignity and respect regardless of where they live, or protected characteristics.

Advance equality of opportunity (between people who share a protected characteristic and people who do not share it)

The policy facilitates equality of opportunity. See section 12 of the policy.

Foster good relations (between people who share a protected characteristic and people who do not share it). Could it have an adverse impact on relations between different diverse groups?

The aims of the policy are to have a positive impact and encourage participation from underrepresented groups.

6 Priority

The following questions will help you to identify whether this 'service' is a high priority. Please answer all questions with particular reference to the protected characteristics; race, gender, gender reassignment, disability, religion or belief, sexual orientation, age, marriage and civil marriage/partnership and pregnancy and maternity.

Agenda Item 6

Annex 2

Please provide a comment for each answer, providing evidence for your answer, regardless whether you have answered yes or no.

Questions	Yes	No
1. Are there any particular groups who may have trouble accessing the 'service'?		x
Comments: The policy is designed to promote accessibility.		
2. Does your information suggest that some groups of people are less satisfied than others with this 'service'?		x
Comments: There is no data to suggest otherwise.		
3. Will this service have a significant impact on any of our residents?		x
Comments: The policy applies to all of our residents. It could have a positive impact on those with caring responsibilities where alternative provision can be claimed for. The negative impact may be for those with work commitments. However we do not feel that this impact will be significant.		
4. Do you have any evidence that discrimination, harassment and/or victimisation could occur as part of this service?		x
Comments: We do not have any evidence of this.		
5. Do you think the service will hinder communication and negatively impact relations between the organisation and its employees, residents, contractors or anyone else?		x
Comments: The policy is designed to encourage the relations between the organisation and its employees, residents, contractors and any other stakeholders.		
6. Does this service need to improve the way in which it is communicated to people who have literacy, numeracy or any other access needs?		x
Comments: Communication is via both TLS web pages and verbally by our officers.		

Annex 2		
7. Does consultation need to be carried out?		x
Comments: A consultation has already been carried out.		

In order to assess the priority of your '**service**' please complete the table below by adding up how many questions you answered yes to and following the appropriate action.

Priority	Number of questions answered 'yes'	Rating	Action
High	3 or more		Continue to section 2
Medium	1 to 2		Please provide evidence to any questions you answered 'yes' to in section 1. Test for relevance complete (sometimes a full assessment may be required).
Low	0		Test for relevance complete.

If, following the completion of the test for relevance, a full assessment is not required, go straight to the declaration. If a full assessment is required, go to Step two: full equality impact assessment.

Step two: full equality impact assessment

- 1 Could the strategy, policy, service, project, activity or decision have a **negative, positive or neutral** effect on groups or individuals?

Consider:

What you are doing?

Why you are doing it?

How you are doing it?

Who can access the service easily and who may not be able to access the service and **why**?

The full analysis explores ways to reduce or eliminate barriers and/or negative impacts.

Protected characteristics	N e g a t i v e	P o s i t i v e	N e u t r a l	Evidence/Reasoning (Consider any barriers which will have negative impact and/or good practices giving positive impact)
Age Consider: <ul style="list-style-type: none"> The way younger and older people access services may be different Use of technology Child care/care of other dependant Timings/flexibility, such as work patterns Transport arrangements Venue location 				Recommendations:
Disability (Includes: physical, learning, sensory (deaf/blind), mental health) Consider: <ul style="list-style-type: none"> Communication methods Accessibility – venue, location, transport Range of support needed to participate Hearing Loops/Interpreters Disability awareness training for employees 				Recommendations:
Race (Includes; gypsy, travelling, refugee and migrant communities) Consider:				Recommendations:

<ul style="list-style-type: none"> • The size of the BME communities that your service/project affects. • Language(s) spoken/understood. • Culture, such as hygiene, clothing, physical activities, mixed gender activities. • What access support can you offer? 				
Religion, faith or belief Consider: <ul style="list-style-type: none"> • The diversity within the communities that your service/project affect • Prayer times, meal times, food (some religions do not eat meat), cultural habit or belief, religious holidays such as Ramadan • Awareness training for employees 				Recommendations:
Pregnancy and maternity Consider: <ul style="list-style-type: none"> • Flexible hours of the service/project • Is there access to private area for breastfeeding mothers? 				Recommendations:
Gender Consider: <ul style="list-style-type: none"> • The impact on men and women • Child care/care of other dependant • Mixed/single gender groups/activities • Timing of services/projects 				Recommendations:
Sexual orientation (Includes: lesbian, gay, bisexual) Consider: <ul style="list-style-type: none"> • LGB people should feel safe to disclose their sexual orientation without fear of prejudice • Make it clear you recognised civil 				Recommendations:

marriage and partnerships <ul style="list-style-type: none"> Awareness training for employees 				
Transgender Consider: <ul style="list-style-type: none"> Trans people should be able to disclose their gender identity without fear of prejudice Making it clear you have a Trans policy and process Awareness training for employees 				Recommendations:
Marriage and civil marriage/partnership Consider: <ul style="list-style-type: none"> All couples or partners, regardless of gender, should be able to access services 				Recommendations:

Outsourced services	
If your policy/process is partly or wholly provided by external organisations/agencies (such as Civica or Capita), please list any arrangements you plan to ensure that they promote equality and diversity. Include this in your improvement plan	
Relations between different equality groups	
Does your assessment show that a strategy, policy or process may amount to potential adverse impact between different equality groups? If yes please explain how the improvement plan is going to tackle this issue	
Consultation responses	
Summary of replies from individuals and stakeholders consulted including any previous complaints on equality and diversity issues about the strategy, policy or process	

Summary of recommendations		
Actions	By Who	By When

Declaration

I am satisfied that a Test for Relevance has been carried out on the matter named in this Analysis and conclude that a full Equality Impact Assessment **is not required**.

Yes

☒

No

☐

If you do not think that a full Equality Impact Assessment is required – please give your reasons:

I confirm that a full Equality Impact Assessment has been completed.

Yes

☐

No

☒

Signature of Head of Service:

Date:

Recommendations agreed:

Yes

☐

No

☐

Signed:
(Director):

EIA date: 08.04.22

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FIRST HOMES INTERIM POLICY STATEMENT

Cabinet	16 June 2022
Report Author	Adrian Verrall (Strategic Planning Manager)
Portfolio Holder	Councillor Ashbee, Leader of the Council
Status	For Recommendation
Classification:	Unrestricted
Key Decision	Policy Framework
Reasons for Key	N/A
Ward:	All wards

Executive Summary:

The government has introduced a new initiative to support people to own their own home. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes.

First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

It is proposed that Local Plan Policy SP23 (Affordable Housing) will be updated to account for the provision of First Homes. This Interim Policy Statement, attached at annex 1, will be applied until the Local Plan Review has been completed.

Recommendation(s):

That Cabinet recommend to the Council that the First Homes Interim Policy Statement for Development Management Purposes be adopted.

Corporate Implications

Financial and Value for Money

There are no direct financial implications for the Council in relation to this report.

Legal

This report relates to the implementation of the Government's policy for the provision of First Homes as part of new development. Government guidance says that local planning authorities

are encouraged to make the development requirements for First Homes clear for their area, and that publication of an interim policy statement is an appropriate method for doing this.

Risk Management

The First Homes Initiative has been established by Central Government. This report relates to the way the initiative will be implemented through planning policy. The policy is an interim policy and will be reviewed for inclusion in the draft Local Plan Update.

The Council will need to set up administrative arrangements to confirm eligibility of applicants; and monitor the sale, and re-sale of properties to those applicants; by the developers.

Corporate

The report author should consider and detail how the report fits strategically with the Council's corporate priorities and values. It should also include any environmental implications there may be as well as any communications implications.

Equality Act 2010 & Public Sector Equality Duty

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.

Protected characteristics: age, sex, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

The PSED is not engaged by the proposals in this report, as the First Homes initiative is available to all first-time buyers, subject to financial and other checks.

Corporate Priorities

This report relates to the following corporate priorities: -

- Communities

1.0 Introduction and Background

- 1.1 First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Planning Practice Guidance ([paragraph 001 Reference ID 70-001-20210524](#)) defines First Homes as homes which are discounted market sale units and which:
- a) must be discounted by a minimum of 30% against the market value;
 - b) are sold to a person or persons meeting the First Homes eligibility criteria (see below);

- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
 - d) after the discount has been applied, the first sale must be at a price no higher than £250,000.
- 1.2 First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations (i.e. S106 agreements) on qualifying sites.
- 1.3 First Homes must be prioritised for first-time buyers (as defined in paragraph 6 of schedule 6ZA of the Finance Act 2003 for the purposes of Stamp Duty Relief for first-time buyers) and not be sold to any household with a combined annual income in excess of £80,000. All purchasers must use a mortgage or home purchase scheme for at least 50% of the discounted purchase value.
- 1.4 In addition to the above, Thanet District Council will apply a local connection test to ensure that the provision of First Homes responds to the housing needs of the district, as set out below.
- 1.5 At least one adult within the household must demonstrate that they meet one of the following criteria:
 - Currently residing in or have previously resided within Thanet within the last 5 years;
 - Employed and working within Thanet, including key workers as defined within the council's Housing, Homelessness and Rough Sleeping Strategy.
 - Have a close family connection to Thanet, whereby a close family member currently lives within Thanet (family member to include - parents, grandparents, siblings and children);
 - A local connection can be demonstrated and evidenced through special circumstances, such as to meet caring responsibilities. Relevant applications will be assessed on a case by case basis and determined at the discretion of Thanet District Council.
- 1.6 It is expected that First Homes (and the mechanism securing the discount in perpetuity) will be secured through section 106 planning obligations. Of the 30% affordable housing currently required for development over 10 dwellings (Local Plan Policy SP23), 25% of those will be First Homes. The mix of affordable housing provided within the 30% overall amount will therefore be 25% First Homes, 5% Intermediate and 70% Social/Affordable rent.
- 1.7 The Council commissioned a [Thanet First Homes Study](#) (GL Hearn) to identify the level of discount that would be required to make First Homes affordable to local people, and this forms the evidence to support the Interim Policy Statement. It found that there are substantial variations in price levels between the different sub-areas of the district, meaning households in different parts of the district may experience

different affordability issues depending on where they live (or are seeking to live). Discounts of 40% or 50% may therefore be sought in order to make dwellings affordable in some parts of the district (mainly Broadstairs and the villages. The levels of discount to be applied to different areas of the district are set out in Table 1 of the Interim Policy Statement). The minimum discount of 30% will be applied to all First Homes across the district, however higher discounts will be negotiated on a case by case basis as part of the planning application process.

- 1.8 The draft First Homes Interim Policy Statement is attached at annex 1.

2.0 Options

- 2.1 The First Homes Interim Policy Statement sets out the Council's approach to delivering First Homes, and the Policy that will apply to implement delivery of First Homes.
- 2.2 **Option 1** Cabinet recommend to Council that the First Homes Interim Policy Statement be adopted for Development Management GL Hearn First Homes Study purposes until it has been included and adopted as part of the Local Plan review.
- 2.3 **Option 2** Cabinet recommend to Council that the First Homes initiative is not implemented in Thanet.
- 2.4 The GL Hearn Study concludes that the application of a First Homes policy would enable some households in Thanet that are currently renting to be able to afford to buy their own homes. Option 1 is therefore recommended.

Contact Officer: *Adrian Verrall, Strategic Planning Manager*
Reporting to: *Bob Porter, Director Of Housing & Planning*

Annex List

[Annex 1: Draft First Homes Interim Policy Statement](#)

Background Papers

[GL Hearn "Thanet First Homes Study"](#)

Corporate Consultation

Finance: *Chris Blundell (Director of Finance)*

Legal: *Estelle Culligan (Director of Law and Democracy)*

Thanet District Council **First Homes - Interim Policy Statement**

April 2022

Introduction

This statement has been produced by Thanet District Council to provide guidance on how First Homes should be delivered prior to the update of the Thanet Local Plan. The Council commissioned a study ([link to GL Hearn, 2022](#)) to identify the level of discount that would be required to make First Homes affordable to local people, and forms the evidence to support this statement.

This guidance is based upon:

- [Planning Practice Guidance 'First Homes'](#) (published 24 May 2021), and
- [Written Ministerial Statement](#) dated 24 May 2021.

First Homes will be provided as part of the Affordable Housing requirement set out in Policy SP23 of the adopted Thanet Local Plan (2020).

When do First Homes Apply

The first homes policy requirement applies to all decisions on full or outline planning permissions for 10 or more dwellings where affordable housing is required under Policy SP23 of the Thanet Local Plan.

However, the new First Homes policy requirement does not apply to the following exceptions:

- sites with full or outline planning permissions already in place or determined (or where a right to appeal against non-determination has arisen) before 28 December 2021;
- applications for full or outline planning permission where there has been significant pre-application engagement which are determined before 28 March 2022.

Furthermore, the policy does not apply to applications made under section 73 of the Town and Country Planning Act 1990 to amend or vary an existing planning permission unless the amendment or variation in question relates to the proposed quantity or tenure mix of affordable housing for that development.

First Homes Criteria

First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Planning Practice Guidance ([paragraph 001 Reference ID 70-001-20210524](#)) defines First Homes as homes which are discounted market sale units and which:

- a) must be discounted by a minimum of 30% against the market value;
- b) are sold to a person or persons meeting the First Homes eligibility criteria (see below);

- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
- d) after the discount has been applied, the first sale must be at a price no higher than £250,000.

First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations (i.e. S106 agreements) on qualifying sites.

First Homes are not required to be provided on:

- Build to rent developments;
- Specialist accommodation such as purpose-built accommodation for the elderly or students;
- Custom or self-build homes;
- Developments exclusively for affordable housing, entry-level exception sites (which will become First Homes Exception Sites) or rural exception sites

First Homes Eligibility Criteria

First Homes must be prioritised for first-time buyers (as defined in paragraph 6 of schedule 6ZA of the Finance Act 2003 for the purposes of Stamp Duty Relief for first-time buyers) and not be sold to any household with a combined annual income in excess of £80,000. All purchasers must use a mortgage or home purchase scheme for at least 50% of the discounted purchase value.

In addition to the above, Thanet District Council will apply a local connection test to ensure that the provision of First Homes responds to the housing needs of the district, as set out below.

At least one adult within the household must demonstrate that they meet one of the following criteria:

- Currently residing in or have previously resided within Thanet within the last 5 years;
- Employed and working within Thanet, including key workers as defined within the council's Housing, Homelessness and Rough Sleeping Strategy.
- Have a close family connection to Thanet, whereby a close family member currently lives within Thanet (family member to include - parents, grandparents, siblings and children);
- A local connection can be demonstrated and evidenced through special circumstances, such as to meet caring responsibilities. Relevant applications will be assessed on a case by case basis and determined at the discretion of Thanet District Council.

In recognition of the unique nature of their circumstances, members of the Armed Forces, the divorced or separated spouse or civil partner of a member of the Armed Forces, the spouse or civil partner of a deceased member of the Armed Forces (if their death was caused wholly or partly by their service) or veterans within five years of leaving the Armed Forces should be exempt from any local connection testing restrictions

Setting developer contributions for First Homes

In accordance with paragraph 63 of the National Planning Policy Framework, affordable housing is expected to be delivered on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities.

It is expected that First Homes (and the mechanism securing the discount in perpetuity) will be secured through section 106 planning obligations.

Planning Practice Guidance Paragraph: [012 Reference ID: 70-012-20210524](#) requires:

- On-site - a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes;
- For financial contributions for affordable housing instead of on-site units, a minimum of 25% of the financial contribution should be used to secure First Homes;
- Where a mixture of financial contributions towards affordable housing and on-site units are secured, 25% of the overall value of affordable housing contributions should be applied to First Homes.

Application of the First Homes Policy

The introduction of First Homes means that a minimum of 25% of all affordable housing units on a site should be First Homes. The First Homes Study identified that First Homes, with locally relevant discounts, would be affordable to households on broadly the same range of household incomes to other forms of intermediate affordable housing, such as shared ownership options. The study further concluded that First Homes would be unlikely to meet the needs of households who require affordable rented homes and that any policy should seek to protect the proportion of affordable homes provided for rent. This means that the mix of affordable housing of the 30% required in Policy SP23 will comprise 25% First Homes, 5% Intermediate and 70% Social/Affordable Rent.

However, the First Homes Study indicates substantial variations in price levels between the different sub-areas of the district, meaning households in different parts of the district may experience different affordability issues depending on where they live (or are seeking to live). Discounts of 40% or 50% may therefore be sought in order to make dwellings affordable in some parts of the district (mainly Broadstairs and the villages). Higher discounts will be negotiated on a case by case basis as part of the planning application process.

The following table shows the discounts required for each dwelling type for each area, as identified in the Thanet First Homes Study. Some discounts are identified in the study as less than 30%, however these are shown as 30% to reflect the policy requirement that a minimum of 30% should be applied on a district wide basis. If there is no discount figure shown, the discounted price exceeds the post discount price ceiling of £250,000 as set out in the PPG.

Table 1 - Levels of discount to be applied for different sizes of dwellings in different areas of the district

	Area				
Dwelling Size	Broadstairs	Margate	Ramsgate	Thanet Villages	Westbrook/ Birchington
Studio/ 1-bedroom	30%	30%	30%	30%	42%
2 bedrooms	35%	30%	33%	30%	45%
3 bedrooms	-	37%	33%	44%	45%
4 bedrooms	-	50%	47%	-	-

First Homes Policy

First Homes will be included in Policy SP23 as part of the Local Plan Review, and this interim Policy Statement will be included in the supporting text.

Policy SP23 - Affordable Housing

Residential development schemes for more than 10 dwelling units, including mixed use developments incorporating residential and developments with a combined gross floor area of more than 1,000 square metres shall be required to provide 30% of the dwellings as affordable housing.

~~The affordable housing shall be provided in proportions set out in the Strategic Housing Market Assessment or successive documents.~~

25% of the affordable housing shall be First Homes, at a minimum discount of 30%, or at the discount levels set out in Table 1, 70% shall be Social/Affordable Rent and 5% shall be Intermediate products, unless these levels are amended by successive assessments.

The above requirements will only be reduced if meeting them would demonstrably make the proposed development unviable.

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2019-2023 CORPORATE STATEMENT - PROGRESS UPDATE

Cabinet	16 June 2022
Report Author	Chief Executive
Portfolio Holder	Cllr Ash Ashbee - Leader of the Council
Status	For Information
Classification:	Unrestricted
Key Decision	No
Ward:	All Wards

Executive Summary:

This report provides Cabinet with a retrospective high-level summary of key progress to date made towards the 2019-2023 Corporate Statement and supporting Core Business Objectives.

Recommendation(s):

It is recommended that Cabinet note the progress, made to date, in achieving the 2019-2023 Corporate Statement and supporting Core Business Objectives.

Corporate Implications

Financial and Value for Money

The detailed objectives within the Core Business Objectives will need to be deliverable in line with the Council's budget and Medium Term Financial Strategy.

Legal

There are no legal implications directly arising from this report.

Risk Management

This is a backwards look for information. Therefore, any Risk Management would be addressed in relation to the relevant service area or project activities.

Corporate

The Council is responsible for a wide range of statutory and discretionary services. Through the 2019-2023 Corporate Statement, the council has taken an outcome-focused approach to the delivery of the supporting Core Business Objectives.

Equality Act 2010 & Public Sector Equality Duty

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.

Protected characteristics: age, sex, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

This report relates to the following aim of the equality duty:

To eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act.

An Equalities Impact Assessment was undertaken when the Corporate Statement was written back in 2019. There is no reason to state at that time that the content of the Core Business Objectives will negatively impact any groups with protected characteristics. The Core Business Objectives focus on improving the quality of life in Thanet for all. Opportunities to further the aims of the Duty have been investigated during the Equality Impact Analysis of individual projects, plans and strategies arising from the Core Business Objectives.

1.0 Introduction and Background

- 1.1. The Corporate Statement 2019-2023 was approved by Full Council on 10 October 2019. This report provides Cabinet with a retrospective high-level summary of key progress to date made towards the 2019-2023 Corporate Statement and supporting Core Business Objectives.
- 1.2. In the middle of March 2020, the Council delivered an emergency response to the COVID19 pandemic. The response had an enormous impact on the delivery of Council services. Some Council services were paused to assist in reducing the spread of the disease, whilst other services changed so that critical services could operate safely. In addition, new services were established to support our communities through the pandemic.

2.0 The Current Situation

- 2.1. The Council has refreshed its approach to how it both monitors and reports on corporate performance. The corporate performance indicators are intended to demonstrate progress against the council's Corporate Objectives; Environment,

Communities and Growth. The approach provides the public with clear and easy to access information on how key services are performing and supports residents' feedback that they would like the council to be efficient, transparent and responsive.

2.2. **Growth** - We will continue to ensure we work to consider new ways to generate income and invest our current resources. Delivering a Council that is financially strong to discharge its services and invest in the growth of the District. We have:

- a. Secured £22.2m for the Margate Town Deal.
- b. Secured £601,900 Government funding to make improvements to Ramsgate's town centre as part of the High Streets Heritage Action Zone.
- c. Secured £6.3m Government Levelling Up funding for Margate and £19.8m Government Levelling Up funding for Ramsgate.
- d. £2.7m Future High Street Fund for Ramsgate.
- e. Secured £12m of Government funding to support the Parkway Station.
- f. Published the High-Level feasibility study for the future of Ramsgate Port and Royal Harbour.
- g. Published a new 2020 Destination Management Framework that builds on the first Destination Management Plan (DMP) developed in 2012/13.
- h. Exceeded the benchmark yield on its Treasury deposits as reported to Council on 10 December 2020, as part of the 2020-21 Treasury Management and Annual Investment Strategy Mid-Year Review.

2.3. **Environment** - Having a clean and well-maintained environment remains important to us. We will be clear with our residents on what we will do and what our asks of residents are – cultivating a shared responsibility approach. Delivering a clean and accessible living environment, maintaining an emphasis on prevention but where necessary we will use an enforcement approach. We have:

- a. Extended the current PSPO to last until 2023 and adopted it in accordance with the Anti-Social Behaviour (ASB), Crime and Policing Act 2014. The amendments provide better management of the coastal areas and support wildlife conservation and wildlife funded projects within the District of Thanet.
- b. Led a Multi-Agency operation targeting commercial properties involved in the sale of cheap and illicit tobacco. The Council was granted a Premises Closure Order for seven premises in Thanet. This is the first time so many closures have been granted for commercial premises in one hearing.
- c. Developed a Multi-Agency Beach Management Plan that included practical steps such as increased staffing, targeted enforcement, later collections and 300 additional bins.
- d. Reviewed and updated the Dog Public Spaces Protection Order.
- e. Introduced a new Coastal & Beach Public Spaces Protection Order.
- f. Marked the 20th anniversary of the Thanet Coast Project.
- g. Adopted the Thanet Local Plan.
- h. Purchased 11 new waste open-back collection vehicles to improve the efficiency of collections across the district. Launched a new real-time digital

information system that allows residents to report any issues quickly without needing to complete a form. As well as, check bin collection calendars and pay subscriptions to the council's garden waste services.

- i. Launched a project to create wildflower meadows across the district as well as a new and more effective approach to planting in council-maintained flower beds.

2.4. **Communities** - Through effective partnership working with both the public sector agencies and the community, we will provide leadership and direction across the district and the region to ensure everyone is working to the same goal. Delivering high-quality housing, safer communities and enhancing the health and wellbeing of our residents. We have:

- a. Approved the Policy for imposing financial and publication penalties under The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015. And the Policy for imposing financial penalties under The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020.
- b. Took the decision to bring the management of the Council's housing stock back in-house.
- c. Secured £1.3million to fund rough sleeper support services. That included accommodation and funding of a multi-agency team to deliver all services such as outreach, drug and alcohol services, and mental health.
- d. Rebranded the Margate Task Force as the Thanet Multi-agency Task Force (MTF) - to reflect that the MTF has expanded its reach to cover the entirety of Thanet.
- e. Via an asset transfer from Thanet Council to Westgate Town Council transferred the ownership of the War Memorial Recreation Ground on Lymington Road and two shelters on Sea Road.
- f. Secured a share of the Safer Streets Fund awarded to Kent's Police and Crime Commissioner for projects to focus on the Central Harbour and Eastcliff wards in Ramsgate.
- g. Continued to deliver on the actions in the annual Thanet Community Safety Plan.
- h. Mobilised a Community Hub during the COVID-19 Pandemic.

3.0 Next Steps

- 3.1. Between now and May 2023, the Corporate Statement Working Party will start to look at a skeleton framework and the broad issues that may need to be considered for inclusion in the 2023-27 Corporate Plan.
- 3.2. All Cabinet Advisory Groups and Committees will be formally dissolved on the day of the 2023 Election. Following the outcome of the election, all new committees will be set up at the Annual Council meeting in May 2023. At that meeting, the Leader of the Council will be confirmed and from that point, new Cabinet Advisory Groups or other informal arrangements can be created.

- 3.3. However, immediately prior to the 2023 Local Council Elections, the Corporate Statement Working Party may wish to make suggestions to the new Administration on themes that they may wish to consider as 2023-27 Corporate Priorities.

Contact Officer: Carol Cook, Policy Officer
Reporting to: Madeline Homer, Chief Executive

Annex List

Annex 1: Mid-Term Report

Background Papers

[2019-2023 Corporate Statement](#) and Business Objectives 2019-2023.
[Agenda and Minutes](#) Council - Thursday 19 October 2019.

Corporate Consultation

Finance: Chris Blundell (Director of Finance)

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2019-2023 CORPORATE STATEMENT - PROGRESS UPDATE

1

Introduction

Thanet District Council's Corporate Statement identifies the key challenges faced by the council and how we will respond to them. This retrospective high-level document highlights some of the achievements made in each priority area between Oct 2019 - May 2022.

<h2>Our Core Business Objectives</h2> <h3>How we will deliver them</h3>	
Growth	We will continue to ensure we work to consider new ways to generate income and invest our current resources. Delivering a Council that is financially strong to discharge its services and invest in the growth of the District.
Environment	Having a clean and well-maintained environment remains important to us. We will be clear with our residents on what we will do and what our asks of residents are – cultivating a shared responsibility approach. Delivering a clean and accessible living environment, maintaining an emphasis on prevention but where necessary we will use an enforcement approach.
Communities	Through effective partnership working with both the public sector agencies and the community, we will provide leadership and direction across the district and the region to ensure everyone is working to the same goal. Delivering high-quality housing, safer communities and enhancing the health and wellbeing of our residents.

Growth



We said	We did
Be a strong voice for Thanet at the Kent and Medway Economic Partnership.	Officers regularly attended the Kent and Medway Economic Development Officer Group to represent Thanet and ensure input.
Contribute to the creation of a Coastal Prospectus which will inform the South East Local Enterprise Partnerships's Local Industrial Strategy.	Contributed to the creation of the SELEP An Economic Coastal Prospectus for the South East Coast which was published in March 2020.
Encourage the rejuvenation of our high streets by	Secured £2.7m funding from the Future High Street Fund for highway works and a creative workspace in



Growth

supporting the growth of our creative industries.

Ramsgate

Secured funding for the [Ramsgate High Street Action Zone](#).

Secured £6.3m Levelling Up Funding on behalf of EKC Group for a Digital Campus in Margate High Street

Delivered a [Free 30min parking trial](#) scheme in Birchington during September 2020.

Submitted a £6m business case summary to the government on [15 October 2021](#) to establish a Creative Land Trust in Margate. This was approved and funding commenced in March 2022.

We will further support the regeneration of our High Streets by working with partners.

Secured a number of funding streams including:

- £191,456 from the [Welcome Back Fund](#)
- £22.2m for the Margate Town Deal www.margatetowndeal.co.uk
- £19.8m Government Levelling Up funding for Ramsgate.
- £6.3m Government Levelling Up funding for Margate.
- £2.7m Future High Street Fund for Ramsgate.
- £500,000 Government funding to make improvements to Ramsgate's town centre as part of the [High Streets Heritage Action Zone](#).

Launched a major [new initiative for Ramsgate](#) to generate and take forward ideas for the town's development.
- 16 February 2021.

Government confirmed at the Budget statement that the Levelling Up Fund bids were both awarded the full funding amount - [27 October 2021](#):



Growth

	<p>Work commenced on 53-57 High Street: Building set to become MargateDigital centre which was part of the Margate Levelling Up bid - week of 1 November 2021 (completed in May 2022).</p> <p>Published Ramsgate Future's Town Investment Plan, which sets out a vision to transform the town - 20 January 2022.</p>
Lobby for infrastructure improvements including the Parkway Station, to support inward investment, local enterprise and housing growth.	In August 2020, the Government announced that £12 million would be allocated to support the new Parkway high-speed railway station in Thanet. Kent County Council (KCC) passed the plans in September 2020. Work has been progressing and the station is set to open in 2023.
Continue to look for a viable future for the Port of Ramsgate and the Royal Harbour for the benefit of the town and the wider district.	<p>Commissioned independent consultants to conduct a high-level feasibility study looking at options for the future of Ramsgate Port and Harbour. The resulting report was published in January 2020.</p> <p>Installed nine new Jetski berths at Ramsgate Harbour - July 2021.</p> <p>£9.61m allocated as part of the Ramsgate Levelling Up Fund for the Green Port Project - Investment in the Port to support an increase in employment locally</p>
Engage with businesses in the Creative Industries to identify opportunities for growth in the district and promote Thanet through the Thames Estuary Production Corridor ambitious industrial vision.	<p>Opportunities for the creative industries are being supported through the Development of the Creative Land Trust as part of the Margate Town Deal and the Workspace Project in the Future High Street Fund.</p> <p>Engagement with the Creative Estuary to identify opportunities for the sector in Thanet, and opportunities in Thanet promoted through the Creative Estuary programme.</p>



Growth

Through partnership working, promote Thanet's unique selling points to encourage local enterprise and inward investment.	Promote opportunities in Thanet through broader networks, including Locate in Kent, Visit Kent, Kent County Council, South East Local Enterprise Partnership, Margate Town Deal Board, Creative Estuary. Also, engaging directly with inward investors and those who are interested in further investment in Thanet.
Constructively explore approaches for Community Wealth Building – such as the Preston Model.	Backed calls for a Community Wealth Fund that could see deprived areas awarded £2million, which residents will decide how to spend.
Refresh the Council's Economic Growth Strategy.	Developed a Town Investment Plan for Margate as part of the Margate Town Deal. Developed a Town Investment Plan for Ramsgate as part of the Ramsgate Future initiative.
Continue to promote tourism in Thanet and the increase in jobs that this will bring to the District.	<p>Cabinet Approved the Destination Management Framework 2020.</p> <p>Published a Summary infographic of Thanet's Visitor Economy.</p> <p>Announced 17 new tourist experiences as part of the council's contribution to the Interreg Experience Development Programme, in partnership with Visit Kent- 21 January 2022.</p> <p>Published new research data on the initial impact on the Isle of Thanet's visitor economy from COVID-19 - 26 January 2022.</p> <p>Launched a new Green Tourism Toolkit to support local businesses in Thanet to become more environmentally friendly and to showcase the district as a responsible tourism destination - 7 March 2022 Within the Margate Town Deal, the vision identifies that Margate's communities will come together to Thrive 365.</p>



Growth

Maximise the return on our assets and services.

Cabinet agreed to cease the current arrangement and procure a new Ramsgate market operator that will operate capably, maximising the benefits for the market traders, consumers and the wider community- [October 2020](#).

The Authority exceeded the benchmark yield on its Treasury Deposits as reported to Council on 10 December 2020, as part of the 2020-21 Treasury Management and Annual Investment Strategy Mid-Year Review.

Transferred the ownership of the freehold of Dreamland in December 2020 to Sands Heritage Ltd- December 2020. Achieved the sale of [Dreamland](#) and settled all Compulsory Purchase Order (CPO) compensation claims - February 2021.

Transferred the Oval Bandstand and Lawns, via Community Asset Transfer to the resident's group Gordon Road Area Street Scheme (GRASS) - 8 July, 2021.

Cabinet agreed to dispose of the Granville Cinema, Ramsgate - [29 July 2021](#).

Awarded a new Public Health Act Funerals contract to [WS Cole & Son Funeral Directors](#) in Minster. Achieved a cost-saving of over £100 per funeral, following a competitive tender process by Regulatory Services. The contract will run for three years, with the option of a one-year extension - July 2021.

Cabinet agreed to extend the lease of the Boating Pool at Ramsgate to enable the new tenants to continue to invest and develop the property - [27 January 2022](#).



Environment



We Said	We did
<p>Maintain strong enforcement action in the areas of planning, building control and parking. Strengthening our already tough response to fly-tipping and maintaining the zero-tolerance policy towards littering.</p>	<p>Fly-tipping Installed eye-catching stickers on bins at beaches and town centres, targeted messages on some of the larger bins in residential areas that have been a target for fly-tipping. CCTV is in place in known hotspots across the district and our Streetscene Enforcement team is working hard to investigate these crimes.</p> <p>As part of the 2021 Beach Management Plan the council:</p> <ul style="list-style-type: none"> Increased the presence of Civil Enforcement Officers patrolling on foot in the Kingsgate/Broadstairs area. Prepared static signage to direct visitors to some of the beaches which have more space and available parking when needed.



Environment

On 19 March 2021, [Cabinet agreed](#) to amend the current PSPO to last until 2023, adopted in accordance with the Anti-Social Behaviour (ASB), Crime and Policing Act 2014. The amendments provide better management of the coastal areas and support wildlife conservation and wildlife funded projects within the District of Thanet.

On 19 March 2021, [Cabinet agreed](#) to the introduction of the Beaches and Coast Public Spaces Protection Order and Code of Conduct.

Online payment forms were made available for penalty payments.

Secured a [Magistrate Order](#) on 19 April 2021, that ordered the property owner to pay £3,740 for unauthorised work on Grade II listed building in Margate.

Thanet District Council has led a multi-agency operation targeting commercial properties involved in the sale of cheap and illicit tobacco. On 27 [May 2021](#) at Sevenoaks Magistrates' Court, the council was granted a Premises Closure Order for seven premises in Thanet. This is the first time so many closures have been granted for commercial premises in one hearing.

Secured £50k grant as part of a pilot scheme to tackle fly-tipping. The money, distributed by the charity Waste and Resources Action Programme (WRAP) will be used to target fly-tipping hotspots at Athelstan and Ethelbert Roads in Cliftonville through more enforcement, increased CCTV coverage and raising awareness. Some funding will also be used to create a second community shed project in Ramsgate where volunteers can access tools for litter picking or gardening.

Thanet District Council's Public Protection Team investigated an incident in [August 2021](#) concerning an employee receiving life-changing injuries at the Jewsons Builder's Yard in Margate. Officers served prohibition and improvement notices and the decision was taken to prosecute the company for offences under the Health and Safety at Work Act 1974. The company entered an early guilty plea to the



Environment

	<p>charge and a sentencing hearing took place on Thursday 28 April 2022 at the Folkestone Magistrates' Court. The victim who sustained the most significant injuries was in attendance and a moving witness impact statement was read out to the Court. The District Judge handed down a fine of £600,000 which was reduced to £400,000 due to the guilty plea. Full costs of £23,094 were awarded to TDC.</p>
<p>Continue the education programmes in schools and the wider public areas to cultivate a shared responsibility approach to waste and littering.</p>	<p>Employed an Education Officer whose role is specifically around littering. Included in the wide-ranging role is the design of educational programmes, behaviour change strategies and undertake visits to schools and other locations to advise on environmental issues such as littering, dog fouling, graffiti and fly-tipping.</p> <p>Thanet District Council is approved by AQA to deliver 'The Unit Award Scheme' (UAS). The UAS is a scheme that allows for the unique recording of achievements in line with criteria set by AQA. Whilst, not a qualification, it offers learners the opportunity to have their achievements formally recognised with a certificate each time a short unit of learning is successfully completed. TDC has now awarded over 60 certificates to pupils attending Palm Bay School and the Enterprise Learning Learning Alliance covering 4 Units in Litter Picking.</p> <p>Published 4 issues of the council's Action Against Litter newsletters and launched a webpage for the TDC's Education Initiatives</p> <p>Educated beachgoers on Byelaws as the temperature rose during 2020.</p> <p>Published a Byelaws Single Page Document</p> <p>Established a dedicated Enforcement Twitter account: @EnforcementTdc which the Council uses to appeal for information and educate about the work the council does.</p> <p>In January 2021, the Council installed 12 new 'TidyPac' stations along Margate seafront.</p>



Environment

	<p>Recruited dedicated enforcement officers to educate people on the council's new Beaches and Coast Public Spaces Protection Order (PSPo) and Coastal Code of Conduct.</p> <p>Thanet District Council was the first council in the UK to sign up for LitterLotto, a new app that actively encourages people to bin litter.</p> <p>Delivered the Anti-Littering & Community Behaviour Change Project Through Art Initiatives (Margate & Cliftonville) 'Rise Up Residency'</p>
<p>Protect and enhance where possible our parks, beaches and open spaces for the benefit of current and future residents.</p>	<p>The refurbishment of five playgrounds commenced - September 2020.</p> <p>A Multi-Agency Beach Management Plan was drawn up for both the 2020 and 2021 season and in 2021 preparations were put in place 3 months earlier than normal ready for the Easter weekend. The plan included practical steps such as increased staffing, targeted enforcement, later collections and 300 additional bins. Based on learnings and feedback from previous years the Council:</p> <p>Litter:</p> <ul style="list-style-type: none"> ○ Installed 80 new 1,100 litre colourful bins which are normally reserved for the summer months. These bins were emptied twice a day, seven days a week. ○ Ordered 42 new blue recycling bins for its Blue Flag and Seaside Award beaches. These were put out at the end of April and have 'aperture' type tops to accept bottles and cans etc whilst making it more difficult to dispose of non-recyclable waste. ○ Extended working hours of its cleansing teams on beaches/promenades for the duration of the school Easter holidays. ○ Assigned two mobile litter teams on the coastline. These were in addition to the static cleaners at Margate, Broadstairs, Ramsgate and Joss Bay.



Environment

- Completed sand levelling and large scale litter-raking. The beach tractor then followed the normal summer rota from 5 April 2021.
- Anti-social behaviour, including COVID restrictions:
 - Provided four COVID-wardens for beaches and promenades.
 - Recruited dedicated enforcement officers to educate people on the Council's new [Beaches and Coast Public Spaces Protection Order \(PSPo\) and Coastal Code of Conduct](#). They worked and patrolled alongside Kent Police Officers and COVID wardens.
- Toilets:
 - Opened all of the toilets around the district from Monday 29 March.
 - Installed portaloos at Margate Main Sands and Botany Bay.
 - Increased security around our toilets.
- Parking:
 - Increased presence of Civil Enforcement Officers patrolling on foot in the Kingsgate/Broadstairs area.
 - Prepared static signage to direct visitors to some of the beaches which have more space and available parking when needed.

In 2021, further enhancements were made to the Council's [Beach Management Plan](#)

In October 2020, TDC and Friends of Ellington Park awarded the major contract to BJF Group, resulting in; a new cafe and toilets, restored bandstand, renovated terrace, new playground, new planting scheme, repairs to pathways and lighting and interpretation panels.

Carried out the planting of 67 new trees and soft landscaping in [Ellington Park](#) - March 2021. The Ellington Park bandstand was unveiled, and the new café, run by the Friends of Ellington Park opened for a trial period and training along with the new playground - [16 August 2021](#).



Environment

Appointed Alan Baxter Ltd, a leading design and conservation consultancy, to complete the appraisal of the Conservation Area in Ramsgate - January 2021,

Following an investigation by the Coastal team, the railing was extended to the end of the slipway behind the Winter Gardens to prevent people stepping off the edge into the deepest part of the pool - 6 March 2021.

Cabinet agreed to approve the proposed trial change in grass cutting regimes based on the 4 levels of management for Open Spaces as described in the Cabinet report - [18 March 2021](#).

Summary as follows:

1. Regular amenity cut in areas that need to be cut short
2. No Mow May in parks and some squares
3. Reduced cutting for pollinators in specific areas to create wildflower meadows.
4. Continue cut and collect, hay meadow management at Westbrook Undercliff and Foreness Point.

[Options for the long term strategy for the Edwardian Lift Ramsgate and the Viking Bay Lift Broadstairs](#) decision due 29 July 2021 by Cabinet. [TDC Press Release](#) Opened the Viking Bay lift in July 2021.

Thanet received 5 International Blue Flags and 5 Seaside Awards in 2021 - [May 2021](#).

Thanet received 7 International Blue Flags and 3 Seaside Awards in 2022 - [May 2022](#).

TDC was one of the first Local Authorities to join the Beach Check UK app. The app works in real-time, on a traffic light system, assigning a red, orange or green colour to the beaches depending on the number of visitors it has. Visitors (and residents) can check the status of a beach before leaving home and avoid the hotspots, which helps social distancing - [July 2021](#).

[Thanet Coast Project](#) marked its 20th anniversary in 2021.



Environment

	<p>Commissioned Fourth Street Place Consultants to carry out a feasibility study on the redevelopment of Westbrook Loggia at Westbrook Bay - 14 September 2021.</p> <p>Undertook major replacement and improvement works at Ethelbert Crescent play area in Cliftonville using the allocated Community Parks funding - 16 December 2021.</p> <p>Invited business owners to register their interest in securing a beach concession for the 2022 summer season and beyond - 21 April 2022.</p>
Continue to progress the Local Plan to adoption.	<p>Local Plan adopted 9 July 2020. Continue the momentum agreed the proposal for the new Local Development Scheme</p> <p>Cabinet agreed a new Local Development Scheme (LDS) (the Local Plan work programme), which set out the scope for a partial update of the Local Plan, together with a timetable for the preparation of the Plan update - 17 December 2020.</p> <p>Launched the Statement of Community Involvement Public Consultation which ran from 25 February 2021 - 9 April 2021.</p> <p>Decided to establish a new Cabinet Advisory Group for the Update of the Local Plan- 9 March 2021 Modified the Terms of Reference for the Cabinet Advisory Group - 14 June 2021 .</p> <p>Launched a 'Call for Sites' in which developers, landowners and members of the public were invited to put forward potential sites for development. The purpose of the Call for Sites was to establish what land is potentially available in the district and to identify potential sites - 25 March 2021.</p>



Environment

	<p>Launched a call for views on a number of studies that were put together as part of the process to complete a 'partial update' of Thanet's Local Plan - 10 December 2021.</p> <p>Cabinet agreed on the proposals for the revised Local Development Scheme, as detailed in the Cabinet report. The report set out the proposed amendments to the work programme for updating the adopted Local Plan and related documents - 16 December 2021.</p>
<p>Undertake a full and thorough review of our public toilet facilities including providing incentives for businesses to make good quality facilities available to the public.</p>	<p>Cabinet Decision November 2020, confirmed that toilet facilities serving Thanet beaches would be reviewed by officers and members over the winter season. The review and recommendations were to be reported back to Cabinet in March 2021.</p> <p>As part of the 2021 Beach Management Plan the council:</p> <ul style="list-style-type: none"> • Opened all of the toilets around the district from Monday 29 March 2021. • Installed portaloos at Margate Main Sands and Botany Bay and Palm Bay. • Increased security around the toilets.
<p>Improve collaboration with KCC around relevant services and explore opportunities for introducing a park and ride scheme in Thanet.</p>	<p>Review transport routes into/parking in the District in relation to the Margate Town Deal.</p> <p>Improve communication with TDC and Kent Highways to improve ways of working.</p>
<p>We will review the recycling service and continue engaging with the community to increase the district's recycling rates and further improve the efficiency of emptying schedules –</p>	<p>Purchased 11 new waste open-back collection vehicles to improve the efficiency of collections across the district. New collection service commenced 29 March 2021.</p> <p>No change to Christmas and New Year Waste and Recycling Collections - December 2021.</p>



Environment

including maximising the use of smart bins.	Launched a new real-time digital information system that allows residents to report any issues quickly without needing to complete a form. As well as, check bin collection calendars and pay subscriptions to the council's garden waste services - February 2022
Extend the use of mechanical street sweeping equipment.	<p>Operational Services continued to deliver statutory services throughout the pandemic despite the significant impact from COVID related absence. During the last 18 months, it has been necessary to prioritise the household waste and recycling service from a business continuity perspective in response to both the pandemic and EU exit which was the catalyst for the continued HGV driver shortage. As a result of this strategy and the hard work of operational staff, we have not dropped a single planned waste and recycling round. This is something to be proud of with most other Kent districts suffering some form of service disruption of varying Impact.</p> <p>During this same 2 year period, we have seen an unprecedented number of visitors to the district's coastline and beaches in the 2020 and 2021 seasons and have had to react by increasing the standard and duration of cleansing to meet demand and pandemic requirements. In September 2021 we published statistics on the summer season and the scale of the successful seasonal cleansing operation.</p> <p>As a result of the significant efforts by the service, the number of complaints received regarding street cleansing remains very low which is an excellent indicator of the standard of service provided.</p> <p>It is agreed that this is an important element of the service but the issue with the current mechanical plant has been well communicated and plans are in place for a permanent solution to the issue which is a result of unanticipated vehicle failure.</p>
Having agreed on a climate emergency we will work to be carbon neutral by 2030 and	Recruited a Climate Change Officer, who coordinates the Council's response to the climate emergency - 1 September 2020



Environment

promote awareness of our local wildlife, habitats and the wider environment.

A Comprehensive Climate Emergency Action Plan was presented to Cabinet- March 2020. A [comprehensive list](#) of actions and information was developed and published on thanet.gov.uk.

[Worked in partnership](#) with Kent County Council on Solar Together - offering Thanet households the opportunity to purchase high-quality solar photovoltaic (PV) panels at a competitive price as part of a group-buying scheme.

Environmental Health secured £19k DfT funding for a Cycling & Walking Audit to be undertaken in the Air Quality Management Area ([AQMA](#)) in Thanet to identify the top cycle routes, walking zones and junction improvements for further Local Cycling and Walking Infrastructure Plan funding streams.

A further two, new rapid electric vehicle charging points were installed in council car parks - January 2021.

The council has taken advantage of interest-free lending from Salix Finance, which provides Government funding to the public sector to improve energy efficiency, reduce carbon emissions and lower energy bills. Additionally, assessments have been completed on two buildings, grant-funded by Salix, for low carbon measures installation. A full grant application has been progressed for one building.

Cabinet agreed, in response to declaring a Climate Emergency in 2019, to change the management of the district's open spaces to create a beautiful native wildflower corridor throughout Thanet for the benefit of pollinators, wildlife, residents and visitors - [18 March 2021](#).

Cabinet adopted the KCC Energy and Low Emissions Strategy - [14 April 2021](#)

In 2021, as part of our response to the Biodiversity and Climate Emergency, Thanet District Council launched a project to [create wildflower meadows](#) across the district. In the first year, a total the council developed seven sites for wildflower meadow creation.



Environment

In 2022 the Council developed [a map](#) that identifies the wildflower meadows and the project was shortlisted in the Customer Engagement category in the ESRI customer success awards. TDC was the only council shortlisted and made it to the top 3 out of over 60 entries with companies such as EDF and Vodafone.

Launched a new and more effective approach to planting in council-maintained flower beds - transforming traditional flower beds towards more sustainable planting- [Sept 2021](#).

Cabinet established the Climate Emergency Cabinet Advisory Group made up of eight members whose composition and terms of reference are detailed in the document attached to the decision- [10 Sept 2021](#).

Cabinet endorsed the Kent and Medway Energy and Low Emission Strategy. And in alignment with this endorsement, the following paragraph is added to the Council's climate change pledge:

'Do what is within our powers and resources to support KCC, the Government, business, industry and the community to make Thanet, as a whole, net zero by 2050.' - [22 February 2022](#).

Communities



Communities



We Said

Improve standards and safety in homes across all tenures.

We did

Secured £35k to fund 'Thanet Cold Homes Finder' - a project to identify landlords who rent out cold homes - [January 2020](#).

Cabinet approved the Policy for imposing financial and publication penalties under The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 - [November 2020](#).

Cabinet approved the Policy for imposing financial penalties under The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 - [November 2020](#).

Private Sector Housing Team imposed financial penalties totalling £210,500 on private landlords who committed offences under the Housing Act 2004. Served 687 enforcement notices on private landlords to protect the health and safety of tenants - financial years 2020/21 and 2021/22.



Communities

Established a [Housing Cabinet Advisory Group](#) (HCAG), to support the Cabinet in progressing these objectives.

Signed a [Help to Heat](#) Local Authority Flexible Eligibility Statement of Intent and promoted the Green Homes Grants and the Warm Homes Scheme, as part of the Kent-wide scheme on behalf of the Kent and Medway Sustainable Energy Partnership.

Cabinet approved the letting of contracts for fire safety works to council-owned residential buildings, covering: a) Passive fireworks, and b) Fire alarms - [8 August 2020](#).

Secured £1.618m in funding for the pre-tender costs relating to the removal and replacement of external wall insulation systems, fitted to the council's residential tower blocks.

Cabinet approved a contract, valued at £1.865m for the full refurbishment of passenger lifts in seven of the council's residential blocks of flats - [17 September 2020](#).

Pursued prosecution for unlawful evictions in breach of the Protection from Eviction Act 1977- [July 2021](#).

Published tender to convert Foy House into 8 flats to provide supported housing managed by the council. - July 2021.

Residential high-rise buildings in Thanet became the first in Kent to be fitted with new information plates to help navigate firefighters in an emergency - [21 October 2021](#).

Secured over £76,000 of funding from the Department for Business, Energy and Industrial Strategy (BEIS) for a project to enforce minimum energy efficiency standards in privately rented properties across



Communities

	<p>the district. During the seven-month project 185 Compliance Notices were served, 8 financial penalties imposed and 75 homes were improved.- 8 November 2021.</p> <p>Procured a contract for the provision of security patrols and waking watch services within the council's tower blocks- 18 November 2021.</p> <p>Cabinet approved the recruitment of additional Housing Response Officers to improve the management of the council's residential Tower Blocks - 16 December 2021.</p>
<p>Work with our partners to deliver a range of community safety initiatives across the District, taking tough action to tackle anti-social behaviour.</p>	<p>The council produces an annual Community Safety Action Plan which sets out the themes for the partnership. This is part of the wider three year Community Safety Plan.</p> <p>Secured a share of the Safer Streets Fund awarded to Kent's PCC for projects to focus in the Central Harbour and Eastcliff wards in Ramsgate - June 2021</p> <p>Supporting the Best Bar None (BBN) Accreditation Scheme with National Awards supported by the Home Office and the drinks industry. The scheme is being led by Kent Police and is aimed primarily at promoting responsible management and operation of licensed premises by rewarding best practice and raising standards; with a particular focus on the night time economy. Businesses who wish to apply will need to complete an online application form. On receipt of BBN scheme applications from licensed premises in Thanet, designated Police and TDC Licensing & Community Safety 'Assessors' will review applications, inspect the licensed premises and award locally determined ratings to successful establishments. Scheme launched 3 May 2022.</p> <p>Led a multi-agency operation targeting commercial properties involved in the sale of cheap and illicit tobacco. At Sevenoaks Magistrates' Court, the council was granted a Premises Closure Order for seven</p>



Communities

	premises in Thanet. This is the first time so many closures have been granted for commercial premises in one hearing - 27 May 2022 .
We will work with our communities to foster a shared responsibility and increase our community engagement.	<p>Thanet District Council and Friends of Ellington Park appointed specialists Lost Art Limited to refurbish the 110-year-old MacFarlane bandstand in Ellington Park, Ramsgate - September 2020,</p> <p>Conducted the council's Annual Residents' Survey 2020 Conducted the council's Annual Residents' Survey 2021</p> <p>Cabinet approved a new Beaches and Coast Public Spaces Protection Order (PSPO) following a public consultation which ran from 25 January 2021 to 21 February 2021. Following a similar public consultation exercise, where 256 responses were received, Cabinet approved extending its district-wide Dog Public Spaces Protection Order.</p> <p>The Leader held a live public online briefing and Q&A session, where plans for the coast and beach management were discussed - 18 March 2021.</p> <p>Surveyed residents, businesses and third sector to seek views on the community vision for Ramsgate. The council also held virtual and COVID-secure face to face events- May 2021.</p> <p>Consulted on feedback on improvements to some roads (Harbour Parade, Albion Hill, Harbour Street and Madeira Walk) and pedestrian areas in Ramsgate- October 2021.</p> <p>Consulted on Ramsgate Conservation Area Appraisal as part of the HAZ project 1 Nov - 13 Dec 2021.</p> <p>Overall, 200 members of the public got involved in the Future High Street Fund's Ramsgate highways improvement scheme consultation. Comments were made either by completing an online survey,</p>



Communities

	<p>attending a drop-in session or by emailing the project team. Over 81% of people who took part agreed or strongly agreed with the proposed scheme. Over 75% agreed or strongly agreed that the scheme will enhance the environment, create a more inviting character for the harbour area, and reduce speed limits.</p> <p>- January 2022</p>
<p>Subject to following procedures the council's intention is to take back direct control of its housing stock.</p>	<p>Cabinet decided that the management of the council's housing stock would be brought back in-house - with effect from 1 September 2020 - 17 February 2020</p> <p>Council tenants and leaseholders were invited to give feedback on the new service - January 2021</p> <p>The Regulator for Social Housing agreed to remove the statutory notice that had been served on the council whilst the housing stock was managed by East Kent Housing. The removal followed significant improvements in the management of tenant and leaseholder health and safety - 23 February 2022.</p>
<p>Plan to set up a housing development company, to work towards building the necessary high quality and energy-efficient housing to meet the needs of existing and future communities.</p>	<p>Cabinet agreed to remove this project from the capital programme. Its viability was adversely affected by changes to Public Works Loan Board lending arrangements - 19 November 2020.</p>
<p>Promote the formation of a Margate Town Council to devolve decision making to a local level.</p>	<p>The Mayor and Charter Trustees of Margate agreed that a plan for a Town Council for Margate should be actively pursued. Proposal Website - May 2021</p>



Communities

Work with Town and Parish Councils, exploring the potential for devolving services where possible.

Westgate Town Council took on ownership of the War Memorial Recreation Ground on Lymington Road and two shelters on Sea Road (one opposite Palm Court and the second opposite St Mildreds Road) following the completion of an asset transfer from Thanet council - May 2021.

Work to prevent homelessness and increase housing options including additional social housing.

Between 2019 and 2022, the council completed 59 new affordable homes for rent.

Cabinet approved the New Build Phase 4 Affordable Development Programme - [23 October 2020](#).

[Empty Homes Plan 2020-23](#) was approved - December 2020.

Housing Options ring-fenced a proportion of the discretionary housing payments to ensure the council could maximise the potential of homeless prevention work and this continued throughout lockdown. The service has managed to prevent 602 households (figure correct as at 25 February 2022) from becoming homeless.

The Allocations Policy was reviewed in April 2020 and in March 2021. [Allocation Policy approved March 2021](#).

Temporary Accommodation has been a council priority and whilst there was not a reduction in this area it has remained within budget and still looks to move people on as soon as possible.

Households that the council would not normally have a duty to, were kept in accommodation. This was to adhere to the no eviction ban but also to safeguard vulnerable households. This cost the council an additional £35k and work continues to find a housing solution for these households.

Cabinet established a [Housing Cabinet Advisory Group](#) - 14 July 2021.



Communities

	<p>Secured £175,000 of Contain Outbreak Management Funding to support the prevention of homelessness of private rented sector tenants and homeowners who may be struggling to pay their rent and mortgages as a result of COVID-19 - November 2021</p> <p>Agreed to a decision to create a Local Lettings Plan to cover all West Kent Housing Association units across two sites - 24 January 2022.</p>
Aim to reduce the number of rough sleepers on our streets.	<p>Secured £1.3million to fund rough sleeper support services. This includes accommodation and funding of a multi-agency team to deliver all services such as outreach, inreach, drug and alcohol services, and mental health - February 2020.</p> <p>Provided accommodation to 56 rough sleepers with the 'Everyone In' directive from the Ministry of Housing, Communities and Local Government (MHCLG - now DLUCH).</p> <p>Secured £96,400 from Next Steps funding to ensure we could offer a Winter Shelter provision. This 24/7 support shelter opened its doors on Monday 23 November 2020 in one multi-purpose location, giving rough sleepers access to a shelter that was open 24 hours. Breakfast and dinner, and support were offered within the setting.</p> <p>Secured £10,000 Cold Weather Fund to ensure we could accommodate as many rough sleepers and newly homeless people throughout the coldest months.</p> <p>Secured £146k to enhance rough sleeping work, provide adequate cover at drop-ins and purchase set home packs for those that have a successful housing pathway after supported housing.</p> <p>Thanet Winter Shelter delivered life-changing outcomes during the pandemic. Newsroom Release - May 2021.</p>



Communities

	Secured £1.7million funding boost from the Ministry of Housing, Communities and Local Government (MHCLG) for the RISE Team to continue its award-winning work into 2021-22. The funding, which was applied for by the council, was the highest amount given to any district local authority in the country - June 2021.
Work in partnership with the community and Public Sector Agencies to seek new ways of working to improve or jointly deliver services.	<p>The Margate Task Force (MTF) rebranded as the Thanet Multi-agency Task Force (MTF) - to reflect that the MTF expanded its reach to cover the entirety of Thanet - 2020.</p> <p>The Thanet RISE team, based at Thanet District Council, was highly commended in the category 'Homelessness project of the year' at the prestigious UK Housing Awards 2020.</p> <p>Cabinet agreed to engage with KCC on options available to accommodate all those who need access to disabled parking bays - 16 December 2021</p> <p>Public Protection Team secured grant funding for COVID-19 lateral flow testing kits to be provided to local food banks, for use by Thanet residents on a low income or claiming a means-tested benefit such as Universal Credit. TDC Testing - March 2022.</p>
Work with the Boundary Commission to ensure that the number of councillors is appropriate to the district size and needs.	Despite work to progress this, this is now not deliverable within this plan's timescale due to the Boundary Commission timescale requirements.



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Asset management - Ramsgate Market

Cabinet	16th June 2022
Report Author	Stuart Longbottom - Director of Property
Portfolio Holder	Cllr-David Saunders, Cabinet Member for Finance and Cllr-Reece Pugh, Deputy Leader & Cabinet Member for Economic Development
Status	For Decision
Classification:	Unrestricted
Key Decision	No
Ward:	Sir Moses Montefiore, Eastcliff, Central Harbour, Cliffsend and Pegwell, Nethercourt and Newington Ward

Executive Summary:

This report details the outcome of the prior information notice (PIN) exercise and recommends new proposals for securing a market operator, as well as amending the current designation of prohibited streets for Street Trading and Street Hawking.

Recommendation(s):

1. For Council to remove Street Trading and Hawking restrictions on the High Street, King Street and Queen Street, Ramsgate to facilitate an outdoor market;
2. To give delegated authority to the Director of Law and Democracy to prepare and complete the relevant Agreement(s) on terms to be agreed.

Corporate Implications

Financial and Value for Money

The Council will charge a fee of £250 per market, therefore annual income is expected to range between £3,000 to £13,000 depending on whether markets are held monthly or weekly. This will represent additional income for the authority over and above the current budget estimates. The Council will incur no additional costs from the operation of a Ramsgate Market, but its operation will utilise existing resources in the form of officer time (for example for procurement and the issues of contracts).

Value for money will be secured by following the Council's procurement process to find a new market operator. This will be a Concessions Contract and is anticipated to be an open Invitation to Tender process advertised via the Kent Business Portal and offers will be evaluated on prospective suppliers submitting the Most Economically Advantageous Tender (MEAT) based upon a composition of quality and cost.

Legal

The removal of Street Trading and Hawking restriction in order to designate the High Street, King Street and Queen Street as a “Licenced Street” for the purposes of Street Trading.

Procurement will involve the advertising of the proposals in line with appropriate regulations and the award of a Concession Contract to the market operator.

Risk Management

The main risk to this project is failure to procure an operator. This will be mitigated by utilising an appropriate robust procurement service. This mitigation should reduce the probability of not securing an operator as it will give explicit instruction on documentation required, duties and responsibilities for undertaking a market operation.

Corporate

The Council's Corporate Statement sets out its commitment to, “constructively explore approaches for Community Wealth Building and Maximise the return on our assets and services”.

Equality Act 2010 & Public Sector Equality Duty

Members are reminded of the requirement, under the Public Sector Equality Duty (Section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.

Protected characteristics: age, sex, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

This report relates to the following aim of the equality duty:

- To advance equality of opportunity between people who share a protected characteristic and people who do not share it.

The procurement of a new market will have no impact under the Equality Act 2010 and Public Sector Equality Duty.

The new market will be of benefit to the community and will support our commitment under these acts to continue to provide inclusive community facilities.

Corporate Priorities

This report relates to the following corporate priorities: -

- Growth
- Communities

1.0 Introduction and Background

- 1.1 The Council recognises the role a market can play in a town centre and acknowledges the affiliation for the current provision by local residents, as well as the need to support the established traders.

2.0 The Current Situation

- 2.1 A prior information notice (PIN) soft market testing exercise was published in January 2022 by Thanet District Council; there was no formal response to the PIN. There was however one expression of interest.

Thanet District Council will now request tenders for the provision of Market Operator Services for a weekly (subject to planning permission) or monthly outdoor market in Ramsgate.

The Tender opportunity will be openly marketed via the Kent Business Portal to attract the widest possible interest and this enables all interested entities to be able to express interest in the Tender process.

The supplier will be required to productively manage the market and all services required for its efficient running are to be provided by the supplier. (subject to planning)

The supplier would need to be able to identify new, innovative and sustainable ideas in recognition of the change in the retail sector and markets and market operation in line with Thanet District Council's Corporate Statement. (found at <https://www.thanet.gov.uk/info-pages/corporate-statement/>)

Two potential locations have been identified as suitable for a market: Ramsgate High Street and/or Westcliff Promenade Green. Other locations could also be considered.

In order to operate Street Trading from Ramsgate High Street, Queen Street and King Street, the Council should seek to remove the Street Trading and Hawking restriction for this area in order to designate the High Street as a Licenced Street for the purposes of Street Trading.

Ramsgate High Street, King street and Queen Street are currently prohibited areas for street trading under Schedule 4 of the Local Government (Miscellaneous Provisions) Act 1982, in order to be able to hold a market here the Council will need to seek to remove this restriction and designate these areas as Licensed Streets for the purposes of street trading. There is a prescribed process to follow to allow this to happen. (Working paragraph - still to be confirmed)

3.0 Options

- 3.1 To procure a new market that will operate successfully maximising the benefits for the market traders, consumers and the wider community as per the recommendation above.

To remove the Street Trading and Hawking restriction for this area in order to designate the High Street as a Licenced Street for the purposes of Street Trading.

- 3.2 To keep trading restrictions in place and seek alternative locations outside the prohibited areas (a full list of the prohibited roads can be found on Thanet District's Council website: <https://www.thanet.gov.uk/info-pages/street-trading-and-hawking/>)

Contact Officer: Andreea Plant - Interim Principal Surveyor
Reporting to: Stuart Longbottom - Interim Director of Property

Background Papers

Title: Strategic Asset Management Plan - Thanet District Council Website or contact propertyandassetmanagement@thanet.gov.uk.

Corporate Consultation

Finance: Chris Blundell, Director of Finance

Legal: Estelle Culligan, Director of Law and Democracy

REVISIONS TO LOCAL DEVELOPMENT SCHEME (LDS) (LOCAL PLAN WORK PROGRAMME)

Cabinet	16 June 2022
Report Author	Adrian Verrall, Strategic Planning Manager
Portfolio Holder	Cllr Ash Ashbee, Leader of the Council
Status	For Decision
Classification:	Unrestricted
Key Decision	No
Reasons for Key	N/A
Previously Considered by	Local Plan & Local Development Scheme Cabinet Advisory Group
Ward:	N/A

Executive Summary:

This report sets out proposed changes to the work programme for updating the adopted Local Plan.

In December 2021, Cabinet agreed a new Local Development Scheme (LDS). The LDS needs to be updated, to reflect changes in circumstances affecting Local Plan progression.

The key elements of the Local Development Scheme (the Local Plan work programme) are set out in this report.

Recommendation(s):

That Cabinet agrees the proposals for the revised Local Development Scheme.

Corporate Implications

Financial and Value for Money

There are no costs directly associated with this report. However, there will be costs associated with the preparation of the new Plan, to be funded through the Local Plan Reserve and operational budgets.

Legal

The requirement to have a Local Development Scheme is set out in section 15 of the Planning and Compulsory Purchase Act 2004, which states:

“15 (1) The local planning authority must prepare and maintain a scheme to be known as their local development scheme.

“The scheme must specify the local development documents which are to be development plan documents; the subject matter and geographical area to which each development plan document relates; the timetable for preparation and revision of documents and; such other matters as are prescribed.”

The publication of a revised LDS is in line with Government guidance and is a statutory requirement. There are no legal implications arising directly from this report.

Risk Management

There are some potential risks with delaying the programme:

1. Impact on 5-year housing land supply and Housing Delivery Test - there will be a delay to addressing any housing land supply issues. If there is a lack of supply or failure to meet the Housing Delivery Test, there could be a further presumption in favour of sustainable development applied. Once the adopted Plan is more than 5 years old (in July 2025), the requirement for the purposes of the HDT resorts to the Government’s “standard method”, not the stepped requirement set out in the adopted Plan;
2. May have to expand the scope of the Plan update if there are significant changes to Government guidance in the meantime; and
3. Risk of Government intervention if the delay is seen as excessive.

There are ways to mitigate these risks - continuing to approve planning applications for housing on Local Plan allocated sites, and policy-compliant schemes on non-allocated sites; ensure that the HDT Action Plan remains up-to-date; keep the scope of the Plan update under review as we move forward; and to take the Plan forward to the next formal stage as the issues identified in the report are resolved.

However, the critical point is that taking the Plan update forward at the moment, in the face of so many uncertainties affecting strategic decisions, is not a credible option.

Corporate

This report relates only to the Local Plan timetable and anticipated work programme, not to any proposed policies or proposals within the Plan.

Equality Act 2010 & Public Sector Equality Duty

This decision does not engage the PSED, as it only relates to the Local Plan timetable and anticipated work programme, not to any proposed policies or proposals within the Plan. No EqIA is required for this report.

Corporate Priorities

This report relates to the following corporate priorities: *Environment*

1.0 Introduction and Background

- 1.1 Every local planning authority has to “prepare and maintain” a work programme for its Local Plan-related work, known as the Local Development Scheme (LDS). This is a requirement under Section 15 of the Planning & Compulsory Purchase Act 2004.
- 1.2 The Local Plan was adopted on 9 July 2020. The review of the Local Plan was completed in December 2020, and work has commenced on the Local Plan Update. A revised LDS was published in December 2021.
- 1.3 This report sets out some amendments to the LDS to revise the timetable for updating the Local Plan, in the light of changing circumstances.
- 1.4 The Local Plan Inspectors' report recommended a new Local Plan review policy SP03. This also committed the Council to a review of the Local Plan:
 - To consider the implications of climate change;
 - To review the provisions of the Plan in relation to Manston Airport in the light of a decision on the Development Consent Order;
 - To assess the implications of the Local Housing Need Methodology on housing requirements for the district;
 - To consider the provision of Gypsy & Traveller sites to meet the requirements set out in Policy HO20; and
 - To ensure compatibility with the most recent National Planning Policy Framework.
- 1.5 The review of the Local Plan undertaken in late 2020 identified a number of other matters to be addressed in the draft Plan.
- 1.6 The revised LDS published in December 2021 pushed the programme back by a few months, and also included some changes to the programme of Supplementary Planning Documents (SPDs) to be produced alongside the Local Plan Update.
- 1.7 It was also hoped that by slightly delaying the programme and including a Reg 18 engagement event, at least some of these issues would have been resolved. However, these issues remain largely unresolved or continuing, as set out below.

2.0 The Current Situation

- 2.1 There are several outstanding issues relevant to the progression of the Local Plan update.
- 2.2 As referenced above, the Local Plan Inspectors' report identified the future of Manston Airport as a matter for the Local Plan update, to take into account the decision on the Development Consent Order. However, a final decision on the DCO is still awaited. This is important because the decision not only affects the Airport itself, but other sites around it, depending on the outcome. It is also critical to the key decisions about the overall Local Plan strategy. Whatever the decision is, there will be policy implications that need to be addressed.

- 2.3 The Inspectors' report also identified the need for a review of the local housing need figures under the Government's "standard method". The Council consulted on the results of this work as part of Reg 18 engagement. However, the Government is currently reviewing the "standard method", and as yet, no announcement has been made regarding any detailed changes to be made to the methodology.
- 2.4 Government guidance and regulations on climate change and biodiversity are still emerging, and will continue to do so over the next few months.
- 2.5 A new Levelling Up & Regeneration Bill was announced in the recent Queen's Speech. While a lot of the detail has yet to emerge, it is clear that this will result in some significant changes to the way local plans are produced, including some additional duties as part of that process. Detailed announcements in this regard are expected over the next few months.
- 2.6 It is also expected that new Government guidance will address the relationship between the levelling-up agenda, the planning process and housing requirements.
- 2.7 Members will be aware that at the end of 2021, a second call for sites was launched as part of the Reg 18 engagement. This has yielded some additional sites that can be considered. However, no sites have been proposed by landowners (through the calls for sites) for Gypsy & Traveller site accommodation. This means that the Council will need to pursue other lines of enquiry to ensure that it can meet the identified need for Gypsy and Traveller accommodation in the Local Plan Update.
- 2.8 For the above reasons, it is considered that producing a Reg 18 draft Plan by this autumn is no longer feasible, as there are now too many uncertainties which affect the strategy and content of the draft Plan, and the context for making decisions about site allocations in the Plan. It is therefore proposed that the programme should be revised to allow time for these key issues to be resolved.

Amendments to the timetable

- 2.9 It is therefore proposed that the following revisions are made to the LDS:

LP stage	LDS (Dec 2021)	Proposed
Reg 18 consultation	Nov 2022	Sept 2023
Reg 19 publication	Sept 2023	Sept 2024
Submission (Reg 22)	Nov 2023	Jan 2025
Examination (anticipated)	Nov 2023 - Nov 2024	Feb 2025 - Feb 2025
Inspector's Report (anticipated)	November 2024	March 2026
Adoption (anticipated)	Feb 2025	May 2026

2.10 This does not mean that work on the Local Plan Update will cease in the meantime. On the contrary, there is a significant amount of work that will continue, such as:

- Assessment of site submissions;
- Testing of reasonable strategy and policy alternatives through the Sustainability Appraisal process;
- Completion of key studies; and
- Development of other policy options not directly related to site allocations for housing and other development.

2.11 By continuing with this work, we can ensure that we will be able to take the Plan forward quickly as the above issues are resolved.

3.0 Options

3.1 There are two options open to the Council:

- 1) to continue the work programme as currently set out in the agreed LDS; or
- 2) To amend the LDS as set out in this report.

3.2 It is recommended that Option 2 is followed. It is not considered, given the range of uncertainties that exist, that it is prudent to push forward the update of the Plan until those uncertainties are resolved to the extent that there is a clear way forward in terms of the key issues for the Plan.

Contact Officer: *Adrian Verrall, Strategic Planning Manager (Extn 7139)*
Reporting to: *Bob Porter, Director of Housing & Planning*

Background Papers

Title: [Local Development Scheme Dec 2021](#)

Corporate Consultation

Finance: *Chris Blundell (Director of Finance)*
Legal: *Estelle Culligan (Director of Law & Democracy)*

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Thanet District Council Local Development Scheme

Agreed 16 December 2021

Contents

Thanet District Council Local Development Scheme	0
1 Introduction	2
Purpose and background to this Local Development Scheme	2
Current position	3
2 Local Planning Policy Documents	3
The Local Plan - Existing Development Plan Documents	3
Existing Supplementary Planning Documents	4
Proposed Local Plan Documents	4
Proposed Supplementary Planning Documents (SPDs)	5
Community Infrastructure Levy	5
Annual Monitoring Report	6
Neighbourhood Planning	6
3 Local Development Documents Programmed for Preparation	7
4 Monitoring & Resources	10
Monitoring	10
Resources	10

1 Introduction

Purpose and background to this Local Development Scheme

- 1.1 Under the Planning and Compulsory Act 2004, each Local Planning Authority must prepare a Local Development Scheme (LDS). The LDS is a project management document for the production of the Local Plan. This LDS for Thanet identifies and describes the Development Plan Documents (DPDs) which the District Council intends to produce to make up the Local Plan. It provides an overview of the process of drafting them and identifies key milestones and timescales for their preparation. This LDS covers a three year time period up to 2025. The Council's previous Local Development Scheme came into effect in 2020.
- 1.2 Additional information is included in this LDS about Supplementary Planning Documents (SPDs) the Council also anticipates will be prepared to supplement the Local Plan. This includes indicative timescales for preparing them. Collectively the DPDs and SPDs are known as Local Development Documents (LDDs).
- 1.3 The LDS serves two purposes:
 - i) it provides the starting point for the local community to find out what the Council's, as the Local Planning Authority, planning policies are for the area, by setting out all the LDDs that already form and supplement the Local Plan; and
 - ii) it sets out the programme for the preparation of DPDs over a three-year period including timetables indicating when the various stages in the preparation of any particular DPD will be carried out.
- 1.4 This LDS replaces the programme agreed in December 2020, and will be kept under review and amended as appropriate.

Current position

- 1.5 The current LDS was agreed by the Council's Cabinet on 17 December 2020, following the review of the adopted Plan required by the Secretary of State and recommended by the Local Plan Inspectors. Since the LDS was agreed, work on the Local Plan Update has proceeded, including the development of the evidence base; some early Reg 18 engagement in relation to the emerging evidence base and infrastructure provision, and continuing work under the duty to cooperate.
- 1.6 The Statement of Community Involvement (SCI) was identified in the previous LDS to be reviewed and updated. This work was undertaken during 2021, and the revised SCI was adopted by the Council on 14 October 2021.
- 1.7 However, for various reasons there have been some delays to the main Local Plan programme and it is considered necessary to update it.

2 Local Planning Policy Documents

- 2.1 Local Planning Policy and related documents for Thanet comprise the Statement of Community Involvement (SCI), the Local Plan and Neighbourhood Plans (Development Plan Documents), Supplementary Planning Documents (SPDs), the Annual Monitoring Report (AMR) and Local Development Scheme (LDS).

The Local Plan - Existing Development Plan Documents

- 2.2 Adopted documents already forming part of the Local Plan are:

- **Thanet Local Plan 2020**

The Local Plan was adopted on 9 July 2020. It is a district-wide Plan that identifies land for housing, employment and retail purposes to 2031, and sets out a range of policies to meet the economic, social and environmental objectives for the district.

- **Cliftonville DPD**

This DPD was adopted in February 2010 and relates to an area in parts of Cliftonville West and Margate Central wards which have suffered significant deprivation. There have been a number of initiatives to address this. The DPD provides specific policies to address some of the factors fuelling the deprivation cycle affecting the area.

- **Kent Waste and Minerals Local Plan**

Kent County Council is responsible for producing policy in relation to Minerals and Waste. The Kent Minerals & Waste Local Plan was adopted in July 2016, and modifications to its Early Partial review were adopted in September 2020. A full review of the Plan is underway.

Existing Supplementary Planning Documents

- 2.3 Supplementary planning documents providing guidance to supplement policies and proposals in the Local Plan are: -

- **Landscape Character Assessment:** This was adopted alongside the new Local Plan, and provides guidance on the key sensitivities and qualities of each of the landscape character areas in the district, together with Guidelines for new development.
- **Developer Contributions SPD:** This SPD provides guidance on the types of facilities, services and infrastructure (including affordable housing) that may be required as a result of new development, and the mechanisms to be applied to ensure that developers make appropriate provision or contribution to secure such provision.

- **Kent Design Guide SPD:** This guidance is produced by Kent County Council in partnership with all other District Councils in Kent, and has been adopted by Thanet District Council.
- **Supplementary planning guidance** produced by the Council, which relates to Policy QD01:
 - ❖ Shopfront design
 - ❖ Shopfront security shutters
 - ❖ Conservation Areas
 - ❖ Conversion of shops to residential accommodation
 - ❖ A Guide to Extending Your Home

Proposed Local Plan Documents

2.4 Thanet Local Plan update

It is proposed that the Thanet Local Plan is updated as a partial update of the Thanet Local Plan. This reflects the recent adoption of that Plan. This update would extend the Plan period to 2040.

- 2.5 The Council has undertaken a review of the new Plan, in accordance with the recommendations of the Examination Inspectors, and has identified a number of issues to be considered within the update of the Plan. This includes the matters referred to by the Inspectors, and other issues identified through a wider review of policy in relation to the requirements of the NPPF, Planning Practice Guidance and a range of important local issues. It is important to recognise that existing Government policy and guidance may be amended or new policy developed during the update process. There may also be other Government initiatives, such as Town Deals, that may need to be considered, or developing policy issues. The update of the Local Plan will need to respond flexibly should that occur.

2.6 Kent Waste and Minerals Local Plan

Kent County Council is responsible for producing policy in relation to Minerals and Waste. The Kent Minerals & Waste Local Plan was adopted in July 2016, and modifications to its Early Partial review were adopted in September 2020. A full review of the Plan is underway.

Proposed Supplementary Planning Documents (SPDs)

- 2.7 SPDs generally cover a wide range of issues on which the Council wishes to provide guidance to supplement the policies and proposals in the Local Plan. It is anticipated that the following SPDs may be prepared in the indicative timeframe of this LDS.
- 2.8 A number of new SPDs are proposed, as follows:
- **Westwood Area SPD**, with a narrower remit than that previously proposed, to reflect the fact that much of the detail of the SPD is to be incorporated into the Local Plan;

- **Green Infrastructure & Biodiversity Strategy SPD** - the Green Infrastructure element of this was a commitment in the Local Plan, but this will now be undertaken in parallel with the Council's Biodiversity Strategy;
- **Tree Strategy SPD** - to give appropriate planning policy support to the Council's corporate Tree Strategy;
- **Waste & Recycling facilities in new development SPD** - to address the design requirements for new facilities in new development; and
- **Heritage Strategy Action Plan SPD** - to provide an action plan to reflect planning priorities in relation to historic assets in Thanet.

- 2.9 Review of Planning Obligations and Developer Contributions SPD** - the Council will review the Planning Obligations and Developer Contributions SPD. This document may set out guidance on the types of facilities, services and infrastructure (including affordable housing) that may be required as a result of new development, and the mechanisms to be applied to achieve this.

Community Infrastructure Levy

- 2.10** The Community Infrastructure Levy is a levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want. The Levy does not form part of the Local Plan, but may be developed alongside it.

Annual Monitoring Report

- 2.11** The Council is required to monitor how effective its policies and proposals are in meeting the vision in the draft Local Plan. The reports monitor whether the Council is meeting, or is on track to meet, its targets; the impact policies are having against national targets; and whether any policies need to be replaced and if they do, what action needs to be taken.

Neighbourhood Planning

- 2.12** A neighbourhood plan is a plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area. Whilst neighbourhood plans will form part of the development plan and are increasingly relevant in planning and resource terms, this document does not identify the project management process for producing neighbourhood plans, as they are instigated by the local community rather than the Local Planning Authority.
- 2.13** There are 7 agreed Neighbourhood Plan areas in Thanet, covering Birchington; Broadstairs & St Peters; Cliffsend; Margate; Monkton; Ramsgate and Westgate. One Neighbourhood Plan has been "made" (Broadstairs & St. Peters), and three others are in active development - Ramsgate at an early stage; Birchington (Reg 16 stage) and Westgate (Reg 14 stage).

3 Local Development Documents Programmed for Preparation

DOCUMENTS TO BE PREPARED		
Name (District-wide except where specified)	Subject matter	Proposed timetable
Local Plan update	<p>This is a partial update of the Local Plan adopted in July 2020, and would extend the Plan period to 2040.</p> <p>The update will address:</p> <ul style="list-style-type: none"> • The implications of climate change; including the outcomes from the work of the Climate Emergency Working Group, where relevant; • The provision of publicly-accessible electric vehicle charging points; • Ensure a robust policy relationship between biodiversity “net gain”; woodland protection/planting; green infrastructure, including open space; and the Council’s proposed Tree Strategy; • Update Environment Strategy policies as necessary, depending on the progress of the Environment Act and Kent Environment Strategies; • The implications of the Local Housing Need Methodology on housing requirements for the district; • Guidance on type and size of dwellings may require updating; • The provision of Gypsy & Traveller sites to meet identified requirements; • Update the provisions of the Plan in relation to Manston Airport in the light of the decision on the Development Consent Order; • Identify additional employment land, as required; • Review the homeworking policy to assess whether any update needed in the light of a potentially significant shift to flexible/remote working; • Incorporate any decision in relation to the 	<p>2021</p> <p>“Call for sites”; development of evidence base; Reg 18 engagement; “Duty to Cooperate” activity</p> <p>November 2021</p> <p>Engagement on emerging evidence base (Reg 18)</p> <p>2022</p> <p>Consider consultation responses; finalise site and other assessments and other work</p> <p>November 2022</p> <p>Consultation on draft Plan (Reg 18)</p> <p>September 2023</p> <p>Publication (Reg 19)</p> <p>November 2023</p> <p>Submit Plan for Examination (Reg 22) Examination (Reg 23)</p> <p>2024</p> <p>Inspector’s Report; Adoption</p>

	<p>future of Port Ramsgate;</p> <ul style="list-style-type: none"> • Address any planning implications arising from the Council's community wealth-building programme; • Update retail floorspace figures for town centres; • Some Town Centre policies may need amending in the light of changing Government guidance and other changes to the planning system; • Incorporate key policy aspects from the proposed Westwood SPD fully into the Plan; • Some infrastructure policies (for example, transport; health and education) may need updating, depending on the scale and location of new housing; • Consider the evidence for a possible policy relating to hot food takeaways, in relation to local public health impacts; • Identify possible resilience/design measures to address COVID or similar threats to the social and economic life of the district; and • Ensure new and revised policies address the Government's policy guidance in the NPPF and nPPG. 	
Westwood Area SPD (Westwood)	Proposed in draft Local Plan. Purpose of SPD is to set out more detailed proposals for how new development will be considered, with the intention of remodelling parts of the area over time to create a more pedestrian-friendly environment.	To follow Local Plan Update Examination
Green Infrastructure & Biodiversity Strategy SPD	The Green Infrastructure element of this was a commitment in the Local Plan, but this will now be undertaken in parallel with the Council's Biodiversity Strategy.	In parallel with the Local Plan timetable
Tree Strategy SPD	To support the Council's corporate Tree Strategy	In parallel with the Local Plan timetable
Waste & Recycling facilities in new development SPD	To address the design requirements for new facilities in new development	In parallel with the Local Plan timetable
Heritage Strategy Action Plan SPD	To provide an action plan to reflect planning priorities in relation to historic assets	In parallel with the Local Plan timetable

Agenda Item 10

Annex 1

Review of Developer Contributions SPD	Review in the light of changing infrastructure requirements and government guidance.	To follow Local Plan Update Examination
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4 Monitoring & Resources

Monitoring

- 4.1** Monitoring systems will be maintained to assess the implementation of the Local Plan and to ensure that the evidence upon which the Local Plan is based is still relevant and up to date.
- 4.2** The Council produces an Annual Monitoring Report (AMR). It will use the AMR to assess:
- Whether the Council is on track to meet the targets it has set itself in its LDDs and if not the reasons why;
 - What impact the Council's policies are having; and
 - Whether the Council needs to review any policies in order to meet their sustainable development objectives.
- 4.3** The Council will keep this LDS, and the relevant planning documents, under regular review, and will amend its programme of work as necessary to ensure sound planning strategies and policies exist for the Thanet district.

Resources

- 4.4** The Council recognises the importance of ensuring that resources for evidence gathering, consultation, examination and ongoing SA/SEA are available. The Council regularly reviews the level of resources available to progress Local Planning documents.
- 4.5** In relation to a number of the new SPDs, it is expected that staff from other Departments will be engaged in the preparation of the draft guidance.

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APPROVAL TO COMMENCE PROCUREMENT ACTIVITIES OF KEY GOVERNMENT FUNDED PROGRAMMES

Cabinet	16 June, 2022
Report Author	Louise Askew, Director of Regeneration
Portfolio Holder	Cllr Reece Pugh, Deputy Leader and Cabinet Member for Economic Development
Status	For Approval
Classification:	Unrestricted
Key Decision	Yes
Reasons for Key	To gain Cabinet approval to commence procurement activities for projects for the Future High Street Fund, Ramsgate Levelling Up Fund and Margate Town Deal Fund
Ward:	Central Harbour Ward, All Ramsgate Wards, All Margate Wards

Executive Summary:

This paper requests the approval of Cabinet to agree to proceed with various procurement activities required to deliver the government funded; Future High Street Fund, Margate Town Deal and Ramsgate Levelling Up Fund Programmes. In many cases, these projects will need to be delivered by contractors. Where any proposed expenditure exceeds £250,000 Cabinet are required to approve these allocations.

Thanet District Council will receive the grant allocation from the Department of Levelling Up Housing and Communities (DLUHC) and any match funding to support this prior to undertaking any works.

Cabinet is asked to approve the commencement of all procurement exceeding £250,000 to allow officers to be able to progress these during the course of the various programmes.

Recommendation(s):

1. Approve the commencement of procurement activities that exceed £250,000 for the Margate Town Deal, Ramsgate Levelling Up Fund and Future High Street Fund, funded from the DLUHC, as detailed at section 2.1.
2. That the Director of Regeneration and Director of Law and Democracy are authorised to agree appropriate contracts for works and grant payments, based on approval from the Director of Finance.

Corporate Implications

Financial and Value for Money

A Cabinet decision is required for the incurring expenditure by the Council, which are anticipated to be in excess of £250,000. The table at section 2.1 sets out a range of economic development projects with expenditure expected over this threshold for Cabinet's approval.

These projects have already received budget approval and are incorporated into our 2022/23 capital programme. The projects are also fully funded from external grant funding allocations.

In accordance with the council's key decision framework, further Cabinet approval will be sought following the completion of the tendering exercise for the award of any individual contracts associated with these projects with a value of £750,000 or above.

The agreed programme has been developed in accordance with DLUHC guidance. All projects have been created with clear business cases that test the ability to deliver the government's requirements, and deliver value for money for the public funds. Each bid clearly outlines specific details in relation to delivery, cost and outcomes.

For all the Government funded programmes, we have already received part of this funding, to commence delivery. In addition all future DLUHC funding will be drawn down in advance of any works being undertaken.

The Section 151 Officer is required to scrutinise and approve regular monitoring returns to DLUHC. These returns will cover actual and forecast spend, alongside programme delivery and output metrics.

Legal

There are no legal implications arising directly from this report.

Corporate

The Ramsgate Future High Street Fund, Margate Town Deal, and Ramsgate Levelling Up Fund projects all support the Council's corporate priority for Growth, by encouraging regeneration. It will also enhance the environment through a variety of activities including traffic management, greening activities, as well as supporting our communities through new job opportunities and providing improved wellbeing.

Equality Act 2010 & Public Sector Equality Duty

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.

Protected characteristics: age, sex, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

CORPORATE PRIORITIES

This report relates to the following corporate priorities: -

- *Growth*
- *Environment*
- *Communities*

1.0 Introduction and Background

1.1 Thanet District Council has been successful in achieving three key government funded programmes.

- **Future High Street Funds - £2.7m** - to provide a creative workspace and improved highways in Ramsgate.
- **Margate Town Deal - £22.2m** - to develop the creative productions and skills, enhance coastal wellbeing, create highways and public realm interventions, and to improve our heritage assets.
- **Ramsgate Future Levelling Up Programme - £19.8m**, focusing on projects to enhance the Port, Harbour and providing places for local people to engage and develop skills to access the new job opportunities being created in these areas.

1.2 All the investments and costs associated with these programmes are fully funded from external grants and contributions. Clear governance arrangements, and monitoring and evaluation activities have been put in place. This will ensure all expenditure relating to the projects are managed appropriately, and within the total package of funding provided, aiming to mitigate any financial risk the Council.

2.0 Procurement Activities

2.1 As identified in paragraph 1.1 the funding streams are all to be completed by March 2026. Each programme of activity will include various procurement exercises. We are requesting Cabinet approval to proceed the tender process for the below projects.

Funding Source	Tender Exercise	Total Funding for Project*
Future High Street Fund	Procurement for the construction of proposed Highway improvements	£1,641,041
Ramsgate Levelling Up Fund	Undertaking of land based port infrastructure improvements	£3,513,750
Ramsgate Levelling	Marine works to support the port	

Up Fund	infrastructure improvements.	
Ramsgate Levelling Up Fund	Appointment of a project manager to take forward the Clock House, Pier Yard and Smackboys LUF projects (this will be a small % of the total construction cost but may exceed £250,000)	£5,425,000
Ramsgate Levelling Up Fund	Appointment of a design team to take forward the Clock House, Pier Yard and Smackboys LUF projects (this will be a small % of the total construction cost but may exceed £250,000)	
Margate Town Deal	Procurement of the final design and construction of the Skatepark	£750,000
Margate Town Deal	Access Walpole Bay: - Walpole Bay Lift	£1,100,000
Margate Town Deal	Testing New Uses - Procurement of versatile space for testing uses for businesses and the community, toilet and showering facilities.	£700,000
Margate Town Deal	Commissioning of external consultants to put together a fully developed plan for the Winter Gardens	£300,000

**each procurement will be within this envelope*

- 2.2 Due to this extensive activity involved in all three externally funded programmes, it is necessary to be agile in progressing the various procurements required, to achieve the delivery and outcomes of each project. However, further approvals will be required for additional procurements moving forward.
- 2.3 Due to these tight timescales we request approval for the Director of Regeneration and Director of Law and Democracy to be authorised to proceed with all relevant tenders.
- 2.4 On completion of any tender exercise, Cabinet will be requested to approve any contract with a value exceeding £750,000.

3.0 Options

- 3.1 Cabinet approve the commencement of procurement activities that exceed £250,000 for the Margate Town Deal, Ramsgate Levelling Up Fund and Future High Street Fund, funded from the DLUHC, allowing the Director of Regeneration and Director of Law and Democracy to agree appropriate contracts for works and grant payments, based on approval from the Director of Finance.

- 3.2 If these works are not undertaken there would be a requirement to return the funding, and the benefits associated with these funding programmes, including job creation, improved infrastructure, enhanced wellbeing would not be achieved.

Contact Officer: Louise Askew (Director of Regeneration)

Reporting to: Madeline Homer (Chief Executive)

Background Papers

None

Corporate Consultation

Finance: Chris Blundell, Director of Finance

Legal: Estelle Culligan, Director of Law and Democracy

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Asset Management - Westbrook Loggia

Cabinet	16 June 2022
Report Author	Louise Askew, Director of Regeneration
Portfolio Holder	Cllr Pugh, Deputy Leader and Cabinet Member for Economic Development
Status	For Decision
Classification:	Unrestricted
Key Decision	No
Previously Considered by	Cabinet - 16 December, 2019
Ward:	Westbrook Ward

Executive Summary:

This report provides an update for Cabinet following the Feasibility Study commissioned for the Westbrook Loggia building. The Feasibility Study considers the opportunities for the redevelopment of the site, types of uses and is informed by evidence and community engagement. The full feasibility study was carried out in 2021 includes a Cost Plan Report and RIBA options appraisal.

Cabinet is being asked to consider the report and recommendations for the next steps to be taken, to deliver a scheme on the Westbrook Loggia building.

Recommendation(s):

1. Note the independent Feasibility Study in Annex 1, into the options for the Westbrook Loggia;
2. Progress the Westbrook Loggia through the disposal framework identified in Option 2, with specific sale conditions relating to use, development timescales and buy back in the event of failure to deliver;
3. Give delegated authority to the Disposal Surveyor in consultation with the Director of Property to market the property and negotiate relevant sale terms;
4. Give delegated authority to the Director of Property in consultation with the Portfolio Holder to enter into a binding sale contract.

Corporate Implications

Financial and Value for Money

The Council commissioned a feasibility study to consider the options for regeneration and repurposing of the Westbrook Loggia. The report identified a deliverable scheme on the site

that would support the district's visitor economy and make improvements to this key coastal asset. The report identified that the capital cost estimate for the refurbishment of the Westbrook Loggia approximately £4,068,000, pending structural surveys. This would be to create a mix of uses on the site, including self catering holiday accommodation, restaurant and event space, cafe and toilet and showering facilities with additional amenity spaces for the businesses.

A redevelopment scheme of the Westbrook Loggia does not exist in the Council's capital budget for a project to be delivered. This would mean that the Council would need to borrow the funding in order to deliver the scheme. With significant external funding and a number of capital projects being delivered over the next few years, the Council does not have the capacity to add another capital scheme to the programme, particularly one that needs to start delivery relatively quickly.

Legal

The proposal will require a number of legal documents including a binding sale contract with specific sale conditions relating to use, development timescales and buy back in the event of failure to deliver.

Corporate

The Westbrook Loggia was identified as a key asset along Thanet's Coastline that would support the economic growth of the sector, whilst having the potential to offer more within the building. This was identified and adopted in the Destination Management Plan in 2014, the Beach Management Plan in 2013 and then in the updated Destination Management Framework in 2020.

The proposed recommendation to deal with the Westbrook Loggia through the asset disposal framework, with development requirements, deals with a number of risks that the Council would be facing if it delivered it through borrowing. The Council has limited resources to manage the capital project, and then set-up an organisation to manage the self catering accommodation.

The risks associated with sale with a development agreement is that the Council will be required to monitor the delivery of the development, ensuring that the developer delivers against the proposed milestones. The capital receipt the Council is likely to gain will be less than a sale without conditions, however the Council has committed to supporting the visitor economy, creating jobs and maintaining its coastline.

Thanet District Council is committed to a robust asset management strategy to renew underperforming land and property in order to achieve its corporate aims. Additionally, the Medium Term Financial Strategy (MTFS) requires secure income and capital receipts.

Equality Act 2010 & Public Sector Equality Duty

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and

(iii) foster good relations between people who share a protected characteristic and people who do not share it.

Protected characteristics: age, sex, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

This report relates to the following aim of the equality duty:

- To advance equality of opportunity between people who share a protected characteristic and people who do not share it.

CORPORATE PRIORITIES

This report relates to the following corporate priorities: -

- Growth
- Environment

1. Background

- 1.1. In 2013 Thanet District Council was one of the first places to lead on the development of a Destination Management Plan, a plan for the place to support the growth of the visitor economy. Since that date (pre pandemic) Thanet's visitor economy has shown significant growth Visitors up by 36% to 4.6 million, value up by 43%, to £352 million and number of jobs up by 46% to 8,664 (19% of all employment). This Plan was updated in 2020 and the Destination Management Framework was formally adopted in April 2020. The Framework identifies three priorities: Vibrant Towns, Coastline Focus and the Isle Of Thanet Promise.
- 1.2. The Coastline Focus priority identifies that there is a growing opportunity to find imaginative ways to deliver improved experiences and enhanced facilities at key sites in response to the visitor market's growing interest in breaks that feature "wellbeing" experiences and outdoors activity. This includes the Council looking at how it utilises its coastal assets, including finding ways of gaining and income from them. The Pandemic stalled some of the activity identified in the action plan, however the development of the Westbrook Loggia site could deliver against the first action - to identify a site (as a pilot) that could combine essential public services (toilets, changing, showers, water, lifeguard station) with destination food and drink experiences and activities. The commercial operation is to support the capital and revenue costs of the public function.
- 1.3. The Framework highlights that the priorities identified in the adopted Beach Management Plan from 2014 had been stalled. This Plan identified a number of ways that the council could improve its services and offer to the beaches and bays around the district, with some key projects proposed. The Loggia was included as being able to provide a centre-piece and service hub to Westbrook Bay. A key priority of the

Beach Management Plan for key sites, including Westbrook was the opportunity to create overnight accommodation that would appeal to the new visitors that the district was starting to see visiting, with an acknowledgement that there is a massive gap in this market over overnight accommodation.

- 1.4. There are a number of reasons that reviewing the options for the Westbrook Loggia stalled, including resource implications and other priorities from the Council. However, an increase in the value of the visitor economy, and the impact the Pandemic has had on the interest of people having a 'staycation' and looking for breaks in this country and provided a prime opportunity for the Council to reconsider the proposals identified for the Westbrook Loggia. The district has seen massive growth in the number of AirBnB providers from 1,019 in 2019 to 1,531 in January 2022 taken from AirDNA reports. Thanet's beaches and coastline are overwhelmingly what motivates people to visit, currently approximately 75% of the district's visitors are day visitors, and in order to increase the economic impact of tourism more quality accommodation needs to be developed. Demand for sea views and ones that can offer an experience is high, and has the potential to stand out and compete with other coastal destinations. In the recently published Kent Visitor Perception research conducted by Visit Kent one of the key findings highlighted the importance of accommodation in driving destination decisions is stronger than ever, particularly among younger people. For almost 50% of travellers, accommodation represents a significant influence and 17% went as far saying the accommodation IS the holiday.

2. Introduction

- 2.1. In March 2021 Thanet District Council commissioned a full feasibility on the potential for redevelopment of the Westbrook Loggia at Westbrook Bay, Margate. The brief was that the proposal should be practical, sustainable and commercially viable 365 days of the year. Through a competitive procurement process the Council commissioned Fourth Street Consultants, working with Purcell architects on the RIBA Stage 2 Design and Options Appraisal, and Betteridge and Milsom Surveyors on the Cost Plan report.
- 2.2. The final report was informed by a strategic review, a public engagement exercise, which attracted an unprecedented 822 responses, detailed viability assessments, 1:1 discussion with key stakeholders and internal discussion held with the Estates, Major Projects, Planning and Finance teams at the Council.

The report includes:

- Vision for the Loggia building;
- Outline architectural plans and sketch drawings detailing the spatial layout of the potential different uses;
- A financial appraisal covering a capital costs estimate and analysis of funding;
- Opportunities and operational revenue projections;
- Potential operating and development models, including soft market testing; and
- Results of the public engagement exercise.

- 2.3. The condition of the Loggia building has deteriorated due to lack of investment and maintenance, in combination with the harsh seafront weather. The Loggia has largely been unoccupied for a number of years with the ground floor cafe closing in 2019. The only remaining tenants are the Thanet Lifeguard Club (another suitable location is currently being negotiated with Estates) and the Bay Inspectors Office. Despite the condition of the building, the site benefits from being in a prime location with its distance to Margate Main Sands and the railway station, backed by a residential population that actively uses the beach all year round, and having the second largest number of seasonal beach huts in Thanet. Westbrook is one of the only sandy beaches along the north-eastern Kent coast that remains during high tide, Westbrook Bay is popular with families and dog walkers. The beach has been awarded Blue Flag/Seaside Award status for a number of years and is RNLI lifeguarded.
- 2.4. The Loggia has some key qualities that will underpin its future development, namely:
- The Local Plan designates Westbrook Bay as an Intermediate Beach, meaning small-scale development is permitted
 - The bay has a 'hold the line' coastal defence policy
 - Development on the promenade is above flood risk, with a management policy in place to mitigate risk in extreme conditions
 - There is good vehicular and public transport access
 - Bathing water quality is currently 'Excellent'
 - The bay currently benefits from a beach inspector and lifeguards in peak season
 - There is good access to cycle and walking routes including the Viking Coastal Trail and Thanet Coastal Path – both of which run along the promenade directly in front of the Loggia – as well as good access to the nearby Margate town centre and railway station

3. Westbrook Loggia Feasibility Study

- 3.1. This report details a preferred scheme for the Loggia that proposes a unique combination of split food and beverage offer (café at promenade level, restaurant at first floor level), a hub for beach and community activities, and short-stay accommodation pods. The scheme would provide significant visitor economy and place-making benefits for residents and visitors.
- 3.2. The report provides an indication of other case studies for beachside accommodation, including the Bournemouth Beach Lodges.
- In 2017, Bournemouth Beach Lodges were launched. Following a programme of major regeneration and investment in Boscombe's seafront, and recognising the increasing demand for overnight accommodation, the Council embarked on the development of 15 beach lodges at Manor Steps. This first phase of development acted as a proof of concept before a further 9 lodges were added to the portfolio in a subsequent phase. A 75% annual occupancy rate (pre-Covid) has been achieved with weekly rates rising from £750 off-peak to £1,440 at peak

times. With Christmas and New Year proving one of the busiest periods and high demand around October and February half-terms, the traditional seasonality is being extended providing greater year-round use and activity.

- A second site has since been identified at Southbourne and a scheme is underway to develop a further 17 lodges (2 with hot tubs) as part of an £8m redevelopment. The scheme will integrate a restaurant at promenade level, public toilets, lodge office and laundry facilities, with improvements being made to car parking and access arrangements. The scheme is being funded through the PWLB borrowing and is projected to return an annual surplus of £100,000 after finance costs.

The schemes at Bournemouth evidence that there is demand for this type of accommodation in coastal areas.

- 3.3. At the time of the report, the capital cost of redeveloping the Loggia had been estimated at between £4m and £5m (excluding VAT and inflation, less fixtures, fittings and equipment, legal fees, road closures and other employer requirements).
- 3.4. The condition of the building and the public toilet facilities it currently offers is a big reputational issue for the Council. The Council has previously placed the Loggia on the asset disposal list, which allows for decision making on the long term opportunities for the site, and in the commissioning of this report the public engagement exercise has piqued interest in what happens next. A temporary licence for food and drink is being advertised to offer a small unit to accommodate users of the beach for this summer.
- 3.5. The feasibility study identifies that in addition to the significant economic impact of the development (i.e. spending and employment), the proposed redevelopment of the Loggia will also deliver considerable non-financial benefits including, but not limited to: positive regeneration and placemaking effects (i.e. land value uplift, catalyst for wider development, place brand enhancement); community and social value (i.e. health and wellness benefits, access to public spaces, public safety and security); and local environmental improvements (e.g. improved promenade and building interface, building's performance in supporting a more sustainable business)
- 3.6. It is noted in the report that there is considerable public interest and opinion in relation to its current state and future. A public engagement exercise was carried out to gather ideas and suggestions on the potential development of the building and its location. This included an online survey hosted on the Council's website, with the option to collect hard-copy surveys from the Loggia. The engagement exercise ran over a three-week period and attracted an unprecedented 822 responses.
- 3.7. Analysis of the survey results is included in the full Report, however overall, the survey responses evidence the public's interest in the building and their call for improvements to be made as swiftly as possible, with an emphasis on supporting the local community and enhancing the Bay's experience. Some key extracts from the results are summarised below.
 - The majority of respondents were local, with 81% stating they 'lived nearby'.

- Most respondents fell within the 45-64 age range, with those aged 35-44 years representing the next largest group in terms of responses (30%). These age groups represent 25% and 12% of the local population (within 1 mile radius) respectively.
- Main reasons for visiting Westbrook Bay included:
 - Dog walking
 - Beach days
 - Socialising
 - Walking, cycling or swimming
 - Visiting beach huts
- Over 500 out of 822 respondents claim to visit the bay more than 3 times a week during the summer. This drops to around 350 outside of the summer season.
- Respondents' ranking of the preferred uses at the Loggia are:
 - Beachfront cafe
 - Restaurant
 - Takeaway food kiosk
 - Wellbeing Hub
 - Holiday Accommodation
 - Beach and Watersports retail
 - Beach and Watersports retail
- Overall, greater emphasis was placed on the Loggia's potential to serve the local community, with less emphasis on the potential visitor offer. This likely reflects the limited non-local respondents.
- A number of comments focused on the need to do something with the Loggia urgently in order to prevent it from falling into greater disrepair.
- In terms of future value and benefits arising from the development of the Loggia, the greatest emphasis was placed on enhancing the overall bay experience and helping create employment opportunities.

4. Options

- 4.1. **Option 1:** The Council could do nothing with the report and its recommendations and sell the site through a disposal process, and gain a capital receipt. The Council will have no control over what development happens on the site, if it gets delivered. Toilet provision would need to be considered elsewhere, this would incur costs and investigation works that would be needed regarding infrastructure i.e. water and waste. This option will mean that:
- there is a challenge in identifying a new location for toilets as previously been explored for temporary units, beach huts sites will need to be removed;
 - financial implications of providing a new toilet offer will need to be costed;
 - the loss of the opportunity to inform what is being provided on the site,
 - the offering to beach users and the districts residents;
 - the unknown timescales of delivery; and
 - public perception of not using the advice provided within the feasibility study.
- 4.2. **Option 2:** Sell the building under a conditional sale contract with specific sale conditions relating to use, development timescales and buy back in the event of failure to deliver. The capital receipt to the Council will be less than from an

unconditional sale, however it will enable the Council to inform what is provided on the site, to support the Council's strategic objectives and ensure toilet provision is delivered. Preparing for such a sale we would need to:

- Put together a marketing pack that includes the report commissioned, the Council's conditions for the site and questions for prospective developers to respond to;
- Identify whether there are any other sites at Westbrook Bay for a toilet block, or whether it is needed to be included in the Westbrook Loggia building; and
- Prepare the development agreement.

- 4.3. **Option 3:** Deliver the project through a Joint Venture structure where the Council puts in the land asset and a developer finances the scheme, and procures the operator. Through this mechanism, the Council would end up as a minority partner on the basis of the potential value of the site and the capital investment required. The Council would also have some of the financial and delivery risks. The Council could also consider putting more capital into the project to increase its potential share of the equity. The Council potentially could have more control in this Option, however the risks are relatively high.

Contact Officer: Louise Askew, Director of Regeneration
Reporting to: Madeline Homer, Chief Executive

Annex List

- Annex 1: The Loggia Building, Westbrook Bay Feasibility Study, Stage 2 Report (Fourth Street)
Annex 2: RIBA Stage 2 Report (Purcell)
Annex 3: Cost Plan Report (Betteridge & Milsom)
Annex 4: The Loggia Building, Westbrook Bay Stage 1 Report (Fourth Street)
Annex 5: Thanet District Council Site Outline

Background Papers

- Thanet Beach Management Plan 2014 - www.thanet.gov.uk/documents
- Thanet Destination Management Plan 2013 - www.visitthanetbusiness.co.uk/destination-management/
- Thanet Destination Framework adopted in April 2020 - www.visitthanetbusiness.co.uk/destination-management/
- Westbrook Loggia Feasibility Study, Stage 2 Report (check we can share)

Corporate Consultation

Finance: *Chris Blundell, Director of Finance*

Legal: *Estelle Culligan, Director of Law and Democracy*

The Loggia Building, Westbrook Bay

Feasibility Study, Stage 2 Report

December 2021

Contents

1	Executive Summary	3
2	Introduction	4
3	Towards a Vision	5
3.1	The Loggia's history and setting	5
3.2	Public Engagement	8
3.3	Aims and Objectives for the Loggia	10
3.4	Vision	10
4	Design brief and spatial concepts	12
4.1	Further refinement of proposed uses	12
4.2	Key design considerations	12
4.3	Planning considerations	15
5	Financial Appraisal	18
5.1	Capital cost estimate	18
5.2	Revenue projections	19
5.3	Capital funding models	23
6	Operating Model & Selection Process	25
6.1	Soft market testing	25
6.2	Single operator is preferred	25
6.3	Selection process	26

Appendices

1	Public Engagement Survey	28
1.1	Copy of Survey	28
1.2	Public Engagement results	31
2	Operator research and case studies	40
3	Rent Model and Analysis	42
4	Operational financial assumptions (mature state)	45

1 Executive Summary

Informed by the stage 1 study findings, and the public engagement exercise and more detailed viability assessments undertaken during stage 2, a preferred scheme for the Loggia has been identified that proposes a unique combination of a split food and beverage offer (café at promenade level, restaurant at first floor level), a hub for beach and community activities, and short-stay accommodation pods.

This preferred scheme has the potential to deliver considerable financial and non-financial benefits to TDC notably, a positive return on the proposed PWLB borrowing as well as significant tourism economy and place-making benefits.

The operational revenue projections indicate significant revenue streams could be generated from the combined trading activities and a healthy operating EBITDA (£321k per annum on average over 10yrs as a baseline projection). Importantly, the combination of uses – both physically and operationally – seek to shift the Loggia’s offer from being a discrete set of individual businesses to one of a single destination business and brand.

In addition to the significant economic impact of the development (i.e. spending and employment), the proposed redevelopment of the Loggia will also deliver considerable non-financial benefits including, but not limited to: positive regeneration and placemaking effects (i.e. land value uplift, catalyst for wider development, place brand enhancement); community and social value (i.e. health and wellness benefits, access to public spaces, public safety and security); and local environmental improvements (e.g. improved promenade and building interface, building’s performance in supporting a more sustainable business).

Despite the healthy operating EBITDA, the appraisal confirms it is insufficient to deliver an attractive commercial return for the private sector based on the necessary capital investment required to redevelop the Loggia, as proposed. As such, the preferred funding model proposes to divorce the operating and development aspects of the scheme, and to fund it largely through public borrowing, utilising the favourable PWLB terms available to TDC. At this stage, the capital cost of redeveloping the Loggia has been estimated at between £4m and £5m (excluding VAT and inflation, loose FF&E, legal fees, road closures and other employer requirements).

While the figures theoretically stack up, this approach leaves little or no headroom for the development and operational risk borne by TDC. To address this, and to further mitigate TDC’s risk exposure and deliver greater returns, it is recommended that a wider portfolio of short-stay accommodation along Thanet’s coastline be developed. The financial appraisal suggests that a further 20 short-stay accommodation pods would be sufficient to deliver the necessary financial cross-subsidy and comfort.

To support TDC’s further design development of the Loggia and crucially, to inform and refine the capital cost estimate, a detailed condition survey of the building is recommended as an immediate next step. Assuming the cost estimate remains in line with the current estimate following the survey, we would then recommend procuring an operating partner through a two-stage marketing and selection process. In parallel to this, TDC should seek to progress its PWLB loan application, whilst remaining live to any new grant funding streams that are launched albeit, ensuring that this does not delay or hinder progress being made.

2 Introduction

Fourth Street was commissioned by Thanet District Council (TDC) in March 2021 to conduct a feasibility study for the Loggia building in Westbrook Bay, Margate. This report builds on our interim recommendation that proposed a mixed-use development including the following uses: *Food and Beverage, Short-stay accommodation, Hub for leisure activity, Retail in support of other uses and Community-focused programming and access.*

In this second and more detailed stage of the feasibility work, we have:

- explored and developed further an overarching Vision for the Loggia building;
- prepared outline architectural plans and sketch drawings detailing the spatial layout of uses;
- undertaken a financial appraisal covering a capital costs estimate, analysis of funding opportunities and operational revenue projections;
- reviewed potential operating and development models, including soft market testing; and
- contributed to, and analysed the results of, the council-led public engagement exercise.

This report should be read in conjunction with Purcell's RIBA Stage 2 Design Report and Betteridge & Milsom's Cost Plan Report.

3 Towards a Vision

3.1 The Loggia's history and setting

Thought to have been built in 1910, the Loggia is an Edwardian structure which occupies a prime location in Westbrook Bay. Originally known as the Westonville Bathing Pavilion, the building which gradually became known as the 'Loggia'¹ was intended to facilitate people's enjoyment of the seaside. It contained changing facilities for bathers and granted direct access onto the beach, with separate Ladies' and Gentlemen's underground entrances at the foot of each tower.

Figure 1 shows the building in its original form – an imposing structure with an open frontage and two look-out towers.

Figure 1: The Loggia as a bathing pavilion



It is thought that the towers were removed during the 1930s, one of many architectural changes which this structure has undergone in its time. The most major architectural interventions appear to have been made in the 1950s, likely following the major flood event of 1953. The modern-day Loggia has been extended at first floor level and the colonnaded frontage has been lost. The original cast-iron railing has been retained on the central section, along with the arched windows at first floor level.

¹ Stemming from the Italian word for 'lodge', a *loggia* is an architectural feature in the form of an outdoor corridor or gallery with a fully covered roof and an outer wall, usually supported by a series of arches or columns. This wall is open to the elements, and encourages the interaction of inside and out, simultaneously allowing people to enjoy spectacular views whilst being sheltered from the elements.

In recent years, the condition of the Loggia building has deteriorated due to lack of investment and maintenance in combination with the harsh seafront environment. Figure 2 shows the Loggia in its present-day condition, with the arched windows and cast-iron railings still visible on the central section. The former underground access to the changing rooms have been lost, and we understand that the sands are now up to 4 feet higher than a century ago.

Figure 2: The Loggia as seen from Westbrook beach and promenade



The Loggia has been largely unoccupied for a number of years, with the ground floor café – run most recently as a seasonal offer only – closing permanently in 2019. The only remaining occupants from that time have been the Thanet Lifeguard Club, the Bay Inspector and Your Leisure.

Despite the deteriorating condition of the building, it continues to benefit from a prime position in a beautiful bay. As one of the only sandy beaches along the north-eastern Kent coast that remains during high tide, Westbrook Bay is popular with families and dog walkers. The beach has been awarded Blue Flag status for a number of years and is RNLI lifeguarded, typically from early July to early September.

As revealed through the Stage 1 analysis, the Loggia has some key qualities that will underpin its future development, namely:

- The Local Plan designates Westbrook Bay as an Intermediate Beach, meaning small-scale development is permitted
- The bay has a 'hold the line' coastal defence policy
- Development on the promenade is above flood risk, with a management policy in place to mitigate risk in extreme conditions
- There is good vehicular and public transport access
- Bathing water quality is 'Excellent'²

² It should, however, be noted that there have been recent news reports of raw sewage being discharged by Southern Water, affecting a number of Thanet beaches and bays. It is understood that a ten-point Action Plan has been drawn up to combat poor water quality (<https://theisleofthanetnews.com/2021/08/04/thanet-bathing-water-action-plan-put-forward-in-bid-to-stop-waste-pollution-on-our-coast/>). Ongoing issues with sewage and pollution could pose a risk to the future Loggia and the businesses operating out of it.

- The bay currently benefits from a beach inspector and lifeguards in peak season
- There is good access to cycle and walking routes including the Viking Coastal Trail and Thanet Coastal Path – both of which run along the promenade directly in front of the Loggia – as well as good access to the nearby Margate town centre and railway station

Figure 3: Views across Westbrook Bay from the Loggia building



As a council asset, there have shifting approaches towards the Loggia over time; some recent approaches have been:

- In 2014, Thanet’s Beach Management Plan highlighted the need for a feasibility study to be conducted into the future of the Loggia as a centre for beach and visitor services. Tied in with this was a need to explore new management options for the building.
- In 2019, the Loggia was approved for disposal.
- In 2020, two key strategies have necessitated a re-evaluation of the Loggia’s future: the Destination Management Framework 2020 (DMF) and Economic Recovery Plan 2020.

The updated DMF calls for a (non-specific) site to be identified as a pilot which could: *“combine essential public services (toilets, changing, showers, water, lifeguard station) with destination food and drink experiences and activities”*. The DMF further encourages the creation of serviced accommodation including midrange hotels, lodge and camping pods and high-quality independent B&Bs.

Thanet’s economic recovery plan, compiled in response to the Covid-19 pandemic, calls for a review of existing council assets to identify opportunities to support and develop the local economy whilst also securing reliable, future income streams. The Loggia building at Westbrook Bay is one such asset.

3.2 Public Engagement

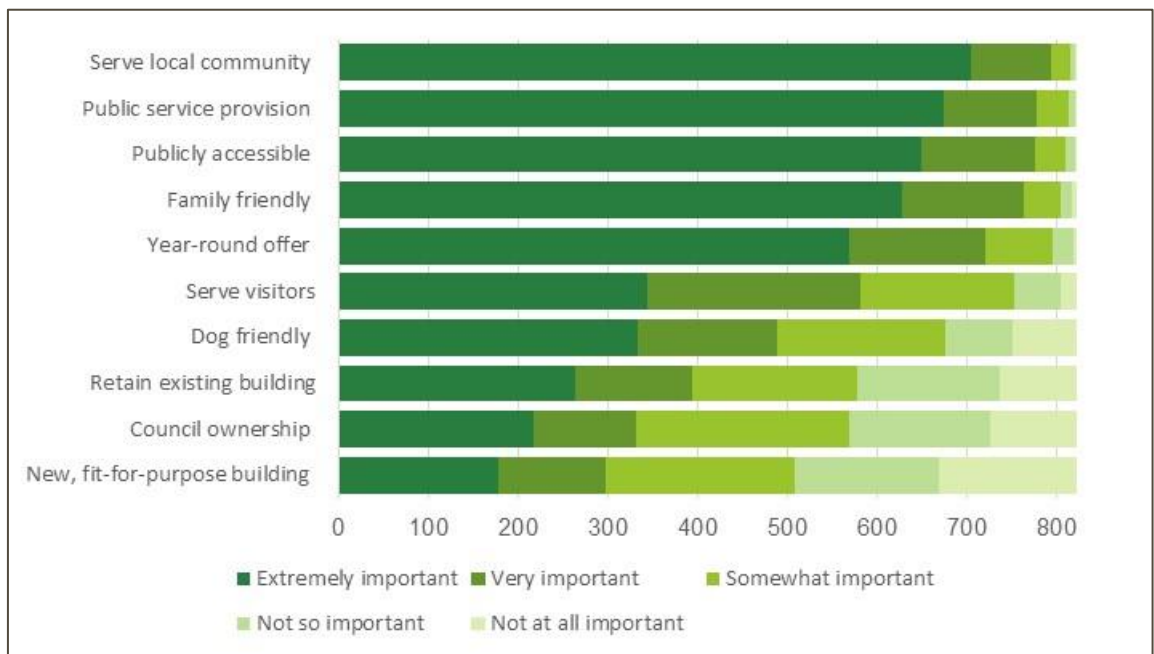
The Loggia has drawn considerable public interest and opinion in relation to its current state and future. A public engagement exercise was conducted in order to gather a broad range of ideas and suggestions on the potential development of the building and its location. This exercise was led by TDC and included an online survey hosted on the council website, with the option to collect hard-copy surveys from the Loggia building. A copy of the survey is included in Appendix 1. The engagement exercise ran over a three-week period and attracted an unprecedented 822 responses.

A full analysis of the survey results is included in Appendix 1.2. Overall, the survey responses evidence the public's interest in the building and their call for improvements to be made as swiftly as possible, with an emphasis on supporting the local community and enhancing the bay experience. Some key extracts from the results are summarised below.

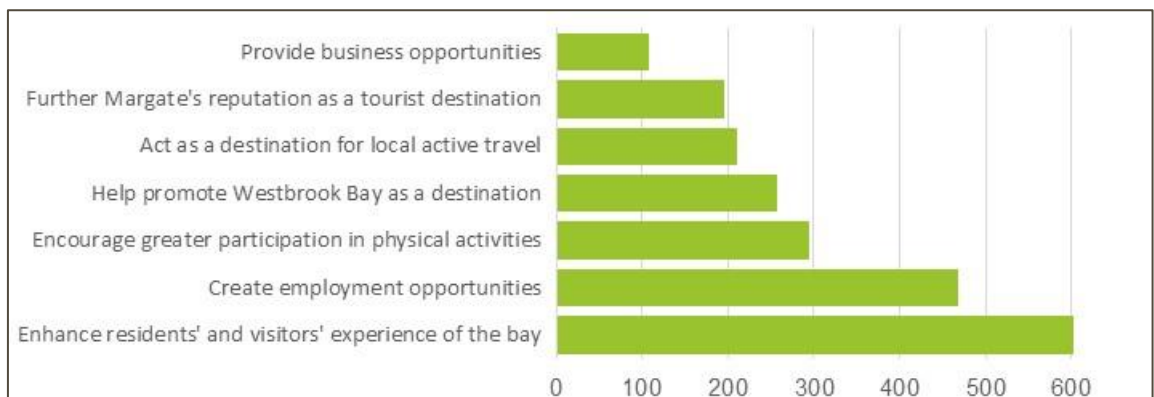
- The majority of respondents were local, with 81% stating they 'lived nearby'.
- Most respondents fell within the 45-64 age range, with those aged 35-44 years representing the next largest group in terms of responses (30%). These age groups represent 25% and 12% of the local population (within 1 mile radius) respectively.
- Main reasons for visiting Westbrook Bay included:
 - Dog walking
 - Beach days
 - Socialising
 - Walking, cycling or swimming
 - Visiting beach huts
- Over 500 out of 822 respondents claim to visit the bay more than 3 times a week during the summer. This drops to around 350 outside of the summer season.
- Respondents' ranking of the preferred uses at the Loggia are illustrated below:



- There is an almost unanimous demand for the future development to serve the local community, with just under 800 people rating this as either 'extremely important' or 'very important'. The demand for this and other priorities to be met by the Loggia are illustrated below:



- Overall, greater emphasis was placed on the Loggia's potential to serve the local community, with less emphasis on the potential visitor offer. This likely reflects the limited non-local respondents.
- A number of comments focused on the need to do something with the Loggia urgently in order to prevent it from falling into greater disrepair.
- In terms of future value and benefits arising from the development of the Loggia, the greatest emphasis was placed on enhancing the overall bay experience and helping create employment opportunities:



3.3 Aims and Objectives for the Loggia

Although the possible long-term financial opportunity presented by the Loggia is a critical driver for improvement, its regeneration also offers significant potential to deliver on a wider set of aims and objectives, that have been informed by the strategic and policy context, as well as the public engagement exercise.

These objectives include:

- Enhancing **quality of life and communities**, by providing community gathering space, an F&B offer, public toilets, and other services and amenities which enhance residents' experience of the bay and fits with its family-friendly reputation
- Encouraging **local active travel** by serving as a destination for walking and cycle routes such as the Thanet Coastal Path and Viking Coastal Trail
- Supporting **economic growth and development** by creating employment opportunities, incorporating community wealth building and delivering sustainable economic benefits for the local community to thrive
- Helping to stimulate Thanet's **visitor economy** by creating a year-round offer which promotes Westbrook bay as a destination and increases potential visitor spend, for example by enhancing the area's overnight-stay offer
- Contributing to **improved health and wellbeing**, through encouraging greater participation in physical activities and facilitating access to the natural environment, specifically Westbrook Bay
- Promoting sustainable and **clean growth**, by regenerating a character building, making optimum use of its footprint and position whilst targeting net zero technology and seeking to incorporate cleaner technologies where possible.
- Complementing Margate's **creative industries** by furthering its reputation as a cultural destination and providing business opportunities given its accessible location

3.4 Vision

The vision for the Loggia building at Westbrook Bay is a reimagination of the imposing Edwardian Bathing Pavilion, a contemporary expression of its original intent.

The future building will enable access to and enjoyment of the bay for people of every generation. It will capitalise on the spectacular natural offer of this bay, attracting residents and visitors alike. It will bring together not only heritage and modern features, but also the indoors and outdoors, the young and the old, locals and those from further afield. It will be a place of perfectly harmonised juxtapositions.

During summer months, it will open up to the beach with outdoor tables and events programming, true to the architectural intent of the loggia design. The glazed frontage will allow the outdoors to permeate the building, affording stunning views of the bay long into the warm summer evenings. The rooftop terrace will provide unrivalled views of the sunset, meaning the rooftop at Westbrook Bay will quickly

become known as *the* place in Margate for a sundowner. People will flock here not only from the immediate vicinity, but from miles around, just as in Westbrook's heyday.

In winter months, the Loggia will provide shelter and sustenance for all: families and young children; the elderly; those needing a break from the home office; and dog walkers escaping the elements to name but a few. The state-of-the-art, sustainable building of outstanding architectural merit will provide a cosy, warm and welcoming environment on even the windiest winter day, whilst still affording views across the uninterrupted vista. The café's latte art will befit its surroundings – with the Turner Contemporary just visible in the distance this will become an Instagram hotspot.

The self-contained accommodation pods, or lodgings – synonymous with its *loggia* heritage – will be the perfect study of modern minimalism, allowing guests to focus their full attention on the irreplicable views of the bay. Having spent the day exploring Margate's art scene, they will be able to witness first-hand the inspirational skylines from the comfort of their own space. For dinner, they have a choice: cooking up their catch of the day alongside other local produce which they've picked up on their adventures; or sampling the world-class menu at the Loggia restaurant. This accommodation will help establish the Loggia as a destination in its own right, restoring Westbrook to its former glory and putting it firmly back on the tourism map. It is a space which people will hire out in its entirety for weddings and special occasions, small enough to feel intimate, but large enough to accommodate everyone special to them under one roof.

The Loggia restaurant and café, on the same site which served as a military canteen in World War One feeding 150 soldiers, will between them serve an even greater number of hungry guests who have worked up an appetite enjoying the wide array of beach activities on offer. The mixed food and beverage offers will cater for all, whether it's a quick grab-and-go sandwich from the servery, an affordable family meal in the ground floor café, or a three-course flavour sensation in the first floor restaurant, with unparalleled views at no extra cost.

This will be a place where chefs are made. As the reputation of the new Loggia in Westbrook Bay grows, so will the reputation of the people who made it happen. The entrepreneurship which already exists across Thanet will look to the Loggia as the embodiment of a shared dream; it will be a destination of international repute which saw a destitute building brought back to life. And not only a building, because this will become the beating heart of the community, enhancing the quality of life for local residents and revitalising the whole area. This will be a place which inspires.

At the spearhead of this redevelopment will be Thanet District Council, in partnership with a single operator responsible for the day-to-day running of the place. This has the potential to be a flagship project with an immense reputation benefit for the council who would be helping to regenerate a community asset which, without substantial intervention, will continue to deteriorate.

4 Design brief and spatial concepts

4.1 Further refinement of proposed uses

The baseline stage of work lighted on a set of preferred uses for the Loggia that are appropriate for the building, offer market opportunity and align with the wider strategic policy context for the area.

Further research and consultation has been undertaken to test and refine these uses, with the recommendation now being for a split food and beverage offer including café and restaurant, short-stay accommodation and a hub for outdoor leisure activities taking advantage of the setting, the beach and sea. These uses are in addition to the mandatory requirements specified by TDC for public toilets, a beach office and lifeguard office.

Together with Purcell architects, we have developed an area programme and conceptual scheme for the Loggia that includes these uses and seeks to make best use of the existing footprint and quantum, while addressing the operational requirements of the individual uses. The internal spatial allocation for these uses is summarised below by floor and by use.

Figure 4: Area programme by floor and use

<i>By floor</i>	<i>Area sq.m</i>	<i>By use</i>	<i>Area sq.m</i>
Ground Floor	502	Accommodation	454
First floor	583	Restaurant	390
Rooftop	155	Café	204
	1,240	Public facilities/ops	192
			1,240

Consideration has been paid to the costs and benefits of a refurbishment versus new build approach to achieving the vision and concept. In the absence of detailed surveys, our current conclusion and recommendation, based largely on the environmental benefits of refurbishment and cost of demolition, is to adopt a hybrid approach. This assumes that the majority of the structure be retained, with the removal of later building additions (second floor wings) and internal partitioning / walls to create larger, more usable spaces within. This is discussed further, with detailed cost comparisons, in Section 5.1.

4.2 Key design considerations

The concept plans and sketch drawings are included separately in Purcell's RIBA Stage 2 design report. In considering the layout of uses across the existing building structure, the following key issues and design briefing should be noted.

4.2.1 Café considerations:

- The café being at ground floor level will focus its service and offer on visitors to the beach and those passing along the promenade.

- The inclusion of a serving hatch facing onto the promenade will increase operating capacity, speeding up the service for takeaways and offering greater flexibility in use, including the ability to open for extended hours more easily and with minimal staff.
- The provision of outdoor seating will help generate interest in the Loggia, opening it up to different users such as passing cyclists wanting to keep an eye on their bikes or parents watching their children on the beach. There is adequate space that this needn't obstruct the promenade.
- Furniture storage provision is included at ground floor level for the café's outdoor tables, chairs, parasols and other equipment.

4.2.2 Restaurant considerations:

- The restaurant's location on the first floor will help differentiate the offer, allowing for more controlled and private access than the café.
- There will be dual access to the restaurant: from the rooftop / road level; and from ground floor / promenade level.
- This elevated position will allow patrons to take advantage of panoramic views over the bay.

4.2.3 Accommodation considerations:

- The short-stay accommodation units being located at first floor level will provide private access and afford spectacular views out over the beach.
- Each block of ten accommodation units will be serviced from the end of the building via a dedicated laundry and store. Ideally, there would be a single laundry and we suggest this be explored further as the scheme develops through concept and detailed design, although at this stage a solution without significant compromise has not emerged.
- The majority of accommodation pods are assumed to accommodate two adults and two children comfortably, with two sleeping on a sofa bed(s) on the lower floor and two sleeping on the mezzanine. Layout examples are included for illustrative purposes in Purcell's design report.
- The larger end units would be accessible, as well as providing greater flexibility to accommodate larger groups.
- Units could be developed with connecting doors meaning families or larger groups could interconnect the rooms.
- A secure internal bike store is included for accommodation guests. This is proposed to be supplemented by external bike racks for day visitors.

4.2.4 Rooftop considerations:

- The rooftop includes a small covered space and open seating area proposed to operate on a seasonal basis, providing the restaurant with additional covers and taking advantage of the

commanding views over the bay. This flexible space could be used for leisure activities outside of peak restaurant hours.

4.2.5 Operational considerations:

- The restaurant and café will be serviced by two large shared kitchen and food prep areas. This assumes that the functions are operated as a single business. Their delineation will be further refined through the design development process.
- The operator's office will be located on the ground floor, with direct access onto the promenade to provide for guest check-in.
- The existing double stair access from road to promenade levels, located at either end of the building, is supplemented by a new lift and stair inserted into the historic towers on the north side of the building. These offer significantly improved vertical accessibility through the building and also aim to reinstate one of the most significant architectural features of the building.
- Provision is made for service access and internal bin storage.

4.2.6 Mandatory public requirements:

- The public toilets, showers and changing facilities are gathered together into a single location rather than split at either end as is the case in the current building layout.
- The beach office and lifeguard office functions are also located on the ground floor to provide direct access onto the promenade and beach. As the detailed design progresses, these functions could be separated if necessary. In a model involving an external operator, it is feasible these spaces could be excluded from the leased or concession demise with separate access, i.e. the council maintains full access and ownership.

4.2.7 Design and materials:

- The inclusion of glass windows and facades will afford greater views out from the building. Being north-facing there are minimal concerns regarding solar heat gain.
- A grass / sedum roof on each wing will enhance wildlife diversity by providing a natural habitat of specially selected plants which thrive in a coastal environment.
- The roofs covering the accommodation blocks together with other roof areas will provide for rainwater harvesting. Further environmental measures throughout the building should be explored through detailed design.
- Treated timber weatherboard, characteristic of Kentish coastal properties, is proposed as external cladding. Although durable, a maintenance regime would need to be implemented to ensure the timber retains its finish.

4.3 Planning considerations

4.3.1 Planning policy review

The Loggia building is not statutorily listed, nor does it sit within a conservation area. The nearest conservation area – Margate Seafront conservation area – falls to the East of the Loggia just beyond the former Royal Sea Bathing Hospital site. There are, however, some designations which need to be borne in mind. These are summarised below, and covered in more detail in Purcell’s design report:

Figure 5: Key planning considerations

Policy / designation	Key considerations	Potential implication(s) for the Loggia
Landscape Character Area – North Thanet Coast (immediately North of the Loggia)	<ul style="list-style-type: none"> ➤ Opportunities to conserve and enhance Thanet’s local distinctiveness should be identified and supported ➤ Development should seek to avoid skyline intrusion ➤ Traditional seafront architecture should be respected 	<ul style="list-style-type: none"> ➤ If possible, some of the original structure should be retained and improved ➤ Minimal height increase should be favoured (it should be noted that height increases proposed to towers reflect the original design)
Ramsar special protection area (Wetland of International Importance) – Thanet Coast and Sandwich Bay (#664)	<ul style="list-style-type: none"> ➤ Appropriate steps to be taken to avoid pollution or deterioration of habitats, or any disturbance affecting the birds 	<ul style="list-style-type: none"> ➤ Appropriate survey / assessment will likely be required to support planning submission
Special Area of Conservation – Thanet Coast	<ul style="list-style-type: none"> ➤ Where proposals have an adverse impact, planning will only be granted in exceptional circumstances e.g. no alternative, overriding public interest or fully compensable damage 	<ul style="list-style-type: none"> ➤ Appropriate survey / assessment will likely be required to support planning submission ➤ If found to have adverse impact (considered to be unlikely) then public interest argument could be made
SSSI – Thanet Coast	<ul style="list-style-type: none"> ➤ Permission will not be granted for development which would materially harm or detract from the scientific or nature conservation interest ➤ Developments should, where possible, include measures to enhance and improve connectivity to designated sites 	<ul style="list-style-type: none"> ➤ Appropriate survey / assessment will likely be required to support planning submission ➤ The Loggia’s potential to connect people with the coast, especially through promotion of active travel e.g. Viking Coastal Trail and Thanet Coastal Path should be emphasised
National Planning Policy Framework (NPPF)	<ul style="list-style-type: none"> ➤ A development’s effect on the significance of a non-designated heritage asset should be given due consideration, with special regard to any harm or loss caused 	<ul style="list-style-type: none"> ➤ Efforts should be made to retain and enhance the Loggia’s original features ➤ Interventions such as increasing the height of the towers could be seen to reinstate the asset’s heritage

4.3.2 Future planning consideration

We have tabled and discussed the emerging development proposals and concept plans with TDC's planning department to gain early informal reaction and feedback. Broadly speaking, the proposals were well received with some specific comments covering three principal areas, namely: *design, noise and disturbance*, and *transportation*. The comments are noted below and should be factored into the scheme's design as it progresses through the next phase of development planning.

- A full timeline of the different uses within the Loggia should be compiled, including details on any past licensing etc.
- Due consideration needs to be paid to the potential impact on residential amenity of neighbouring properties, for example noise disturbance and what will be done to mitigate this.
- Informal consultation could be conducted with Environmental Health prior to the finalisation of any plans to help with the above point.
- Additional design and survey work should be conducted to establish the location of extraction outlets and other services.
- The site falls outside of the landscape designated area so, whilst open aspect is part of the area's character, minor height increases should not be an issue.
- The provision of disabled access is something which could, in principle, be supported – it is noted that this would result in a height increase to the towers, but the fact there is a precedent for these, and the fact they are set back from the road, should help support this design detail.
- Whilst the planned height increase is not substantial, plans showing the elevation from street level would be usefully included with a planning submission.
- Retaining as much of the original central structure as possible would be beneficial; for reference, it is unlikely this building would be considered a non-designated heritage asset.
- In terms of material palette, it is noted that some compromise may be required on visual appearance in favour of practical materials (e.g. tarred weatherboard) given the site's seafront location and weather exposure.
- A lack of symmetry is not necessarily an issue, with precedence already set by the current structure.
- Efforts to reduce the dominance of the windows could be viewed favourably, for example recessing them and including an overhang.
- Additional surveys should be conducted in relation to, for example:
 - Floor risks (EEA);
 - Transport assessments/statement; and
 - Environmental health e.g. noise impact assessment.

- Consultation with Highways (consents and development management teams) should be carried out early, specifically in relation to any further excavation associated with rainwater harvesting or a back-of-house goods lift.
- It is strongly recommended that the formal pre-application process is followed.

5 Financial Appraisal

5.1 Capital cost estimate

A capital cost estimate has been prepared by Betteridge Milsom for redeveloping the Loggia in line with the design brief and concept described in Section 4 above. A summary is included in Figure 6 and a detailed breakdown in Appendix 3.

This estimate excludes VAT, inflation, loose FF&E (assumed to be a tenant/operator responsibility and therefore within the revenue projections), legal fees, road/lane closures relating to the works and other employer requirements.

The project costs do include provisions for contingency at both elemental and top-line levels within the cost plan. While the top-line allocations may appear relatively low for this stage of development planning (i.e. 5% on design and construction), one should also factor in the potential for savings that might arise in relation to quality specification, value engineering and procurement tactics.

The cost estimate compares two approaches to construction: the first seeking to re-use and repurpose as much of the existing building structure and materials as possible; and the second being a demolition and re-build. For both options, it is assumed that the existing retaining wall at the rear of the building (abutting the cliff) and the two external staircases that link the road and promenade levels are retained.

At this stage, the cost estimates should be treated with a high degree of caution given there have been no recent building surveys undertaken. Importantly however, the estimates do provide a confident comparison between the re-use and re-build options, suggesting a clear preference for the former (i.e. option 1). Furthermore, the financial benefit of re-use is complemented by the environmental benefits arising from the reduction in newly sourced building materials and the avoidance of demolition disposal. That said, without building surveys it is not possible to compare the environmental building performance between options nor the potential longer-term liabilities one would be inheriting from any existing building defects or liabilities.

Bearing the above factors in mind, and factoring in the additional resource requirements that will be placed on TDC (estimated to be around £200k to cover programme management, procurement, legal, and finance resource), we would recommend that for this feasibility stage of project planning, a sensible capital cost range of between £4m to £5m be considered for delivering Option 1. It is worth noting that a substantial proportion of this cost is required to address the backlog repairs and maintenance arising from the long-term under-investment in the building.

In the short-term, as a priority next step, it is recommended that SBC procure a specialist building survey to provide an assessment of the building's structural integrity and condition of those elements that are proposed to be retained.

Figure 6: Summary Capital Cost Estimate

<i>Item</i>	<i>Option 1</i>	<i>Option 2</i>
Construction works		
General building works	1,444,000	1,828,000
Accommodation pods	856,000	856,000
Facilitating works	173,000	196,000
External works	185,000	185,000
Main contractor preliminaries estimate	319,000	368,000
Main contractor's overheads and profit	238,000	275,000
Construction works estimate (total)	3,215,000	3,708,000
Inflation		
Tender inflation	-	-
Construction inflation	-	-
Risk allowances		
Design development risk estimate	161,000	185,000
Construction risk estimate	161,000	185,000
Dayworks	-	-
Main contractor fees / surveys		
Pre construction fees		
Professional design fees		
Surveys / reports		
Contract cost estimate (total)	3,537,000	4,078,000
Project / design team fees		
Client direct consultant fees	460,000	530,000
Other fees / surveys	71,000	82,000
Other development / project costs		
Client direct costs	-	-
Loose fittings and equipment	-	-
Employers risk allowance		
Project cost estimate (excl VAT)	4,068,000	4,690,000

5.2 Revenue projections

We have approached the operational revenue projections from two perspectives. First, an estimate of the potential future rental income for the Loggia, based on the type and nature of space being created together with an understanding of the local commercial rental market. And second, a ground-up estimate from an operational perspective of the potential income and profitability of the proposed trading activities. This latter projection assumes that the Loggia is either let on a concession or lease to an experienced third-party operator, with a concession fee or rental income being returned to the Council as the freeholder.

5.2.1 Rental assumptions

The Loggia is a sizeable building that covers a significant footprint in a relatively isolated location on Westbrook Bay's promenade. Its unique location, combined with the mix of facilities being proposed, means there are no direct rental value comparisons in Margate. Furthermore, while a plethora of individual restaurant and café rents can be cited, short-stay accommodation pods are far more unusual and not typically offered on equivalent rental terms.

Research indicates that for Class E property locally, higher-end rents for the most desirable units rarely achieve in excess of £20/sqft. Assuming an average rent of between £10/sqft to £15/sqft across the entire Loggia (reflecting the fact that some spaces within the building are significantly less appealing than those with direct promenade frontage and views out over the beach), the total annual rent would land between £133k and £200k (before any rent free periods or other inducements).

As a sense check, each delineated space within the refurbished Loggia has been assigned a rental level (from zero to £5, £10 and £15 per sqft) based on its proposed functionality and situation (see Appendix 3 for detail). This exercise indicates a total rent of £143k i.e. falling within the estimated £133k to £200k range.

At this level of rent, the scale of investment required to redevelop the Loggia could not be justified on a commercial development basis. Rather, for this level of rent, one would be seeking to invest around a quarter of the amount required.

5.2.2 Operational revenue assumptions

Based on the proposed trading activities of the redeveloped Loggia, we have estimated the potential income and profitability, building assumptions from the ground-up. As noted above, this projection assumes the Loggia is operated by an experienced third party either on a concession or lease agreement, with the Council remaining the freeholder.

A 10-year income and expenditure account is presented in Figure 7 below, which represents a baseline forecast for all activities. Year three is assumed to represent a mature state (i.e. £1,994k income, generating a £371k or 18.6% EBITDA). This 'mature state' reflects the operational performance once the initial hype surrounding the redevelopment and re-launch of the Loggia has subsided, and the individual businesses have established themselves in their respective marketplaces. The detailed assumptions lying behind this summary are included at Appendix 3. From these, it is worth noting the following:

- The short-stay accommodation is the most profitable trading activity, producing 53% (or £195k) of EBITDA from 33% of the total income generated and from only 37% of the building's internal area. The accommodation is assumed to operate at 70% average occupancy with daily pricing ranging from £86/unit to £171/unit in low to high periods respectively. The ramp in the accommodation's performance is assumed to be swift given the unique offer within the market-place.

- Conversely, the other trading activities (i.e. restaurant, café and health/wellbeing activities) are assumed to take longer to establish themselves in the market-place and develop their operational efficiencies.
- Once established in the mature state, the restaurant is assumed to generate 28% (or £103k) of EBITDA from 42% of the total income. At this stage we have assumed limited income from private hires. In reality, the potential for hiring the first floor restaurant together with the accommodation pods for a private event (e.g. wedding) is considered significant and would represent further upside on these projections.
- The café is assumed to generate 15% (or £57k) of EBITDA from 19% of the total income. 25% of the café's income is assumed to be derived from the server, selling light snacks, drinks and ice-creams which will largely be centred around the summer months and fair-weather days.
- The health and wellbeing activities covering group sessions (e.g. Yoga, Pilates), equipment hire (e.g. paddleboards, kayaks) and lessons (e.g. paddleboard instruction) are assumed to generate a relatively small profit (£16k) for the overall business, with their purpose being more about generating footfall and stimulating secondary spends in the café, and reinforcing Westbrook Bay as an active and attractive destination.
- The beach office and lifeguard office are assumed to be outside the curtilage of this business, with rents being collected directly by TDC.
- Overall, the total business is anticipated to create around 25 to 30 direct Full Time Equivalent employees. There will of course be significant further employment stimulated through other indirect and induced economic effects.

There will of course be annual fluctuations in trading performance based on a combination of factors within the control of the business, as well as external factors such as varying market competition, other economic factors, weather conditions, and so on. The 10-year projection takes account of these, hence the fluctuating EBITDA from year-to-year.

Another important factor within the projections is the assumed efficiencies and economies of scale drawn from there being a single organisation overseeing and directing the entire building and its trading activities. This will be particularly important for the central management, marketing and administrative costs, and in the business's operational programming.

While the annual trading performance of the businesses within the Loggia are projected to be significant, they still fall well short of supporting a commercial investment in the building's redevelopment.

Figure 7: Income & Expenditure

	YR-1	YR-2	YR-3	YR-4	YR-5	YR-6	YR-7	YR-8	YR-9	YR-10
Income										
Accommodation	£652k	£717k	£652k	£652k	£586k	£652k	£717k	£652k	£652k	£586k
Restaurant & Rooftop	£667k	£751k	£834k	£834k	£751k	£834k	£834k	£751k	£834k	£834k
Café	£302k	£339k	£377k	£377k	£339k	£377k	£377k	£339k	£377k	£377k
Health & wellbeing activities	£105k	£118k	£131k	£131k	£118k	£131k	£131k	£118k	£131k	£131k
	£1,726k	£1,925k	£1,994k	£1,994k	£1,795k	£1,994k	£2,060k	£1,860k	£1,994k	£1,929k
Direct Expenditure										
Cost of sales	(£359k)	(£404k)	(£449k)	(£449k)	(£404k)	(£449k)	(£449k)	(£404k)	(£449k)	(£449k)
Management	(£126k)	(£126k)	(£126k)	(£126k)	(£126k)	(£126k)	(£126k)	(£126k)	(£126k)	(£126k)
Staff	(£552k)	(£607k)	(£552k)	(£552k)	(£497k)	(£552k)	(£607k)	(£552k)	(£552k)	(£552k)
Overheads	(£408k)	(£408k)	(£408k)	(£408k)	(£408k)	(£408k)	(£408k)	(£408k)	(£408k)	(£408k)
Other	(£88k)	(£88k)	(£88k)	(£88k)	(£88k)	(£88k)	(£88k)	(£88k)	(£88k)	(£88k)
	(£1,533k)	(£1,633k)	(£1,623k)	(£1,623k)	(£1,523k)	(£1,623k)	(£1,678k)	(£1,578k)	(£1,623k)	(£1,623k)
EBITDA	£193k	£292k	£371k	£371k	£272k	£371k	£381k	£282k	£371k	£306k

5.2.3 Sensitivity Analysis

The baseline projections presented in Section 5.2.2 assume a reasonable and 'baseline' trading performance. This is prudent and appropriate for this early stage of feasibility planning. However, the unique combination of proposed uses within the Loggia, combined with its exceptional setting and, the growing appeal and trend for experience-based domestic tourism, offers potential to out-perform the baseline projections. A sensitivity analysis has been undertaken to consider this upside.

Largely as a result of operating economies of scale, the EBITDA arising from increasing additional revenue is not linear. Broadly speaking, the higher the level of income, the higher the proportion of additional EBITDA. Considering each revenue stream individually and their market contexts, it is not unreasonable to assume an upper limit increase in income of 15% from the baseline projection. The sensitivity analysis, summarised below, estimates the EBITDA for 5% increments up to this level. At the upper limit, a 15% increase in income is estimated to deliver a 20% increase in EBITDA i.e. rising from the baseline projection of £371k (18.6% EBITDA) to £446k (19.5% EBITDA).

For this early stage of planning and based on the assumptions made, one should be confident that annual EBITDA should be capable of exceeding £350k for a 'mature state' and £300k on average over the first 10 years, while noting the potential upside illustrated in the sensitivity analysis.

Figure 8: Sensitivity Analysis

	Baseline			
% Increase in Income	-	5%	10%	15%
% increase in EBITDA	-	5%	12%	20%
Total EBITDA £	£371k	£391k	£416k	£446k
Total EBITDA %	18.6%	18.7%	19.0%	19.5%

5.3 Capital funding models

The revenue projections confirm that there is very limited potential for commercial investment to achieve the scale of scheme and ambition being proposed. A leaseholder/concessionaire will of course invest in elements of the fit-out, depending on the nature of terms agreed, and should be involved as early as possible in helping to shape the detailed proposals.

We have undertaken a review of potential capital grant opportunities. Of the current programmes running from Government's Shared Prosperity Fund, the Levelling Up Fund would have presented the most likely opportunity however, TDC chose to prioritise projects within Ramsgate for the first round application in June 2021. Similarly, Margate's Town Deal, which was awarded up to £22.2m, chose not to shortlist the Loggia as part of its package of projects. And, not being a Listed building, the Loggia would not be a priority under the National Lottery's Heritage Fund. No doubt, there will be smaller grant opportunities that can contribute to the scheme by plugging small gaps in the capital programme or add additional value on top of the core scheme; however, there does not appear to be a single grant programme at this time that would offer the principal or catalyst funding solution.

Although modest, we have been made aware of TDC's Business Rates Growth Earmark Reserve, which could offer the Loggia a source of capital funding in the region of £500k (we understand that this reserve typically increases by approximately £200k per annum, although this is not guaranteed).

As the Loggia's proposals present significant economic, social and environmental benefits for the area – notably, in its regenerative capacity and contributing to Margate's quality and perceptions of place – the project should remain live to any new relevant programmes that are announced in the short to medium term and be ready to pivot towards them.

With the scheme's economic and regeneration outcomes evident, and there being a significant revenue stream generated through the trading activities, TDC's borrowing through the Public Works Loan Board (PWLb) would offer a good fit. Discussion with Thanet's finance officers has suggested such borrowing could be set over a 40-year term with a current rate of 2.19% (EIP loan) or 2.05% (Maturity loan). If one were to fund the entire scheme in this way, the annual finance cost (covering interest and capital repayment) would amount to £150k to £200k pa, broadly equivalent to the estimated rental income that the building might achieve (although TDC would be seeking more advantageous returns than a simple rental model given its investment and risk taken in the scheme).

While the figures could theoretically stack up, the approach leaves little or no headroom for development and operational risk. To address this, and to further mitigate Thanet's risk exposure, the option for developing a wider portfolio of short-stay accommodation along Thanet's coastline has been discussed and should be considered further. The preliminary financial appraisal of the Loggia's short-stay accommodation component indicates the potential for generating a surplus from a wider accommodation portfolio (based on a similar PWLB funding model) and would increase the financial headroom, thereby reducing the overall risk to TDC. A high-level appraisal suggests that developing an additional 18 short-stay accommodation units would mean the Council's total revenue (i.e. rent from the Loggia plus accommodation off-site accommodation revenue contribution) would be double the annual finance costs,

thus providing sufficient headroom to mitigate TDC's risk. It is important to note, however, our earlier recommendation that a minimum stand-alone complement of 20 accommodation units should be considered to achieve sufficient operational efficiency.

Finally, it is worth noting the potential revenue savings and long-term maintenance liability for TDC that will be removed as a result of redeveloping the Loggia. These savings, together with additional revenue streams related to the local outcomes that will accrue (e.g. employment, regeneration and placemaking effects, social value etc.), could be used in support of the business case for PWLB borrowing, by reinforcing and strengthening TDC's position as guarantor.

6 Operating Model & Selection Process

The financial appraisal has confirmed that, on an operational basis, the proposed mix of uses could throw off a number of significant revenue streams and a healthy operating EBITDA. However, their values are insufficient to deliver an attractive commercial return for the private sector based on the necessary capital investment required to redevelop the Loggia. As noted in Section 5, the preferred funding model proposes to divorce the operating and development aspects of the scheme, and to fund it largely through public borrowing, utilising the favourable PWLB terms available to the council.

6.1 Soft market testing

To inform the operational recommendations, we have researched the local market and undertaken soft market testing both locally and further afield (see Appendix 2). This has been supplemented by the public engagement exercise, through which a number of expressions of interest were received in relation to the Loggia's future operation. From all of this, and our experience generally, it is clear that there is no single operator, either locally or nationally, with a directly comparable offer to what is being proposed at the Loggia in terms of scale and mix of uses. There is likely to be a plethora of operators locally and nationally who would express an interest in the restaurant and café elements of the business. It is important to note, however, that the relevant local businesses are typically operating at a smaller scale than the Loggia proposals as well as the national operators identified through the research. For the accommodation business, the market is less mature, albeit evolving swiftly at the current time, and comprises operators of varying scale, quality and market niche.

6.2 Single operator is preferred

As we have noted within the financial projections, there is considerable benefit and operational financial upside from managing the Loggia building, and its proposed complementary businesses, as a single entity. Through the combination of uses – both physically and operationally – one will be seeking to shift the Loggia's offer from being a discrete set of individual businesses to one of a single destination business and brand. We would therefore recommend that the council focus on identifying a single operator for the entire building first and foremost, rather than pursuing a fragmented and multi-tenancy approach. Critical to the operator selection process will be the combination of relevant operating experience, financial strength and backing, and their own vision and proposals for the Loggia. The one exception to this recommendation, we would suggest, is if the council themselves were to develop their own arms-length organisation set up specifically to develop and manage the accommodation offer as part of a wider portfolio, much like Bournemouth, Christchurch and Poole Council. In this scenario, one would be looking for a single F&B operator to take responsibility for the café and restaurant offers and dovetail, as seamlessly as possible, with the accommodation business.

At this stage, we would advise the council to consider a turnover top-up rent or concession fee (i.e. a below market fixed rent, plus a top-up rent / concession fee based on a turnover calculation) rather than

a fixed market value rent / concession fee. This would serve to incentivise both parties to maximise the financial performance and wider benefits accruing from the Loggia redevelopment.

6.3 Selection process

Given the unique nature of the proposals and the mix of uses, we would recommend the council title their search for an operating 'partner' and adopt a two-stage marketing and selection process. The first stage would seek 'expressions of interest' in response to a high-level teaser document setting out the council's vision of the Loggia and in broad terms, what the TDC is seeking from an operating partner. We would suggest setting the qualification criteria intentionally low at this expression of interest stage, to encourage as many bidders to submit as possible. The expressions of interest would then be reduced based on a pre-determined assessment criteria.

With a short-list of bidders in hand, the second stage selection process would then seek to identify a preferred bidder through a form of competitive dialogue, whereby the specific proposals and agreement terms would be reviewed and negotiated in a collaborative manner.

We would expect the entire selection process to be completed within a 3-month timeframe. The selection process would also reveal the scope and scale of investment operators might bring forward, but this would not be a mandatory requirement for short-listing and selection.

Importantly, we would suggest that the operator be sought early in the development process to ensure they have sufficient and material input into the design process, such that the final proposals align strongly with their own vision and ambitions for the building.

Appendices

1 Public Engagement Survey

1.1 Copy of Survey

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Westbrook Loggia - Thanet

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Westbrook Loggia

Public engagement on the future use of the Westbrook Loggia

Westbrook Loggia Survey

Thanet District Council has commissioned a feasibility study on the redevelopment of Westbrook Loggia at Westbrook Bay. As part of this, we would like to understand your views about the future of the building.


Please complete our short online survey and tell us what you would like to see and use at this site.

What is your connection to Westbrook Bay *

☐ I live nearby
☐ I work nearby
☐ I own a business nearby
☐ A relative or friend lives nearby
☐ Other

What is the main reason for your visit to Westbrook Bay today? *

☐ Dog walk
☐ Beach day with family
☐ Water sports
☐ Socialising with friends and family
☐ Other



<https://www.thanet.gov.uk/info-pages/westbrook-loggia/>

1/4

12/10/2021, 17:52

Westbrook Loggia - Thanet

How frequently do you come to Westbrook Bay in the summer? *

☐ More than 3 times a week
☐ Once a week
☐ Once a month
☐ Once a year
☐ Less than once a year

How frequently do you come to Westbrook Bay outside the main summer season? *

☐ More than 3 times a week
☐ Once a week
☐ Once a month
☐ Once a year
☐ Less than once a year

How appropriate do you think each of the uses below would be for the Loggia? *

Please score from 1-8 in order, where 1 is the most appropriate and 8 is the least appropriate

	1	2	3	4	5	6	7	8
Beachfront café	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Takeaway food kiosk	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Holiday accommodation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Beach and watersports centre (e.g. equipment hire and teaching)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Beach and watersports retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wellbeing hub (e.g. activities programme including yoga, pilates, etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

How important are the following to you when thinking about the future of the Loggia? *

	Extremely important	Very important	Somewhat important	Not so important	Not at all important
The Loggia should serve the local community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Loggia should serve visitors to Margate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Integrated provision of public services (toilets, showers etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

<https://www.thanet.gov.uk/info-pages/westbrook-loggia/>

2/4

12/10/2021, 17:52

Westbrook Loggia - Thanet

Having a year-round offer	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintaining council ownership (rather than private ownership)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retaining the existing building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Having a new fit-for-purpose building to replace the Loggia	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It should be family friendly	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It should be dog friendly	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The building should be publicly accessible	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you have any other suggestions for future uses of the building?

Looking ahead, where do you think the value can be gained by the future use of the Loggia? *

Please choose up to 3 responses


- ☐ Create employment opportunities
- ☐ Encourage greater participation in physical activities
- ☐ Enhance residents' and visitors' experience of the bay
- ☐ Act as a destination for local active travel e.g. Viking Coastal Trail and Thanet Coast Path etc.
- ☐ Help promote Westbrook Bay as a destination
- ☐ Further Margate's reputation as a tourist destination
- ☐ Provide business opportunities
- ☐ Other

Do you have any other comments about the future use of the Loggia?

The data you provide is gathered on behalf of Thanet District Council (TDC) to help inform any decision about the future of Westbrook Loggia. This data will be used by TDC and Fourth Street Place Consultants only and will not be shared with third parties. The data will be stored and retained in accordance with the council's Privacy Notices which can be found on the council website www.thanet.gov.uk/privacy, or provided in other formats such as print upon request. You may request that your data is removed at any time or notify us of changes/corrections to this data.

Please tick to confirm that you have read and understood the above statement *

☐ I have read and understood the above statement



<https://www.thanet.gov.uk/info-pages/westbrook-loggia/>

3/4

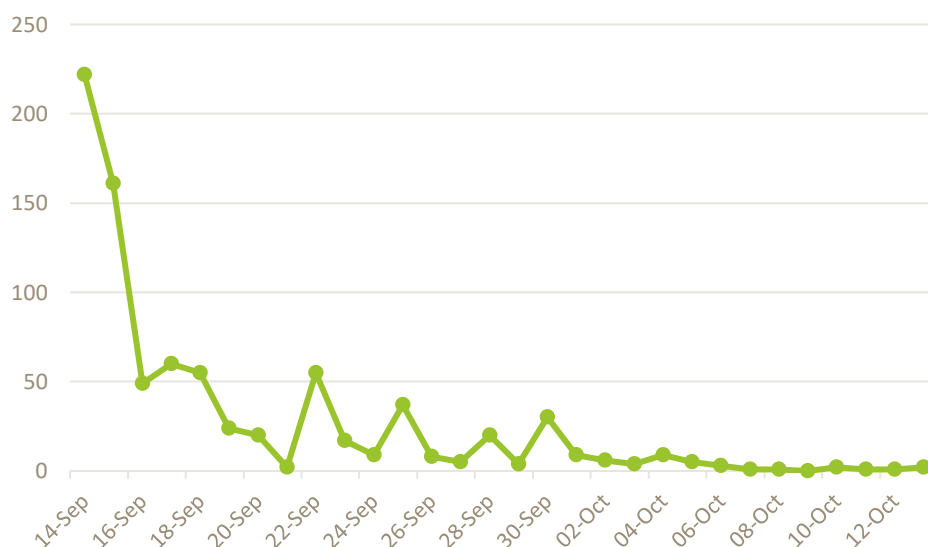
1.2 Public Engagement results

1.2.1 Overview

In total, 822 responses were received. The sheer volume of responses received is striking, and shows that there is a great deal of public interest in the future of the Loggia.

The overwhelming majority of responses were received within the first week, with over 200 responses submitted on the first day alone. Figure 9 shows the number of responses over time.

Figure 9: Number of responses by date



It should be noted that the official deadline for responses was midnight on Tuesday 5th October 2021, but – as shown in Figure 9 – a small number of responses were received after this date, including hard copies which were added to the system on later dates. All responses up until 13th October 2021 have been included in our analysis.

1.2.2 Analysis of respondents

In order to fully understand the implications of the responses received, it is crucial to understand who participated in the public engagement exercise. As such, we have analysed the respondents based on the data provided including age, geographical provenance (postcodes), connection to Westbrook and their main reason for visiting Westbrook.

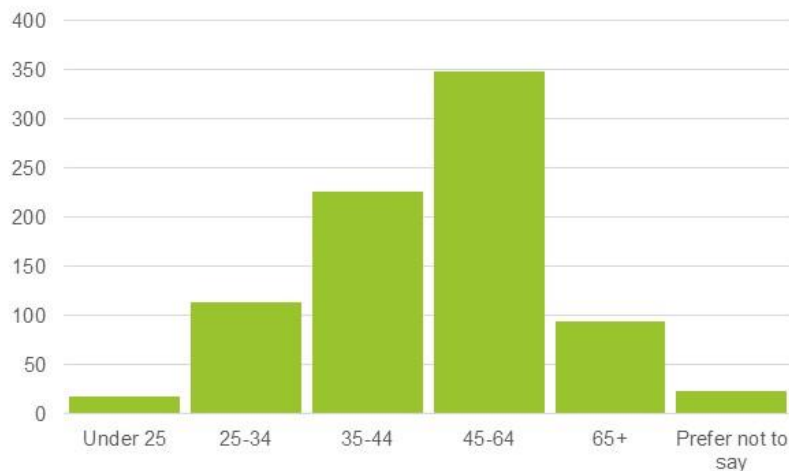
Age distribution

The majority of respondents fell within the 45-64 age range, with those aged 45+ representing over half of the total respondents (Figure 10). The next largest group was those aged 35-44 years.

It is worth noting that the 45-64 year segment accounts for over 25% of the total population within 1 mile of Margate; by contrast, the 35-44 year segment accounts for ~12% of the local (within 1 mile) population. As such, the number of responses received from 35-44 year olds is disproportionate to local demographics, accounting for nearly 30% of responses despite constituting only 12% of the local population. This, in combination with the 131 responses from those under the age of 35, is promising as it demonstrates interest in the Loggia's future amongst the younger segments of the population who could help sustain the Loggia in the long term.

Based on the age distribution of respondents and the substantial interest across all ages, it is clear that a successful offer at the Loggia would cater for all age groups.

Figure 10: Age of respondents



Geographical distribution

Based on their stated postcodes, the majority of respondents were local to Margate (Figure 4). Nearly 540 respondents, or 66%, stated they have a CT9 postcode, which corresponds to the area shown in Figure 4.

A further 204 came from other CT postcodes, including: 87 from CT8 (Westgate-on-Sea); 29 from CT11 (Ramsgate); 22 from CT10 (Broadstairs); and 27 from CT7 (Birchington, Woodchurch, St Nicholas at Wade and Sarre).

Only 32 respondents came from outside of the CT postcode area, with the majority coming from elsewhere in Kent (including Snodland, Northfleet, Gillingham) as well as some from Greater London.

Figure 11: Respondents' postcodes

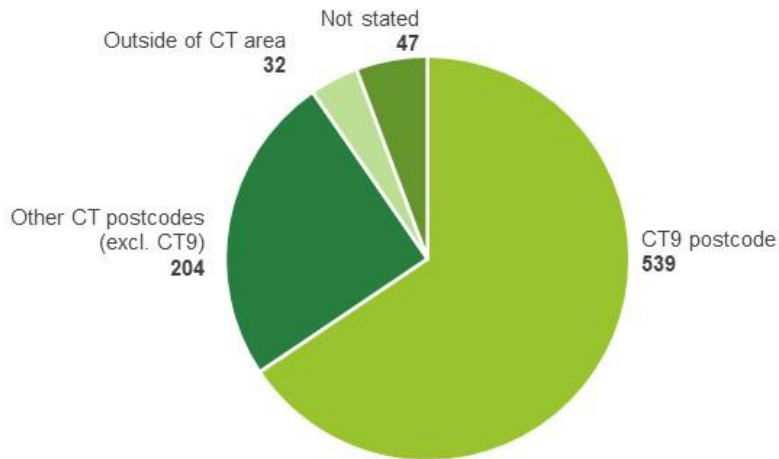
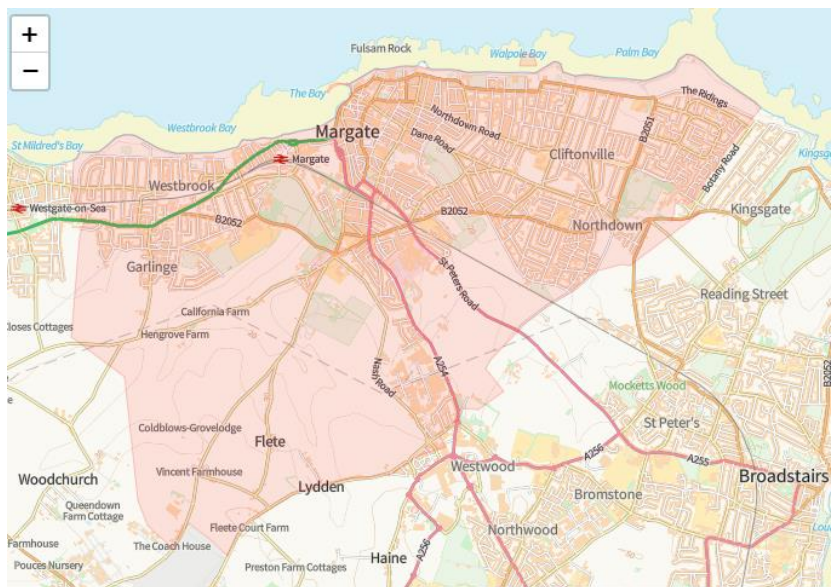


Figure 12: CT9 postcode area



Connection to Westbrook

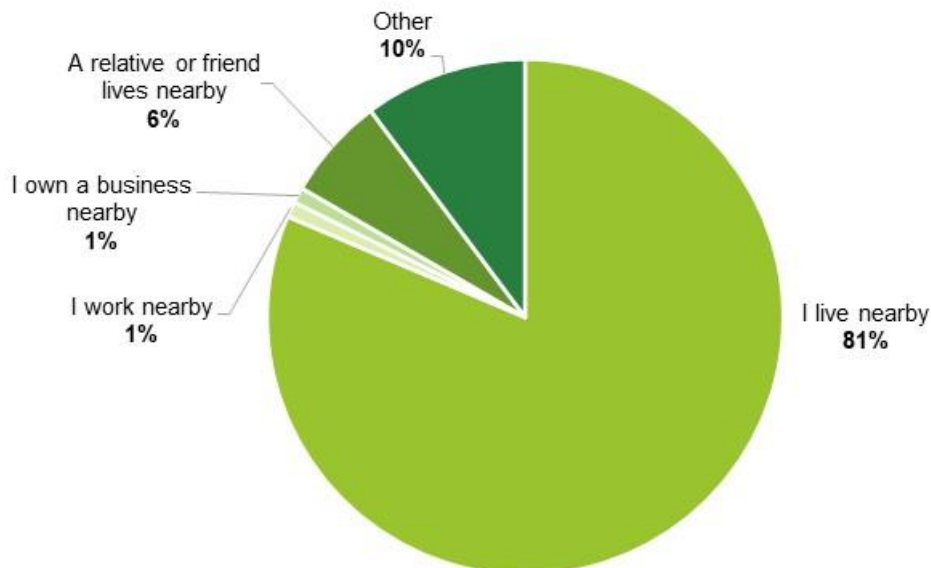
The geographical distribution of respondents corresponds with answers to the question 'What is your connection to Westbrook Bay?': a clear majority of people (81%) answered that they live nearby (Figure 13). Those with friends or relatives nearby accounted for 6% of the respondents, and only a small number stated that they owned a business or worked nearby.

³ <https://www.getthedata.com/postcode/CT9/where-is-CT9>

Just over one tenth of respondents had 'other' connections to Westbrook. These broadly fell into the following categories:

- Beach hut owner or user (over 40 responses mention beach huts)
- Regular visitors
- Used to live nearby or planning to move nearby
- Involved with lifeguards and/or beach inspector
- Live in the local area (but did not class this as 'nearby')

Figure 13: Respondents' connection to Westbrook



The fact that the majority of respondents are local has implications in terms of the types of use and priorities considered to be important. This is explored in more detail in the main analysis of the survey results.

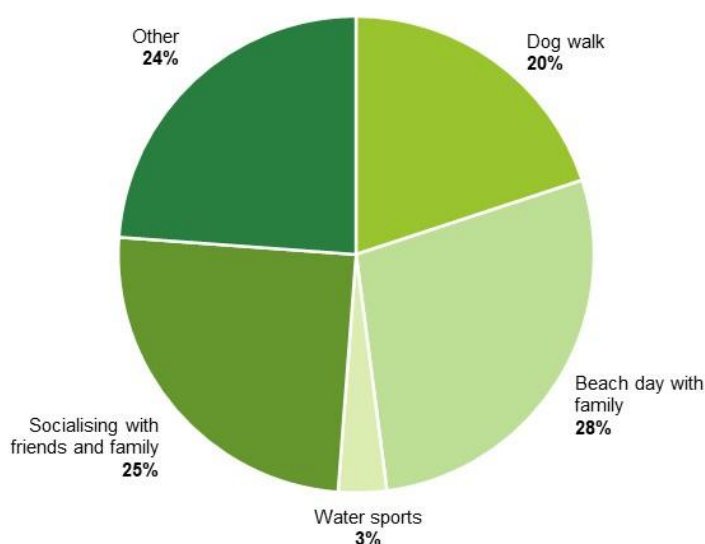
The clear bias towards the resident / local population in terms of participants means responses are especially valuable in terms of their implications for a year-round offer. Local populations' buy in will be needed in order to achieve a successful year-round, as opposed to seasonal, offer. The number of responses received and the amount of interest taken in the site suggests the Loggia could potentially capture a large audience, provided the offer is right. That said, TDC may want to consider carrying out further engagement specifically targeting the visitor market in the future, particularly in relation to the proposed accommodation offer.

Reasons for visiting Westbrook

Respondents were asked to specify their main reason for visiting Westbrook bay. Their responses are demonstrated in Figure 14. There is a very even distribution between four key reasons: dog walking; socialising with friends and family; beach day with family; and 'other'. The 'other' category comprises a variety of reasons, which can be broadly categorised as:

- Walking (without a dog) – circa. 90 responses
- Cycling or swimming – circa. 30 responses
- Beach huts – circa. 25 responses
- Passing through or commuting – <5 responses

Figure 14: Main reason for visit

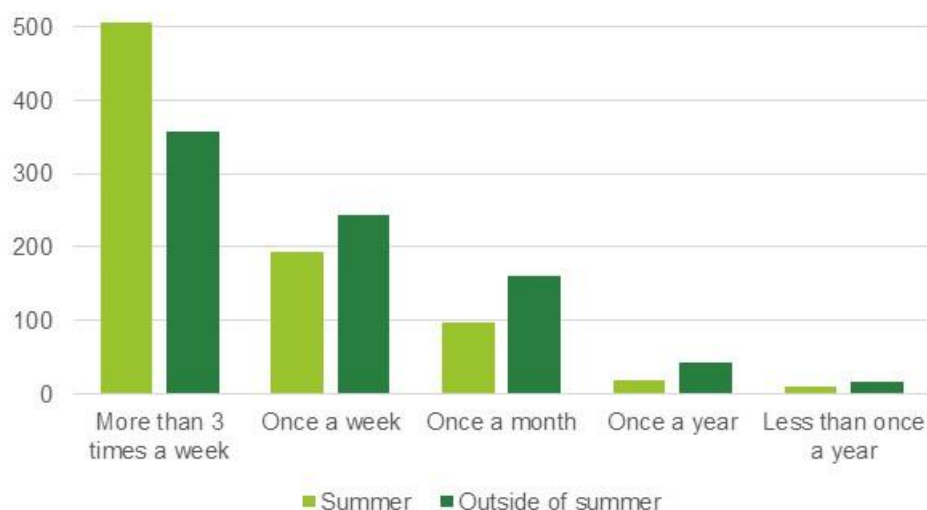


This supports our recommendation that the Loggia should cater for a variety of users, with particular regard to the family market and dog walkers. One assumption is that these users are more likely to frequent a lower price-point, more informal offer – a servery direct onto the beach is likely to appeal to dog walkers and families in particular. The respondents' stated preference for different uses is explored further in Figure 16.

It is significant that only 3% of respondents stated they were at Westbrook for water sports – this could be explained by the fact that there is no formal water sports facilities currently on offer at Westbrook. There is, however, a substantial amount of non-organised activity and active transport taking place at and around Westbrook bay, as demonstrated by the number of walkers, cyclists and swimmers. This supports a need for bike rack provision and complementary facilities such as the changing rooms.

Equally as significant is the regularity with which respondents visit Westbrook Bay (Figure 15). Over 500 respondents visit the bay more than 3 times a week during the summer, and this only drops slightly to circa 350 outside of the summer season. Substantial numbers of respondents visit once a week or once a month, and the numbers for both these categories increase outside of summer season (likely due to the most regular summer visitors cutting down their number of visits from 3 per week to once a week / once a month during the colder months). A handful of respondents stated they visit once per year or less than once per year; this reflects the small number of non-local participants.

Figure 15: Frequency of visit



1.2.3 The future of the Loggia

Perceived appropriateness of uses

In order to understand what uses the public consider appropriate for the Loggia, they were asked to score a list of uses from 1 to 8 where 1 is the most appropriate and 8 is the least appropriate. The results of this survey question are shown in Figure 16.

A large number (65%) of respondents considered a beachfront café to be the most appropriate use for the Loggia. It is, however, worth noting the not-insignificant one-fifth of respondents who considered this to be the least appropriate use. The uses of takeaway food kiosk and restaurant were similarly divisive, with over 40% rating these uses as 'most appropriate' but 15-20% considering them to be 'least appropriate'. There was also some call for a wellbeing hub, beach and watersports club and beach and watersports retail (34%, 36% and 23% respectively). Again, some respondents considered these uses to be inappropriate.

Figure 16: Relative appropriateness of uses

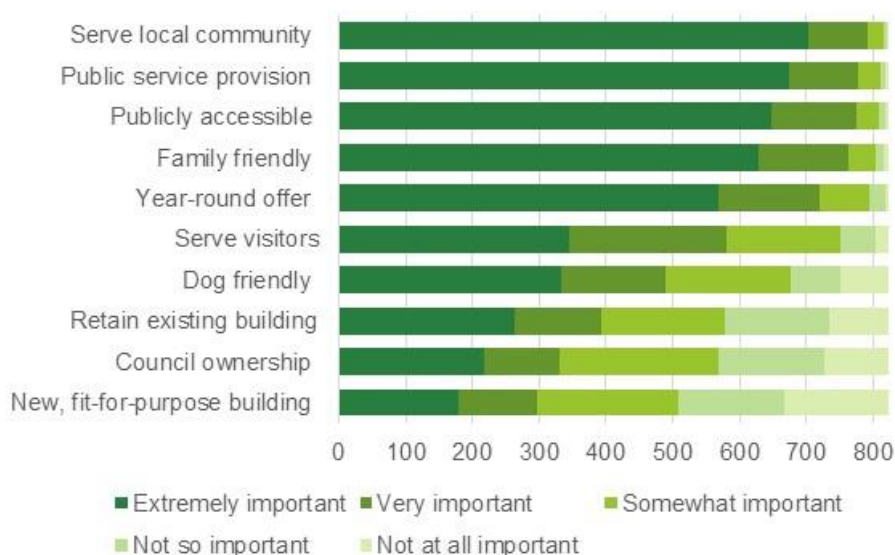


This clearly demonstrates that a beach café is overall deemed to be the most appropriate use; this is unsurprising given the feedback received during key stakeholder consultation in Stage 1 as well as the stated reasons for visiting the beach, many of which would be complementary to a café offer.

Priorities

In order to ascertain the public's views on which priorities the future development of the Loggia should address, we asked: 'How important are the following to you when thinking about the future of the Loggia?' The priority areas proposed and survey responses are shown in Figure 17.

Figure 17: Priorities for future development of the Loggia site



There is an almost unanimous demand for the future development to serve the local community, with just under 800 people rating this as either ‘extremely important’ or ‘very important’. Similarly, there is an ostensible demand for the building to be publicly accessible and to include public service provision, that is, integrated provision of public services (toilets, showers, etc). Over 700 respondents – nearly 90% - consider it very or extremely important that the Loggia is family friendly and operates as a year-round offer.

By contrast, less than half the respondents considered serving visitors to be ‘extremely important’. Nevertheless, well over half still considered serving visitors as very or extremely important. Based on comments included in the survey, it appears that the presiding sentiment is that the Loggia should serve locals first and foremost, with any appeal to visitors being secondary.

The question of whether the building should remain in council ownership was divisive – the variety of opinion is shown in Figure 17.

On the question of retaining the existing building or constructing a new, fit-for-purpose building, opinion is divided. Over 250 people consider retention of the existing building to be extremely important, whilst nearly 200 consider it important that the site should house a new, fit-for-purpose building. Somewhat confusingly, 26 respondents answered that it was extremely important to retain the existing building; but also extremely important to have a new, fit-for-purpose building. Almost twice as many people selected ‘not at all important’ in relation to a new, fit-for-purpose building as compared to retaining the existing building. Overall, it appears there are not particularly strong feelings of attachment to the existing building but nor do people think it crucial that a new building be erected in its place. Ultimately, this will come down to surveys, any structural issues, and cost.

Value to be gained by future use of Loggia

Respondents were asked to select their top three priorities in relation to the potential value gained by the future use of the Loggia. Their responses (Figure 18) show that the primary value to be gained is through its role in enhancing the overall experience of the bay. Its potential to create employment opportunities and encourage greater participation in physical activities also ranked highly.

Figure 18: Value to be gained by future use of the Loggia



1.2.4 Comments

A number of additional comments were made in the free text boxes included in the survey. These responses are numerous and varied; as such, it is highly recommended that TDC review these comments in detail. At a high level, there is substantial interest in the Loggia's future amongst the local community and a strong desire to see the building restored and brought back into use. The Loggia is seen to have strong potential, and the local community is calling for swift action before further deterioration occurs.

2 Operator research and case studies

Research and soft market testing undertaken throughout the course of this study has helped identify similar offers or planned developments at beachfront locations comprising one or more of the elements proposed, as summarised in Figure 19 below.

Figure 19: Summary of similar operations

Site	Funding	Operator	Additional Information
Bournemouth Beach Lodges	Funded through Public Works Loans Board borrowing	Bournemouth Christchurch and Poole (BCP) Local Authority	<ul style="list-style-type: none"> - Realised by BCP thanks to investment in a seafront management team permitted to be more entrepreneurial than a typical local authority - Following successful phase 1 in 2017, a second site has been identified at Southbourne for a scheme including: <ul style="list-style-type: none"> o 17 lodges o Restaurant o Public toilets o Lodge office o Laundry facilities o Improvements to car parking and access - Investment in the management, operations and staff training has been a key success factor.
Rockwater, Hove	£3.7m private investment from IW Capital	Private investor/ developer/ operator	<ul style="list-style-type: none"> - Locally-based entrepreneur renovated and repositioned the run-down council-owned venue as Rockwater - Core concept is an offering that resonates and appeals strongly to the local community - Recently introduced membership scheme provides priority booking, access and other loyalty promotions - Goes beyond a traditional restaurant and bar offer – striving to become a valued destination brand by offering a broad range of attractions and activities, giving locals and those from further afield multiple reasons to visit time and again.
Overstrand, Boscombe	£5m investment funded by sale of a seafront car park for residential purposes (£8m capital receipt)	Various leaseholders with freehold held and managed by BCP Council.	<ul style="list-style-type: none"> - Came about as a result of council recognition that it must form part of a wider package of regeneration proposals along the seafront. - Comprises: <ul style="list-style-type: none"> o Central restaurant and bar, o Series of ground floor commercial units o Spaces for the RNLI o Garaging for the council's beachfront land train o 59 day-use beach huts with power and water supply

Site	Funding	Operator	Additional Information
			<ul style="list-style-type: none"> - Two thirds of the beach huts were sold on 25yr to 40yr leases, with starting prices at £69k for a single and £89k for a double - The remaining third continue to be rented out as part of BCP's wider portfolio of beach huts and chalets.
Whitstable Fisherman's Huts and Warehouse holiday lets	Not available	The Whitstable Oyster Company	<ul style="list-style-type: none"> - The Whitstable Oyster Company, one of the oldest food companies in Europe, bought the Oval Chalet site in 2014 as Sea Street Developments Ltd and obtained planning permission in 2016. - The huts are operated from the nearby Hotel Continental, with all linen provided and an optional breakfast at the hotel in the morning.
Minnis Bay Bar and Brasserie	£1m investment	Shepherd Neame	<ul style="list-style-type: none"> - Reopened in 2017 following a £1m transformation and 16-week construction programme - Reconfigured to boast a new bar, coffee lounge and 100-seat restaurant. - Glazed first floor extension affords panoramic views and a newly-constructed terrace seats up to 70 diners, with wind break screens. - Shepherd Neame owns and operates 316 pubs and hotels across the South East of England, the majority of which are freehold.
Shoreham Beachbox (proposed)	Not available	Beachbox Development Ltd, a plc linked to Boxpark Developments Ltd	<ul style="list-style-type: none"> - A concept currently under development linked to Boxpark (with the founder as a local resident) - Existing Boxpark locations include Shoreditch, Croydon and Wembley - This will be their first site outside London featuring a restaurant and café hub focused on supporting local community groups, alongside a roof terrace, changing rooms and a centre for water sports - On the site of a run-down toilet block - Teaming up with Dan Stockland of Hove's Big Beach Café, owned by Norman Cook (aka Fatboy Slim)

3 Rent Model and Analysis

Summary Rent by Floor and Use

<i>By floor</i>	<i>Area sq.m</i>	<i>Area sq.ft</i>	<i>£</i>
Ground Floor	502	5,403	41k
First floor	583	6,275	91k
Rooftop	155	1,668	10k
	1,240	13,347	143k

<i>By use</i>	<i>Area sq.m</i>	<i>Area sq.ft</i>	<i>£</i>
Accommodation	454	4,883	70k
Restaurant	390	4,200	43k
Café	204	2,198	28k
Public facilities/ops	192	2,067	1k
	1,240	13,347	143k

Rent level assumptions

	<i>Rent £/sq.ft</i>	<i>Rent £/sq.m</i>
Free	-	-
Low	5.00	53.82
Medium	10.00	107.64
High	15.00	161.46

Ground Floor

<i>Space</i>	<i>Area sq.m</i>	<i>Rent rate</i>	<i>Annual Rent £</i>
Laundry	13	Low	700
Bicycle storage & plant room	24	Low	1,292
Public toilets male	23	Free	-
Public toilets female	23	Free	-
Public showers & changing rooms	57	Free	-
Café toilets	25	Low	1,345
Café (internal seating area)	92	High	14,854
Kitchen	50	Medium	5,382
Servery	27	Medium	2,906
Food storage & prep	31	Medium	3,337
Internal bin store	12	Low	646
Operator's office	47	High	7,589
Staff toilets & shower room	15	Low	807
Life guard & beach office	26	Free	-
Furniture storage & plant room	24	Low	1,292
Laundry	13	Low	700
	502		40,849

First floor

<i>Space</i>	<i>Area sq.m</i>	<i>Rent rate</i>	<i>Annual Rent £</i>
Toilets	22	Low	1,184
Bar	10	High	1,615
Cloaks	5	Medium	538
Restaurant	120	High	19,375
Stage	18	High	2,906
Unit 1	20	High	3,229
Unit 2	20	High	3,229
Unit 3	24	High	3,875
Unit 4	20	High	3,229
Unit 5	20	High	3,229
Unit 6	20	High	3,229
Unit 7	20	High	3,229
Unit 8	20	High	3,229
Unit 9	20	High	3,229
Unit 10	20	High	3,229
Unit 11	20	High	3,229
Unit 12	20	High	3,229
Unit 13	20	High	3,229
Unit 14	20	High	3,229
Unit 15	20	High	3,229
Unit 16	20	High	3,229
Unit 17	20	High	3,229
Unit 18	24	High	3,875
Unit 19	20	High	3,229
Unit 20	20	High	3,229
	583		91,493

Rooftop

<i>Space</i>	<i>Area sq.m</i>	<i>Rent rate</i>	<i>Annual Rent £</i>
Bar	20	High	3,229
Terrace	135	Low	7,266
	155		10,495

4 Operational financial assumptions (mature state)

Accommodation

Income

Units	20	
Ave income/unit	32,580	
Total income		651,600

Expenditure

Cost of Sales	0%	-
Management	15%	68,418
Staff	25%	114,030
Overheads	50%	228,060
Other	10%	45,612
Total expenditure	100%	456,120

Contribution	30%	195,480
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Pricing / Occupancy

Season	Price (week)	Price (daily)	% of Year	Days	Occupancy	Days occupied	Income
High	1,200	171	25%	91	90%	82	14,040
Mid	800	114	50%	183	70%	128	14,640
Low	600	86	25%	91	50%	46	3,900
				365	70%	256	32,580

Restaurant & Rooftop

Income

Dining	750,857
Rooftop	68,438
Private hires	15,000
	834,295

Expenditure

Cost of sales	320,864
Management	34,914
Staff	260,703
Overheads	77,763
Other	36,934
	731,178

Contribution	103,117
---------------------	----------------

Dining

Income

Sq.m/cover	1.5	
Covers	80	
Cover turns/day	1.20	
Days open/week	6	
Patrons pa	30,034	
Patrons/day (ave)	96	
Average £ sph	25.00	
	2	750,857

Expenditure

Cost of sales	45%	304,097
Management	5%	33,789
Staff	35%	236,520
Overheads	10%	67,577
Other	5%	33,789
	100%	675,771

Contribution	10%	75,086
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Feasibility Study for the Loggia at Westbrook Bay

Rooftop

Income

% opening hours	50%	
Ave. daily patrons	75	
Ave £ sph	5.00	
		68,438

Expenditure

Cost of sales	35%	16,767
Management	0%	-
Staff	45%	21,558
Overheads	15%	7,186
Other	5%	2,395
	100%	47,906

Contribution	30%	20,531
---------------------	-----	--------

Private hires

Incomes

Hires	10.00	
Ave hire price	1,500	
		15,000

Expenditure

Cost of sales	0%	-
Management	15%	1,125
Staff	35%	2,625
Overheads	40%	3,000
Other	10%	750
	100%	7,500

Contribution	50%	7,500
---------------------	-----	-------

Café

Income

Café (internal)		264,575
Servery (external)	35%	92,601
Other		20,000
Total income		377,176

Expenditure

Cost of sales	40%	128,240
Management	5%	16,030
Staff	35%	112,210
Overheads	20%	64,120
Other	0%	-
Total expenditure	100%	320,600

Contribution	15%	56,576
---------------------	------------	---------------

Café income assumptions

<i>Season</i>	<i>Ave daily patrons</i>	<i>Ave £ sph</i>	<i>% of Year</i>	<i>Days</i>	<i>Income</i>
High	250	5.50	25%	91	125,125
Mid	150	4.50	50%	183	123,525
Low	50	3.50	25%	91	15,925
	150	4.83		365	264,575

	<i>Ave daily patrons</i>	
Café	150	
Servery	101	2.50
	251	

Health & Wellbeing Activities

Income

H&W group sessions	21,900
Equipment hires	54,750
Lessons & Instruction	54,750
	131,400

Expenditure

Cost of sales	-
Management	6,981
Staff	64,742
Overheads	37,641
Other	5,886
Total expenditure	115,249

Contribution	16,151
---------------------	--------

H&W group sessions

Income

Session per day	2	
Ave group size	10	
Price / user	3.00	
		21,900

Expenditure

Cost of sales		-
Management	10%	2,190
Staff	75%	16,425
Overheads	10%	2,190
Other	5%	1,095
Total expenditure	100%	21,900

Contribution	0%	-
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Feasibility Study for the Loggia at Westbrook Bay

Equipment hires

Income

Ave daily hires	15	
Ave hire charge	10.00	
		54,750

Expenditure

Cost of sales		-
Management	5%	2,327
Staff	35%	16,288
Overheads	55%	25,596
Other	5%	2,327
	100%	46,538

Contribution	15%	8,213
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Lessons & Instruction

Income

Ave patrons / day	10	
Ave lesson price	15.00	
		54,750

Expenditure

Cost of sales		-
Management	5%	2,464
Staff	65%	32,029
Overheads	20%	9,855
Other	5%	2,464
	95%	49,275

Contribution	10%	5,475
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WESTBROOK LOGGIA
THANET DISTRICT COUNCIL
RIBA STAGE 2 REPORT
OCTOBER 2021

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RIBA STAGE 2 REPORT

CONTENTS

SECTION 1.0 - INTRODUCTION	04
SECTION 2.0 - WESTBROOK LOGGIA	05
2.1 General Overview	05
2.2 Existing Condition	06
SECTION 3.0 - HISTORICAL DEVELOPMENT	07
3.1 Westonville Bathing Pavilion	07
3.2 Westonville Sands	08
SECTION 4.0 - POLICY CONTEXT	09
4.1 Listed Buildings and Conservation Areas	09
4.2 Non-Designated Heritage Assets	09
4.3 Landscape Character Areas	09
4.4 Special Protection Areas - Ramsar Sites	09
4.5 Special Area of Conservation (SPA)	09
4.6 Site of Special Scientific Interest (SSSI)	09
4.7 The National Planning Policy Framework (NPPF)	09
4.8 Local Planning Policy and Guidance	09
4.9 English Heritage, Conservation Principles	09
4.10 Historic England, Good Practice Advice in Planning, Note 2	09
4.11 Use Class	10
4.12 Planning History	10
SECTION 5.0 - SITE APPRAISAL	11
5.1 Existing Uses and Views	11
5.2 Site Connectivity	13
5.3 Listed Buildings & Heritage Assets	14
5.4 Flood Risk Area	18
5.5 Environmental Designation	20
SECTION 6.0 - BUILDING APPRAISAL	22
6.1 Scale and Massing	22
6.2 Character Assessment	23
6.3 Existing Layout and Use	24
6.4 Existing Accessibility	30
6.5 Material Palette	31
SECTION 7.0 - BUILDING POTENTIAL	32
7.1 Target Audience	32
7.2 Scale and Massing	34
7.3 Proposed Layout and Use	36
7.4 Materials	46
7.5 Renewable Energies	50
SECTION 8.0 - CONCLUSION & NEXT STEPS	52

SECTION 1.0
INTRODUCTION

This architectural study has been prepared by Purcell Architecture Ltd in collaboration with and on behalf of our client, Fourth Street, to support the development of an options appraisal. The analysis and consultation that has been undertaken entails investigating different potential uses for Westbrook Loggia, an early 1900s building located within the vicinity of Westbrook Bay, near Margate, owned by Thanet District Council (TDC).

The study has been borne out of the need and desire within TDC to address the issue of the ongoing deterioration of their building. On visiting the Loggia with the client, council and design team in April 2021, the signs of decay and disrepair were apparent.

A successful mechanism for preserving such an asset is through the daily use of the building. Despite recent occupation, the Loggia requires a viable, long-term strategy, to be conceived from, and supported by, a sound business case. Fourth Street are one of the leading organisations within the country in developing sustainable solutions. On appointment by TDC to provide such services, through engagement, consultation, market testing and analysis, specific new uses have been proposed for the Loggia as a result of this undertaking. The findings are compiled within Fourth Street's Stage 1 report, which is to be read in conjunction with this Stage 2 report prepared by Purcell.

The following pages contained herein suggest how certain architectural interventions might be introduced, which align with the recommendations proposed by Fourth Street.

Given the size of the Loggia, it is recommended the building lends itself to a variety of activities rather than one sole use. By way of summary, some of the uses that have been considered are as follows:

- 1. Food and beverage facilities would be a viable primary use and could entail the provision of both a cafe and destination restaurant, to suit the form and orientation of the building.
- 2. Short-stay accommodation which could be let to tourists and visitors wishing to stay overnight.
- 3. Small-scale leisure facilities, with provisions for cycle hire and/or water sport activities. Given such provisions are made for these locally, the Loggia would support local functions rather than seek to compete with established traders.
- 4. Informal, flexible workspace areas, for individual and group activities.
- 5. Ancillary spaces to support aforementioned uses which might include a launderette, storage, public toilets and office space.



SECTION 2.0
WESTBROOK LOGGIA

2.1 GENERAL OVERVIEW

A visit to the building was held on 19th April 2021, which presented an opportunity to explore the semi-vacant building, whilst it also served to introduce the design team members to Thanet District Council. As demonstrated by the number of local residents keen to engage with us on the day, the Loggia is a much loved building at the heart of the community, one with which many have a strong affiliation.

The Loggia is situated directly adjoining Westbrook Bay, a family orientated sandy beach, popular with locals and day-trippers keen to escape the busier Margate Sands to the West. With a series of ramped approaches, the Bay is one of the better connected and accessible beaches along this stretch of coastline. This ensures the pedestrian and cycle-friendly promenade running East to West across the lower floor of the Loggia is directly connected to the residential streets at the upper level..

The promenade forms part of the Viking Coastal path, a route popular with ramblers and cyclists which stretches along the coastline in both directions, providing links to neighbouring towns. This is a well-used route all year round, and although not policed, all types of aforementioned users are encourage to respectfully share this route of passage.

Arranged over two principal floors, the Loggia connects with the public traversing along the promenade at its Lower Ground level, with the upper storey somewhat disconnected from the public thoroughfare. This upper level has historically enjoyed greater use with residents and local community groups given this segregated arrangement of spaces.

Built into the cliff, the Loggia has outwards facing views to one side only, looking out over Westbrook Bay. As a North-facing building, the Loggia is not subject to excessive solar heat gain, given the direction of the sun path moves around to the rear. However, this result in a large shadow cast by the building volume onto the promenade, providing means of shade to those using the Bay during the warm summer months of the year.

Owing to its proximity to the sea, there is a risk of flooding however this is mitigated somewhat by the form of the Bay and the Loggia's positioning within it. It is understood there is a 1 in 10 year risk that the beach huts stationed nearby will be washed away by flood waters, with the risk of flooding to the lower floor of the building estimated to occur once every twenty years.

The beach huts are a popular commodity with those stationed along the promenade owned by both the council and private persons. The council beach huts are identifiable by there blue and yellow colours.



2.2 EXISTING CONDITION

Although not necessarily the main purpose of our site visit, the excursion provided an opportunity to ascertain the general condition of the Loggia. Despite relatively recent occupation of the building, there were apparent signs long-term of decay and deterioration, which correlate with observations made by those carrying out a condition survey of the building previously.

Afforded the opportunity to review the condition survey carried out on the building by Kudos Architectural Design & Surveying in 2014, the following list of deductions were made on the condition of the various building elements.

2.2.1 Roofs

The roofs to the upper storey wings to the building are an area for concern. They are of **mastic asphalt** construction and requiring repair/ replacement. It is possible that the **concrete roof deck is defective** requiring further investigation and possibly concrete repairs.

2.2.2 External Walls

The curtain walling to the first floor areas is in extremely poor condition. Generally the external walls appear to be in unsatisfactory condition as well with some areas of structural repair required.

There are **significant areas of water penetration** to the rear of the building. This is likely due to the **position of the retaining wall** and perhaps **water penetration from the rear of the roof**. The repairs to these areas will need to be addressed in order to maintain the use of these areas.

2.2.3 Windows

The glazing and windows to the first floor are in extremely poor condition and in some cases dangerous. The windows to the are of **traditional timber** construction and are in a repairable condition. Timber defects were noted externally and the lack of decorations has led to advance deterioration. The glazing in some areas was poor and the putty in places required urgent attention. **None of the windows were double glazed** and very few were draught proofed. Many of the sub sills were defective and required repair.

2.2.4 Doors

External doors were in satisfactory condition. However several of the doors had defective thresholds. **None of the doors are DDA compliant**. Generally all other internal doors are operating satisfactory, and in view of their period setting.

2.2.5 Ceilings

The ceilings to the upper floor space are generally satisfactory, however there is **water penetration** to the rear of the building, which will lead to deterioration and collapse of ceilings.

2.2.6 Building Services

The M & E installation appears to be limited and **outdated or even non existent in some areas**. The electrical installation appears to be limited perhaps with some areas requiring upgrade works. Catering equipment is provided on the lower floor of the building, with an assumption that most appliances are electrical, rather than gas fuelled.

2.2.7 Asbestos

There are potentially large areas of **asbestos containing material** located within the building. In most cases these areas are being managed in-situ, although it is anticipated that the repair works will impose upon these materials and therefore it will be necessary to undertake controlled removal of materials.

2.2.8 Accessibility

Under the Equality Act (2010) the building should be accessible to the principal storey. Currently this is not the case, whilst there will always be limitations with the building there are certain aspects of the building that could be improved. The lower floor is generally accessible throughout, with limited instances of level change observed.

2.2.9 Thermal Compliance

The thermal performance of the building is poor and there are areas that could be improved. It is unlikely that the windows could be replaced with double glazed units. however it is possible to improve the performance with sealed **secondary glazed units** and the installation of draft proofing. A number of the traditional windows will perhaps require isolated repairs and upgrading works.

2.2.10 Exterior

The lower floor of the building is a mix of styles and materials, with the pebble dash concrete panels being the more striking feature. In general, there are notable occurrences of failed and blown render and cracking to external walls, suggesting structural issues. It is not known whether such structural issues are live or evidence of historic movement. Rainwater goods, where still present, are typically cast iron and are routed internally and externally, in awkward fashion. It is not known how they are performing.



Photographs

- Fig 2.2 Corroded wrought iron balustrade adorning roof of Loggia.
Fig 2.3 The internal decor is dated with stucco plaster walls.
Fig 2.4 The flat roof asphalt coverings and flashings are deteriorating.
Fig 2.5 The roof construction to the adjoining wings is fragile.
Fig 2.6 Rainwater goods run internally and are awkward to maintain.
Fig 2.7 Missing or removed rainwater goods evident on exterior.
Fig 2.8 Pebble dash concrete panels and failing, cracked render.

SECTION 3.0
HISTORICAL DEVELOPMENT

3.1 WESTONVILLE BATHING PAVILION

Westbrook Loggia, as it is known today, was more commonly referred to as Westonville Bathing Pavilion when constructed around 1910. It was once an imposing building with attractive architectural features and offered changing facilities for bathers visiting Westbrook Bay. Its location immediately adjacent to the bay afforded direct access from the sands to the changing-rooms.

The building's two towers are a prominent feature of the original design and served to define the segregated changing facilities; the Gentleman's entrance situated on the lower floor of the West tower, the Ladies to the East. Whilst the general form of the towers are still evident today, it is believed the roof turrets adorning the uppermost level of the towers were removed during the 1930s.

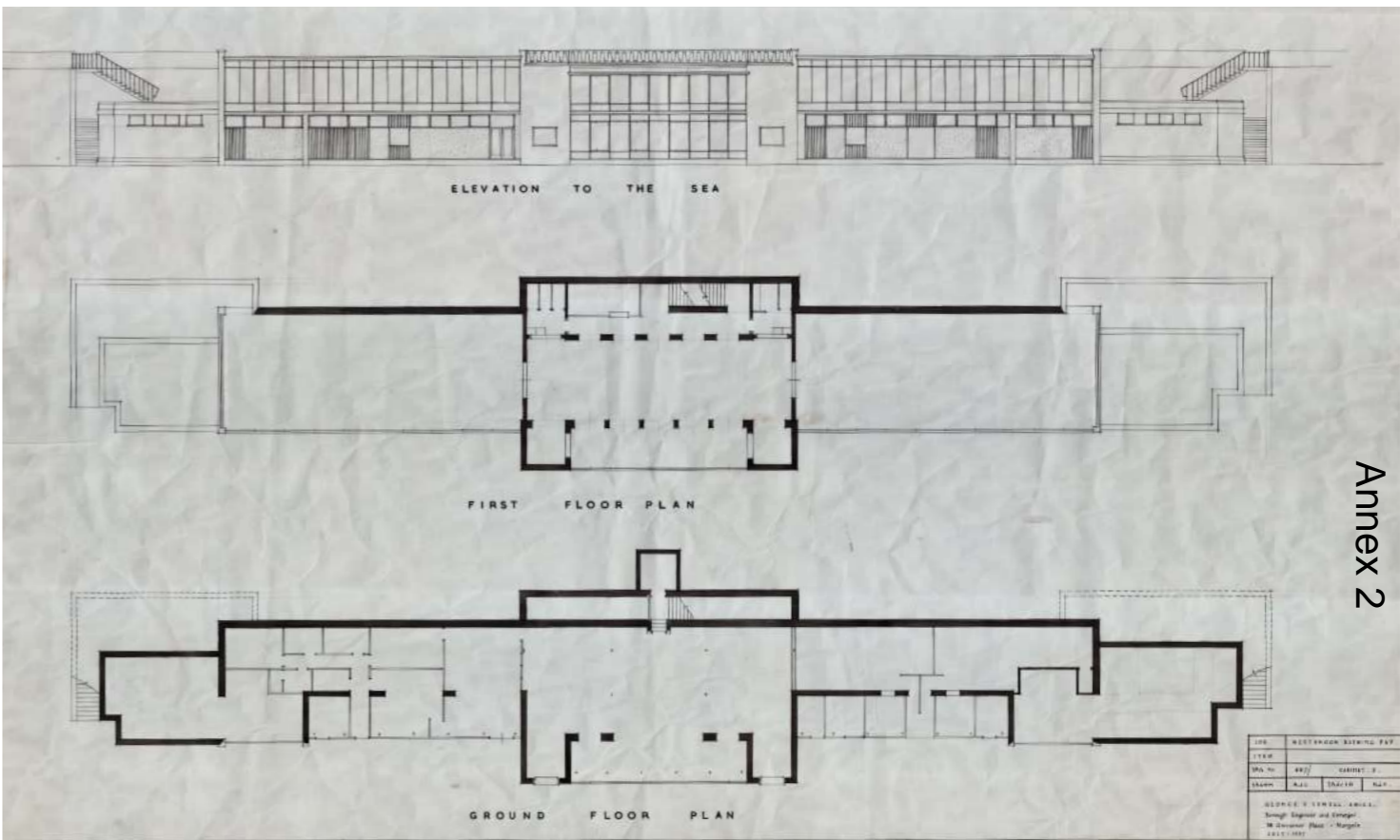
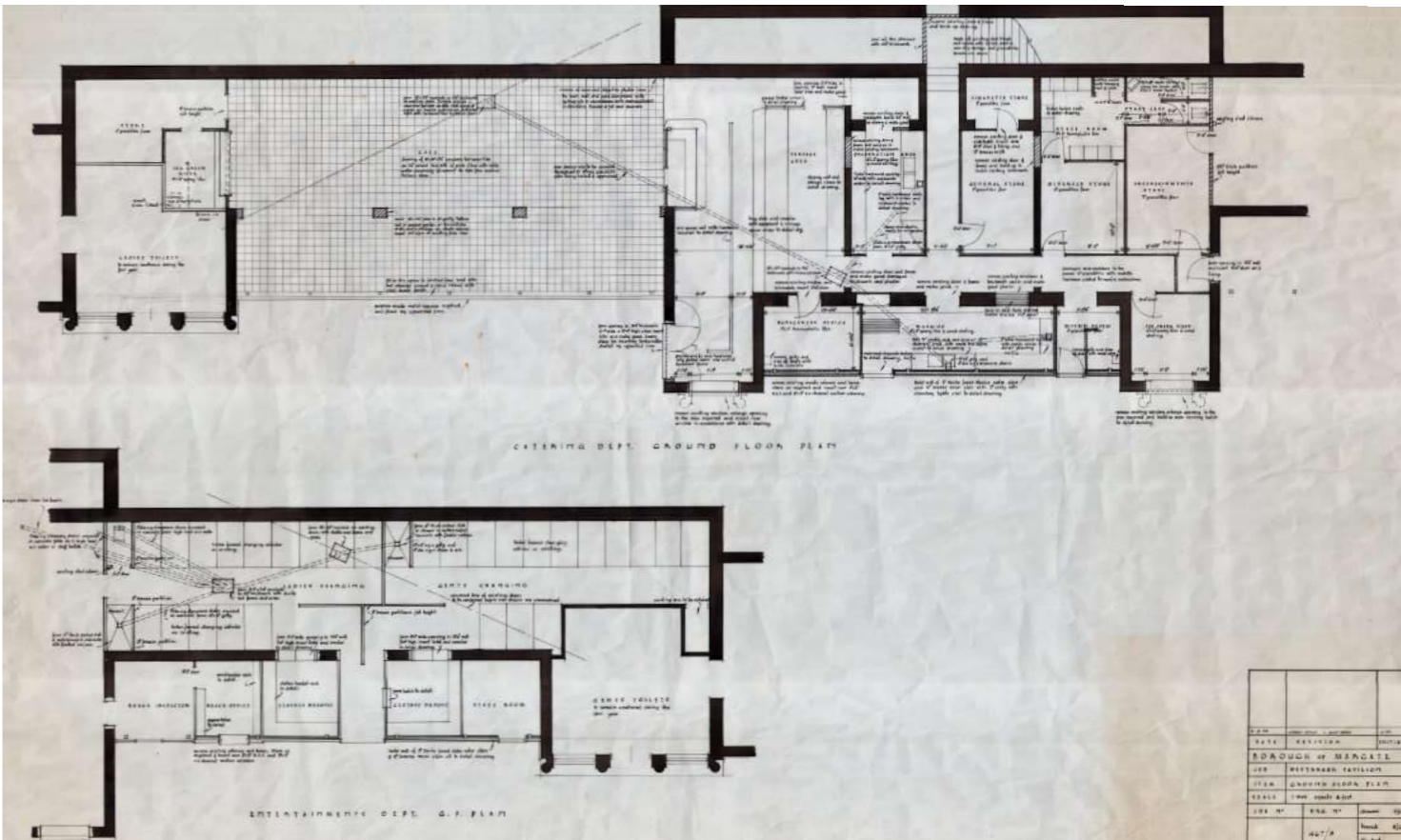
The building has served different purposes in the years since its primary use as a Bathing Pavilion. During the First World War, the Bathing Pavilion was used as a canteen to serve meals to 150 soldiers at any one time. The baths contained within the Pavilion were also used by the soldiers, believed to be from the 36th Battalion Northumberland Fusiliers, who were stationed in Margate in 1918. It was also during this period that sections of anti-invasion, barbed-wire defence barriers were erected along the length of the promenade, obscuring both views and access from the Bay.

Whilst earlier floor plans showing the original layout have been difficult to acquire, suggesting a lack of record drawings that can be attributed to a pre-World War I building, research has revealed the building has undergone adaption. Typically, much of this was carried out in the late 1950's, when works internally and externally were carried out to amend the layout and therefore likely the intended use.

The record drawings noted on this page were prepared and produced by a council-employed engineer, George E. Sewell, and they show adaptations to both floors of the Westbrook Bathing Pavilion, as it was still currently referred. Whilst comparisons with the original layout cannot be drawn, in the absence of earlier layouts, the 1950s drawings demonstrate how the building was sub-divided on the lower floor.

On visiting the building today, the internal layout remains heavily sub-divided with many of the rooms and spaces created as part of the 1950s works still legible. The rabbit-warren feel of the current layout is evident in the plans of 1950s, suggesting that the building has remained relatively untouched from this period of adaption.

Furthermore, the external treatment of the proposed Elevation to the Sea denoted on the 1950s drawings bears remarkable resemblance to today's appearance.



HISTORICAL DEVELOPMENT

Potentially a key factor in the heavy adaptations carried out to the Loggia in the late 1950s could be attributed to an event which occurred in 1953. Despite surviving the Second World War relatively unscathed, the storm surge which occurred from the 31st January to 1st February is considered to be the worst peacetime disaster ever suffered in Britain.

Occurring naturally as a result of a severe European windstorm over the North Sea, combined with a high spring tide, Margate's resort infrastructure including the Westbrook Pavilion, Marine Terrace Bathing Pavilion, the Lido and the Jetty was severely afflicted by the storm tide created as a result of these conditions. Many of the bathing pavilions and cafes situated in the bays of Cliftonville were completely destroyed. It is likely the Westbrook Bathing Pavilion also suffered considerable damage given its location and proximity to the worst afflicted areas.



3.2 WESTONVILLE SANDS

The land at Westbrook was largely agricultural. It was originally part of the estate of James Taddy (1710-1764), a yeoman farmer based at Street Court, Westgate. On James Taddy's death his land passed to his eldest son Edward and, with no children, Edward's will specified that his land and properties should be sold and the money distributed between his nephews and nieces and their children. After a disagreement between the trustees of the will had been finally settled, Taddy's wishes were followed and, in 1839, his land was advertised for sale. It was acquired by Mr Charles Taddy Hatfield.

As the owner of so much land in and around Margate, Hatfield had a particular interest in how the town's boundaries were defined in the Provisional Order for Margate, as this would determine on how much of his land he would have to pay Margate town rates. The new boundary for the town is shown by the green outline on the corresponding map. The gradual expansion of Margate along the Marine Terrace had made land at the west end of Margate attractive for building. In 1846 the South Eastern Railway decided to build its Margate station on Marine

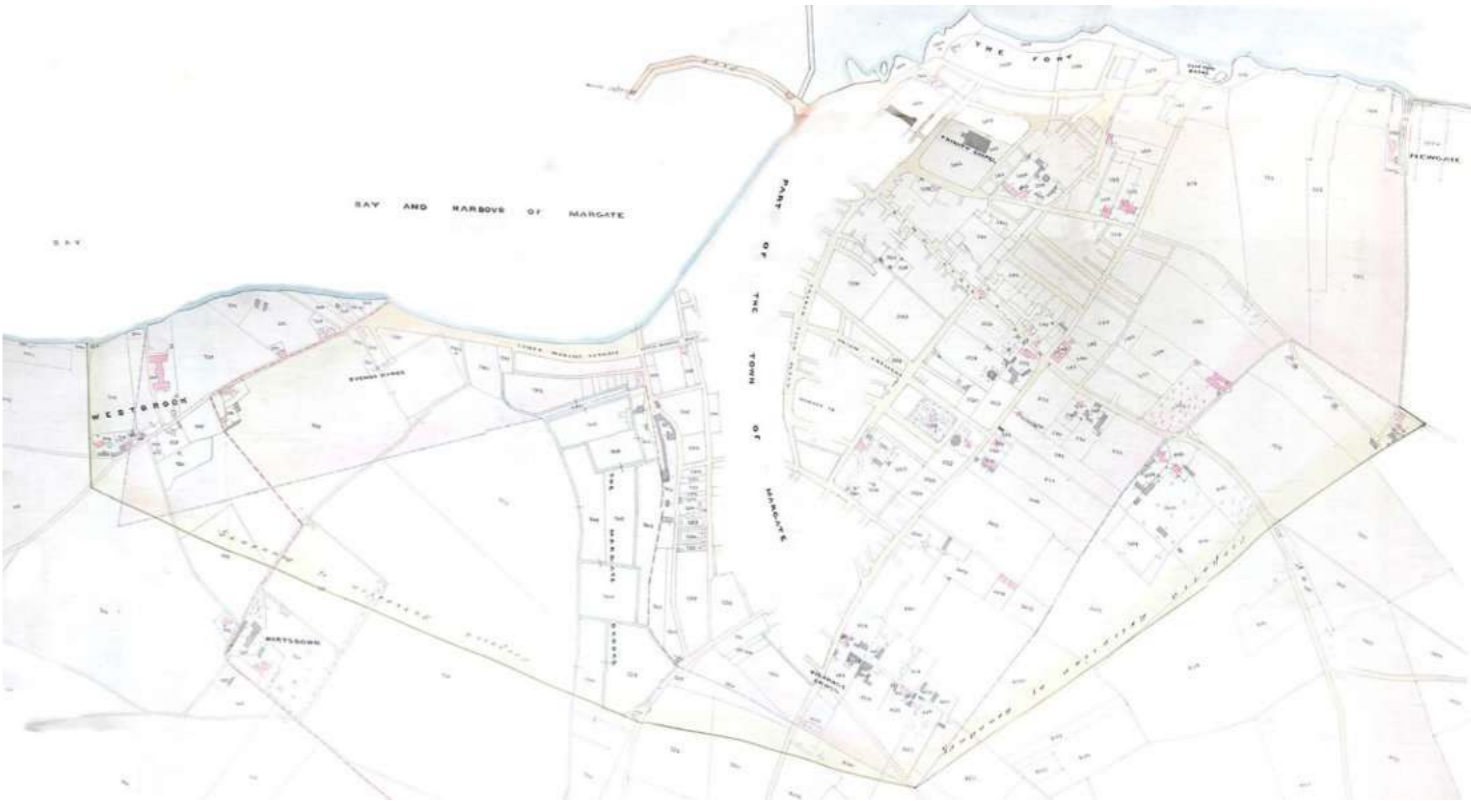
Terrace with further development ensuing with the erection of the Royal Crescent and sea wall in 1856. It was also during this time a push for constructing new houses was undertaken. The depiction below shows the extensive building work being undertaken within the vicinity to the beach at Westbrook.



As the Westbrook community developed and expanded, use of the Westonville Sands became more extensive, becoming a familiar haunt for locals. As use of the sands increased, so too did the demand for adequate facilities to be provided for sea bathers, leading to the conception of Westonville Bathing Pavilion in 1910. Throughout the years of the First World War, the bay remained a popular destination, as seen in the corresponding photographs included on this page, providing those visiting with a much needed distraction from world events.



Subsequently, entertainment venues including Victorian bandstands were erected along the promenade at Westbrook, to be later replaced by the Edwardian Westbrook Pavilion. The Pavilion served as a venue for music concerts, attracting performances from many famous names of the day. As aforementioned, the Pavilion was destroyed by the storms of 1953, the land on which it once stood now the being the site of Strokes Adventure Golf. The bay however remains a popular destination beach, primarily for families and locals but also draws tourists and day-trippers.



Annex 2
Agenda Item 12

SECTION 4.0

POLICY CONTEXT

4.1 LISTED BUILDINGS AND CONSERVATION AREAS

Westbrook Loggia is not statutorily listed, nor is it within the setting of any listed buildings. The building is not located within a conservation area, the nearest one being the Margate Conservation Area, which encompasses the town to the East of the Loggia.

4.2 NON-DESIGNATED HERITAGE ASSETS (NDHA)

Paragraph 185 of the National Planning Policy Framework (NPPF) requires local planning authorities to 'set out a positive strategy for the conservation and enjoyment of the historic environment' in their Local Plan. The strategy should take into account the desirability of sustaining and enhancing the significance of heritage assets. The NPPF Glossary defines a heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'.

Paragraph 197 requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application. Whilst NDHAs are not afforded the same level of protection as statutorily designated assets, their conservation as identified heritage assets is an objective of the NPPF and therefore a material consideration in the determination of development proposals.

4.3 LANDSCAPE CHARACTER AREAS

The North Thanet Coast, which lies immediately to the North of the Loggia is considered a Landscape Character Area. Under Policy SP26, The Council will identify and support opportunities to conserve and enhance Thanet's landscape character and local distinctiveness.

Development proposals should demonstrate how their location, scale, design and materials will conserve and enhance Thanet's local distinctiveness, in particular:

- Its island quality surrounded by the silted marshes of the former Wantsum Channel and the sea;
- A sense of openness and 'big skies', particularly in the central part of the District;
- Its long, low chalk cliffs and the sense of 'wildness' experienced at the coast and on the marshes;
- Gaps between Thanet's towns and villages, particularly those areas designated as Green Wedges;
- Long-distance, open views, particularly across the Dover Strait and English Channel, North Sea and across adjacent lowland landscapes; and
- Subtle skylines and ridges which are prominent from lower lying landscape both within and beyond the District.

- Development proposals should demonstrate how they respect and respond to the character, key sensitivities, qualities and guidelines of the relevant landscape character areas, as detailed in the Landscape Character Assessment.

All development should seek to avoid skyline intrusion and the loss or interruption of long views of the coast and the sea, and proposals should demonstrate how the development will take advantage of and engage with these views. Development should generally be directed away from the Stour Marshes (E1), Wade Marshes (E2) and Pegwell Bay (F1) character areas, as these are largely undeveloped and key to retaining the island character of Thanet. The undeveloped character of Landscape Character Type F: Undeveloped Coast should also be maintained.

Proposals on the coast (within landscape character types F: Undeveloped Coast and G: Developed Coast and the surrounding area) should respect the traditional seafront architecture of the area, maintain existing open spaces and should ensure that recreational and wildlife opportunities are not compromised by development. Proposals should maintain and enhance the setting of sandy bays, low chalk cliffs and associated grassland and long sweeping views of the coastline.

The rural-urban boundary is distinctive in some parts of Thanet, particularly where there is an abrupt urban edge and where the countryside extends into the urban areas as Green Wedges. The distinction between town and countryside should be retained.

Development proposals that conflict with the above principles will only be permitted where it can be demonstrated that they are essential for the economic or social well-being of the area. In such cases, landscape impacts should be minimised and mitigated as far as possible.

4.4 SPECIAL PROTECTION AREAS - RAMSAR SITES

The Loggia sits adjacent to a Ramsar site and thus has been designated as Wetlands of International Importance as a Waterfowl Habitat under the Ramsar Convention. This requires signatory governments to conserve wetlands and designated sites. Special Protection Areas are designated under Article 4 of the Birds Directive (Directive 2009/147/EC on the Conservation of Wild Birds), which requires member states to take "appropriate steps to avoid pollution or the deterioration of habitats or any disturbance affecting the birds". Special Areas of Conservation have also been designated under the EU Habitats Directive (Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora) to provide increased protection to a variety of species, plants and habitats of importance to biodiversity both on a national and international scale.

4.5 SPECIAL AREA OF CONSERVATION

The Thanet Coast, which runs to the North of the Loggia, is considered a Special Area of Conservation. Relevant policy SP28 states that Sites of International Nature Conservation Importance will receive the highest level of protection.

Proposals likely to have a significant effect on an SPA, SAC or Ramsar site, either alone or in-combination, will be required to undergo appropriate assessment as per the Conservation of Habitats and Species Regulations 2017 (as may be amended). Where possible applicants should incorporate measures to avoid or mitigate any adverse impacts. Where, despite all possible avoidance and mitigation measures being put in place, a proposal is still shown to have an adverse effect on the integrity of an International site, planning permission will only be granted in exceptional circumstances, where there are no less ecologically damaging alternatives, there are imperative reasons of overriding public interest and damage can be fully compensated.

Where proposals are considered likely to have a significant effect on an International site, early consultation with Natural England, the Council and any other appropriate statutory consultees is recommended.

4.6 SITE OF SPECIAL SCIENTIFIC INTEREST

Furthermore, the Thanet Coast is considered a Site of Special Scientific Interest (SSSI). Relevant policy GI01 notes that development which would materially harm either directly, indirectly or cumulatively, or detract from the scientific or nature conservation interest of a Site of Special Scientific Interest, National Nature Reserve or Marine Conservation Zone will not be permitted.

Exceptionally, where it can be demonstrated that the need for the proposed development is compelling and overrides the national importance of the site, and it has been demonstrated that no suitable alternative site exists, mitigating measures will be required to maintain the integrity of the site, to the satisfaction of the appropriate authority.

The proposed development will, wherever possible and appropriate, include measures to enhance and improve connectivity to designated sites.

4.7 THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The recently revised 2019 NPPF establishes the government's planning policies for new development within England and how these are expected to be applied. The following Sections are most relevant here:

Section 15 - Conserving and Enhancing the Natural Environment
Paragraph 172: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. The scale and extent of development within these designated areas should be limited.

Section 16 – Conserving and Enhancing the Historic Environment
Paragraph 197: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

4.8 LOCAL PLANNING POLICY AND GUIDANCE

- Thanet District Council Local Plan (Adopted July 2020)
- Policy SP26 - Landscape Character Areas
 - Policy SP28 - Protection of the International and European Designated Sites
 - Policy SP35 - Quality Development
 - Policy SP36 - Conservation and Enhancement of Thanet's Historic Environment
 - Policy SP41 - Community Infrastructure
 - Policy E09 - Protection of Existing Tourist Accommodation
 - Policy E10 - Thanet's Beaches
 - Policy GI01 - Protection of Nationally Designated Sites (SSSI) and Marine Conservation Zones (MCZ)
 - Policy QD01 - Sustainable Design
 - Policy HE01 - Archaeology
 - Policy HE03 - Heritage Assets
 - Policy CC03 - Coastal Development
 - Policy CM02 - Protection of Existing Community Facilities
 - Policy TP01 - Transport Assessments and Travel Plans

4.9 ENGLISH HERITAGE, CONSERVATION PRINCIPLES

The Principles, Policies and Guidance for the sustainable management of the historic environment were produced to strengthen the credibility and consistency of decisions taken and advice given by Historic England staff (formerly English Heritage). The guidance is intended to be read by local authorities, property owners, developers and professional advisers and is fully aligned with the NPPF and many Local Plans refer to it as important policy.

4.10 HISTORIC ENGLAND, GOOD PRACTICE ADVICE IN PLANNING NOTE 2 - MANAGING SIGNIFICANCE IN DECISION TAKING IN THE HISTORIC ENVIRONMENT, 2015

The purpose of this note is to provide information on good practice to assist local planning authorities, consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and the related guidance contained within the National Planning Practice Guidance.

4.11 USE CLASS

In recent years the Loggia has served the public and the local community as an amenity space, offering food and beverage facilities and toilets. Several tenants have occupied the property in recent years, including the Life Saving Club and Your Leisure.

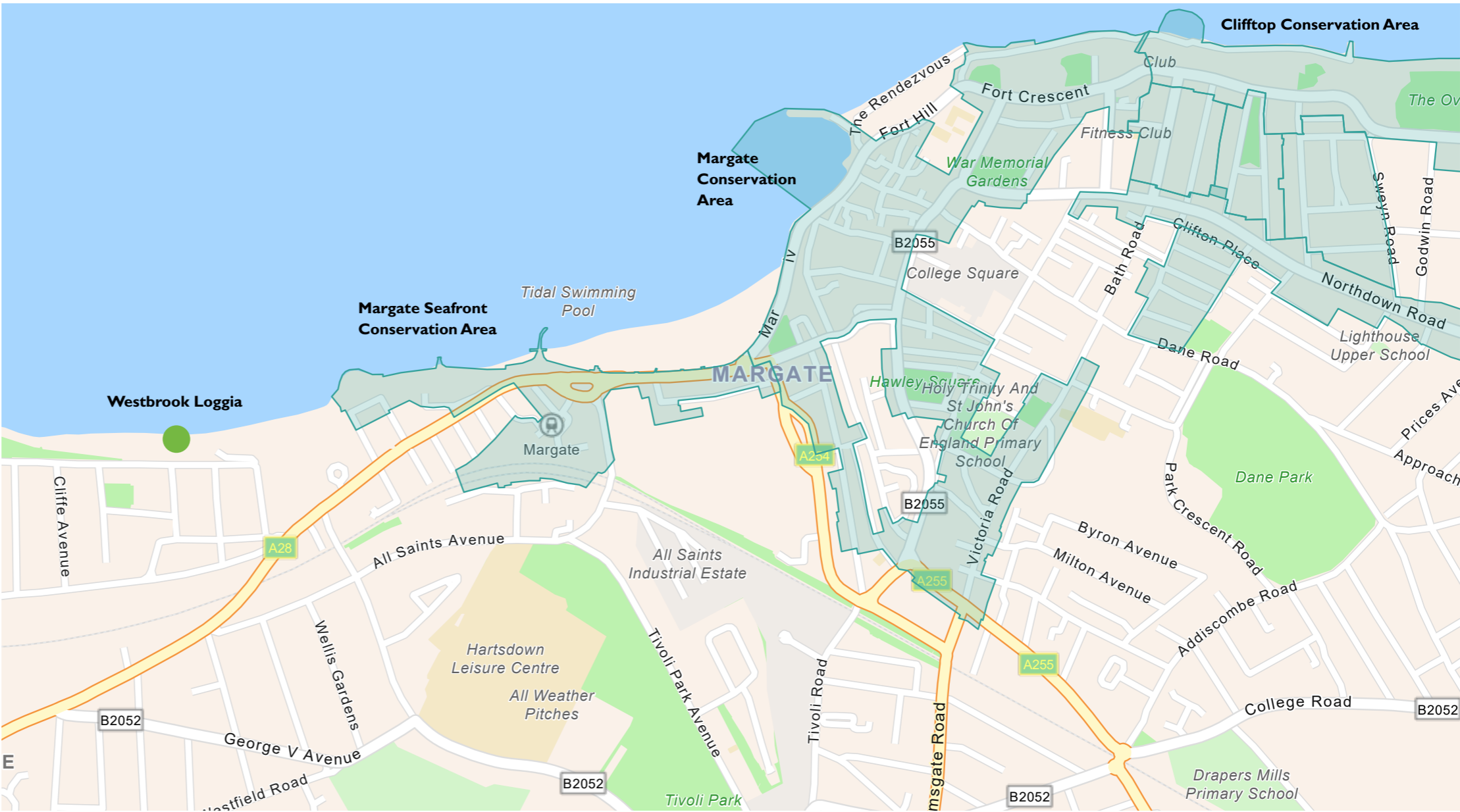
Therefore, whilst the modern activities would suggest the Use Classes of the Loggia would fall within Class E (formerly Class A until the September 2020 amendment) and Class F, its earlier use as a Bathing Pavilion would suggest it would originally be classified as Sui Generis.

4.12 PLANNING HISTORY

Whilst the Loggia's Planning history is limited, various entertainment licenses have been granted to operators previously, to enable cafe and public house conveniences to function within the building, at which time the facilities achieved excellent hygiene standards in 2017.

Relevant Planning Applications that have been lodged with the Local Authority within the past 5-years include application F/TH/17/1026, which also lies immediately along Westbrook Promenade. The relevant issues of this consented scheme concern (a) change of use and (b) the visual impact of the design on the wider setting. With regards to the latter, a major concern raised when determining F/TH/17/1026 was the potential obstruction of views of the Bay from existing properties and any proposal to increase the height of a sunken property would be inappropriate.

In applying the same principles to the Loggia, whilst the reinstatement of each tower's viewpoint turrets, removed in the 1930s, could be considered a Conservation gain, any alteration to the building which entails new built fabric above road level would be met with contention and thus adaption and reuse of the existing form would be advisory.



SECTION 5.0
SITE APPRAISAL

5.1 EXISTING USES AND VIEWS

A desktop appraisal has been carried out by Purcell to analyse the wider setting of the Loggia. Specifically, this exercise has been undertaken to investigate the primary uses and functions of properties immediately surrounding the building, to understand whether there might be any potential commercial competition presented by any potential use proposed as a result of this study.

The Loggia is a sunken building, built into the cliff and as a result sits below the streetscape. Its position on Westbrook bay grants the building fine views out across the sea to the North.

As demonstrated by the light blue colours on the neighbouring map (right), the area surrounding the Loggia is largely residential, with a few isolated instances of holiday lets, bed and breakfasts and hotels (purple). This suggests the Loggia is likely to have a strong communal affiliation with locals.

The nearest retail and convenience outlets (red) are typically situated along Canterbury Road, the main thoroughfare linking through to nearby Margate, to the East of our given site. There are no other nearby conveniences and as a result, persons visiting Westbrook Bay are required to visit the high road should they have need of food and drink refreshments. Such facilities are situated a 10-minute walk from the Loggia, as demonstrated on the analysis study on page 13.

Given the lack of commercial activity within the vicinity, Westbrook Bay is more frequently used by locals who reside nearby. In comparison to the busy tourist attraction of Margate sands nearby, Westbrook Bay is considered a family orientated beach destination.

Whilst commercial activity is limited, the Loggia does cater for beach-goers by providing separate male and female toilets. Previously, an independent operator occupied the Loggia, selling ice creams and cafe-style food, although their tenancy has since expired.



- KEY**
- Westbrook Loggia
 - Residential properties
 - Retail & Commerce
 - Place of Worship
 - Leisure facilities
 - Hospitality
 - Green space (public/private)
 - Roads / pavements
 - Location of photograph
Refer to next page
- This plan is not to scale.*



5.1



5.2



5.3



5.4



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5.10

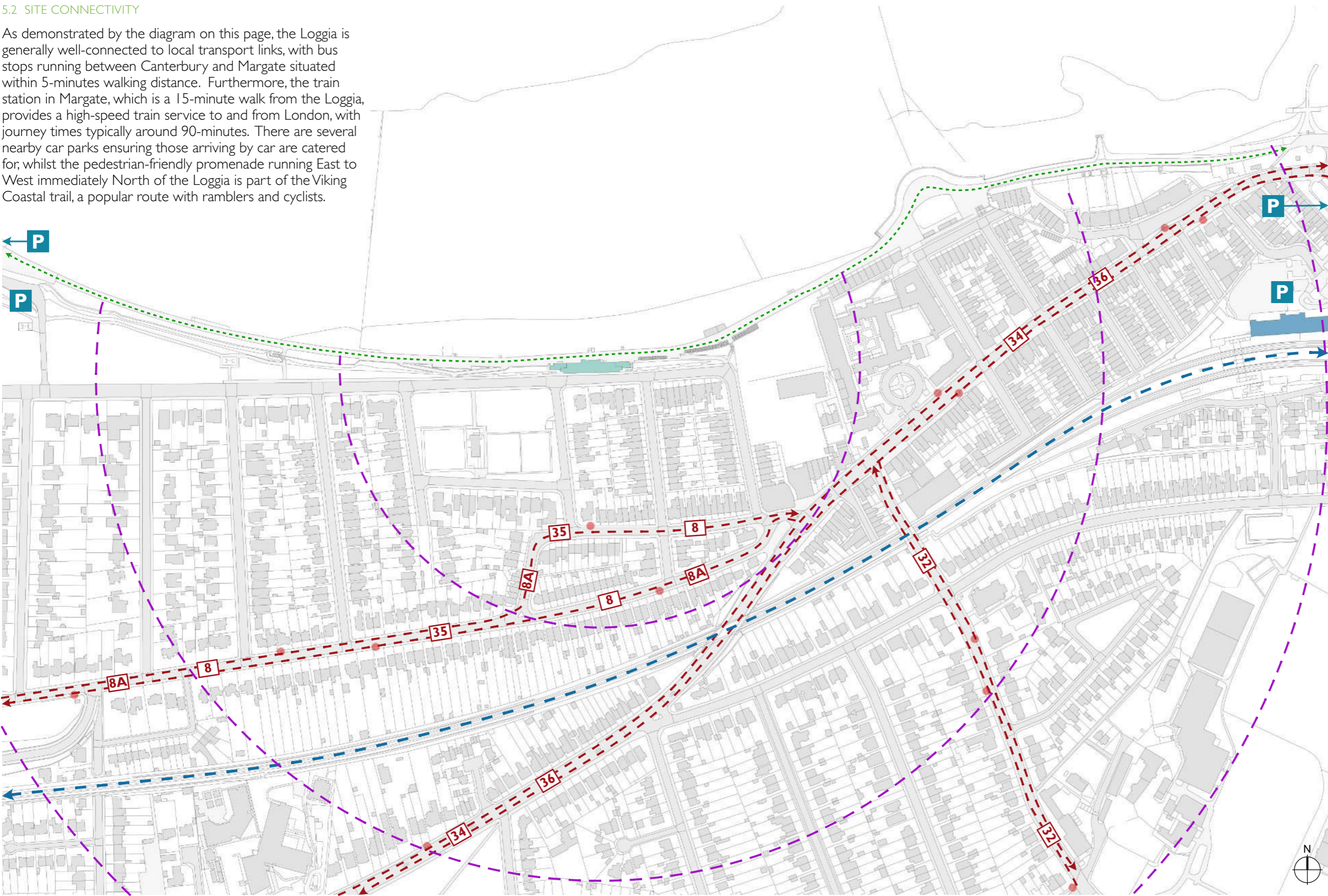


5.11

Photographs
Fig 5.1 View from the roof of Loggia, with the Turner Contemporary visible in the distance.
Fig 5.2 View from Westbrook Sands of the Sea Bathing Hospital.
Fig 5.3 New luxury living apartments along the coastline.
Fig 5.4 View of the Loggia from road level.
Fig 5.5 View along the promenade of the council-owned beach huts.
Fig 5.6 View of the Loggia from Westbrook Sands.
Fig 5.7 View along the promenade.
Fig 5.8 Bowling Green
Fig 5.9 View of houses directly opposite the Loggia
Fig 5.10 Residential streets backing on to the Loggia.
Fig 5.11 Tesco Express store which serves as the main food source for beach-goers.

5.2 SITE CONNECTIVITY

As demonstrated by the diagram on this page, the Loggia is generally well-connected to local transport links, with bus stops running between Canterbury and Margate situated within 5-minutes walking distance. Furthermore, the train station in Margate, which is a 15-minute walk from the Loggia, provides a high-speed train service to and from London, with journey times typically around 90-minutes. There are several nearby car parks ensuring those arriving by car are catered for, whilst the pedestrian-friendly promenade running East to West immediately North of the Loggia is part of the Viking Coastal trail, a popular route with ramblers and cyclists.



KEY

- Westbrook Loggia
- Margate Train Station
- Bus stops
- Bus routes
- Bus number
- Car parking
- Rail travel
- Bicycle routes
- 5-min walking distance

This plan is not to scale.

- Bus routes
- 8** - Canterbury to Westwood Cross
 - 8A** - Canterbury to Northdown Park
 - 32** - Garlinge to Dane Valley
 - 34** - Ramsgate to Minnis Bay
 - 35** - Westgate-on-Sea to Westwood Cross
 - 36** - Margate to Westcliffe

Trains

Nearest mainline train is Margate, which is 0.6 miles away.

Trains run to London Victoria via Chatham, or to London St Pancras via Ramsgate, Canterbury West and Ashford International.

- Carparks
- 0.3 miles - Westbrook Prom.
 - 0.6 miles - Margate Rail station
 - 0.7 miles - Arlington
 - 0.8 miles - St Mildred's Bay
 - 0.9 miles - Dreamland

Cycling

The Viking Coastal Trail, a popular coastal route starts on the sea wall opposite Margate station, winding westwards to Reculver. The trail runs by the promenade in front of the Loggia (beach side).

5.3 LISTED BUILDINGS & HERITAGE ASSETS

According to the Thanet District Council website, there are approximately 2,500 listed buildings in Thanet; the largest concentration of listed structures in the south east of England. A listed building can be a building, object or structure that is of historical or architectural interest and are added to the list by Historic England, following approval by the Secretary of State. The map contained on this page has been informed by Historic England's online mapping tool and demonstrates the predominant listing of properties within the vicinity are classed as Grade II. The Loggia is neither statutorily or locally listed.



KEY

- Westbrook Loggia
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

This plan is not to scale.

- Listed Buildings**
- 1 - Royal Sea Bathing Hospital
 - 2 - Chapel of the Royal Sea Bathing Hospital
 - 3 - Royal Sea Bathing Hospital Mortuary
 - 4 - Statue of Erasmus Wilson
 - 5 - Numbers 3-11 Sea View Terrace
 - 6 - Nayland Rock Hotel
 - 7 - Surf Boat Memorial
 - 8 - Numbers 1-13 Buenos Ayres
 - 9 - Water Tower at Margate Station
 - 10 - Margate Railway Station Station
 - 11 - Church of All Saints
 - 12 - Number 9 Hartsdown Rd

Further information on the identified properties, including listing descriptions, is contained on the next page of this report.

This plan has been informed by information contained on Historic England's online interactive mapping search.



1. Royal Sea Bathing Hospital
List Entry Number: 1088987
Listing NGR:TR3431070520
Grade II

Listing Description:
Former sea bathing hospital. 1793-6 by the Revd. John Pridden, one of the hospital's founders, with additions of 1816, c1820, c1853, 1857-8, c1880 by James Knowles Jnr. Early buildings of yellow stock brick with stone dressings; hipped slated roof. Knowles additions of red and black brick with pink terracotta balustrades. The original block, greatly altered, remains in the quadrangle behind the present entrance forming the eastern arm. A southern, single storey wing was added 1816, the northern, 2-storey wing (facing the sea and forming one arm of an H) in the 1820s. c1853 the buildings were transformed into a handsome and uniform piece of Greek Revival classicism by raising the stories to 2 throughout and adding to the west-facing entrance front a monumental, tetrastyle Doric portico (the columns were said to have come from nearby Holland House, at Kingsgate). At the same time the north and south wings were added the 2 single-storey cross-plan extensions to the western ends of the north and south wings; these were designed as wards for children (northern, girls ward now raised to 2 storeys). James Knowles Jnr. Added the long, single-storey block of wards adjoining the old hospital to the west and thus forming an enclosed quadrangle in the centre. These are in red and black brick with a terracotta balustrade. As a result the Doric portico was moved to form a new entrance front to the south (1816) wing facing Canterbury Road.

Adjoining the wards to the south was Knowles indoor, heated, salt-water swimming bath (now converted to a ward). This is a domestic style block in red and black brick with stone dressings, well-lit by 2 stories of windows. The current entrance front is a 2-storey block of 9 sash windows fronted by the Doric portico. The entablature is inscribed "Royal Sea Bath Hospital Founded 1791". Flanking this are two single storey pavilions, each with 2 sashes and an inscribed pediment; the left inscribed "1858", the right "1882". History: The Royal Sea Bathing Hospital was a pioneer hospital in the use of open-air treatment for patients suffering from tubercular complaints. It was founded in 1791 for the scrofulous poor of London by Dr John Coakley Lettsom, a Quaker physician. The new hospital was designed from the outset with open arcaded and verandas for patients and anticipated by more than a century the open-air treatment of pulmonary tuberculosis. Initially the hospital was only open during the summer months, patients bathing actually in the sea from a bathing machine, but the addition of an indoor bath in 1858 allowed the wards to be open all year round. c1880 Sir Erasmus Wilson, President of the Royal College of Surgeons and director of the hospital gave £30,000 for the enlargement of the hospital which included Knowles ward wing, his indoor heated salt-water pool and chapel. Wards were only used for sleeping in during inclement weather; otherwise beds remained on the verandah day and night and the flat roof of Knowles' wing was used as a promenade. The hospital continued to treat surgical TB until the early 1950s when improvements in treatment, preventative medicine and the unprecedented rise in the standard of living made TB an uncommon disease.



2. Chapel of the Royal Sea Bathing Hospital
List Entry Number: 1241852
Listing NGR:TR3545770854
Grade II

Listing Description:
Hospital chapel. 1882-3 by James Knowles Junior for Erasmus Wilson. Early English style. Polychrome brickwork with slate roof and some stone dressings. 6 bay nave with 1 bay chancel and lower apsidal ended sanctuary and small octagonal tower with brick spire and stone finial to north west. West gable has 5-light traceried windows. 5 arched windows with double lancets with trefoil heads and quatrefoil motifs above and easternmost window with 3 trefoil headed lancets and 3 quatrefoils all divided by buttresses. Gabled south porch. Interior: The interior contains a very fine series of stained glass depicting miracles and healing plants by Clayton and Bell. Encaustic tiled floor to chancel and sanctuary and central strip to nave. Hammer beam roof and stencilled decorations to walls. Wall painting to west end. Octagonal font with marble columns. There is a Willis organ with stencilled pipes.



3. Royal Sea Bathing Hospital Mortuary
List Entry Number: 1033363
Listing NGR:TR3433370439
Grade II

Listing Description:
Mortuary for the Royal Sea Bathing Hospital (qv). c1880, probably by James Knowles Jnr. Red brick with stone dressings. Roof not visible behind a stone coped brick parapet. Rectangular plan. Single storey. Entrance with stone ogee hoodmould, above which a lancet window with pointed, moulded hood under a stone coped stepped gable. Right hand return with buttresses and 2 small traceried windows; round-arched subsidiary entrance.



4. Statue of Erasmus Wilson
List Entry Number: 1260303
Listing NGR:TR3545770854
Grade II

Listing Description:
Statue. c1890. Bronze full length statue of Erasmus Wilson (1809-1884) who bequeathed the chapel and 1883 wings to the hospital in an academic gown with both resting on a granite plinth.

5. Numbers 3-11 Sea View Terrace

List Entry Number: 1393124
Listing NGR:TR3442070607
Grade II

Listing Description:
Terrace of nine houses. Built in 1872; Architect or builder not at present known; some later alterations; Italianate style.

MATERIALS: Built of stock brick in Flemish bond with stuccoed dressings to ground floor and basement. Slate roofs and ridge brick chimney stacks. Cast iron continuous balcony to the first floor; porch panels, handrail and area railings. Sash windows, mainly replaced within existing openings.

PLAN: A terrace of nine houses of three storeys and basement. Each house has three bays to the two upper floors and below a two-storey canted bay to the two lower floors and right side porch.

EXTERIOR: The principal north-west front has a stuccoed moulded cornice with paired brackets and vermiculated end quoins. The second floor has three windows to each house, in segmental arched moulded architraves with vermiculated keystones and bracketed stops. The first floors have central French windows with rectangular fanlights over; flanked by sash windows. The continuous balcony has an ogee-shaped corrugated iron canopy supported on cast-iron pilasters with cast-iron balustrading with oval and circular designs. The ground floor and basement of each house has one left side three-light canted bay with mutule frieze and chamfered window surrounds which are supported on large brackets. There are right side Tuscan porches with mutule frieze to cornices, rectangular fanlights and three panelled doors. Between the pilasters and columns of the porches are decorative cast iron panels. Flights of cement steps with solid balustrading terminate in square stone piers with ogee caps incorporating foot scrapers. There are simple cast-iron handrails above the balustrading and the cast-iron area railings have a pattern of vine leaves and circles. The south-west flank wall to No. 3 has been cement rendered with incised lines to imitate masonry and the lower part has been pebble dashed. There are a number of circular iron ties. The north-east flank wall to No. 11 is of stock brick. The rear elevations each have square projections of one bay, two or three storeys high with flat roofs. No. 8 has had a bay window added.

INTERIOR: Staircase halls are likely to contain bracket cornices to the ceiling and staircases with scrolled tread ends, two slender balusters to each tread and mahogany handrails. Ground floor rooms are likely to contain cornices of floral and ovolo-moulded plaster work and ceiling roses and first floor rooms narrower ovolo-moulded cornices. There are likely to be fireplaces with end brackets.

HISTORY: Built in 1872, Sea View Terrace is part of the growth of terraced housing in the Westbrook area following the opening of Margate West station in 1863. The architect or builder is not at present known but details of the exterior decoration, cast ironwork and joinery are very similar to Nos. 1-9 and Nos. 18-26 Ethelbert Crescent in Cliftonville of circa 1868 and likely to be by the same hand. The buildings are first shown on the 1882 Ordnance Survey map and the footprint remains unchanged.

REASONS FOR DESIGNATION: * Sea View Terrace is one of Margate's least altered C19 Italianate style seaside terraces, reflecting the ongoing tradition of architecturally responsive seafront housing in this significant seaside town; * The houses retain good quality ironwork including a continuous cast iron balcony with tented canopy and decorative panels of two other patterns to porches and entrance areas; * The Tuscan porches and canted bays give the terrace a pleasing uniformity; * Group value with the Royal Sea Bathing Hospital and the other three listed structures on its site.



6. Nayland Rock Hotel
List Entry Number: 1351084
Listing NGR: TR3458570658
Grade II

Listing Description:
A crescent circa 1850. 4 storeys attics and basement in stock brick. The ground floor is rusticated. Slate roof having 23 dormers in all. 33 sashes and 1 wide 3-light bay at one end. Moulded Italianate architraves. At each end are portions with composite pilasters. The windows on the 1st floor have cornices and brackets over. Cast iron balcony along part of the Royal Crescent Nayland Rock Hotel has a modern sun lounge along its ground floor. The Royal Crescent Hotel has 3 3-light bays but is otherwise similar.

7. Surf Boat Memorial
List Entry Number: 1391528
Listing NGR: TR3474170706
Grade II

Listing Description:
Memorial statue. Unveiled on 4th October 1899, designed by Frederick Callcott RBS and cast by Elkington and Co Ltd foundry. It commemorates nine men who lost their lives when the Margate Surf Boat capsized whilst answering a distress call on 2nd December 1897. Bronze statue on granite plinth.

DESCRIPTION: it comprises a life size bronze statue of a member of a life boat crew, dressed in oilskins and buoyancy aid, standing on a rock looking out to sea on a rectangular granite plinth with carved Scotia base. Paving slabs, which replace earlier soft landscaping, and a stone kerb (the remains of perimeter railing) surround the memorial. The inscription to the front face of the plinth in incised and painted script reads "To the memory of William Philpott Cook, Sen Coxswain, Henry Richard Brockman, Wm. Philpott Cook Jun., John Benjamin Dike, Robert Ernest Cook, Edward R Crunden, Wm. Richard Gill, George William Robert Ladd, Crew and Charles E Troughton, superintendant of the Margate Ambulance Corps, who lost their lives through the capsizing of the Margate Surf Boat, "Friend to All Nations" on Thursday 2nd December 1897". The sculpture is signed on the reverse "Fred. Calcott Sculpt" and "Elkington and Co Ltd founders".

HISTORY: after the disaster a fund was raised by local dignitaries and councillors to support the five widows and seventeen children left destitute. Funds came from all over the world, the "Daily Telegraph" raised over £1,000 and a donation of £35 was received from Queen Victoria. The final total was almost £10,000. The first proposal was that the money could be used to build almshouses for the families but in the end it was considered that two memorials were "more appropriate". The majority of the fund was spent on two memorials and the funeral procession and the residual capital used to provide a small widow's pension of 15 shillings a week, deemed a "reasonable sum". The second memorial was a large white cemetery monument erected in Margate Cemetery where the nine who perished were buried.

A fine monument both in materials and execution commemorating a prominent local historical event which touched the whole nation.

8. Numbers 1-13 Buenos Ayres
List Entry Number: 1088984
Listing NGR: TR3475070657
Grade II

Listing Description:
2. A Mid C19 terrace, not uniform, 4 storeys and basement stock brick. No 9 is painted brick. No 1 is stuccoed. Parapets and stone copings. 2 sashes to each, some with vertical glazing bars. Some have 3 light canted bays. Simple door cases, mostly round-headed. No 8 has a porch with 2 Tuscan columns. No 2 has a Mid C19 shop front. Nos 6 & 7 have rusticated bases. Included for group value.

9. Water Tower at Margate Station
List Entry Number: 1241829
Listing NGR: TR3465869420
Grade II

Listing Description:
Railway Water Tower. c.1863 in classical style. Lower part of brown brick with red brick dressings. 1 storey with elaborate modillion cornice and below a row of pseudo - machicolations. Round - headed arcading with 2 round - headed windows with opening lights in the centre and left side round headed door case with semi circular fanlight. End elevations have door cases (1 now bricked in) with oculus above with glazing bars in pattern of Star of David. Above is a large iron tank, 2 x 8 panels to sides 2 x 4 panels to ends, with incised panel decoration to upper tier; corrugated asbestos roof.



10. Margate Railway Station

List Entry Number: 1260321
Listing NGR:TR3472870545
Grade II

Listing Description:
Railway station. Built in 1926 in a monumental classic style. The architect is thought to have been Edwin Maxwell Fry, chief assistant to J R Scott. Engineer A W Szlumper. Built of brown brick with stone dressings and hipped tiled roof. Comprises central tall booking hall flanked by lower 5 bay wings terminating in higher pavilions. Central block has very deep entablature and giant round-headed arch with Diocletian opening to light Booking Hall. Below this are 4 columns with rectangular fanlights between and modern aluminium doors. Flanking the arch are 2 projecting 1 storey 1 bay pavilions with stone Doric pilasters and architraves and 9 pane sash windows to front and round-headed sash with moulded stone architraves to the sides. 1 storey wings with deep stone cornice and 5 round-headed windows with top opening lights in moulded stone architrave separated by stone roundels with busts. Right side wing has modern double doors inserted in last bay for buffet doors. Left side has central door case in original entablature for luggage hall. Pavilions have deep entablatures with panels and Doric pilasters all faced with stone. Right side pavilion has large door with grille above. Left side pavilion has 9 paned sash. This station replaced an earlier railway station demolished when the lines were rationalized in 1926. Booking hall in the grand manner, with elliptically vaulted booking hall, pendant lights. Ramsgate Station was built by the same architect in the same year (Ramsgate CP Station Approach Road). In 1923 E Maxwell Fry joined the Architect's Department of the Southern Railway as its chief assistant. Margate reflects Fry's Classical training under Charles Reilly at the Liverpool School, and his absorption of classical detailing and planning is the clue to this station's special qualities. Fry went on to loudly embrace the international modern style, one of the first native-born architects to do so in England. He later became coy about his years with Southern Railways.



11. Church of All Saints

List Entry Number: 1281623
Listing NGR:TR3444670293
Grade II

Listing Description:
DATES OF MAIN PHASES, NAME OF ARCHITECT:
1892-94 by Thomas Andrews of Margate. Base of tower by E.S Prior 1897; upper part by Carøe 1909.

MATERIALS: Rock-faced ragstone; ashlar base to the tower; limestone dressings. Red clay tile roofs.

PLAN: Nave, chancel, north and south aisles, south west tower, north porch, north sacristy, south organ chamber, choir vestry in tower.

EXTERIOR: The original 1890s build is in a late 13th century Gothic style. The five bay nave is tall and is flanked by lean-to aisles. There is a clerestory with two-light windows with quatrefoiled circles in the heads. At the west end there is a large six-light window with elaborate Geometrical tracery. The aisles have pairs of lancets in each bay, the divisions of which are marked by buttresses. At the east end the east window is much smaller than that in the west end of the nave and has four lights with Geometrical tracery. All these parts of the church are conventional in their details which are archaeologically faithful to medieval precedents. On the north of the chancel is a weather boarded vestry which was no doubt intended to be temporary. The tower, however, is a much freer composition, explained by the fact that it is from different campaigns and by two architects noted for their free adaptations of Gothic architecture, E.S Prior and W.D Carøe. The stages are not rigidly defined and on the west face the tower is elongated on the north to incorporate a doorway. Above this rises the tower stair which terminates at the base of the belfry. The lower part of the tower is battered and, from the battering, there rise slender buttresses near the corners and also in the centre of each face. The near-corner buttresses run out at the bottom of the belfry stage but the central ones continue to the parapet and mark a strong separation of the pairs of two-light belfry openings. Immediately below these are small, fretted openings and, in turn, below these a series of narrow rectangular slits. The tower terminates in a parapet with stepped battlements behind which is a pyramidal roof. The west doors to the tower are in a recess which has, above the doorway, an oval shaped with a lattice filled with bottle-end glass.

INTERIOR: The walls are plastered and whitened. The nave has arcades of moulded arches, circular piers and moulded capitals. The chancel arch is also moulded and has shafts with shaft rings to the outer order and a short semi-circular shaft resting on a foliage corbel to the inner order. The nave roof has tie-beams above which are arch-braces to a collar.

The chancel roof is almost semi-circular. The alleys of the nave and aisles are floored with red and brown tiles arranged in a zig-zag pattern. In the chancel the tiling has more variety of colouring using red, black, cream and orange. The space inside the tower doorway has an inventive arrangement with interesting visual effects: the space divides with an arched stairway to the tower on the right and a short, arched passage to the church.

PRINCIPAL FIXTURES: The font is of fairly unusual design with variegated marble panels set in the sides of the bowl which stands on short marble shafts with foliage capitals. In the chancel there are triple graduated sedilia. The organ is by Hill and Co of Plymouth. The rood was installed in 1941. Many windows have stained glass which has a date range of 1895 to 1923: the east and west windows are by Percy Bacon.

SUBSIDIARY FEATURES: First World War memorial crucifix to the north west of the church in the angles of Hartsdown and All Saints Roads. East of the church a rendered church hall.

HISTORY: The church was built on land given by the Hatfield family who lived at Hartsdown Park. The foundation stone was laid in 1892 and the consecration took place in 1897. The tower was begun in 1907 and completed in 1909.

The architects: Thomas Andrews also designed the church of Holy Trinity, Northdown, Margate, of 1893, but no other information is known about him. Edward Schroeder Prior (1852-1932), Harrow and Cambridge University educated, was articled to Norman Shaw in 1875-8 and remained with him until commencing independent practice in 1880. His architecture is notable for its inventive treatment of Gothic and innovations in terms of materials. He was a founder member of the Art Workers' Guild in 1883. In 1912 he was appointed Slade Professor of Architectural History at Cambridge University. He was a considerable scholar and published several books on medieval architecture. William Douglas Carøe (1857-1938) was a leading church architect at the end of the C19 and in the early C20. He was articled to Edmund Kirby of Liverpool in 1879-80 but transferred his articles in 1881 to the great Gothic revivalist, J.L Pearson, until 1883. He travelled extensively on the continent in 1877-82 before setting up in practice in London in 1883 after which he developed a prolific church-building and restoration practice and became architect to the deans and chapters of Southwell, Hereford, Brecon and Exeter. He was architect to the Charity Commission and to the Ecclesiastical Commission from 1895. Carøe is noted for his freely-treated and often eccentric treatment of the Gothic style. His grandest and finest church is St David's in Exeter.

SOURCES: Visitor guide (on hand-held board) at church. Roger Homan, The Victorian Churches of Kent, 1984, p 74. John Newman, The Buildings of England: Kent, North East and East, 1983, p. 383.

REASONS FOR DESIGNATION: The church of All Saints, Westbrook, is designated at grade II for the following principal reasons: * It is of special interest as a late Victorian Gothic Revival church built two-phases, the earlier of which contributed the body of the building in a late 13th-century style, while the latter is an inventive composition by one of the leading church architects of the early 20th-century.



12. Number 9 Hartsdown Road

List Entry Number: 1088965
Listing NGR:TR3446670253
Grade II

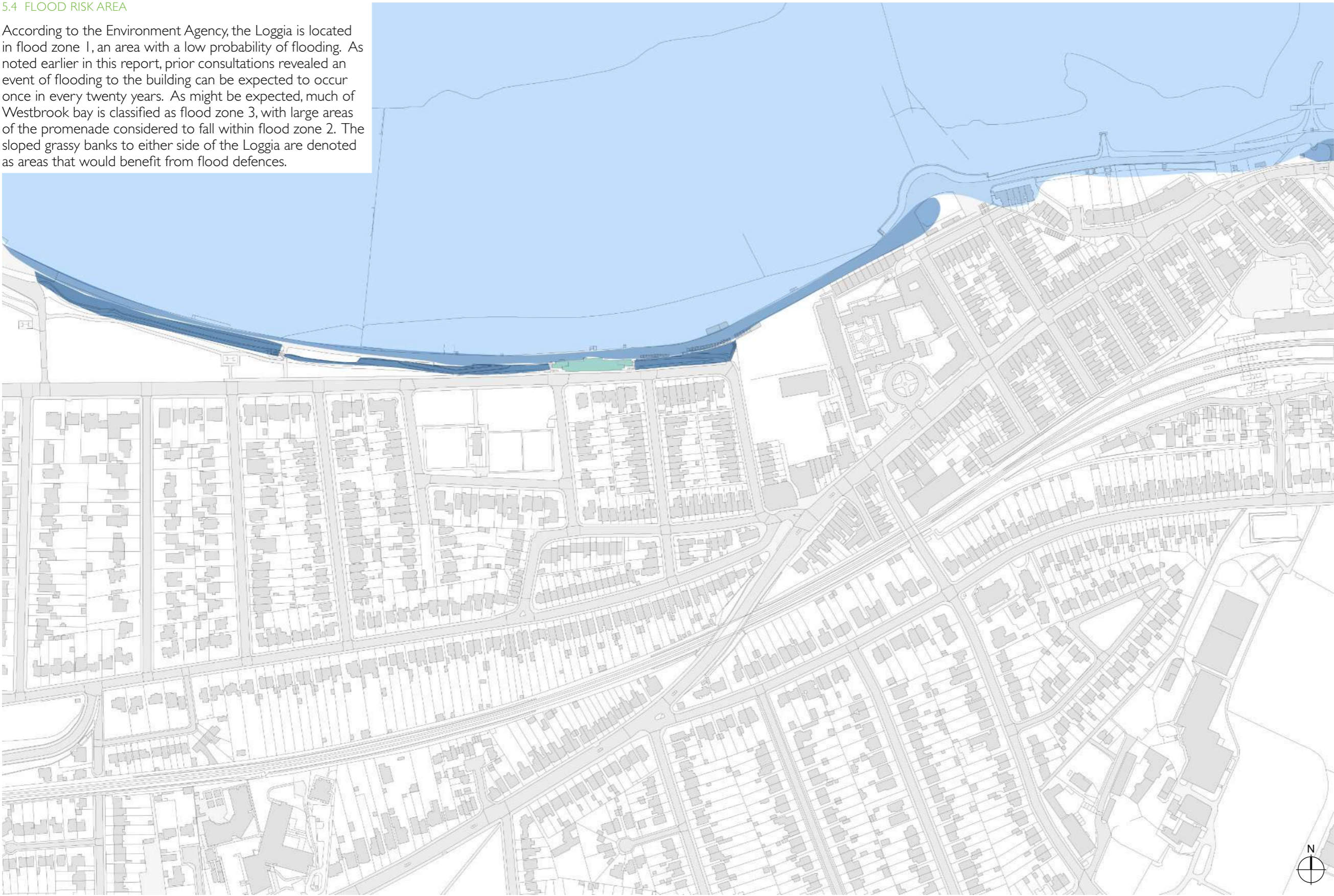
Listing Description:
Late C19 vicarage by Prior. 1 to 2 storeys and attics ashlar. Tiled roof. Mullioned windows and round-headed door cases.

All Saints Church & No 9 form a group



5.4 FLOOD RISK AREA

According to the Environment Agency, the Loggia is located in flood zone 1, an area with a low probability of flooding. As noted earlier in this report, prior consultations revealed an event of flooding to the building can be expected to occur once in every twenty years. As might be expected, much of Westbrook bay is classified as flood zone 3, with large areas of the promenade considered to fall within flood zone 2. The sloped grassy banks to either side of the Loggia are denoted as areas that would benefit from flood defences.



KEY

- Westbrook Loggia
- Flood Zone 3
- Flood Zone 2
- Flood Zone 1
- Area that would benefit from flood defences

This plan is not to scale.

Notes

According to the Environment Agency, when considering the potential development, a Flood Risk Assessment would only need to be carried out if the development is larger than 1 hectare, is affected by other sources of flooding or is in an area with critical drainage problems.

This plan has been prepared using information acquired from the Environment Agency, whose online service allows the generation of Flood Map for planning purposes.

This data is correct at the time of using the Environment Agency's online service in August 2021.

With a coastline spanning in excess of 16 miles in length, understandably Thanet District Council invest heavily in their coastal management and maintenance strategy. The Engineering and Technical Services division within the council organisation are responsible for ensuring the implementation of ongoing coastal maintenance,. This includes attending to the 11 miles of concrete sea wall, erected to protect the land behind from erosion or flooding by the sea. According to the TDC website, approximately 85% of the Thanet coastline is at risk from erosion,with low-lying areas, such as the Old Town area of Margate, at further risk of flooding.



The maintenance of Thanet's sea wall and promenades is a continuous job, particularly in the zones most affected by tidal activities, and thus programmed inspections to monitor the condition of the structures are regularly carried out, to identify necessary repair work. The inter tidal zone is an extremely harsh environment for engineered structures to exist and regular maintenance is vital, if the full design-life of structures is to be realised and exceeded. At Westbrook, the sea wall ensures coastal erosion is mitigated, with ongoing repairs carried out to ensure the promenade can remain accessible throughout the year.



A beach audit was carried out at Westbrook Bay, and last updated in June 2020, which contained several useful conclusions regarding the condition and longevity of the infrastructure, buildings and facilities. With regards to the coastal defence mechanisms currently employed, it was deduced:

*'The present day policy is to **hold the line**, continuing to protect the densely populated hinterland and its substantial economic assets by maintaining the existing defences. With rates of sediment feed and transportation along this frontage being low, very little change in coastal processes or impacts on evolution are likely to occur.'*

When assessing the condition of the infrastructure, the promenade, railings and sea wall was found to be in **very good condition**, a testament to the ongoing maintenance afforded and conducted by Thanet District Council.

Such defences will be vital in the decades to come, as the impacts of well-documented climate change is revealed. With reference to recent studies conducted by the renowned Intergovernmental Panel on Climate Change (IPCC), it is anticipated that based on current trends, we could see a worldwide sea level rise of two-feet by 2040 and three-feet by 2050, culminating in a rise of twenty-feet over the next 100-200 years.

The corresponding diagrams on this page, prepared using data modelling by Climate Central, demonstrate the impact such events would have on the Loggia. Of interest, despite its apparent exposed location and proximity to the sea, the anticipated sea level rises of three-feet over the next 30-years will have minimal impact on the Loggia and indeed the majority of the promenade fronting the building. It is noted the promenade level will be breached to the East of the Loggia, as one moves towards Margate.

A sea level rise of between six and eight-feet would see the promenade regularly breached. Based on the current trajectory modelled by the IPCC, such an event could be expected to occur within 75-years, although storm surges might see isolated incidences occur sooner.

When modelling the worst-case scenario predicted by the IPCC, a twenty-feet sea level rise would see the Loggia and large parts of the Westbrook community within the immediate vicinity completely submerged. As aforementioned, such an occurrence could be possible within the next 100-200 years.

Data by Climate Central, correct as of August 2021.



Diagram showing impact of sea-level rise of three-feet. Westbrook Loggia, outlined in red, is unaffected although parts of the promenade are compromised.



Diagram showing impact of sea-level rise of eight-feet. Westbrook Loggia, outlined in red, may be subject to increased flooding due to storm surges.



Diagram showing impact of sea-level rise of twenty-feet. Westbrook Loggia outlined in red, is completely submerged by rising water level.

5.5 ENVIRONMENTAL DESIGNATION

Westbrook Bay is an area of considerable environmental importance, as demonstrated by the various national and international designations associated with it. Rich in wildlife diversity, the Bay is home to several species of coastal birds and as such is considered a Special Protection Area. Only a selection of designations applicable to the Bay are shown on this map, to aid legibility of the illustration however; a comprehensive description of environmental and ecological designations are provided on the subsequent page(s) of this report.



- KEY**
- Westbrook Loggia
 - Ramsar site
 - Special Area of Conservation (SAC)
 - Site of Special Scientific Interest (SSSI)

This plan is not to scale.

This plan has been prepared using information acquired from the MAGIC Maps online tool, which compiles data from institutions including, but not limited to, Natural England and Defra.

This data is correct at the time of using the online tool in August 2021.

Environmental Designation

Westbrook Bay is internationally important as part of the Thanet Coast Special Area of Conservation (SAC), designated for its chalk reef communities; and the Thanet Coast and Sandwich Bay Special Protection Area (SPA) designated for the wintering turnstone (coastal birds) which have minor high tide/night roosts in the area.

Furthermore, the coastline is also categorised as a Ramsar site, one of only 175 designated sites across the United Kingdom. Ramsar sites are wetlands of international importance that have been designated under the criteria of the Ramsar Convention on Wetlands for containing representative, rare or unique wetland types or for their importance in conserving biological diversity.

The Thanet Coast Marine Conservation Zone (MCZ) is a national designation that covers some features of the inter-tidal and sub-littoral zone. Together, these designations form the NE Kent Marine Protected Area (NEKMPA).

The shore (above low tide) is also part of the 'Thanet Coast Site of Special Scientific Interest' (SSSI) – which covers biological features from clifftop grassland, reef communities and sand communities, coastal birds (e.g. sanderling, ringed plover, grey plover) and geological features of the chalk cliffs.

Water Quality

EA Higher Standard 2011/2012/2013. Phytoplankton blooms each spring can result in the water appearing discoloured or a foam forming on the water. There is a storm overflow just to the east of the beach area (Seaview Terrace). There are also two storm overflows just over 1 km to the east that enter an underground urban stream (the Tivoli Brook). There are further storm overflows over 1 km to the west. Discharges from these storm overflows occur when heavy rainfall overwhelms the sewerage system but the overflows are designed to ensure that bathing water is protected.

At the time of writing this report, an unfortunate sewage leak afflicted much of the Kent coastline, with Westbrook Bay and Margate Sands severely affected. The news report indicated waste water was released into the sea between Margate Main Sands and Joss Bay (Broadstairs) after Foreness Pumping Station was struck by lightning.

Beach Award

Blue Flag is an international award presented to well-managed beaches with excellent water quality and environmental education programmes. Westbrook Bay achieved a Blue Flag Award in 2010, 2011, 2012, 2013 and 2019.

This year, Westbrook Bay was awarded a Seaside Award.



Local Flora and Fauna

Whilst areas of greenery can be found within the proximity of the Loggia, typically these are in the form of well-kept village greens and are of a functional, practical nature. A study carried out by Thanet District Council deduced that despite the grassy topped slopes of the bank to either side of the Loggia, the area is lacking in interesting local fauna.

Building Orientation

Westbrook Loggia is a single aspect building which faces due north. Therefore, much of the property and the immediate adjoining area to the north is not subject to direct sunlight. As a result, the promenade adjoining the Loggia is often cast in shade, at certain times of the day, for much of the year, caused by the building mass and cliff-face.

However, as a result of its orientation, the Loggia will not be affected by excessive solar heat gain, that is attributed to south-facing buildings. The existing use of large glass panes on the upper floor of the building therefore means that the privileged views over Westbrook Bay can be taken advantage of, whilst not being negatively affected by heat gain.

To the rear of the Loggia, the building has been carved into the grassy banks of the cliff-face. Whilst this results in no access into and no views out of the Loggia on this southern side, this does provide environmental benefits.

Typically, this is arrangement of construction results in properties which will have an enhanced thermal mass. Such benefit means the internal temperature of the building will be more stable, as there are fewer exposed building surfaces for heat to escape the building. Furthermore, an enhanced thermal mass ensures heat, stored as energy absorbed from the heat of the sun during the day, is released back into the building at night.

Image below showing the Loggia and the shade created on the promenade.



Building Location

Despite its proximity to the sea, Westbrook Loggia and indeed the bay is generally sheltered. However, this has not prevented damages caused as a result of storms and sea surges.

The worst storm on record, worst being the one causing the most amount of damage, occurred in 1953, as described earlier in this report. However, storms over the past two decades have caused damage to the promenade and beach huts, and as our climate continues to change, the frequency and severity of such occurrences is expected to increase in the decades to come.

Image below showing storm damage to beach huts (Loggia in the background).



SECTION 6.0
BUILDING APPRAISAL

6.1 SCALE AND MASSING

In analysing the existing footprint of the building, and subsequently the volume of the internal space, one begins to appreciate the sheer size of the building.

As shown on the relevant sketch floor plans, the gross internal floor area is in excess of 1,000 square metres, which is a considerable area for the uses the building currently provides.

Furthermore, with an overall height close to 8 metres, when measuring from promenade level, the Loggia appears a rather imposing structure when viewed from promenade level. This impact is mitigated somewhat by the fact the building is carved into the bank, and so has very little visual impact when viewed at Esplanade level.



6.2 CHARACTER ASSESSMENT

The following architectural study has been undertaken to analyse the parts of the building considered to be of architectural merit and historical interest. This is categorised into four key groups, as follows:

- High Architectural Interest: characteristics of the building which were part of the original design and therefore should be retained and enhanced.
- Moderate Architectural Interest: characteristics of the building which contain features which are evident in earlier forms of the building but have been adapted.
- Low Architectural Interest: characteristics of the building which hint at an earlier form but have been heavily adapted by modern intervention.
- No Architectural Interest: modern intervention which cause harm to the historic form and are of little aesthetic value or merit.

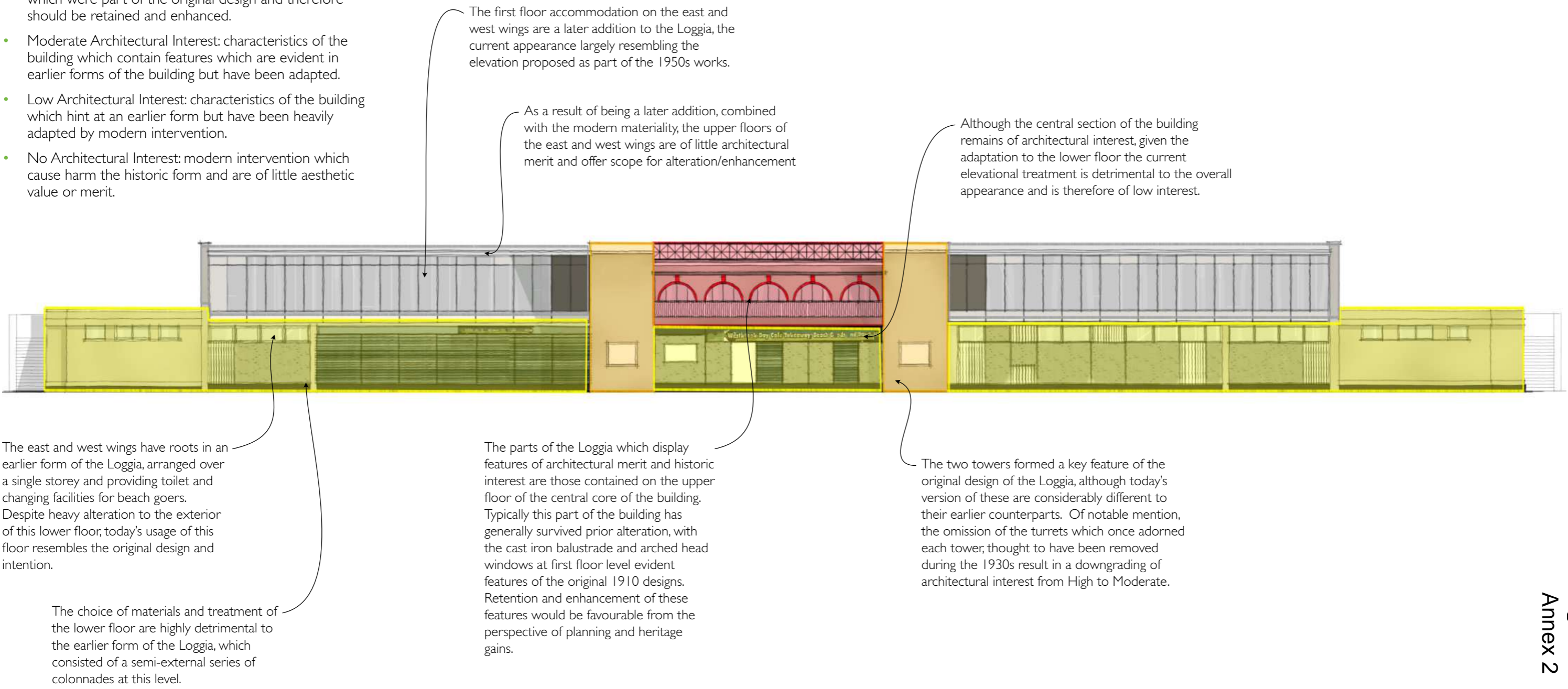
KEY

High Architectural Interest

Moderate Architectural Interest

Low Architectural Interest

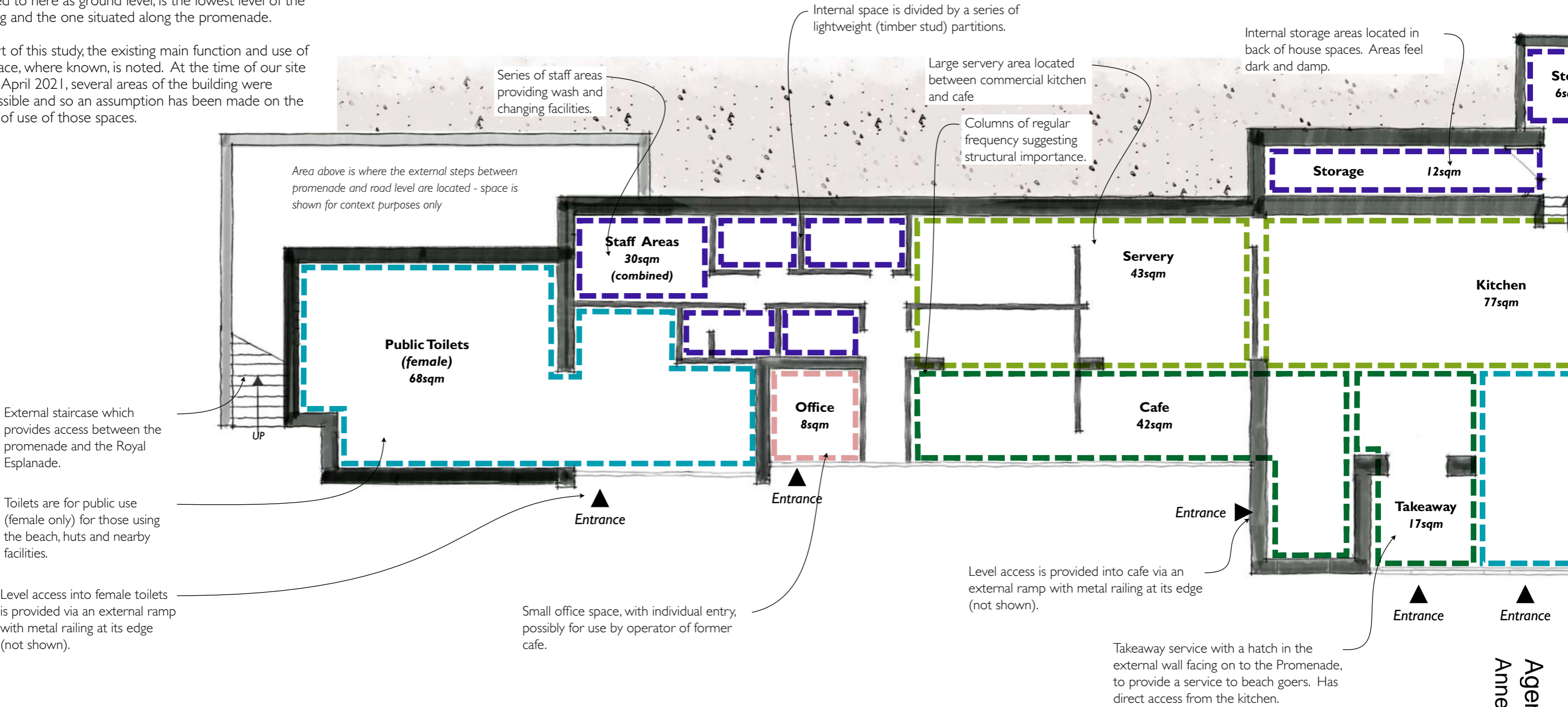
No Architectural Interest



6.3 EXISTING LAYOUT AND USE

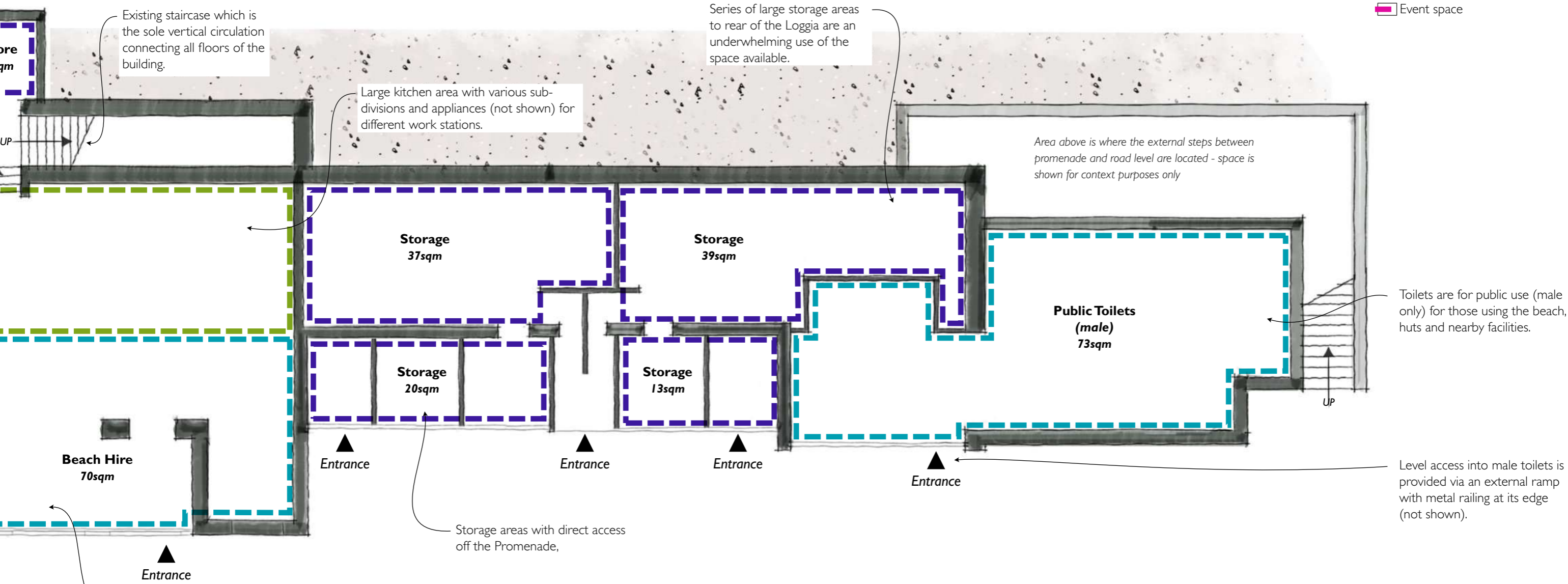
The layouts on the following pages show the existing general arrangement of the two floors of the building. This level, referred to here as ground level, is the lowest level of the building and the one situated along the promenade.

As part of this study, the existing main function and use of the space, where known, is noted. At the time of our site visit in April 2021, several areas of the building were inaccessible and so an assumption has been made on the layout of use of those spaces.



KEY

- Primary Catering Operations
- Ancillary Catering Operations
- Customer Facilities
- Public Facilities
- Primary Staff Facilities
- Ancillary Staff Facilities
- Use unknown
- Event space



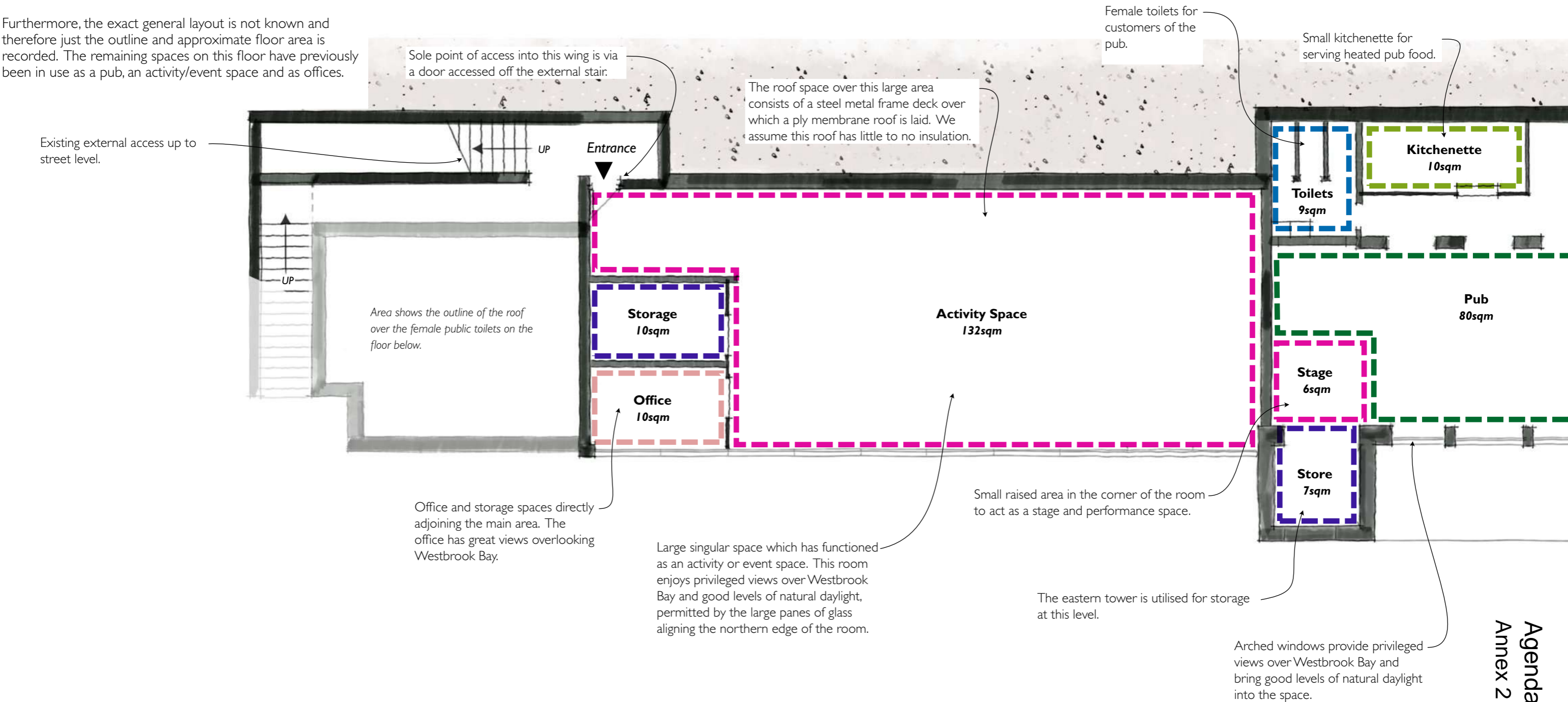
[PROMENADE]



This drawing is not to scale.

At the time of our visit in April 2021, only two-thirds of the upper floor where accessible. Therefore the drawing records the West Wing as 'use unknown'. It is understood this side of the building is tenanted and is the reason why we were unable to view this area during our visit.

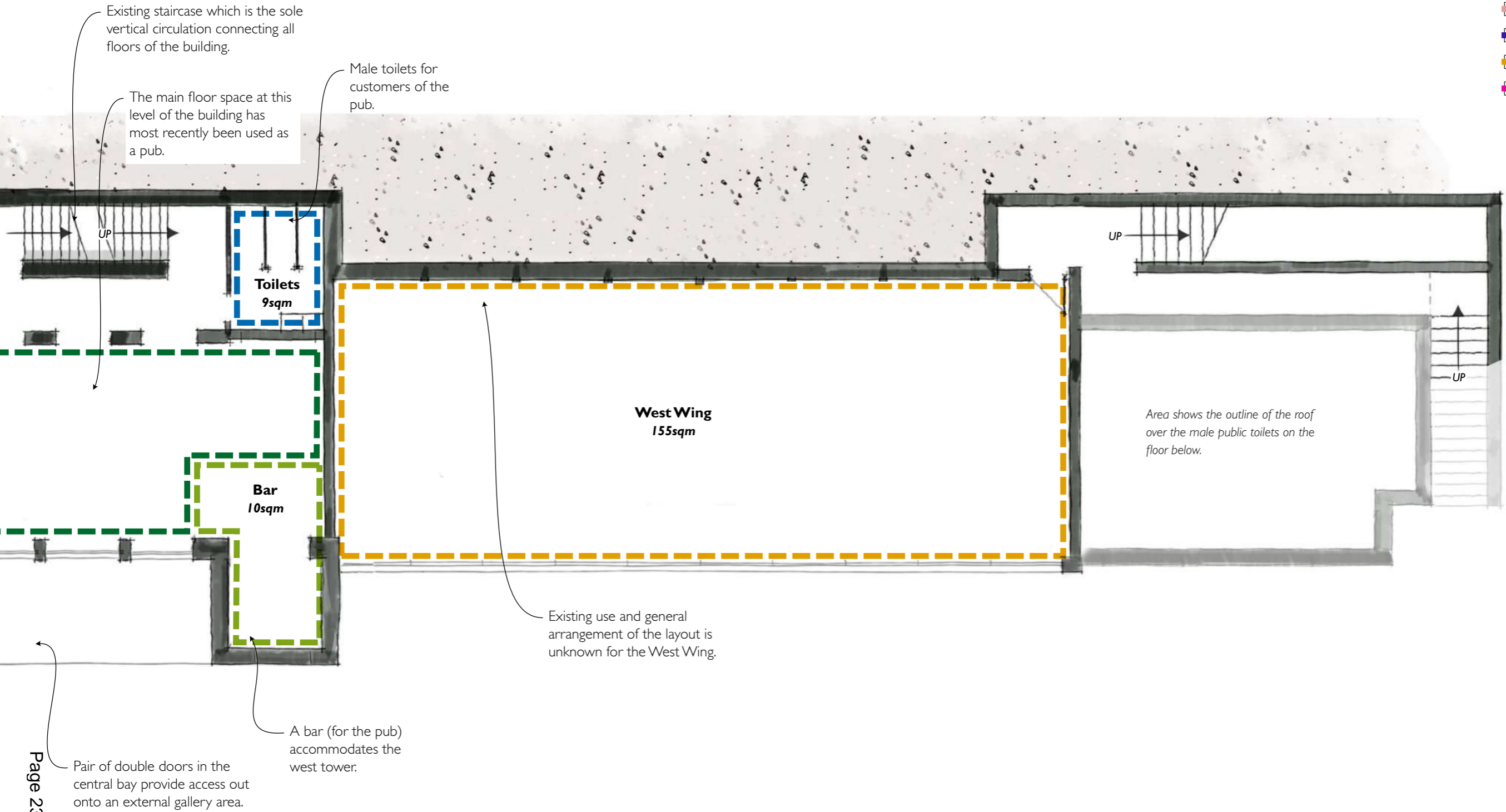
Furthermore, the exact general layout is not known and therefore just the outline and approximate floor area is recorded. The remaining spaces on this floor have previously been in use as a pub, an activity/event space and as offices.



[PROMENADE]

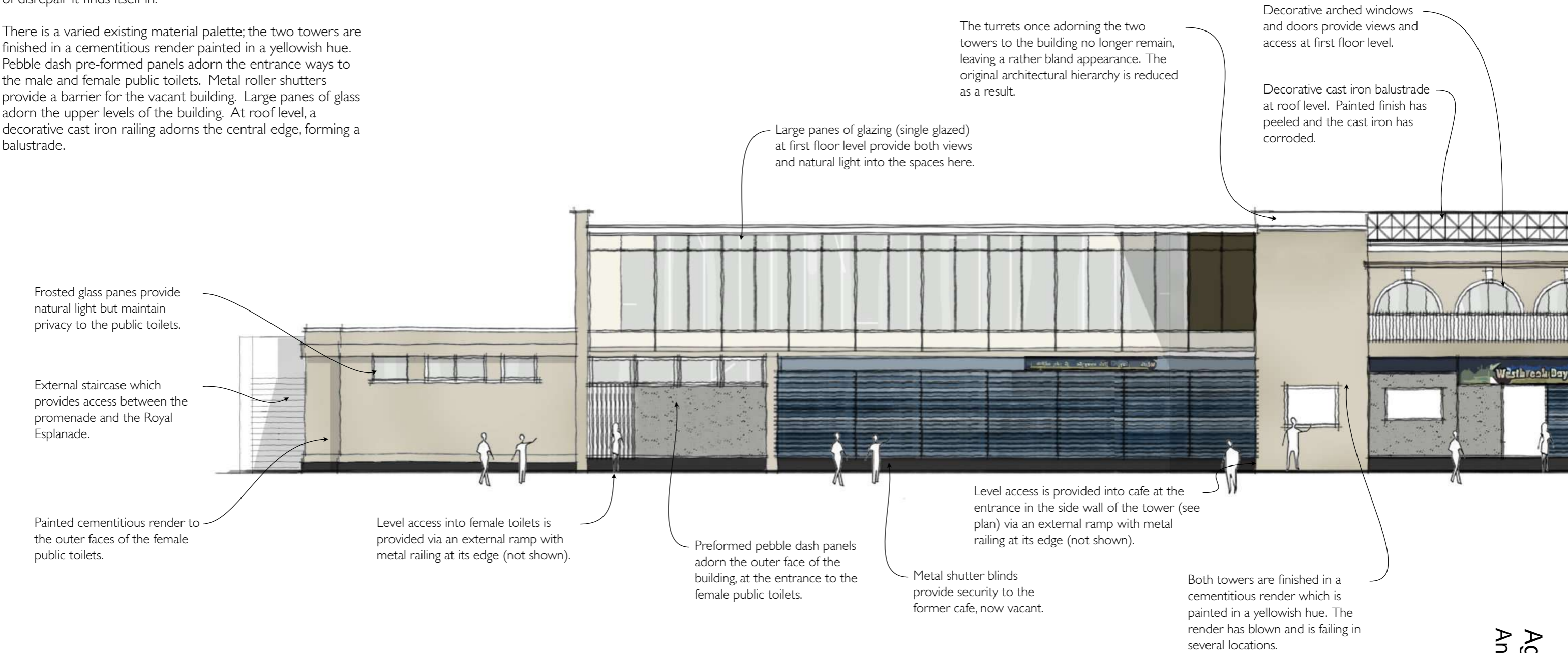
KEY

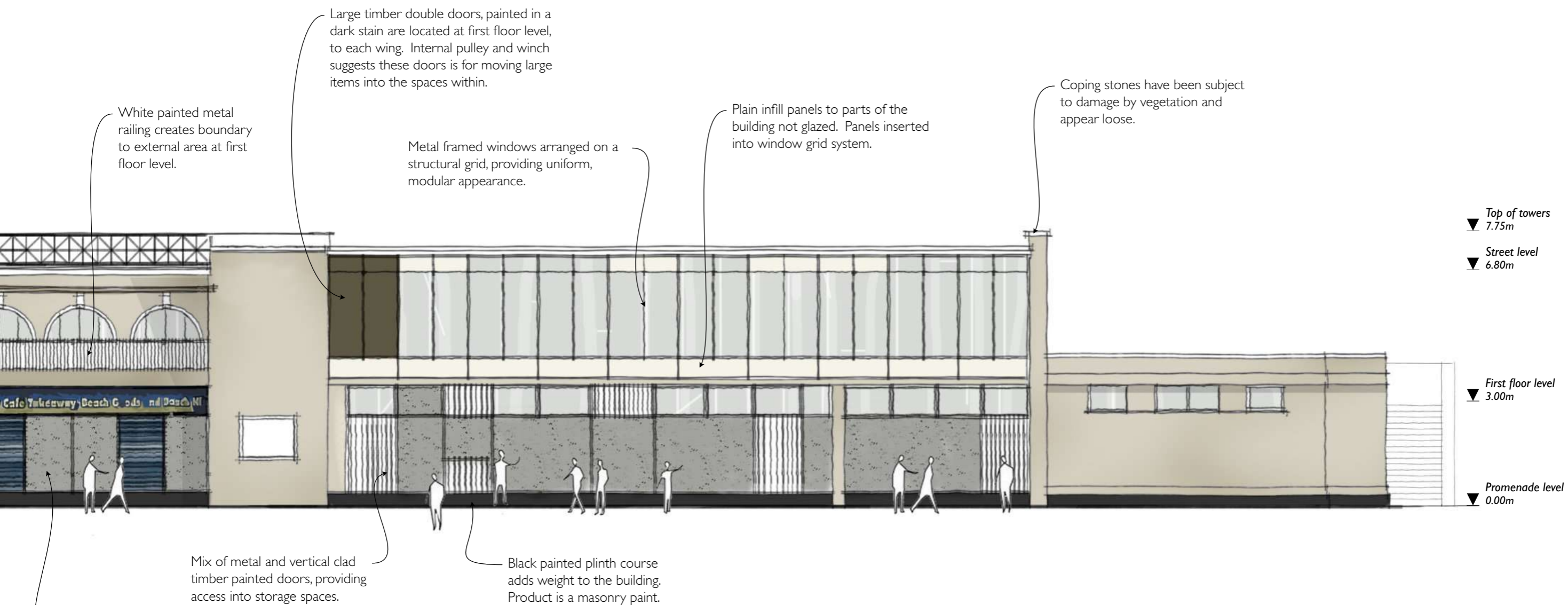
- Primary Catering Operations
- Ancillary Catering Operations
- Customer Facilities
- Public Facilities
- Primary Staff Facilities
- Ancillary Staff Facilities
- Use unknown
- Event space



When viewing the Loggia from Westbrook Bay, the elevation to the sea is an unsightly mix of styles, materials, colours and finishes. This creates for an awkward, uncomfortable building a notion further enhanced by the vacant, sorry looking state of disrepair it finds itself in.

There is a varied existing material palette; the two towers are finished in a cementitious render painted in a yellowish hue. Pebble dash pre-formed panels adorn the entrance ways to the male and female public toilets. Metal roller shutters provide a barrier for the vacant building. Large panes of glass adorn the upper levels of the building. At roof level, a decorative cast iron railing adorns the central edge, forming a balustrade.





This drawing is not to scale.

6.4 EXISTING ACCESSIBILITY

The diagrams below illustrate the existing access across the ground and first floors. The differing colours highlight changes in floor finish level, as noted by the corresponding key, with vertical circulation (typically stairs) also highlighted.

- 1. The female toilets, to the eastern side of the Loggia, are fully accessible, owing to the provision of an external ramp which accommodates the level change from the Promenade through a gentle incline.
- 2. The small office space, although at the same floor finish level as the toilets, is accessed via a step up off the promenade and so is not accessible.

- 3. The cafe and adjoining spaces situated in the central section of the lowest floor is fully accessible, owing to the provision of an external ramp which accommodates the level change from the Promenade through a gentle incline.
- 4. The back of house space is inaccessible given the need to ascend three steps to get to this level.
- 5. The storage space, although at the same floor finish level as the cafe, is accessed via a step up off the promenade and so is not accessible.

- 6. The male toilets have the same access arrangements as the female toilets.
- 7. The east and west wings at first floor level are accessed off the external staircase.
- 8. The central section at first floor level is only accessible via the internal stair to the rear. The entire first floor therefore is inaccessible for persons in a wheelchair.
- 9. The external balcony is accessed via a step down from the central internal space at first floor level.

KEY

+3.15m

+3.00m (stepped access)

+3.00m

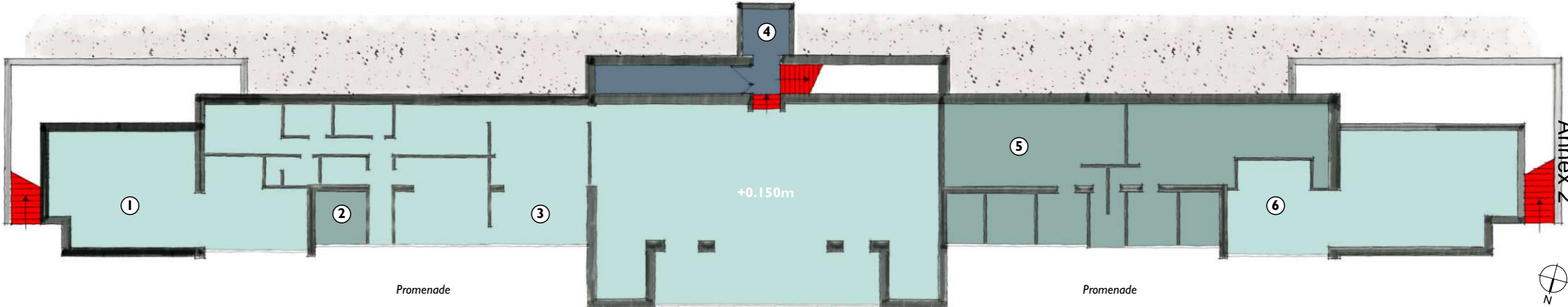
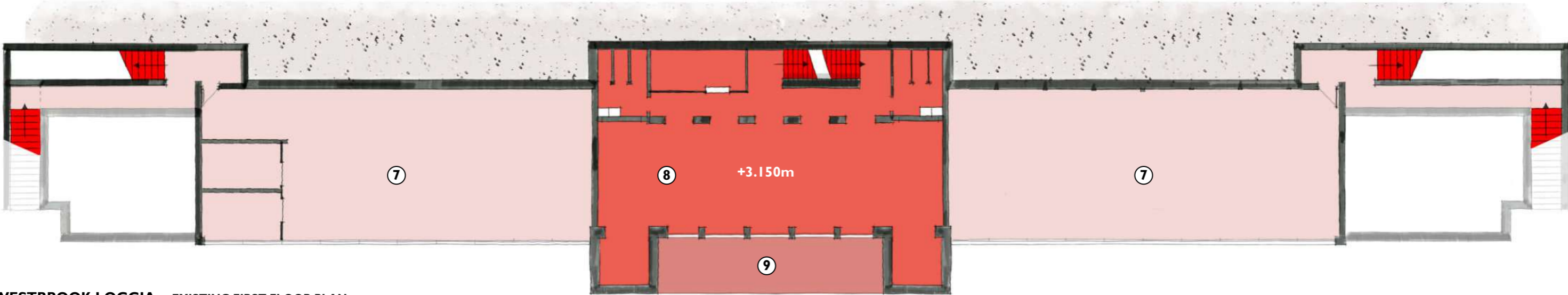
+0.60m

+0.15m (stepped access)

+0.15m

Stairs

Datum being Promenade level at 0.00m



WESTBROOK LOGGIA - EXISTING GROUND FLOOR PLAN

This drawing is not to scale.

6.5 MATERIAL PALETTE

Owing to various adaptations and amendments since its construction around 1910, there is a varied use of differing materials visible on the Loggia, both internally and externally.

Together, these create a mix of styles and finishes which lead to a confused aesthetic. Furthermore, the use of select materials begins to infer the age and time as to when they were inserted to the Loggia, which helps to construct a timeline of interventions.

Cast iron

The decorative balustrade adorning the rooftop edge of the Loggia is one of the few remaining original features of the building. In referring to earlier, historic photographs, this balustrade one ran around the entire outer perimeter of the rooftop, framing the two turrets which once adorned the two towers.



This central section, seen in the image below, is the last remaining piece of this original feature. Whilst efforts appear to have been made to preserve the cast iron, the paint coating is failing and evidence of corrosion was noted in several locations. Typically, the corrosion occurs at the exposed edges, where the coastal environment has been unforgiving.



Pre-formed panels

Creating a patchwork appearance to the Loggia's principal elevation, a series of pre-formed panels, inserted into a structural grid, adorn the outer face of much of the upper floor of the building. Typically, these are to the east and west wings.

In a combination with single glazed windows, the panels are a pre-finished item of regularised size that infills gaps where no glazing is required,



Pebble dash

Although more commonly used the 1930s, given the cost effectiveness of covering poor quality brickwork, the pebble dash approach is likely to have been introduced as part of the works carried out in the 1950s. This cheap rendering method also provides a durable surface finish that was perhaps viewed as a necessary introduction to help the Loggia withstand harsh coastal conditions.

Although still in fairly good, stable condition, the pebble dash is an unsightly building material and one which some associate as being cheap. It can be painted to enhance the appearance although there is no evidence the pebble dash has been painted previously, with the decision instead taken to leave it in its raw state.



Steel frame

The roof deck over the first floor activity space is constructed from a simple yet elegant light-weight steel frame. The triangular trusses are regular and uniform, finished in white paint. This helps to create a notion of height within the space, whilst also maximises the level of natural daylight.

Bedded onto the masonry retaining wall to one side, the roof frame is supported at the glazing edge by steel posts. This steel frame is complemented by the use of metal frame casement windows, finished in the same colour.

Timber weatherboard

Although not technically part of the built fabric of the Loggia, we have included the materiality of the beach huts in this materials analysis exercise. Spanning the promenade to either side of the Loggia, east and west, the beach huts help to create the character and style of the context within which the Loggia is situated.

The beach huts are all clad in a timber, horizontal slatted weatherboard. The finish of these vary however, with the beach huts belonging to the council painted yellow and blue, all of which are uniform in scale and size. Those that are privately owned demonstrate greater variety, with different colours and finishes employed.



Glass block

The use of glass block features prominently in the Loggia, with notable locations being the flooring to the first floor activity space (east wing). This has the benefit of allowing borrowed, natural daylight entering the first floor to filter into a darker space on the ground floor below. The below image is taken from the ground floor, looking up at the ceiling and the underside of the first floor's glass block floor.

As with the pebble dash panels, the use of glass block as a building material was popular in the 1930s and were widely used in the construction of factories, owing to their ability to provide natural daylight to spaces within a building that could not be naturally lit.

The use of glass blocks in the Loggia is understated and we assume therefore use of the blocks were utilised to provide a function rather than be seen as a feature of architectural interest.

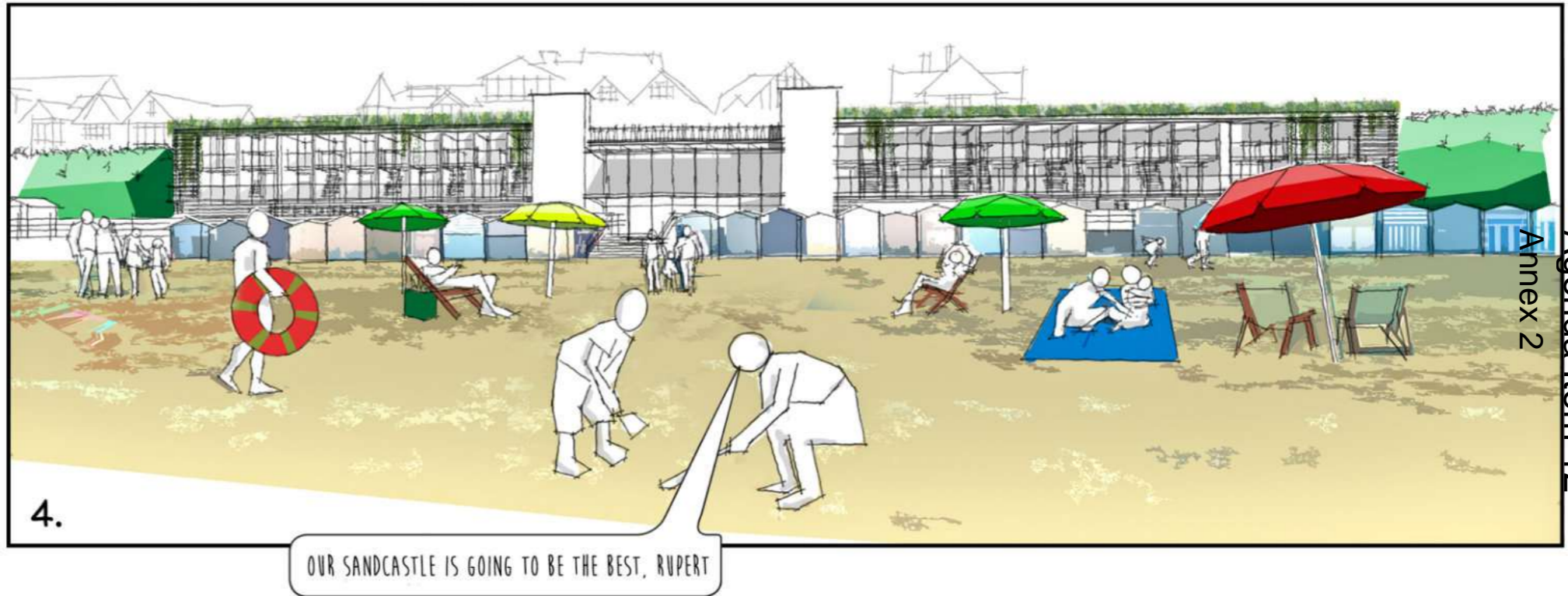
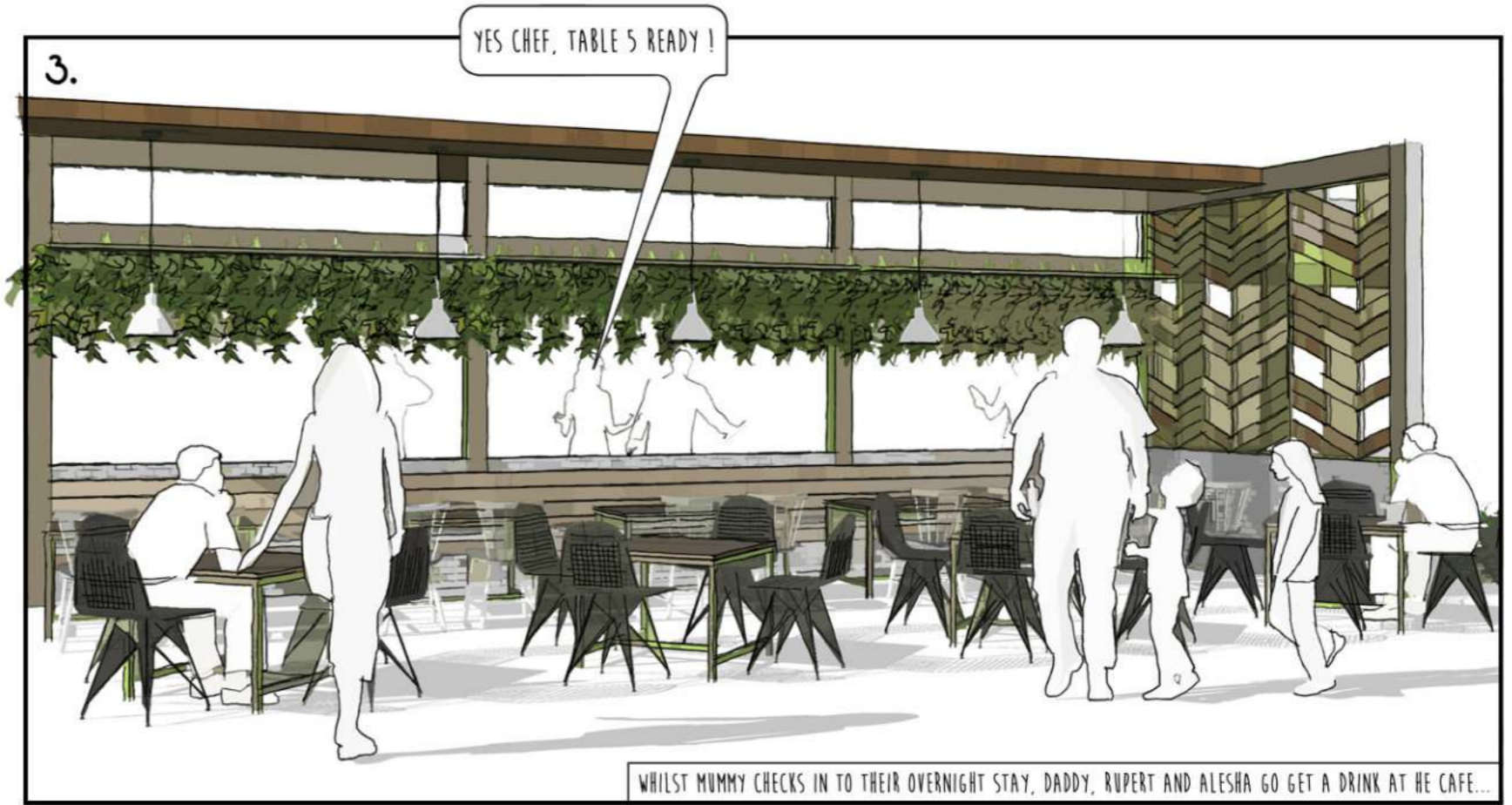
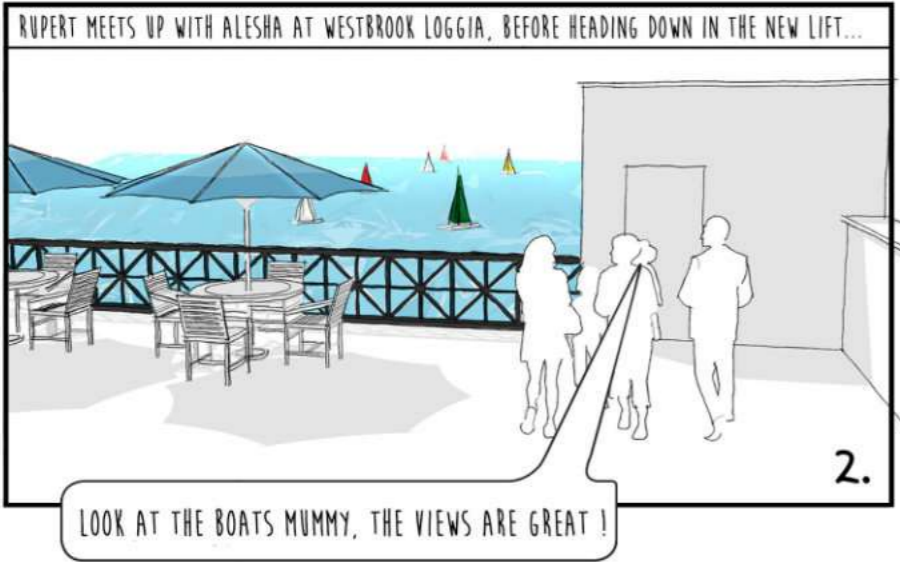


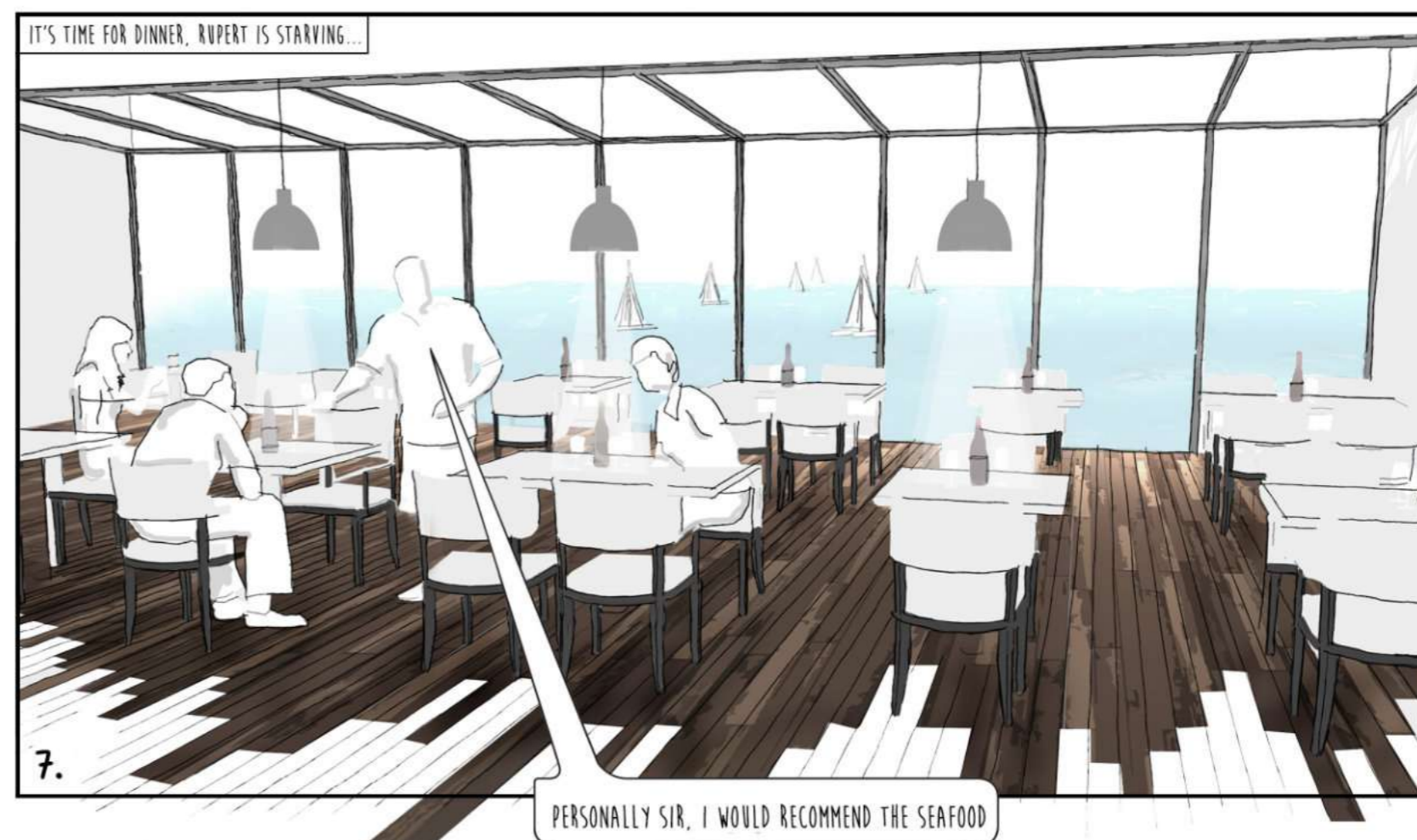
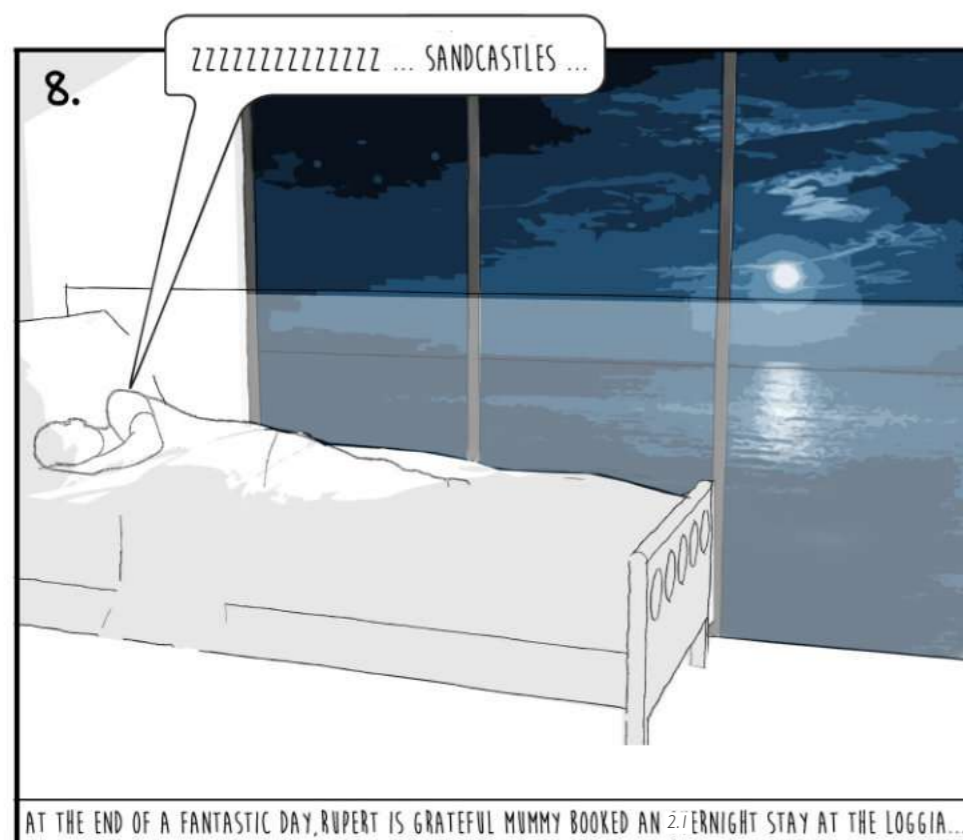
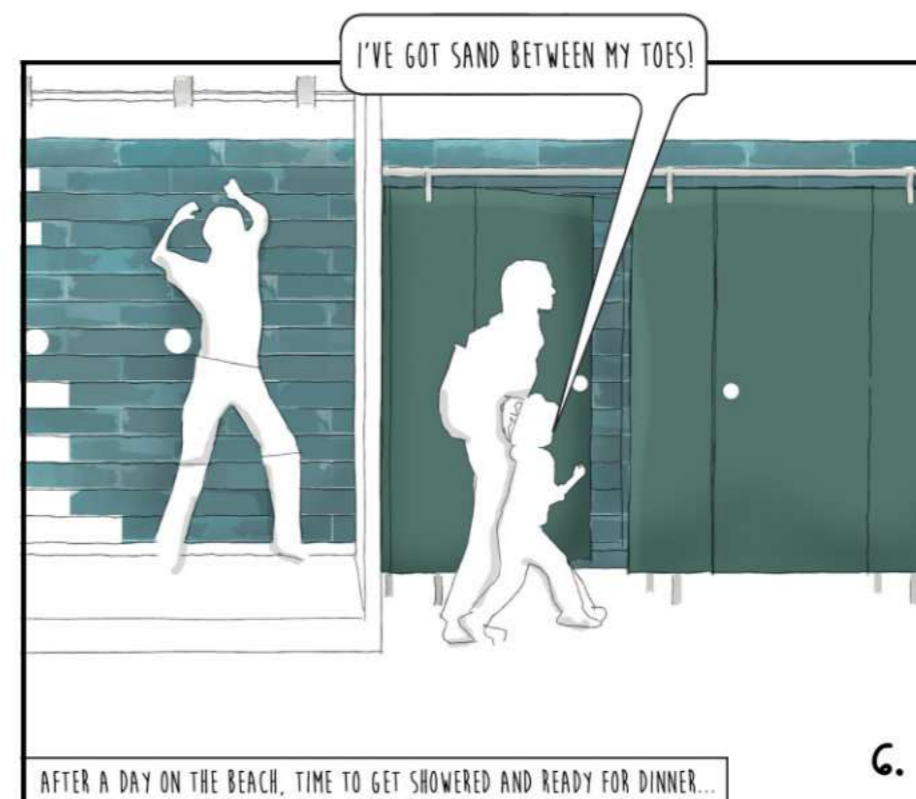
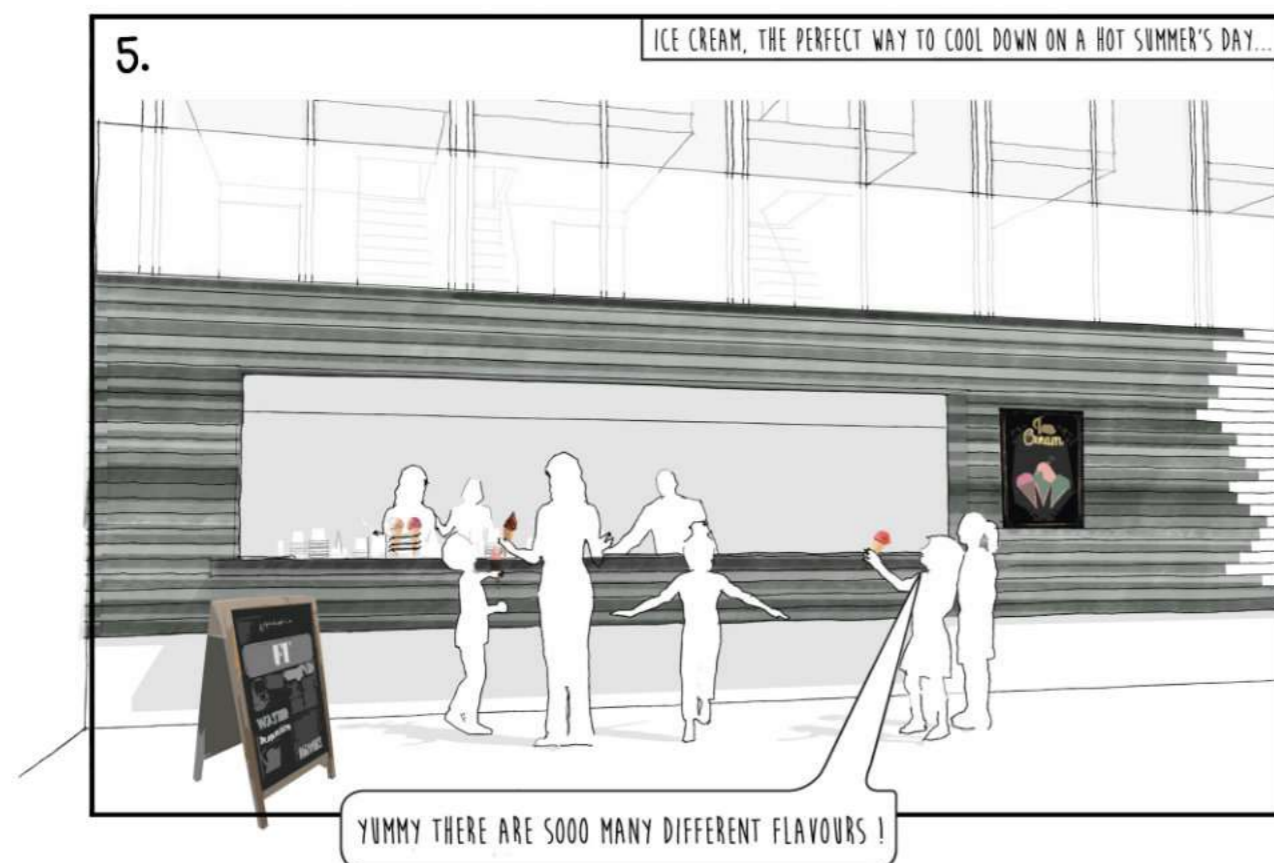
SECTION 7.0
BUILDING POTENTIAL

7.1 TARGET AUDIENCE

This storyboard has been developed with one target audience for the Loggia in mind, the day-tripper.

This is the tale of Rupert's 'Big Day Out' and tells the story of a young boy from Canterbury who is visiting his friend Alesha, a Westbrook resident.





BUILDING POTENTIAL

Note: when viewing electronically, this page is best viewed in a two-page landscape format

7.2 SCALE AND MASSING

The image on this page is to be read in conjunction with the proposed floor plans, elevations and materiality study found later in this chapter.

The purpose of this image is to demonstrate the volume of the spaces to be created and provide further understanding on how the internal spaces are connected.

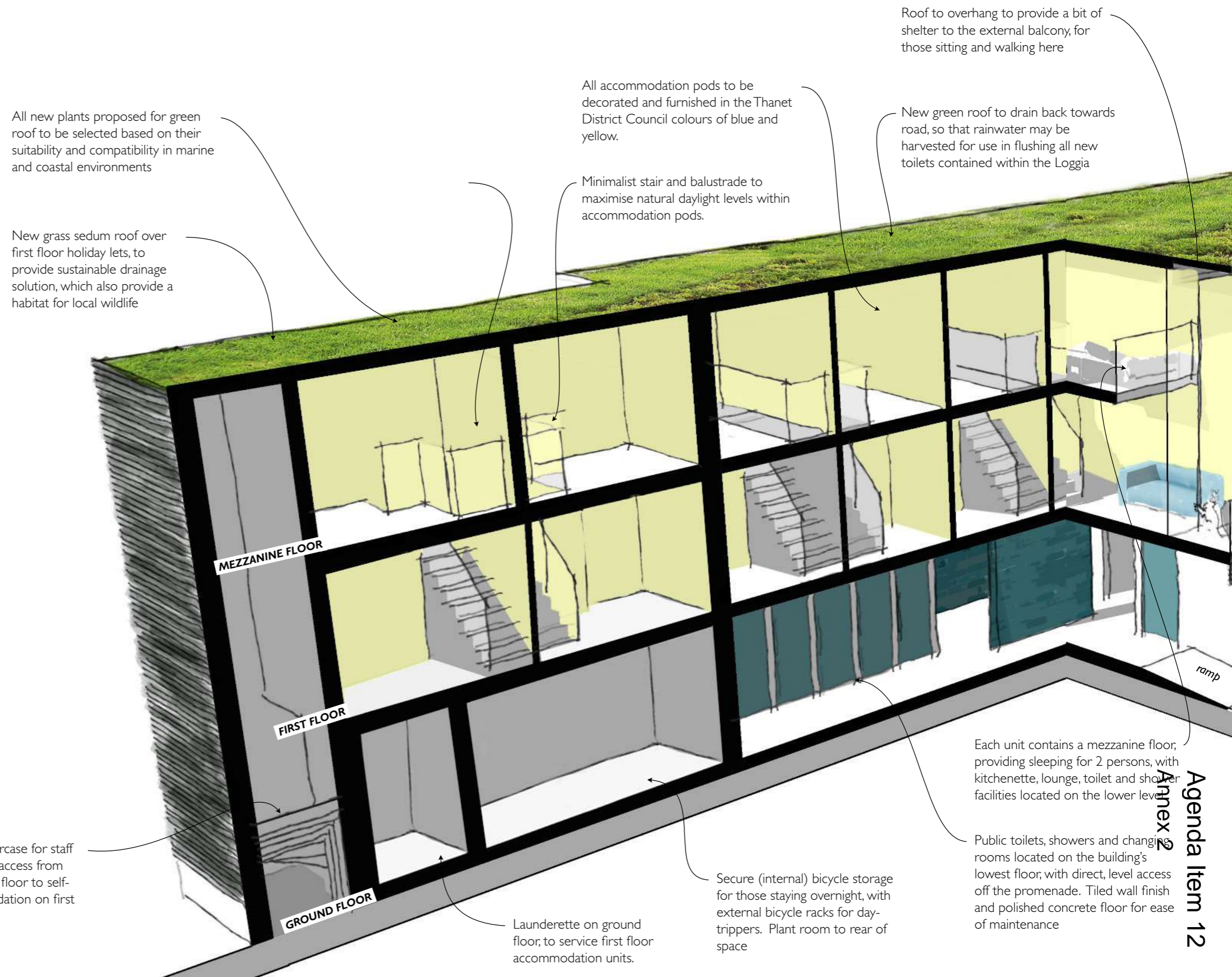
Arranged primarily over two floors, the introduction of a mezzanine floor at first floor level creates further usable space by providing sleeping accommodation for the first floor holiday units. The introduction of glass balustrades and minimalist handrails ensures the interior adopts the same contemporary aesthetic as the proposed treatment for the exterior.

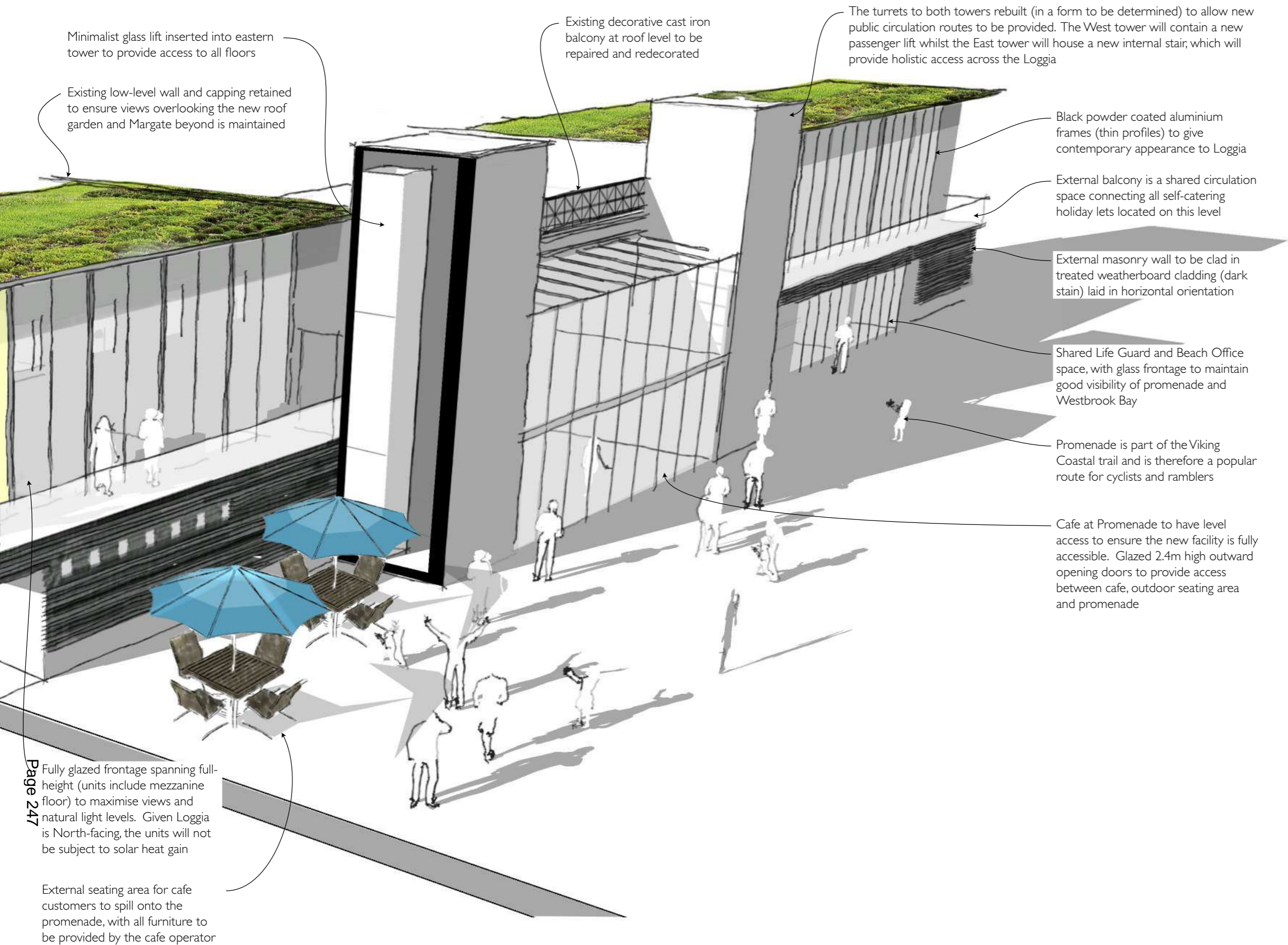
The proposed layouts, further explained on the subsequent pages of this report, are arranged in a manner with the end user in mind. Typically this falls into two key categories;

- Public use. These facilities are generally located on the lowest level of the building, taking advantage of the main thoroughfare (the promenade, which forms part of the Viking Coastal trail).
- Private use. These facilities are located on the upper floor(s) given the restricted access and increase surveillance of these spaces.

Following the study conducted on the accessibility and ease of use of the Loggia, as seen in section 6.3, providing a means of access to all floors for all persons is a key criteria in developing the design. The obvious method in how this might feasibly be achieved is through the use of the two towers as the primary means of public vertical circulation. The east tower, as seen in this image, will contain a new passenger lift. As a result, there will be an increase in height of the two towers to accommodate this new means of access.

The diagrams on the following pages further explain the proposed use and arrangement of rooms, on a floor by floor basis.





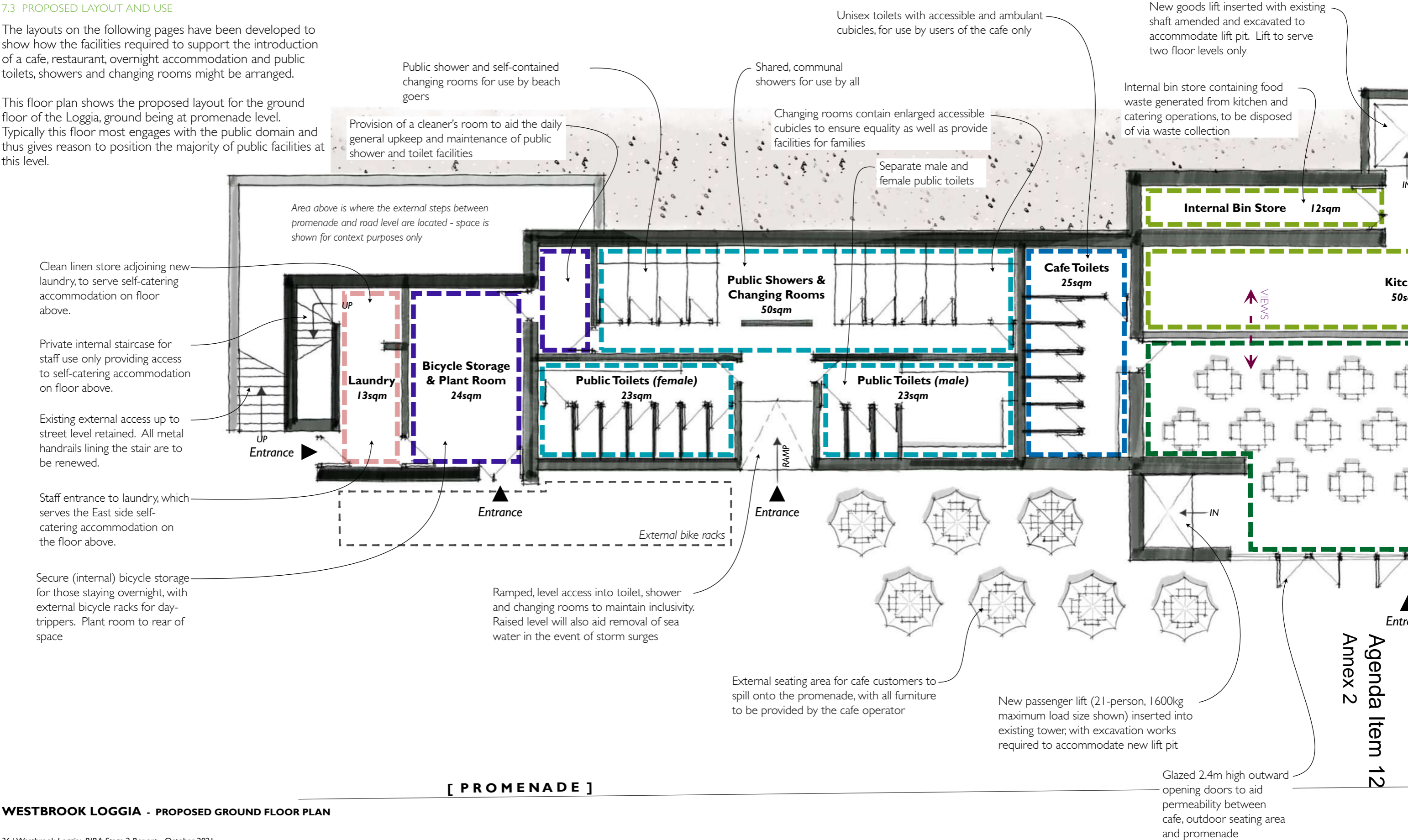
BUILDING POTENTIAL

Note: when viewing electronically, this page is best viewed in a two-page landscape format

7.3 PROPOSED LAYOUT AND USE

The layouts on the following pages have been developed to show how the facilities required to support the introduction of a cafe, restaurant, overnight accommodation and public toilets, showers and changing rooms might be arranged.

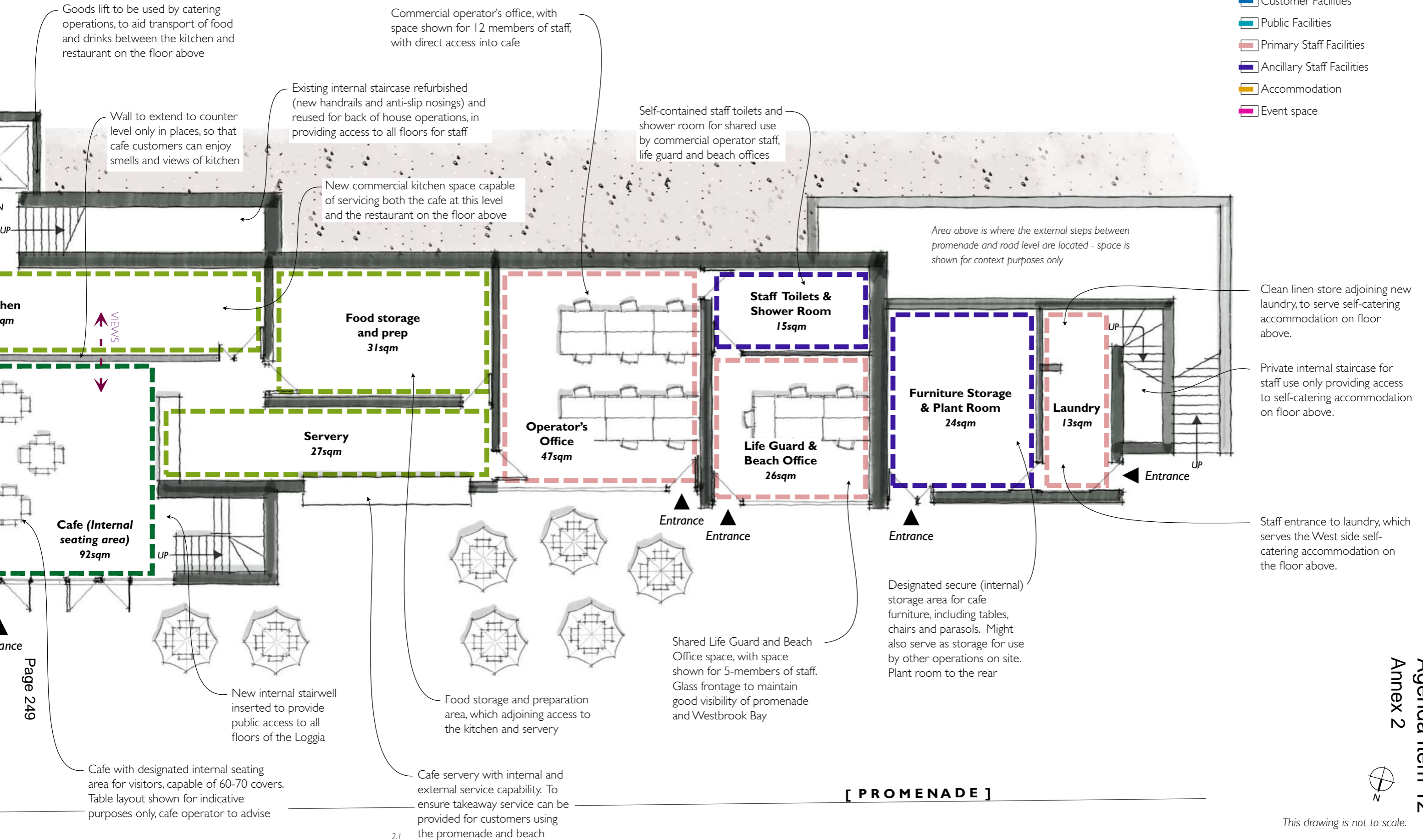
This floor plan shows the proposed layout for the ground floor of the Loggia, ground being at promenade level. Typically this floor most engages with the public domain and thus gives reason to position the majority of public facilities at this level.



WESTBROOK LOGGIA - PROPOSED GROUND FLOOR PLAN

KEY

- Primary Catering Operations
- Ancillary Catering Operations
- Customer Facilities
- Public Facilities
- Primary Staff Facilities
- Ancillary Staff Facilities
- Accommodation
- Event space



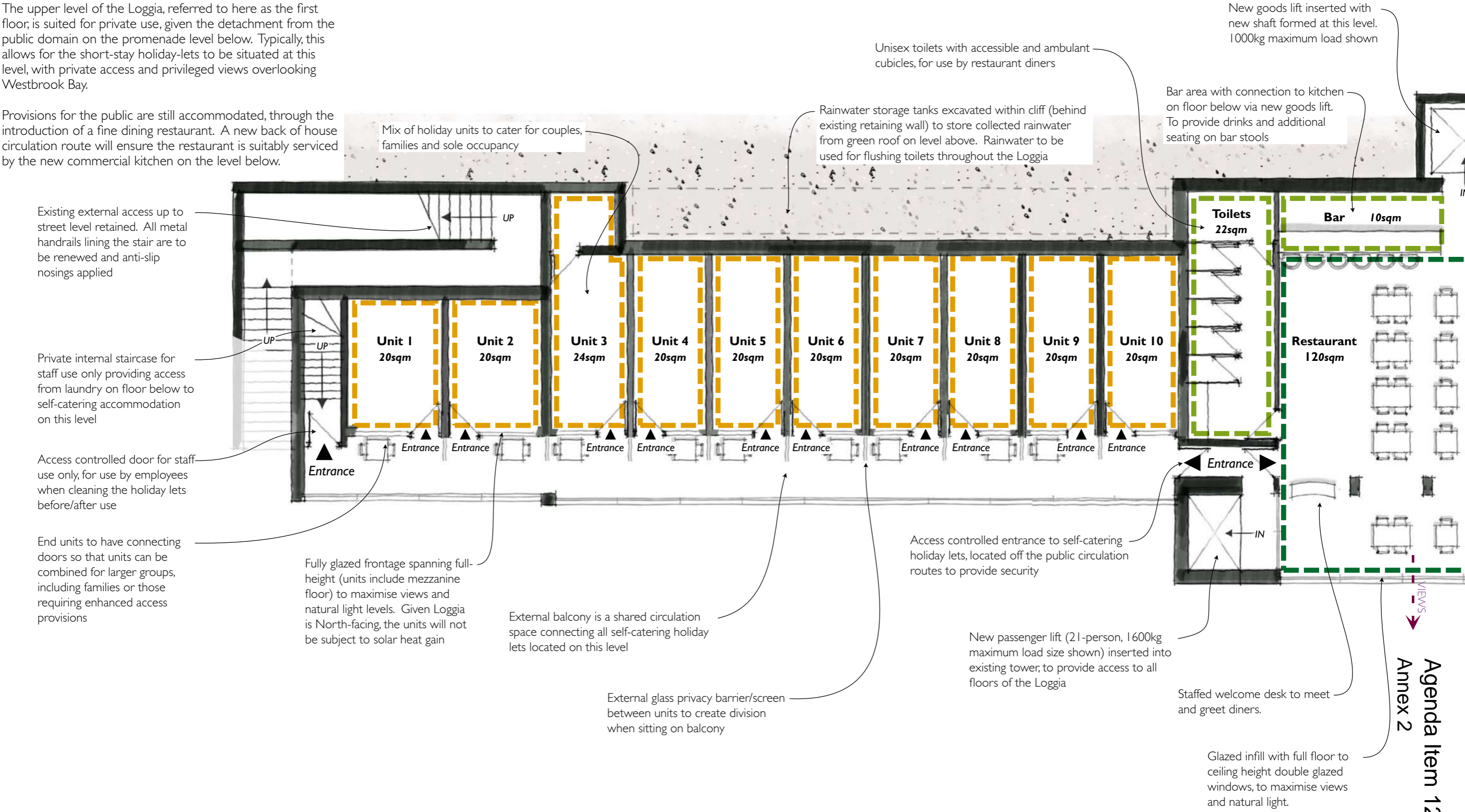
This drawing is not to scale.

BUILDING POTENTIAL

Note: when viewing electronically, this page is best viewed in a two-page landscape format

The upper level of the Loggia, referred to here as the first floor, is suited for private use, given the detachment from the public domain on the promenade level below. Typically, this allows for the short-stay holiday-lets to be situated at this level, with private access and privileged views overlooking Westbrook Bay.

Provisions for the public are still accommodated, through the introduction of a fine dining restaurant. A new back of house circulation route will ensure the restaurant is suitably serviced by the new commercial kitchen on the level below.

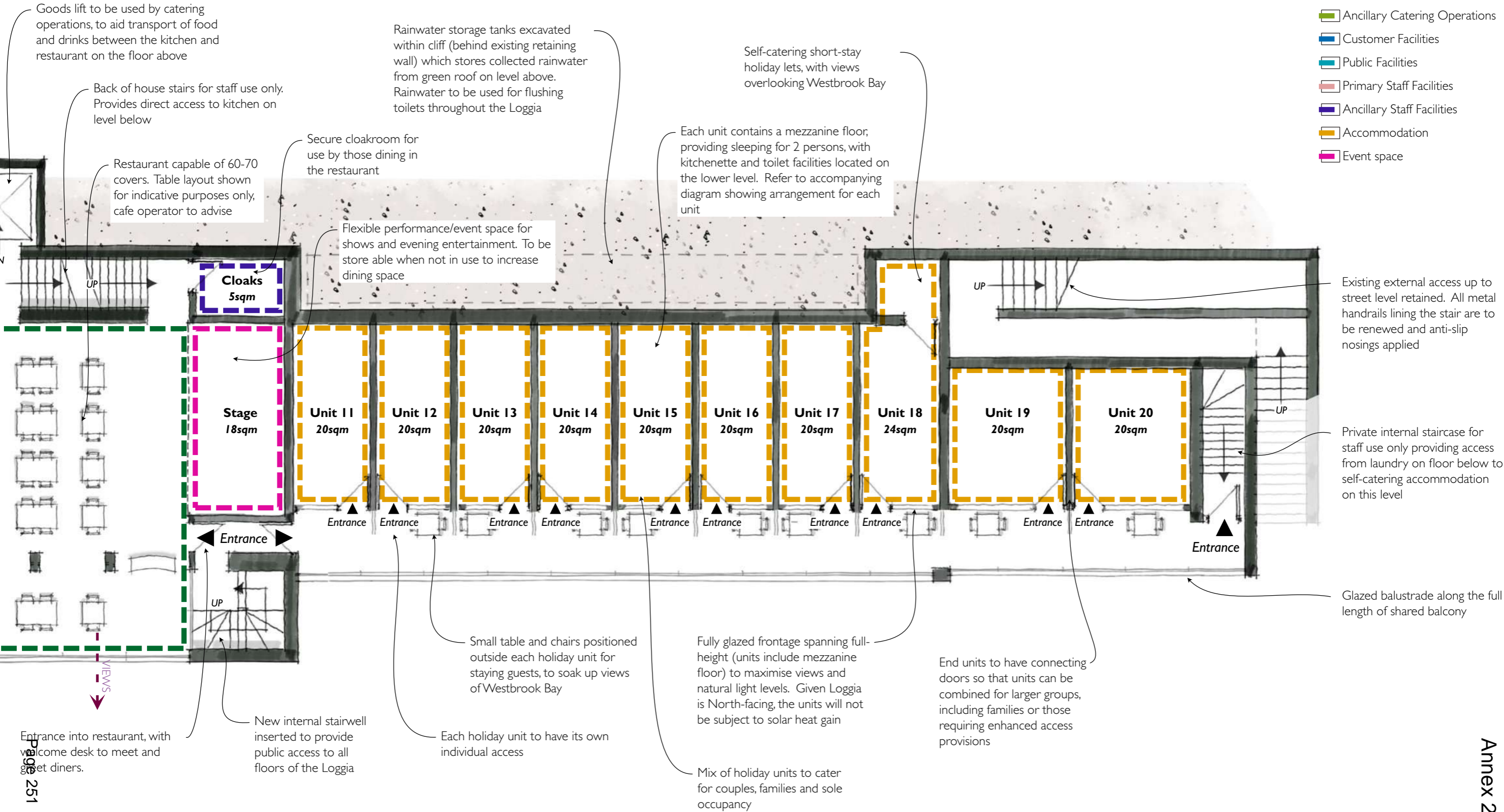


[PROMENADE]

WESTBROOK LOGGIA - PROPOSED FIRST FLOOR PLAN

KEY

- Primary Catering Operations
- Ancillary Catering Operations
- Customer Facilities
- Public Facilities
- Primary Staff Facilities
- Ancillary Staff Facilities
- Accommodation
- Event space



[PROMENADE]



This drawing is not to scale.

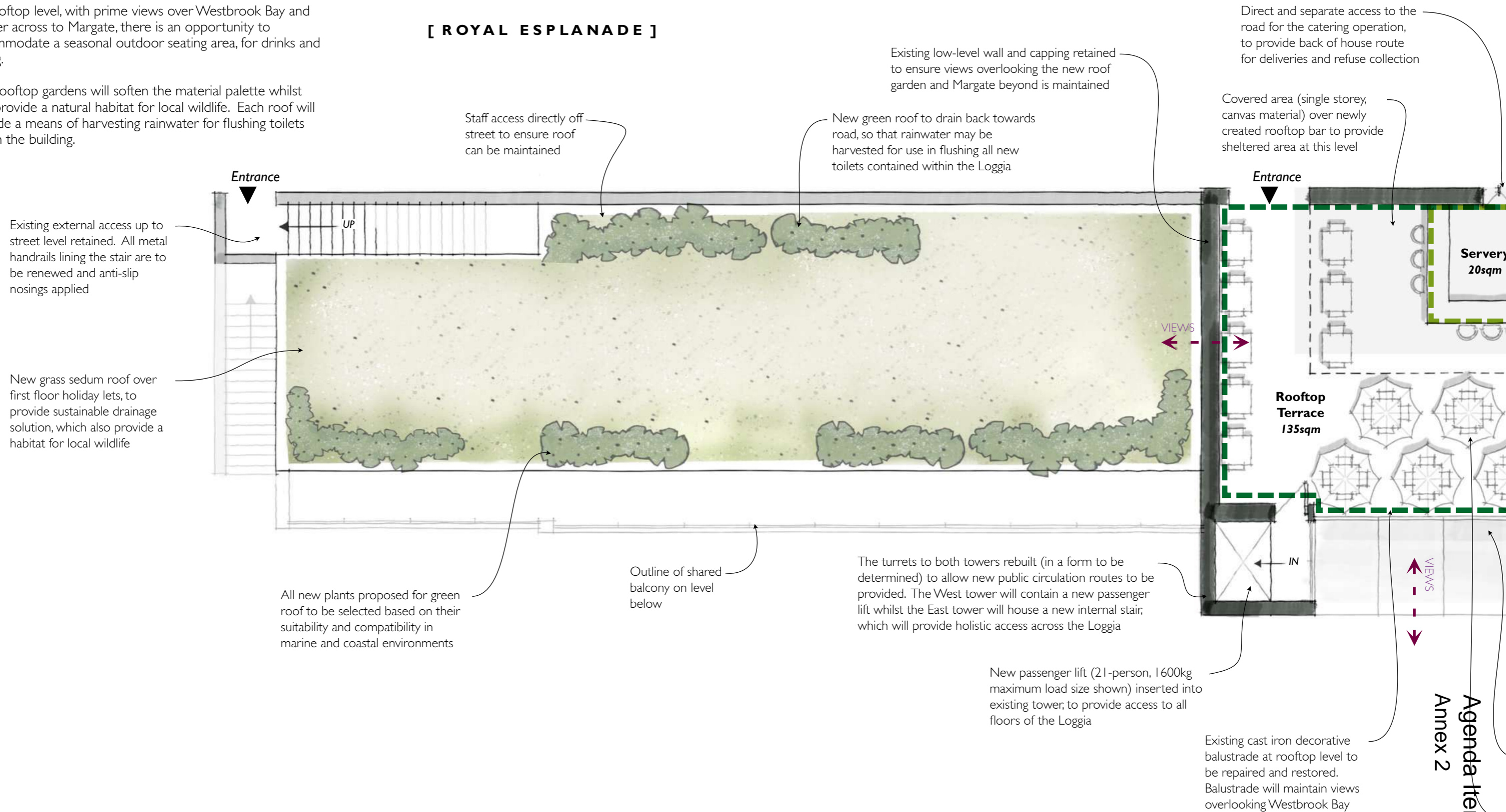
BUILDING POTENTIAL

Note: when viewing electronically, this page is best viewed in a two-page landscape format

At rooftop level, with prime views over Westbrook Bay and further across to Margate, there is an opportunity to accommodate a seasonal outdoor seating area, for drinks and dining.

The rooftop gardens will soften the material palette whilst also provide a natural habitat for local wildlife. Each roof will provide a means of harvesting rainwater for flushing toilets within the building.

[ROYAL ESPLANADE]

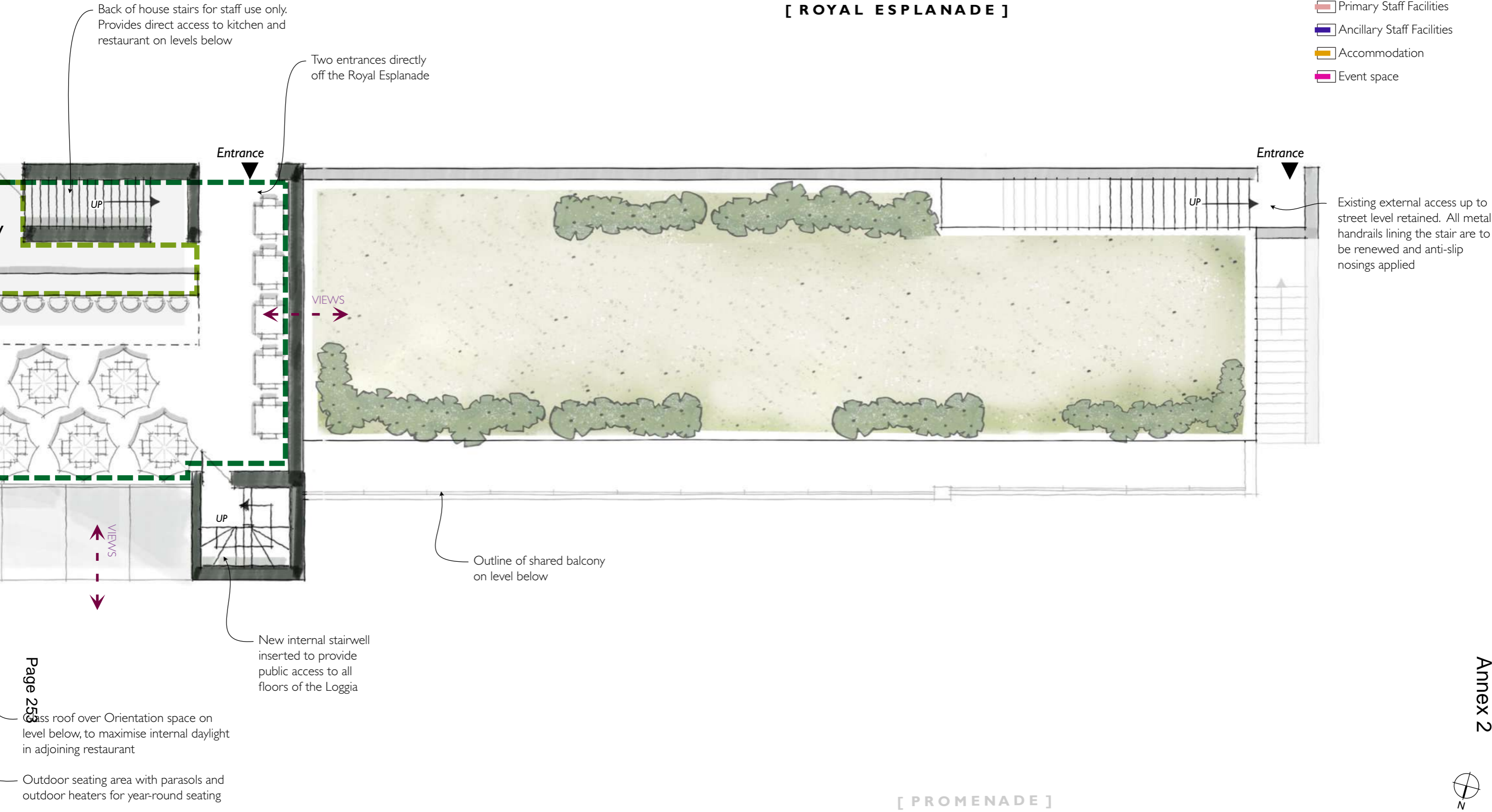


[PROMENADE]

WESTBROOK LOGGIA - PROPOSED ROOF PLAN

KEY

- Primary Catering Operations
- Ancillary Catering Operations
- Customer Facilities
- Public Facilities
- Primary Staff Facilities
- Ancillary Staff Facilities
- Accommodation
- Event space

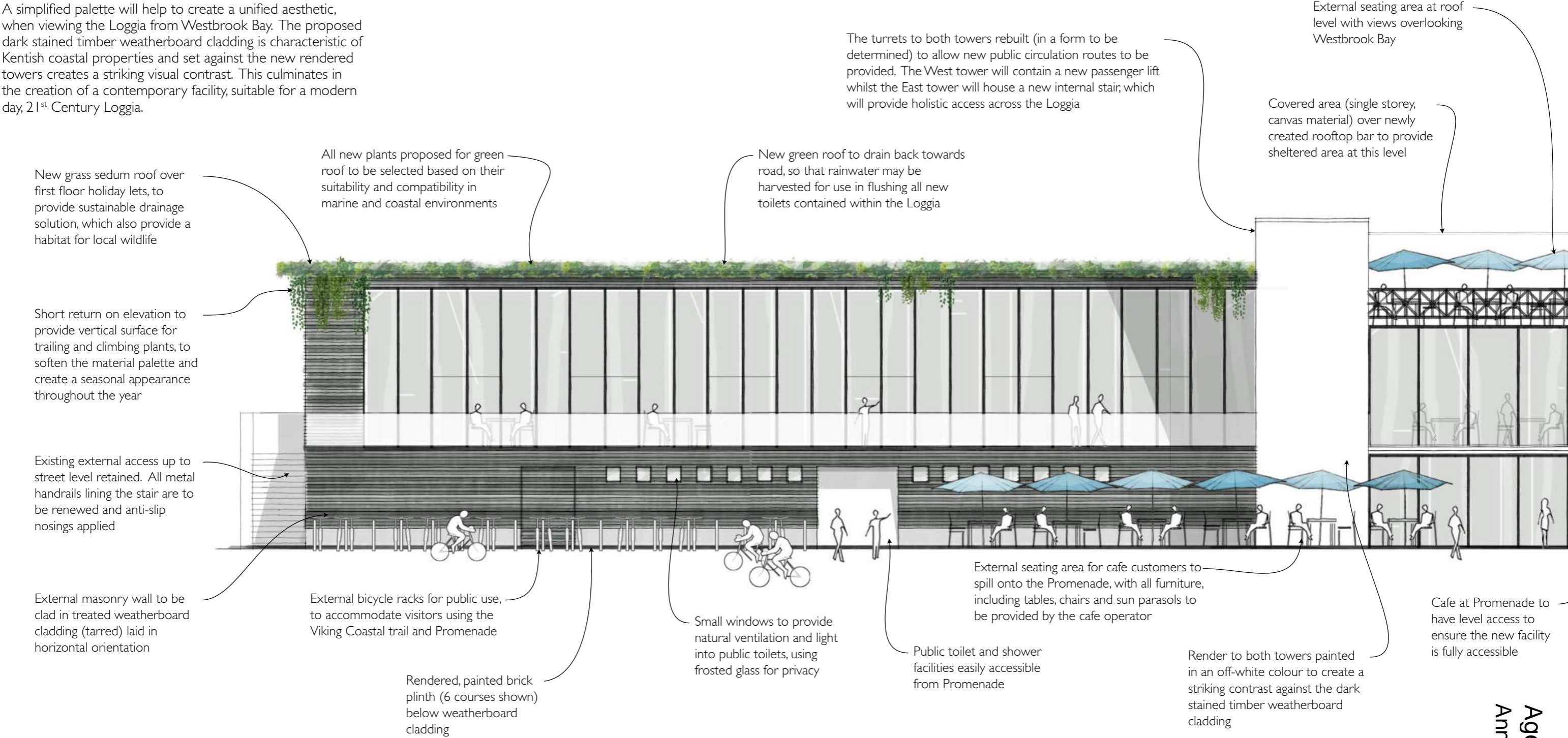


This drawing is not to scale.

BUILDING POTENTIAL

Note: when viewing electronically, this page is best viewed in a two-page landscape format

A simplified palette will help to create a unified aesthetic, when viewing the Loggia from Westbrook Bay. The proposed dark stained timber weatherboard cladding is characteristic of Kentish coastal properties and set against the new rendered towers creates a striking visual contrast. This culminates in the creation of a contemporary facility, suitable for a modern day, 21st Century Loggia.





This drawing is not to scale.

Top of towers
▼ 9.75m

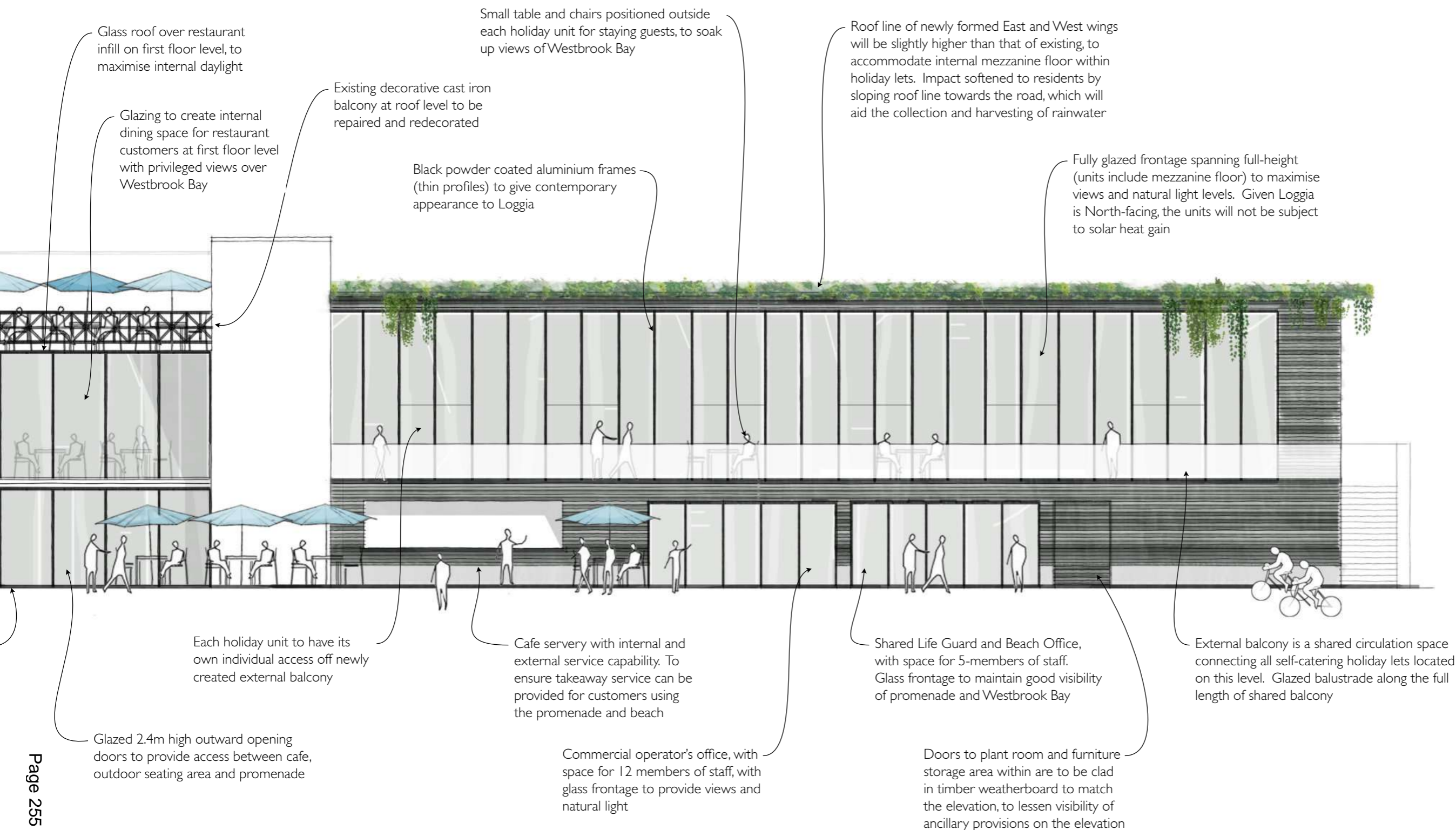
Roof level
▼ 8.10m

Street level
▼ 6.80m

Mezzanine level
▼ 5.40m

First floor level
▼ 3.00m

Promenade level
▼ 0.00m



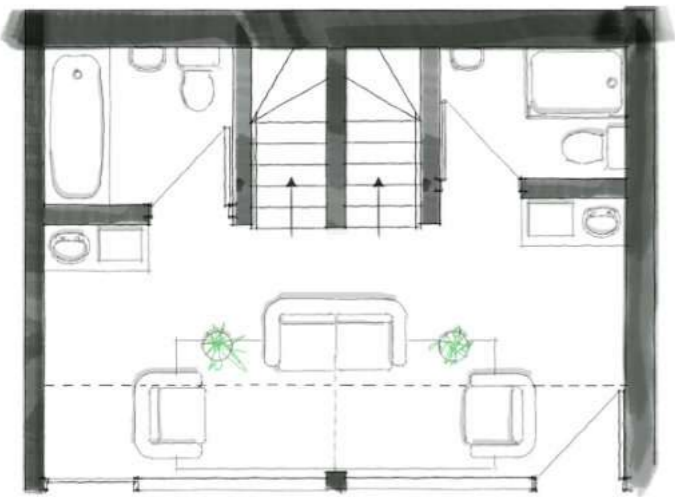
A further study has been undertaken to understand how the accommodation pods might suitably be arranged to provide sufficient floor space. Typically, when arranged over two primary levels, the first floor and a newly inserted mezzanine, the combined floor area is in the region of 20 square metres.

On further investigating the internal layouts, we have deduced there will typically be two type of accommodation pods. These are as follows:

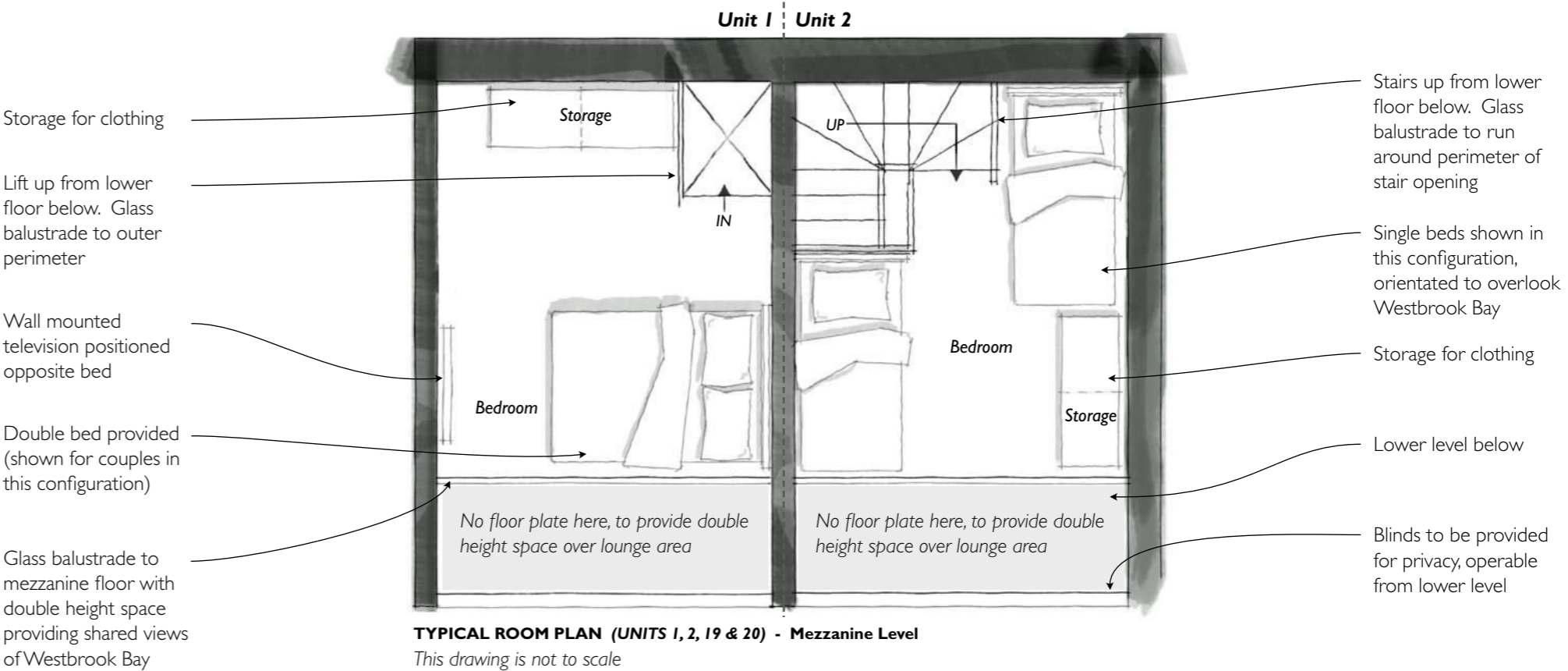
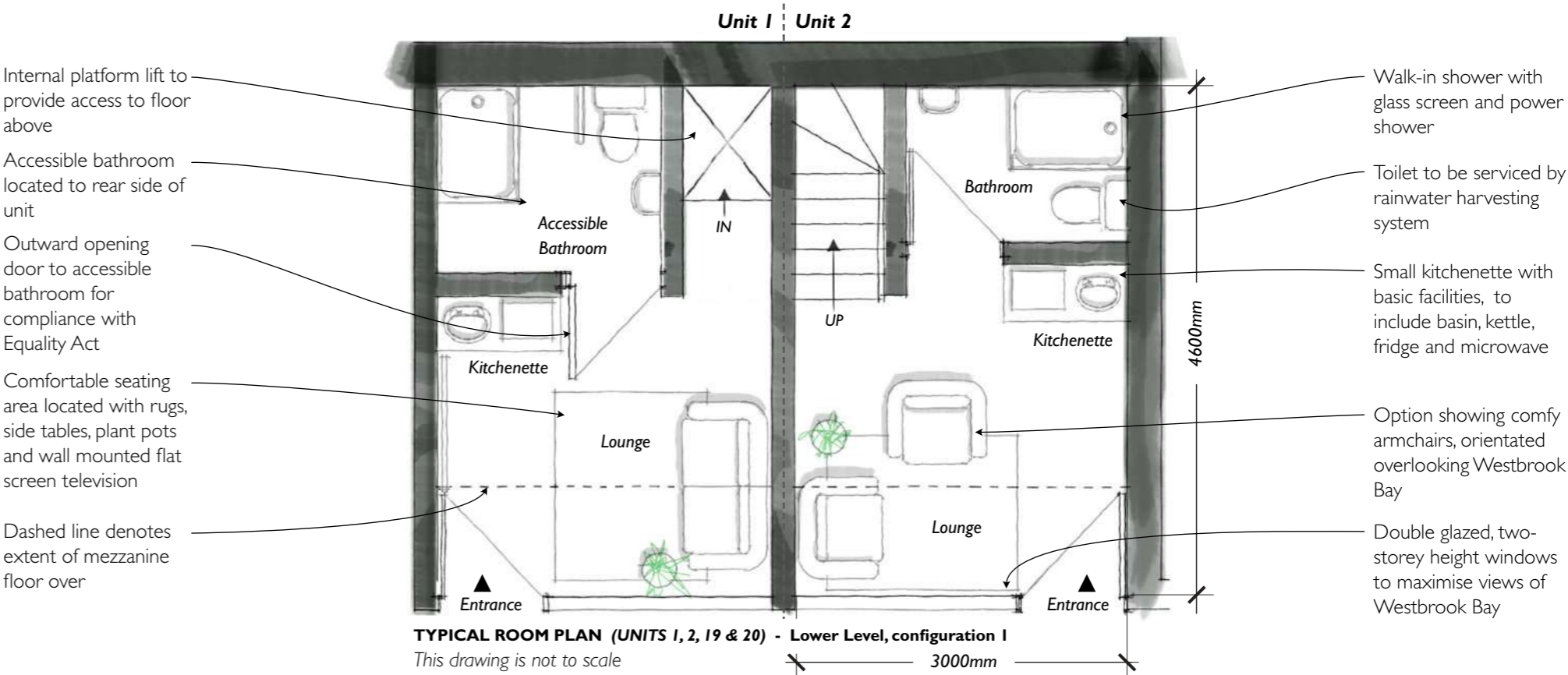
- Type 1, units located at the far outer ends of the east and west wings. As shown on this plan, type 1 applies to units 1, 2, 19 and 20 (when referring to the first floor plan). These will be accessible rooms, capable of accommodating Equality Act Compliant facilities.
- Type 2, units located to the core of the floor space and make up the predominant type of accommodation. The internal arrangement is shown on the next page.

When presenting the initial study to Thanet District Council during an interim meeting in September 2021, it was further realised the accommodation would benefit from an element of flexibility, to enable rooms to be combined and therefore cater for larger groups, including families.

Such methods of achieving this in a rigid, modular form might entail sliding, interconnecting doors, as shown in the image below, to ensure the accommodation can be adapted at ease to suit the end user.



Above: alternative layout showing how units might be adapted for larger groups through a folding screen (into a pocket at lower level) so that a larger singular space is created. Further investigation is required to avoid the duplication of kitchenettes and bathrooms, as above.



The diagrams on this page show the general internal layout for units 3 to 18 (inclusive). As noted, each accommodation pod will cater for couples and sole occupancy but will need to be flexible so that larger groups can use the spaces.

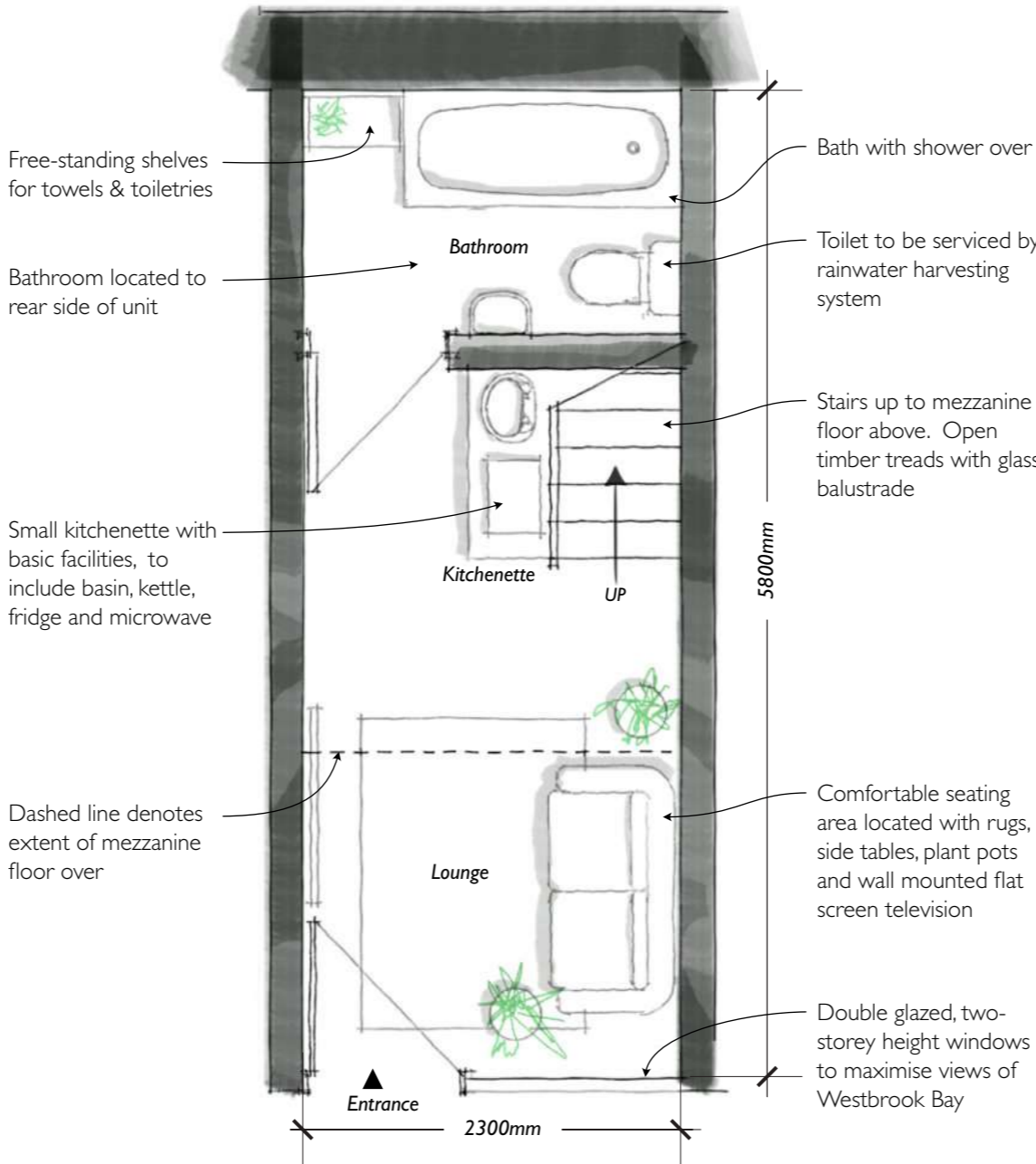
One method this might be achieved would be through the inclusion of sliding walls to create inter-connecting rooms, as shown on the previous page. However, a simpler solution may lie in the type of furnishings provided - a sofa bed for example would provide additional sleeping arrangements.

As with the units on the previous page, units 3 to 18 are arranged over two levels, with the introduction of a mezzanine floor providing additional sleeping and private space. This upper level might be accessed via an internal staircase, as shown, or an accessibility platform lift, for less able persons. The mezzanine floor would not extend the full depth of the floor, to ensure a double height space over the living quarters below is achieved.

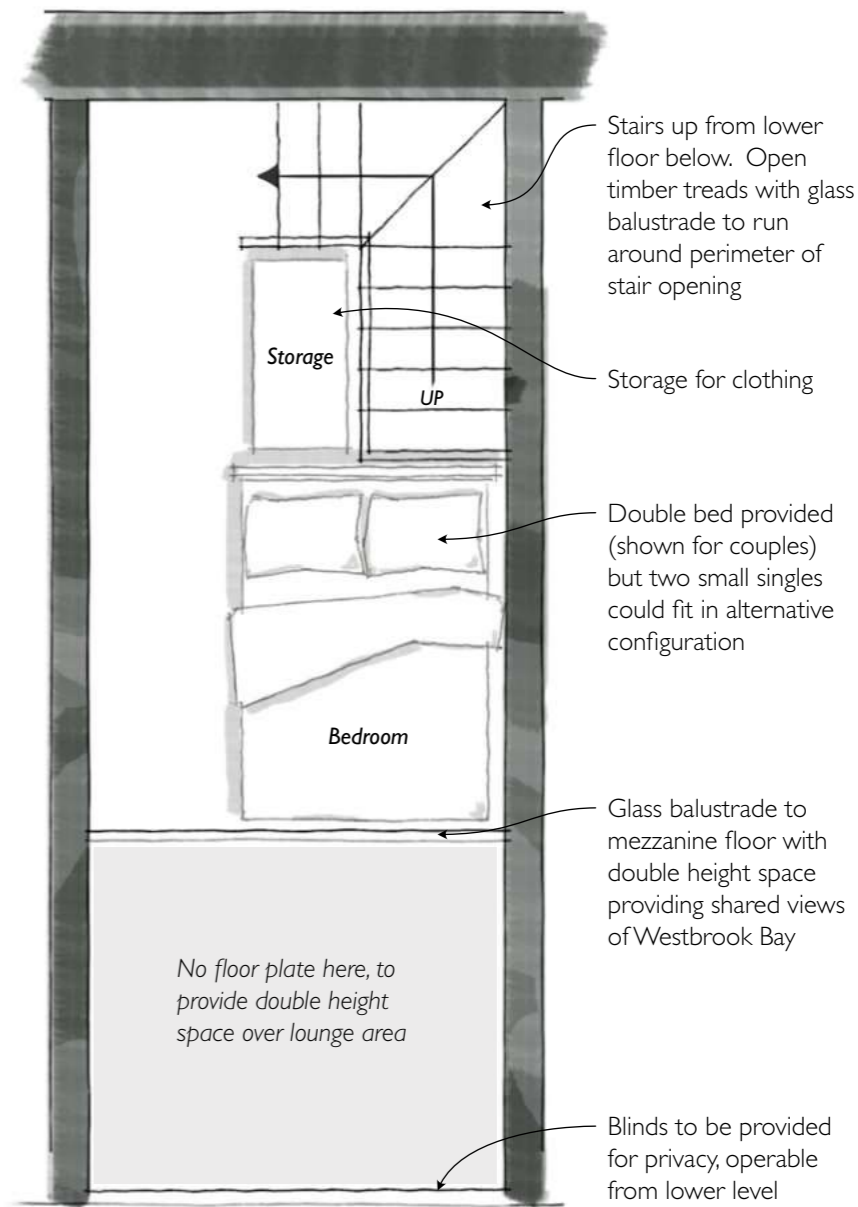
The accommodation units are arranged in a manner which seek to maximise views and natural daylight. Therefore, large, double-height, floor to ceiling windows and doors along the frontage ensure such principles can be accommodated. The location of a bathroom to the rear of the unit, where views and natural light are less essential is an effective use of space.

A small kitchenette, with basic provisions including a sink, kettle, microwave and fridge ensures that some self-catering service is provided. However, in keeping provisions basic, the objective would be to encourage occupants to use the new cafe and restaurant facilities within the Loggia.

A small kitchenette, with basic provisions including a sink, kettle, microwave and fridge ensures that some self-catering service is provided. However, in keeping provisions basic, the objective would be to encourage occupants to use the new cafe and restaurant facilities within the Loggia.



TYPICAL ROOM PLAN (UNITS 3 to 18) - Lower and Mezzanine Levels
This drawing is not to scale



7.4 MATERIALS

Local Material Palette

External finishes along this stretch of the coastline are largely brick or render, with some clay tile hanging present on Westbrook's seafront villas. Other more recent architectural additions to the seafront are finished in metal panels, timber rain screen and render:



View of Margate - Brick, tile and render



Turner Contemporary, metal clad



Turnstone Mews, metal, timber and render



Beach houses, timber rain screen



Westbrook beach huts



Beach Architecture

Forward of the cliff into which Westbrook Loggia is sunken, architectural forms - the beach huts and viewing shelters - are all clad in timber. Council owned structures are painted in blue and yellow whilst privately owned beach huts are represented by an array of colours and patterns.

Locally, the natural landscape is chalk, topped with grass and wild flower. Rubble walling, metal railings and hedges form boundaries.



Westonville Bathing Pavilion



Bathing Machine

Bathing Materiality

Bathing is historically important to Westbrook and the Westbrook Loggia. Bathing machines - huts on wheels, clad in timber with canvas modesty hoods -were invented in Margate and were used until the early 20th Century - when the Westonville Bathing Pavilion was completed. The pavilion provided changing facilities for bathers. Materials associated with local bathing traditions may be used as a celebration of the building's past.



Timber rain screen
Russwood



Annex 2
Agenda Item 12

Durability in Coastal Locations

Materials that have a rough or undulating surface are beneficial in coastal conditions as they act as a buffer to the building fabric by reducing the impact of cold winds and driving rain.

Rain screens clad with timber or tile provide protection to buildings by creating an an outer skin. Timber and tile are suitable in these locations as the material is able to withstand harsh weather conditions, whilst the amount of driving rain that is able to reach the building fabric is reduced by the screen.

Introducing some colour would align Westbrook Loggia with locally used beach huts - inviting locals to feel a degree of ownership towards the building.



Beachside House, timber rain screen and Gabions filled with pebbles
ABIR Architects



School and daycare
JKMM Architects



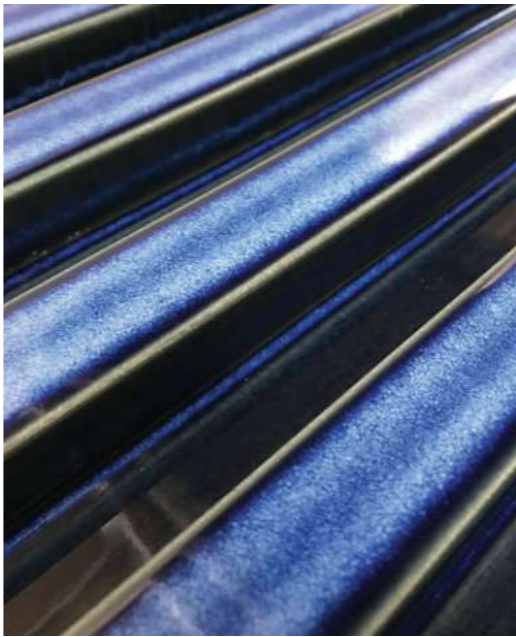
The Longest Bench
Studio Weave



Jerwood Gallery, glazed tiles
HAT Projects



Glazed tiles
Darwen Terracotta



Standing seam metal cladding



Glazed terracotta rain screen



Sugarhouse Studios
Assemble

BUILDING POTENTIAL

Note: when viewing electronically, this page is best viewed in a two-page landscape format

A study has been undertaken to investigate the type of materials that might be utilised within the Loggia, both internally and externally. Aside from the general finish and overall appearance, the suggested materials have also been assessed based on their suitability to perform within the areas and environments they will be subject to.

Glazed wall tiles in an ocean coloured finish to public toilets and changing rooms.



Minimalist glass lift inserted into eastern tower. Will aid in drawing natural through the building into the floors below.



Minimalist stair and balustrade to maximise natural daylight levels within accommodation pods.



INTERIOR

Polished concrete floors used for main public spaces, due to affordability and practicality. Floor may need to retain element of tactility to aid slip resistance.



Commercial fit-out of cubicles, using bright, plain colours.



Cafe space to have modern contemporary finishes that complement the exterior which borrow features of the proposed external treatment i.e. hanging greenery, plants.



All accommodation pods to be decorated and furnished in the Thanet District Council colours of blue and yellow.



WESTBROOK LOGGIA - ELEVATION TO THE SEA

High-quality timber floor finish to first floor restaurant to create notion of elegance and quality within the space. Timber is practical and hard-wearing whilst it would not be subject to potential wetter conditions on the floor below.

Triple glazed, metal framed (finished black in colour) window frames, with UV solar coating. As this side of the building is north facing, the Loggia will not be subject to excessive solar heat gain, and the temperature variation caused by this.



Grass/sedum roof covering to first floor accommodation. Plants selected based on ability to thrive in coastal environment but also for low maintenance properties. Will enhance wildlife diversity by providing natural habitat.



External masonry walls to both towers to be finished in a lime-based render and finished in a white-wash coat, to enhance the contrast against the black tarred timber weatherboard.



Minimalist glass balcony to ensure views from the first floor accommodation pods overlooking Westbrook Bay are maintained, with slender handrails. Self-cleaning glass would be beneficial to mitigate effects of sea-spray.



Dark stained, treated timber weatherboard cladding to building, characteristic of Kentish coastal properties. Timber is a durable material associated with marine environments given the history of boat building although a maintenance regime will need to be implemented for ensuring the timber retains its finish.



7.5 RENEWABLE ENERGIES

Electrics (lights and appliances)

The position of the building, sunken into the cliff, results in a deep floor plan which can only be naturally lit from one side. Some of the facilities, including the accommodation and the restaurant, are also likely to be used outside of daylight hours. In addition, spaces such as the laundry rooms, lift, commercial kitchen and food storage area will demand more electricity for appliances. These factors result in a relatively high energy demand for electrics. The following sources of renewable energy are being considered:

Solar Photovoltaics

There is potential for Solar PVs to be installed on the roof of the building - orientated towards the South. The amount of shading, cast by the 3-storey houses over the roof throughout the day and different seasons, is to be assessed in order to ascertain efficiency. Installation of solar panels would require additional guarding from the public thoroughfare and there would be a requirement to avoid glare from the solar panels, back to the residences.

On-site Wind turbine

The seafront location of the Westbrook Loggia and the absence of obstructions to the prevailing south-west wind, would suggest that a wind turbine on site would efficiently generate a high degree of energy for the proposal. However, the sensitive position of the building in relation to the SSSI, SPA, SAC and the Ramsar site would render the use of a wind turbine unfeasible, due to the risk posed to wildlife, particularly protected birds. A wind turbine in this location would also interrupt views, having a negative visual impact on the Landscape Character Area.

Tidal Power

The predictability of the tide means that tidal systems provide a reliable source of kinetic energy that is far less likely to require a back up energy supply. Tidal energy can be supplied to the grid by turbines under the sea, barrages or lagoons. Although the seafront location of the Loggia leads to the conclusion that tidal would be a very efficient means of energy, the cost of tidal turbines supplying individual sites is still very high and barrages and lagoons require a great deal of infrastructure - which would be disruptive to the public beach.

Renewable Energy Providers

Although an on-site wind turbine is not considered to be suitable for this site; solar panels may not be the most efficient source of energy when the building is shaded during winter months; and individual tidal supply is not yet viable - an agreement with the building owner and all tenants to use energy from companies that are strictly supplied by renewables would be a suitable approach to sustainably powering the building.

Thermal energies

Heated by electric supply

(See Electric sources)

Heat Pumps:

A heat pump may provide a suitable solution for some of the proposal's heat demand.

Air Source

Situated in a coastal location, the Westbrook Loggia is exposed to cold northerly winds, exaggerated by sea breezes. In addition, there is a high proportion of glazing facing north. As a result, although thermal upgrading will greatly improve heat loss from the building, the siting of the building will mean that heat loss from the proposal could be relatively significant. The sizing of an air source heat pump is relative to the heat loss - and pumps in coastal locations are typically larger due to greater exposure and higher heat loss.

An air source heat pump in a coastal location will also require protective coatings - to protect the unit from sea air corrosion.

Ground Source

Ground source heat pumps are more efficient than air source, particularly during the winter months. Air source heat pumps rely on air temperature which can fluctuate dramatically. The ground stores solar heat from the summer months and is therefore much warmer than the air during colder weather - when building users typically need to turn the heating on.

Ground source heat pumps are suitable for public and commercial buildings where the occupancy is relatively constant. Extreme fluctuations in heat demand can absorb too much heat too quickly from the ground source - reducing the heat store. As a seafront building, the Westbrook Loggia is most likely to experience greater fluctuations in occupancy during the summer (when business is particularly weather dependent and there is less demand for heating). Heat demand during the winter is more likely to follow a regular trend, therefore a ground source heat pump would be well-suited to the proposal.

A ground source heat pump also avoids plant noise, visual impact and deliveries of fuel.

Marine Source

Similarly to ground source heat pumps, marine source heat pumps are more efficient than air source, due to thermal inertia. The sea stores solar heat during the summer and is therefore warmer than the air during the winter months.

A marine source pump would require a heat exchange sub station, potentially separate to the main building.

In a closed loop system, heat from the sea is transferred to a coil of pipes, submerged beyond low tide level. The pipes running down to the water could be laid beneath the beach, however, a closed loop system is not best suited to a body of water that is heavily used as coastal erosion, sea-faring traffic and use by the public could disturb the pipework.

An open loop system draws warm seawater into a heat exchange, which transfers heat to a boiler in the plant room. Cold seawater is then expelled back into the sea, further down the coastline. This system is less efficient than a closed loop system - as some heat can be lost during the transfer process - however, an open loop system uses less pipework and can largely be protected from disturbance.

An abstraction and rejection system (as designed by ICAX for Shoreham Harbour's Maritime House) is required for an open loop system, to stop marine debris from entering the system and to avoid damage by salt water corrosion.

MVHRs

Mechanical Ventilation Heat Recovery units that are powered by sustainably supplied electrics offer a good solution to the proposal's thermal strategy. The scheme proposes a number of spaces which will emit high levels of heat and moisture: The laundry rooms, showers, kitchens, food storage spaces, cafe and restaurant.

An MVHR extracts stale, hot moisture from showers, cooking appliances and spaces in which lots of people congregate. Heat can then be separated from the stale air - and recycled as heat for other spaces - accommodation, offices etc.

Ventilation requirements to maintain good air quality throughout the proposal would also benefit from use of MVHRs.

Hot Water

(See Solar PVs for mounting suitability)

Solar Thermal panels could provide hot water for the accommodation - separate from the public elements of the proposal.

Hot water demand for the public showers and commercial kitchens may be greater than what can be catered for by the roof space available for solar panels, therefore, for the public elements, it would be best to supply hot water via one of the other systems.

Water

Rainwater harvesting:

The surface area of the roof could collect a considerable amount of rainwater. Rainwater harvesting is proposed to serve the proposal's toilets and other non-potable water supply. 'Smooth' waterproof, materials: membranes, metal sheeting or plain tiles are the most efficient when harvesting rainwater; however, due to the building's exposure to storms and driving rain, some attenuation would reduce the possibility for overloading the supply in the increasing likelihood of a storm.

An intensive or extensive (planted) blue roof or a gravel and wildflower-seeded roof would provide this attenuation and would reduce the visual impact of the building - sunken into the grass-topped chalk cliff.

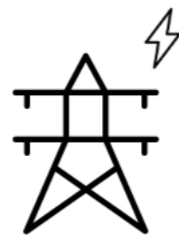
To summarise, it is feasible that the Westbrook Loggia proposal could have electricity supplied by a hybrid system made up of: some **solar photo voltaic panels** (study pending) mounted on the roof. These would be backed up by supply from **renewable energy providers**.

Much of the building's heat demand could be addressed using a **ground source heat pump** or a **marine source heat pump**, whilst an **MVHR**, would recycle heat from spaces warmed by occupancy, steam and appliances, reducing some of the demand on the heat pump. Ventilation would also be provided by an **MVHR**.

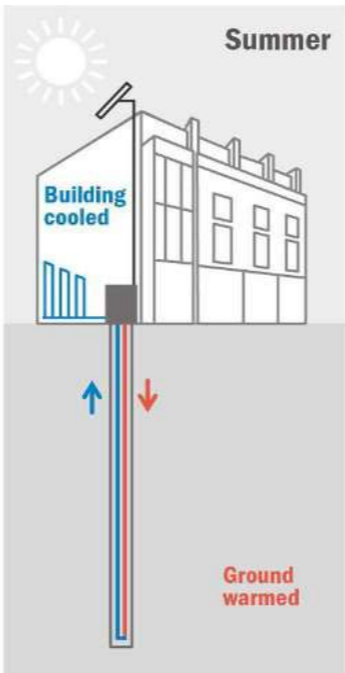
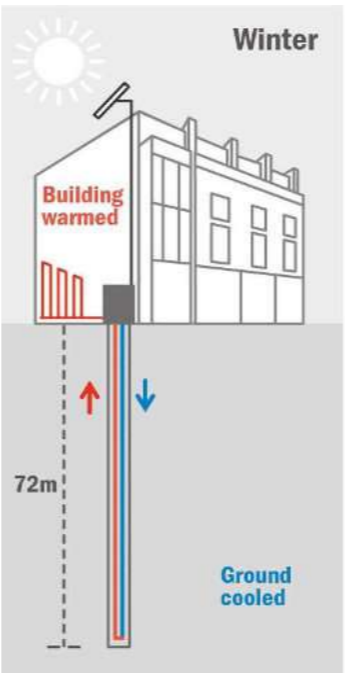
Finally, non-potable water (ie. for flushing toilets) could be supplied by **rainwater harvesting** - attenuated by an **intensive/extensive blue roof**.

There is potential for Solar PV panels to the flat roof. Shading and glare impact are to be assessed. Due to a high level of wind exposure, the proposal could benefit from an on-site wind turbine, however; a turbine is not suitable in proximity to an SPA, due to increased risk to wildlife.

Tidal turbines serving individual sites are not yet cost effective. Tidal barrages and lagoons require infrastructure that would be disruptive to the public beach.



If on-site renewables are unfeasible, an agreement can be made with the building owner and all tenants: to use energy from companies that are strictly supplied by renewables.



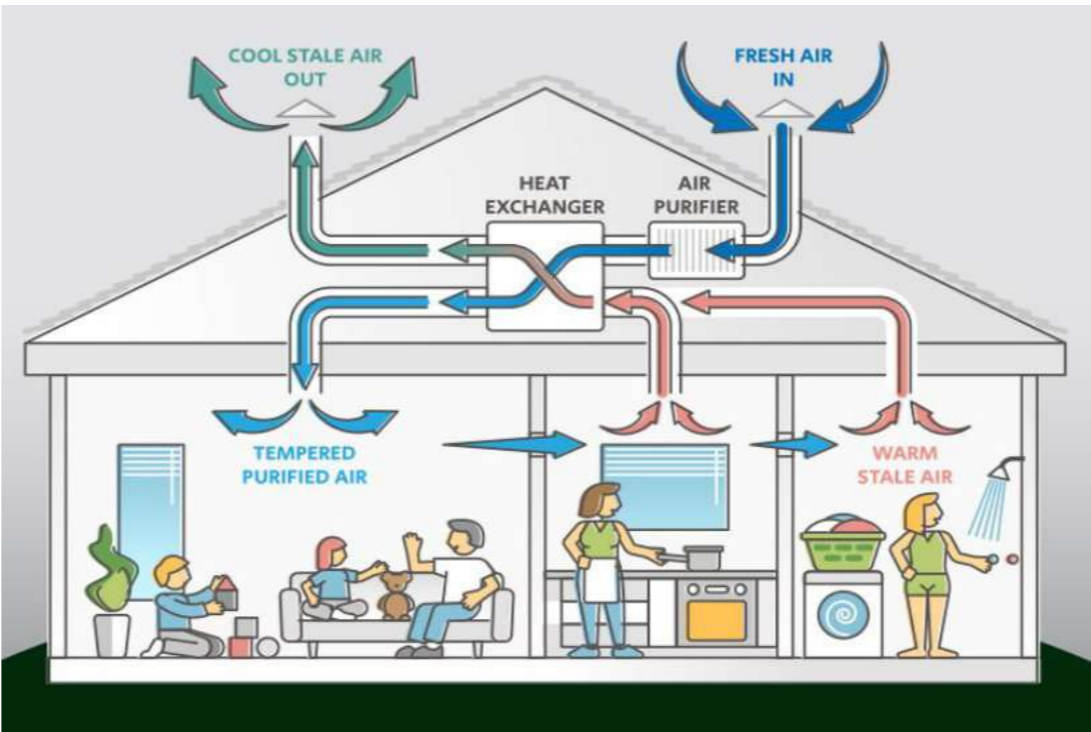
A heat pump may provide a suitable solution for some of the proposal's heat demand.

Air source heat pumps in coastal locations are typically larger due to greater exposure and higher heat loss. Ground and marine source heat pumps are more efficient than air source, particularly during the winter months, due to thermal inertia. The ground and sea stores solar heat during the summer; which can be released back to the building as the air temperature drops.



The scheme proposes a number of spaces which will emit high levels of heat and moisture: The laundry rooms, showers, kitchens, food storage spaces, cafe and restaurant. An MVHR extracts stale, hot moisture from showers, cooking appliances and spaces in which lots of people congregate. Heat can then be separated from the stale air - and recycled as heat for other spaces - accommodation, offices etc.

Ventilation requirements to maintain good air quality throughout the proposal would also benefit from use of MVHRs.



The surface area of the roof could collect a considerable amount of rainwater. Rainwater harvesting is proposed to serve the proposal's toilets and other non-potable water supply.

As the building is exposed to storms and driving rain, the attenuation provided by a planted blue roof would reduce the possibility for overloading the supply.

SECTION 8.0

CONCLUSION & NEXT STEPS

An informal meeting was held with Iain Livingstone, Planning Applications Manager for Thanet District Council, on Tuesday 19th October 2021. At this meeting, the team presented the outline proposals described in section 7.0 of this report, following which thorough feedback and guidance was provided on how this scheme may suitably be developed.

The three primary factors the team raised as discussion points focused on;

- Proposed use and schedule of accommodation.
- The visual appearance of the Loggia, as presented in our proposed elevational study.
- The increase in scale of the building, as a result of the introduction of new vertical circulation, the inclusion of a mezzanine floor and the additional area required at first floor level to provide a total of 20 units.

Further guidance was also provided to us on the likely requirements the council's planning team will need when assessing and determining the proposal.

Use

The proposal largely bears resemblance to historic and former uses, the exception being the introduction of accommodation on the first floor. In such instances, the acceptance of introducing accommodation will be subject to control measures which focus around provision of high-quality space, amongst other factors.

With respect to the complementary functions and uses however, it was deduced that the provision of a timeline which clearly sequences the known uses of the Loggia would aid in understanding and justifying the re-introduction of certain facilities.

The inclusion of commercial activities on the roof space will likely entail the need for an entertainment license, which outlines the hours within the day (and night) such venue would operate.

A discussion with Environmental Health to review the proposals would be of great benefit. In lieu of this, it is anticipated that a Noise Impact Assessment would need to be carried out and provided as part of the application, to provide assurances the design has been realised in a manner which minimises disturbances to nearby residents.

Furthermore, the provision of a bar, restaurant and cafe facility, in addition to the increased commercial activity and numbers of persons visiting and using of the building, will likely impact on local transport provisions. Whilst the Loggia is well connected by train, bus and pedestrian routes, as described earlier in the report, there could be an increase in demand for parking provisions locally.

Therefore, when progressing the designs, liaison with the Highways Department will be beneficial, with a view to producing a Transport Assessment Statement as part of any submission for consent. Engagement with Highways will also be required on the basis the current plans show excavation beneath the road to install rainwater harvesting storage tanks.

It was suggested a pre-app with Kent County Council would also be beneficial and would serve to test the practicality of the initial proposals.

Appearance

On the matter of visual appearance, no reservations were raised on the proposed aesthetic but it was accepted at this early stage in the design, much will depend on the materials selected. The external materials will be influenced by their ability to perform in a coastal environment, as well as frequency of maintenance and the practicality and suitability.

Guidance was provided on the form of the proposed building plan. It was observed that, given the flat frontage, the ground floor would benefit from variation in the building line to create both interest and character. This could be achieved through 'pushing and pulling' various aspects of the frontage to create a staggered surface. A further design exercise exploring how this would appear in plan and elevation form is required.

The use of glass features prominently in the designs, notably at first floor level. Whilst the reasoning for this was logical, to maximise views out over Westbrook Bay whilst enhancing internal daylight levels, in its current form the proportions are unbalanced. Consideration is required to assess how the volume of glass might be reduced slightly and would further analyse whether light pollution would be an issue in the context of a Special Protected Area (SPA).

Despite the appearance of the proposal being different to both the current form of the Loggia and the historical appearance, with our scheme taking on a more contemporary approach, it was noted that the building does not sit within a Conservation Area and is outside the area considered of high Townscape Value.

Furthermore, the property is not listed nor does it retain any original fabric of architectural or historic significance that might otherwise categorise the building as a non-designated heritage asset. It does have high communal value, given the affiliation with residents but as demonstrated by the recent public engagement exercises, most wish to see the building enhanced and put into permanent use.

The proposal will need to ensure it complies with the policies found in the Local plan, to include, but not limited to, coastal squeeze and protection of existing tourist accommodation.

Scale

The proposals generally seek to reuse the existing footprint of the building but it was explained there are instances where minor extension above and beyond this footprint will be required. Typically, this increase in scale of the Loggia is as a result of the introduction of new vertical circulation within each of the two towers, the inclusion of a mezzanine floor to the accommodation pods and the additional area required at first floor level to enable the provision of a total of 20 units.

On the aspect of increasing the height of the towers, it was advised that a further study would be required to assess the impact of the proposal when the Loggia is viewed from the Royal Esplanade. A street elevation and section through the building would help to understand the obstruction caused to views from neighbouring properties as a direct result of increasing the height of the towers. Despite this, the opportunity to reform the towers is rooted in historic precedent, given the two decorative turrets once adorned each tower.

It was suggested that the impact on the streetscape needs to be considered and the undertaking of a townscape views analysis would serve to demonstrate such investigation.

The impact of increasing the flat roof level over the new accommodation units was discussed but was explained that this impact would be reduced by sloping these flat roof areas back to the road. This would also aid the collection and harvesting of rainwater.

Lastly, the increased footprint at first floor level, which entails building over the existing toilets to either end of the Loggia was agreeable, although it was noted the subsequent mass created as a result would need further consideration. This could be best demonstrated by modelling the proposal and providing greater context, whilst also exploring how the roof overhang (at first floor level) might be achieved.

Next Steps

The outline designs presented in this report have been developed to provide an indication of how the existing space might be altered to accommodate a new sustainable, viable use.

In progressing the scheme the designs will need to be developed in greater detail, incorporating the advice and recommendation of a full design team of specialist consultants providing structural, civil and building services design.

Furthermore, the procurement of a full measured survey, to include the location of buried and hidden building services will aid the accuracy of the design information subsequently produced.

[End of Report]

Thanet District Council
Westbrook Loggia
Cost Plan Report

30 September 2021

Betteridge & Milsom

Project Ref: BM3757

Revision: -

Contents

1 - Executive Summary.....	2
2 - Project Description.....	3
3 - Project Budget.....	4
4 - Status of Cost Plan	4
5 - Statement of Cost.....	4
6 - Information on which the Cost Plan was prepared.....	5
7 - Statement of Floor Areas.....	5
8 - Cost Plan.....	5
9 - Basis of Cost Estimates.....	6
10 - Risk Allowances.....	7
11 - Changes to Previous Cost Targets.....	8
12 - Decisions on Alternative Proposals	8
13 - Value Engineering Criteria.....	8
Option 1 - Appendix A – Cost Plan Summary.....	9
Option 1 - Appendix B – Detailed Cost Breakdown.....	10
Option 2 - Appendix C – Cost Plan Summary.....	11
Option 2 - Appendix D – Detailed Cost Breakdown	12

Owner	LG/EW
Issue	29/09/2021
Version	Version ref -

1 - Executive Summary

The Project is Option 1 is a part demolition and rebuild, including accommodation pods. Option 2 is a complete demolition and rebuild, including accommodation pods. – details are included within this report under **Project Description**.

The budget at the time of this report is unknown – details are included within the report under **Project Budget**.

This Cost Plan report is based on RIBA Stage 2. The status of this is described within the report under **Status of Cost Plan**.

This report details the expected costs as follows: -

Option 1

- Construction Works Estimate (A) project as **£3,215,000.00** (exc VAT)
- Contract Works Estimate (B) project as **£3,537,000.00** (exc VAT)
- Project Cost Estimate (C) project as **£4,068,000.00** (exc VAT)

Option 2

- Construction Works Estimate (A) project as **£3,708,000.00** (exc VAT)
- Contract Works Estimate (B) project as **£4,078,000.00** (exc VAT)
- Project Cost Estimate (C) project as **£4,690,000.00** (exc VAT)

Cost details are included within this report under **Statement of Cost**.

Further details including information used to prepare the report, the basis of the estimate and commentary of risk allowances are contained within later sections of this document.

Where alternative proposals have been identified or any potential extra works noted, associated costs have been provided where possible. These will need to be explored and considered during the following stages of the project – details are included within the report under **Decisions on Alternative Proposals**.

We have also made some commentary on Value Engineering criteria and have provided **Conclusions & Recommendations**.

2 - Project Description

The project is to provide the following:

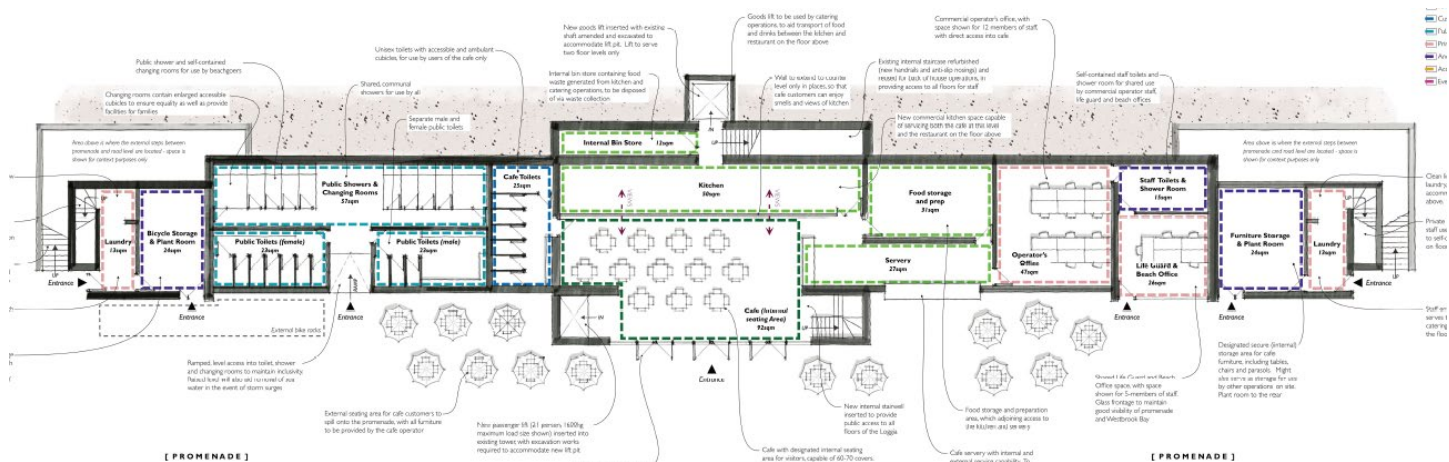
Option 1

Demolition of the first floor and strip out of ground floor and central block. Construction of new accommodation pods and refurbishment of ground floor and central block to provide office and restaurant/bar space.

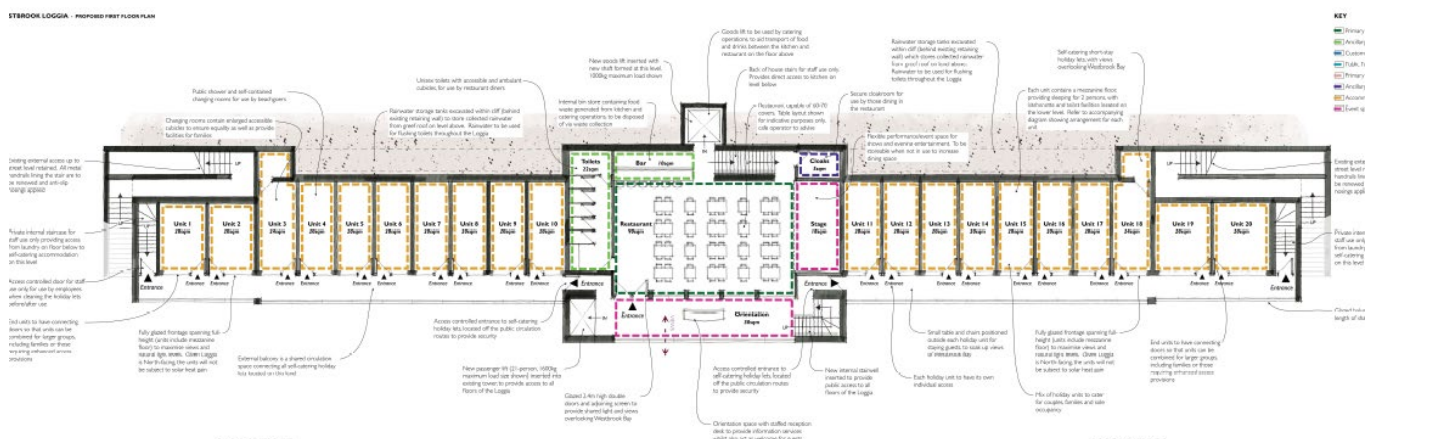
Option 2

Demolition of existing building. Construction of new building with accommodation pods, office areas, restaurant, and Bar Space.

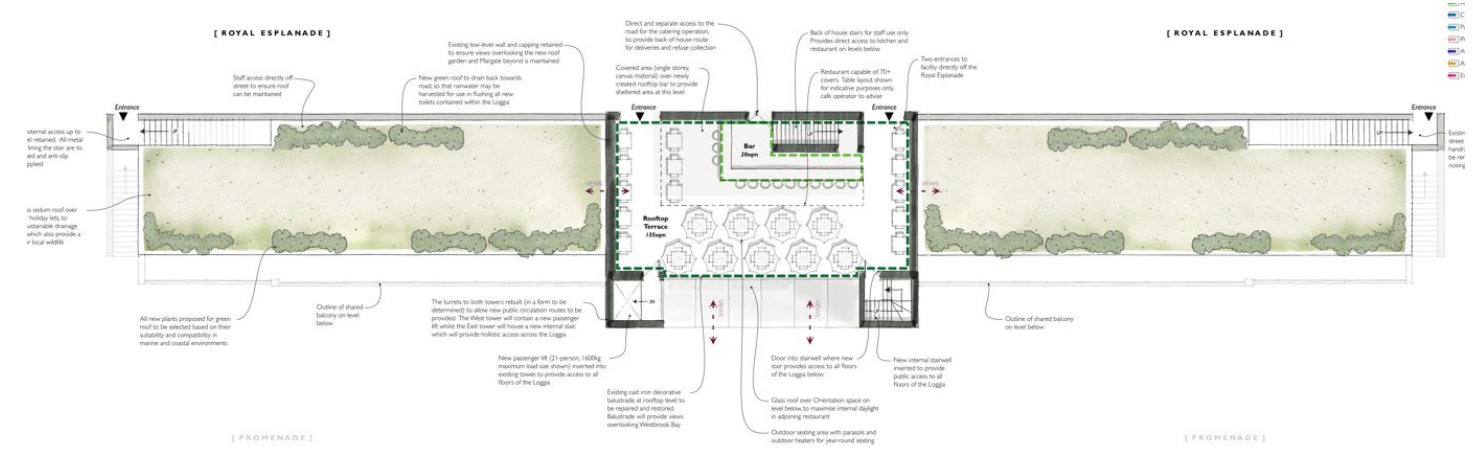
The Project Description should be read in connection with the information provided to us, of which extracts are included below: -



01 - Proposed Ground Floor



02- Proposed First Floor



03 - Proposed Roof Terrace with Bar

3 - Project Budget

At the time of developing this cost plan report the project budget was unknown.

4 - Status of Cost Plan

This document is a report on the RIBA Stage 2 cost plan and is an intrinsic part of the Stage 2 Report. The level of this report is based on RIBA Works Stage 2: Concept Design being the following: -

“Implementation of Design Brief and preparation of additional data [from previous stages]. Preparation of Concept Design including outline proposals for structural and building services systems, outline specifications and Formal Cost Plan 1. Review of procurement route.”

This cost plan has been produced by reviewing each Element of the project. It should be noted that elemental cost planning is an iterative process, which is performed in steps of increasing detail as more design information becomes available. Therefore, this cost plan is based on information available at this stage.

5 - Statement of Cost

The following costs have been estimated for this project. Further breakdown of costs are included elsewhere.

Options	Construction Works Estimate (A)	Contract Cost Estimate (B)	Project Cost Estimate exc. VAT (C)
Option 1	£3,215,000.00	£3,537,000.00	£4,068,000.00
Option 2	£3,708,000.00	£4,078,000.00	£4,690,000.00

Definitions:-

A: Construction Works Estimate – the cost of the building works, including main contractor's preliminary cost and overheads & profit. Excludes inflation, risk allowances, design fees, surveys and client costs. Excludes VAT

B: Contract Cost Estimate – the Construction Works Estimate, plus allowances for design and construction risks, and (if Design & Build contract) contractor's design and survey fees. Excludes client-side costs and VAT.

C: Project Cost Estimate – the Contract Cost Estimate, plus client-side design team fees, surveys, other client project costs (refer to exclusions) excluding and including VAT. Please note that we are not VAT specialists and advice should be sought as necessary.

6 - Information on which the Cost Plan was prepared

The following information was made available by the Design Team at time of Cost Plan preparation:-

Architect (Purcell Architect's)

1. Westbrook Loggia – Existing
2. Westbrook Loggia – Proposed Ground Floor
3. Westbrook Loggia – Proposed First Floor
4. Westbrook Loggia – Proposed Roof Terrace
5. Westbrook Loggia – Elevations

7 - Statement of Floor Areas

Based on current issued drawings, the following are the calculated Gross Internal Areas (GIA/GFA):-

Option 1 & 2	B&M Areas
Ground & First Floor	957m2
Accommodation Pods	408m2
TOTAL	1,365m2

The information used to obtain the above areas are included within **Section 6** of this report.

8 - Cost Plan

A breakdown of the Costs of this project are included in Appendix A & B (Option 1) and Appendix C & D (Option 2).

9 - Basis of Cost Estimates

An elemental cost plan has been produced, based on the information available (see above). The following elements have been developed to allow cost review:-

Project Part:	Option 1
Substructure	Excluded – assume no works required, existing substructure assumed sufficient.
Frame	Allowance for Steel enhancements to existing structure to facilitate additional loading for accommodation pods.
Upper Floors	Excluded – assume no works required, existing upper floor build assumed sufficient.
Roof	Allowance for roof structure, rooftop terrace bar finish including pedestal and stone slabs, allowance for single canvas canopy, allowance for pedestal and stone slabs to balconies. Cost allowed for sedum green roof to the accommodation pods.
Stairs	Making good to existing stair to back of house, allowed for new stair finishes and balustrade/ handrail to front of house and accommodation block.
External Walls	Allowance for weatherboard/ render finish laid over existing structure. Allowance for RCwall to goods lift, New rendered wall to the towers.
Windows and Ext. Drs	Allowance for Aluminium frame to external windows and doors/ curtain walling. Allowance for new roller shutter to servery hatch.
Internal Walls	Cost allowed for metal stud framing system, sound/ fire proofing lining.
Internal Doors	Allowance for single, leaf and half and double doors, based on fire doors and Roller Shutter to internal servery.
Wall Finishes	Allowance for plaster skim throughout, tiling to wet areas, moisture resistant paint to general areas, IPS, Splashback to Kitchen/WC.
Floor Finishes	Cost allowed for carpet to office areas, vinyl to kitchen areas, make good and painting to store/ plant rooms, Engineered Oak to restaurant area and tiling to WC's and Showers.
Ceiling finishes	Demountable ceiling grid system with allowance for moisture resistant to wet areas.
Fittings & Furnishings	Allowance for commercial kitchen, servery and food prep storage, additional allowance for bar areas and reception desk, general allowance for stores/shelving.
Services	Allowance for sanitaryware to WC's, shower's etc. Mechanical, Electrical and BWIC based on £/m2 of GIFA. Cost allowed for passenger and goods lift.
External Works, Drainage, External Services	Making good of the existing promenade, making good existing external staircases, allowance for balustrade/handrailing system to balconies and roof. Allowance for uplift in external water, electrical, BT supply and an increase in Foul/Surface drainage supply, including rainwater harvesting.
Facilitating Works	Demolition of East and West Wing, Strip out of existing ground and first floor and removal of all internal walls, external curtain walling. Allowed for general asbestos removal works.
Complete Buildings	Accommodation based on £/unit including additional allowance for service connections and glazed frontage.
Project Part:	Option 2
Substructure	Based on Raft foundations/slab, insulation and hardcore.
Frame	Allowance for new Steel frame, based on new build GIFA, including allowance for intumescent paint.
Upper Floors	Allowance for composite steel deck system.
Roof	Allowance for roof structure, rooftop terrace bar finish including pedestal and stone slabs, allowance for single canvas canopy, allowance for pedestal and stone slabs to balconies. Cost allowed for sedum green roof to the accommodation pods.
Stairs	Allowed for new stair finishes and balustrade/ handrail to front/back of house and accommodation block.
External Walls	Allowance for insulated block cavity wall with either weatherboard/ render finish. Allowance for RCwall to goods lift.
Windows and Ext. Drs	Allowance for Aluminium frame to external windows and doors/ curtain walling. Allowance for new roller shutter to servery hatch.
Internal Walls	Cost allowed for metal stud framing system, sound/ fire proofing lining.
Internal Doors	Allowance for single, leaf and half and double doors, based on fire doors and Roller Shutter to internal servery.

Wall Finishes	Allowance for plaster skim throughout, tiling to wet areas, moisture resistant paint to general areas, IPS, Splashback to Kitchen/WC.
Floor Finishes	Cost allowed for carpet to office areas, vinyl to kitchen areas, painting to store/ plant rooms, Engineered Oak to restaurant area and tiling to WC's and Showers.
Ceiling finishes	Demountable ceiling grid system with allowance for moisture resistant to wet areas.
Fittings & Furnishings	Allowance for commercial kitchen, servery and food prep storage, additional allowance for bar areas and reception desk, general allowance for stores/shelving.
Services	Allowance for sanitaryware to WC's, shower's etc. Mechanical, Electrical and BWIC based on £/m2 of GIFA. Cost allowed for passenger and goods lift.
External Works, Drainage, External Services	Making good of the existing promenade, making good existing external staircases, allowance for balustrade/hand railing system to balconies and roof. Allowance for uplift in external water, electrical, BT supply and an increase in Foul/Surface drainage supply, including rainwater harvesting.
Facilitating Works	Demolition of entire building including foundations, retaining existing retaining wall to the rear of the building including east and west wing staircase. Allowed for general asbestos removal works.
Complete Buildings	Accommodation based on £/unit including additional allowance for service connections and glazed frontage.

Main Contractors Costs

An allowance for 12% the Main Contractors' preliminaries has been included with 8% allowance for Contractor overhead and profit.

Professional Fees and Surveys

Professional fees and surveys based on 13% and 2% respectively.

Exclusions

Please note fees based on costs going forward and exclude costs already expended to gain planning permission
The following matters excluded from the project cost report:

- VAT
- Legal fees associated with the works
- Inflation
- Any costs associated with road / lane closures associated with the works
- Any other works not specifically listed or identified within this report
- Employer's requirements
- Loose FF&E (General Restaurant tables and chairs)

10 - Risk Allowances

Risk allowances are allocated against three criteria, each treated as an individual cost target. It is anticipated that as the project progresses the realised risks will be allocated to the corresponding aspect of the cost plan. The cost targets are:-

- Design Development risks (5.00%) – an allowance for use during the design process to provide for the risks associated with design development, changes in estimating data, third party risks (e.g. planning requirements, legal agreements, covenants, environmental issues and pressure groups), statutory requirements, procurement methodology and delays in tendering.
- Construction risks (5.00%) – an allowance for use during the construction process to provide for the risks associated with site conditions (e.g. access restrictions/limitations, existing buildings, boundaries, and existing occupants and users), ground conditions, existing services and delays by statutory undertakers.

- Employer risks (0.00%) – an allowance for use during both design process and construction process to provide for the risks of employer driven changes, and matters such as early handover, postponement, acceleration, availability of funds, unconventional tender action and special contract arrangements.

11 - Changes to Previous Cost Targets

As this is the initial Formal Cost Plan, we have not recorded any changes to previous cost targets.

12 - Decisions on Alternative Proposals

There are key decisions which will need to be made as we move through **RIBA Stage 3**. The following matters are considered key to the next project stage: -

- Quantity – Review the areas being provided within the scheme.
- Quality – review each element to consider if appropriate value has been used.
- Extent – Review to ensure that the project scope has not been shifted.
- Restrictions – review of any other restrictions that area placed on the scheme.
- Allowances – review of design development and constructions risks as these have a bearing on project cost.

13 - Value Engineering Criteria

As an overall process we would recommend considering any value engineering criteria as a set of sub-criteria; namely

Must haves – elements that are key to the brief of the project.

Should haves – elements that are good practice and of inherent value for the project

Could haves – elements that are potentially achievable within the project budget.

Won't haves – elements which need to be avoided; from lessons learned on previous schemes

One area of value engineering could be around the accommodation pods, at present these are bespoke units however if these are changed to in-situ units then maybe a cost saving will be applicable, if we remove the sedum roof to the accommodation pods a cost saving could be applied. Another area could be the removal of kitchen roller shutter in lieu of a full height partition.

As we move into the next RIBA Stage, we plan to explore the project costs in more detail. We will look to review the developing design against value engineering criteria with the project team.

14 - Conclusions & Recommendations

This Cost Plan is provided to the client in ascertaining the likely costs for the project and to confirm which elements of the work are taken forward. If Option 1 was proposed the likely budget would be £4.06 million and if Option 2 was proposed the likely budget would be £4.69 million.

However, there are some elements of the scheme where strategic decisions will need to be made and these should be considered and explored as early as possible and certainly within the next RIBA Stage. This includes discussions to explore those items highlighted as “Alternative Proposals” above.

Option 1 - Appendix A – Cost Plan Summary

COST SUMMARY - OPTION 1 - Part Demolition, Rebuild and Refurbishment

Base Date of Cost Plan	29-Sep-2021	
Gross Internal Floor Area	1,365 m2	14,687 ft2
Construction Works Estimate	3,215,000.00	Total (A) - see details below
Contract Cost Estimate	3,537,000.00	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	4,068,000.00	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.0	General Building Works	1,444,000	See Breakdown	1,058	98
1.2	Accommodation Pods	856,000	See Breakdown	627	58
1.3	Facilitating Works	173,000	See Breakdown	127	12
1.4	External Works	185,000	See Breakdown	136	13
	Sub-Total	2,658,000		1,947	181
2	Main Contractor's Preliminaries Estimate	319,000	based on 12.0%	234	22
	Sub-Total	2,977,000		2,181	203
3	Main Contractor's Overheads & Profit	238,000	based on 8.0%	174	16
(A)	Construction Works Estimate (Total)	3,215,000		2,355	219
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	161,000	based on 5.0%	118	11
5.2	Construction Risks Estimate	161,000	based on 5.0%	118	11
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	3,537,000		2,591	241
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Inc Below	0	0
6.2	Professional / Design Fees	-	Inc Below	0	0
6.3	Surveys / Reports	-	Inc Below	0	0
(B)	Contract Cost Estimate (Total)	3,537,000		2,591	241
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	460,000	based on 13.0%	337	31
7.2	Other Fees / Surveys	71,000	based on 2.0%	52	5
	Sub-Total	4,068,000		2,980	277
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	4,068,000		2,980	277
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	4,068,000		2,980	277

Option 1 - Appendix B – Detailed Cost Breakdown

Ref	Detail	Cost/m2	Cost/ft2	Sum
		(£)	(£)	(£)
	General Building Works			
	SUBSTRUCTURE			
	SUPERSTRUCTURE	386.92	35.95	370,280.00
	INTERNAL FINISHES	182.21	16.93	174,378.00
	FITTINGS, FURNISHINGS AND EQUIPMENT	201.67	18.74	193,000.00
	SERVICES	737.62	68.53	705,905.00
	Total	1,508.42	140.15	1,443,563.00

Ref	Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
	SUBSTRUCTURE			
	Excluded			
	Total	0.00	0.00	0.00
	SUPERSTRUCTURE			
	Frame	41.80	3.88	40,000.00
	Upper Floors			
	Roof	52.12	4.84	49,880.00
	Stairs and Ramps	52.25	4.85	50,000.00
	External Walls	40.72	3.78	38,970.00
	Windows and External Doors	118.29	10.99	113,200.00
	Internal Walls and Partitions	35.35	3.28	33,830.00
	Internal Doors	46.39	4.31	44,400.00
	Total	386.92	35.93	370,280.00
	INTERNAL FINISHES			
	Wall Finishes	88.56	8.23	84,748.00
	Floor Finishes	42.38	3.94	40,560.00
	Ceiling Finishes	51.27	4.76	49,070.00
	Total	182.21	16.93	174,378.00
	FITTINGS, FURNISHINGS AND EQUIPMENT			
	General Fittings, Furnishings and Equipment	201.67	18.74	193,000.00
	Total	201.67	18.74	193,000.00
	SERVICES			
	Sanitary Appliances	39.03	3.63	37,350.00
	Mechanical and Electrical Services	683.59	63.51	654,200.00
	Builder's Work In Connection With Services	15.00	1.39	14,355.00
	Total	737.62	68.53	705,905.00

Ref	Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
	COMPLETE BUILDINGS AND BUILDING UNITS			
	Prefabricated Buildings	2,098.90	194.99	856,350.00
	Total	<u>2,098.90</u>	<u>194.99</u>	<u>856,350.00</u>



Ref	Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
	Facilitating Works			
	WORKS TO EXISTING BUILDINGS	60.85	5.65	83,060.00
	FACILITATING WORKS	65.70	6.10	89,680.00
	Total	<u>126.55</u>	<u>11.75</u>	<u>172,740.00</u>



Ref	Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
	WORKS TO EXISTING BUILDINGS			
	Minor Demolition Works and Alteration Works	60.85	5.65	83,060.00
	Total	60.85	5.65	83,060.00
	FACILITATING WORKS			
	FACILITATING WORKS	65.70	6.10	89,680.00
	Total	65.70	6.10	89,680.00



Ref	Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
	External Works			
	EXTERNAL WORKS	135.58	12.60	185,070.00
	Total	<u>135.58</u>	<u>12.60</u>	<u>185,070.00</u>

Ref	Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
	EXTERNAL WORKS			
	Site Preparation Works	14.65	1.36	20,000.00
	Roads, Paths and Pavings	3.66	0.34	5,000.00
	Fencing, Railings and Walls	35.02	3.25	47,800.00
	External Drainage	45.62	4.24	62,270.00
	External Services	36.63	3.40	50,000.00
	Total	135.58	12.59	185,070.00

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
	Option 1 - Part Demolish, Rebuild and Refurbishment General Building Works SUBSTRUCTURE Excluded SUPERSTRUCTURE Frame Steel Frames				
A	Allowance for structural enhancements to existing building frame	1	Item	40,000.00	40,000.00
	Upper Floors Upper floors				
B	Excluded - assume no works are required to the upper floors; any enhancements included in frame				
	Roof Roof Structure				
C	Roof structure - Flat roof structure (excludes accommodation block)	24	m2	80.00	1,920.00
	Roof Coverings				
D	Rooftop terrace and bar area finish; assume slab installed on pedestal system	170	m2	120.00	20,400.00
E	Balcony area finish; assume slab installed on pedestal system	68	m2	120.00	8,160.00
F	Allowance for single storey canvas material to rooftop bar	40	m2	100.00	4,000.00
G	Roof covering to towers; assume single ply membrane system	24	m2	100.00	2,400.00
	Glazed Roofs				
H	Glazed roof; installed over orientation/restaurant space	20	m2	550.00	11,000.00
I	Extra; connection detail to existing facade	20	m	100.00	2,000.00
	Stairs and Ramps Stair Structures and Finishes				
J	Stair structures; allowance for making good from Ground to roof terrace - Back of house	1	Nr	7,500.00	7,500.00
K	Stair structures; allowance for new staircase Ground to roof terrace - Front of House	1	Nr	20,000.00	20,000.00
L	Stair structures; allowance for new staircase Ground to First Floor - To Accommodation	2	Nr	10,000.00	20,000.00
M	Ramp structures; construction of ramp structure to ground floor	1	Item	2,500.00	2,500.00
	External Walls				

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
	External Walls				
A	Allow for making good and applying new weatherboarding to wall	243	m2	90.00	21,870.00
B	Allow for making good and applying new render to wall	155	m2	70.00	10,850.00
C	RC Wall to Goods lift	25	m2	250.00	6,250.00
	<u>Windows and External Doors</u>				
	External Windows and Doors				
D	Glazed Curtain Walling; aluminium framed	90	m2	650.00	58,500.00
E	Extra; External double doors	8	Nr	1,800.00	14,400.00
F	Extra; External single door	1	Nr	1,200.00	1,200.00
G	External door: single	8	Nr	1,200.00	9,600.00
H	External door: leaf and half	3	Nr	1,500.00	4,500.00
I	Allowance for external servery and roller hatch	1	Item	25,000.00	25,000.00
	<u>Internal Walls and Partitions</u>				
	Walls and Partitions				
J	Internal walls; Solid internal Walls	398	m2	85.00	33,830.00
	<u>Internal Doors</u>				
	Internal Doors				
K	Door sets; Single Leaf Door including frame	13	Nr	900.00	11,700.00
L	Door sets; Leaf and Half Door including frame	1	Nr	1,200.00	1,200.00
M	Door sets; Double Leaf Doors including frame	1	Nr	1,500.00	1,500.00
N	Allowance for Roller Shutter to Kitchen	1	Item	30,000.00	30,000.00
	<u>INTERNAL FINISHES</u>				
	<u>Wall Finishes</u>				
	Finishes to Walls				
O	Finishes to walls; allowance for skim plaster and paint to all areas	1,680	m2	20.00	33,600.00
P	Finishes to walls; Tiling to wet areas	486	m2	60.00	29,160.00
Q	Extra Over; Moisture resistant paint to general areas	1,194	m2	2.00	2,388.00
R	Finishes to Walls; IPS	49	m2	400.00	19,600.00
	<u>Floor Finishes</u>				
	Finishes to Floors				
S	Finishes to floors; Tiling to Wet Areas	163	m2	60.00	9,780.00
T	Finishes to floors; Carpet to office areas	74	m2	40.00	2,960.00
U	Finishes to floors; Vinyl to Kitchen, Servery and Food Storage/Prep Areas	94	m2	40.00	3,760.00
V	Finishes to floors; Engineering Oak to Restaurant	110	m2	90.00	9,900.00

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
A	Finishes to floors; Making good of existing concrete floor	70	m2	15.00	1,050.00
B	Finishes to floors; Stone finish to areas	68	m2	120.00	8,160.00
C	Coved skirting to wet areas	86	m	15.00	1,290.00
D	Timber skirting to general areas	183	m	20.00	3,660.00
	Ceiling Finishes				
	Finishes to Ceilings				
E	Demountable Suspended Ceiling; grid system	638	m2	65.00	41,470.00
F	Extra Over; moisture resistant to wet rooms	380	m2	20.00	7,600.00
	FITTINGS, FURNISHINGS AND EQUIPMENT				
	General Fittings, Furnishings and Equipment				
	General Fittings, Furnishings and Equipment				
G	Allowance for Handryers	8	Nr	650.00	5,200.00
H	Allowance for Mirrors above Basin	2	Nr	150.00	300.00
I	Allowance for Mirrors above Sink Trough	3	Nr	500.00	1,500.00
J	Allowance for Stage equipment	1	Item	10,000.00	10,000.00
K	Allowance for Orientation Desk	1	Item	10,000.00	10,000.00
L	Allowance for equipment to Laundry Rooms	2	Nr	2,000.00	4,000.00
M	Allowance for Bar to Roof Terrace	1	Item	30,000.00	30,000.00
N	Allowance for Bar to Restaurant	1	Item	30,000.00	30,000.00
O	Allowance for Bike Racks to Bicycle storage & Plant room	1	Item	2,000.00	2,000.00
P	Allowance for external Bike Racks	1	Item	5,000.00	5,000.00
Q	Allowance for general storage/ Shelving	1	Item	5,000.00	5,000.00
	Kitchen Fittings and Equipment				
R	Commercial Kitchen	1	Item	50,000.00	50,000.00
S	Servery Equipment	1	Item	20,000.00	20,000.00
T	Allowance for equipment to Food Storage and Prep	1	Item	20,000.00	20,000.00
	SERVICES				
	Sanitary Appliances				
	Sanitary Appliances				
U	WCs	19	Nr	350.00	6,650.00
V	Basin; including taps	2	Nr	350.00	700.00
W	Large Sink Trough; including taps	1	Nr	3,000.00	3,000.00
X	Small Sink Trough; including taps	2	Nr	2,000.00	4,000.00
Y	Showers	7	Nr	1,000.00	7,000.00
Z	Cubicle set; range of 6 units with 1 family changing	2	Nr	4,000.00	8,000.00
AA	Cubicle set; range of 4 units with 1 family changing	2	Nr	3,000.00	6,000.00

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
A	Cubicle set; range of 3 units	1	Nr	2,000.00	2,000.00
	<u>Mechanical and Electrical Services</u>				
	Mechanical and Electrical installations				
B	Allow for M&E installation on a £/m2 based on GIFA of development excluding accommodation pods	957	m2	600.00	574,200.00
C	Supply and installation of goods lift	1	Item	40,000.00	40,000.00
D	Supply and installation of passenger lift	1	Item	40,000.00	40,000.00
	<u>Builder's Work In Connection With Services</u>				
	General Builder's Work				
E	Builder's work in connection with services on a £/m2 based on GIFA of development excluding accommodation pods	957	m2	15.00	14,355.00
	<u>Accommodation Pods</u>				
	<u>COMPLETE BUILDINGS AND BUILDING UNITS</u>				
	<u>Prefabricated Buildings</u>				
	Complete Buildings				
F	Accommodation Pods; 2-berth pods	16	Item	35,000.00	560,000.00
G	Accommodation Pods; 2-berth larger pods	4	Nr	40,000.00	160,000.00
H	Extra over; allowance for connection of services	20	Nr	3,000.00	60,000.00
I	Extra over; allowance for glazing to front elevations	20	Nr	1,500.00	30,000.00
J	Extra over; Green sedum roof system; laid onto proposed roof structure of the accommodation blocks	309	m2	150.00	46,350.00
K	Extra; allowance for crange of units, included in general prelims	1	Item		
	<u>Facilitating Works</u>				
	<u>WORKS TO EXISTING BUILDINGS</u>				
	<u>Minor Demolition Works and Alteration Works</u>				
	Minor Demolition Works and Alteration Works				
L	Forming opening - external wall	4	Nr	750.00	3,000.00
M	Forming opening - external wall for goods lift	1	Nr	1,500.00	1,500.00
N	Forming opening - internal loadbearing wall	2	Nr	500.00	1,000.00
O	Forming opening in upper floors for lifts/stairs	6	Nr	1,500.00	9,000.00
P	Removal - external door including alteration of opening	2	Nr	750.00	1,500.00
Q	Removal - glazed facade	49	m	150.00	7,350.00
R	Removal - internal load bearing wall	30	m	100.00	3,000.00
S	Removal - internal non-loadbearing wall	114	m	50.00	5,700.00
T	Removal - parapet/roof	50	m	75.00	3,750.00

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
A	Removal - roof coverings	102	m2	30.00	3,060.00
B	Removal - internal steps	1	Item	1,000.00	1,000.00
C	Removal - internal FF&E	1	Item	5,000.00	5,000.00
D	Strip out - existing internal finishes, walls, floors and ceilings	764	m2	20.00	15,280.00
E	Strip out - existing M&E services	764	m2	30.00	22,920.00
	<u>FACILITATING WORKS</u>				
	<u>FACILITATING WORKS</u>				
	Toxic / Hazardous Material Removal				
F	Allowance for removal of asbestos containing materials	1	Item	25,000.00	25,000.00
	Major Demolition Works				
G	Demolition of major parts of existing buildings; East and West Wing; including glazed curtain walling, steel frame and roof decking	309	m2	120.00	37,080.00
H	Extra; allowance for making good exposed retaining wall following demolition works	552	m2	50.00	27,600.00
	<u>External Works</u>				
	<u>EXTERNAL WORKS</u>				
	<u>Site Preparation Works</u>				
	Preparatory Groundworks				
I	Allowance for excavations and infilling for forming goods lift area	1	Item	10,000.00	10,000.00
J	Allowance for excavations and disposal of materials for forming rainwater harvesting tanks	2	Nr	5,000.00	10,000.00
	<u>Roads, Paths and Pavings</u>				
	Roads, Paths and Pavings				
K	Allowance for external works; making good promenade where required	100	m2	50.00	5,000.00
	<u>Fencing, Railings and Walls</u>				
	Barriers and Guardrails				
L	Glazed balustrade to rooftop and balconies	72	m	500.00	36,000.00
M	Cast iron balustrade to rooftop	12	m	650.00	7,800.00
N	Allowance for making good existing stairs handrailing	2	Nr	2,000.00	4,000.00
	<u>External Drainage</u>				
	Surface Water and Foul Water Drainage				
O	Allowance for Surface water on a £/m2 basis of hardstandings and roof area	499	m2	30.00	14,970.00
P	Extra; allowance for rainwater harvesting tank	1	Item	20,000.00	20,000.00
Q	Allowance for Foul water on a £/m2 basis of building area	1,365	m2	20.00	27,300.00

Option 2 - Appendix C – Cost Plan Summary

COST SUMMARY - OPTION 2 - Demolition and Rebuild

Base Date of Cost Plan	29-Sep-2021	
Gross Internal Floor Area	1,365 m2	14,687 ft2
Construction Works Estimate	3,708,000.00	Total (A) - see details below
Contract Cost Estimate	4,078,000.00	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	4,690,000.00	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.0	General Building Works	1,828,000	See Breakdown	1,339	124
1.1	Accommodation Pods	856,000	See Breakdown	627	58
1.2	Facilitating Works	196,000	See Breakdown	144	13
1.3	External Works	185,000	See Breakdown	136	13
	Sub-Total	3,065,000		2,245	209
2	Main Contractor's Preliminaries Estimate	368,000	based on 12.0%	270	25
	Sub-Total	3,433,000		2,515	234
3	Main Contractor's Overheads & Profit	275,000	based on 8.0%	201	19
(A)	Construction Works Estimate (Total)	3,708,000		2,716	252
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	185,000	based on 5.0%	136	13
5.2	Construction Risks Estimate	185,000	based on 5.0%	136	13
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	4,078,000		2,988	278
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Inc Below	0	0
6.2	Professional / Design Fees	-	Inc Below	0	0
6.3	Surveys / Reports	-	Inc Below	0	0
(B)	Contract Cost Estimate (Total)	4,078,000		2,988	278
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	530,000	based on 13.0%	388	36
7.2	Other Fees / Surveys	82,000	based on 2.0%	60	6
	Sub-Total	4,690,000		3,436	319
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	4,690,000		3,436	319
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	4,690,000		3,436	319

Option 2 - Appendix D – Detailed Cost Breakdown

Ref	Detail	Cost/m2	Cost/ft2	Sum
		(£)	(£)	(£)
	General Building Works			
	SUBSTRUCTURE	207.68	19.29	198,750.00
	SUPERSTRUCTURE	580.49	53.93	555,525.00
	INTERNAL FINISHES	182.21	16.93	174,378.00
	FITTINGS, FURNISHINGS AND EQUIPMENT	201.67	18.74	193,000.00
	SERVICES	737.62	68.53	705,905.00
	Total	1,909.67	177.42	1,827,558.00

Ref	Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
	SUBSTRUCTURE			
	Foundations	207.68	19.29	198,750.00
	Ground Floor Construction			
	Total	207.68	19.29	198,750.00
	SUPERSTRUCTURE			
	Frame	105.00	9.75	100,485.00
	Upper Floors	76.90	7.14	73,590.00
	Roof	66.00	6.13	63,160.00
	Stairs and Ramps	65.31	6.07	62,500.00
	External Walls	90.17	8.38	86,290.00
	Windows and External Doors	118.29	10.99	113,200.00
	Internal Walls and Partitions	40.65	3.78	38,900.00
	Internal Doors	18.18	1.69	17,400.00
	Total	580.50	53.93	555,525.00
	INTERNAL FINISHES			
	Wall Finishes	88.56	8.23	84,748.00
	Floor Finishes	42.38	3.94	40,560.00
	Ceiling Finishes	51.27	4.76	49,070.00
	Total	182.21	16.93	174,378.00
	FITTINGS, FURNISHINGS AND EQUIPMENT			
	General Fittings, Furnishings and Equipment	201.67	18.74	193,000.00
	Total	201.67	18.74	193,000.00
	SERVICES			
	Sanitary Appliances	39.03	3.63	37,350.00
	Mechanical and Electrical Services	683.59	63.51	654,200.00
	Builder's Work In Connection With Services	15.00	1.39	14,355.00
	Total	737.62	68.53	705,905.00

Ref	Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
	COMPLETE BUILDINGS AND BUILDING UNITS			
	Prefabricated Buildings	2,098.90	194.99	856,350.00
	Total	<u>2,098.90</u>	<u>194.99</u>	<u>856,350.00</u>



Ref	Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
	Facilitating Works			
	FACILITATING WORKS	143.33	13.32	195,640.00
	Total	<u>143.33</u>	<u>13.32</u>	<u>195,640.00</u>

Ref	Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
	FACILITATING WORKS			
	FACILITATING WORKS	143.33	13.32	195,640.00
	Total	<u>143.33</u>	<u>13.32</u>	<u>195,640.00</u>

Ref	Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
	External Works			
	EXTERNAL WORKS	135.58	12.60	185,070.00
	Total	<u>135.58</u>	<u>12.60</u>	<u>185,070.00</u>

Ref	Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
	EXTERNAL WORKS			
	Site Preparation Works	14.65	1.36	20,000.00
	Roads, Paths and Pavings	3.66	0.34	5,000.00
	Fencing, Railings and Walls	35.02	3.25	47,800.00
	External Drainage	45.62	4.24	62,270.00
	External Services	36.63	3.40	50,000.00
	Total	135.58	12.59	185,070.00

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
	<div>Option 2 - Demolish and Rebuild</div> <div>General Building Works</div> <div>SUBSTRUCTURE</div> <div>Foundations</div> <div>Standard Foundations</div>				
A	Foundations and floor slab; trench fill foundations including RC concrete ground floor slab with insulation and hardcore	611	m2	250.00	152,750.00
B	Allowance for enhancement works to the existing retaining wall; underpinning if required	92	m	500.00	46,000.00
	<div>Ground Floor Construction</div> <div>Ground Floor Slab / Bed and Suspended Floor Construction</div>				
C	Lowest floor construction; included within foundations section				
	<div>SUPERSTRUCTURE</div> <div>Frame</div> <div>Steel Frames</div>				
D	Allowance for steel frame based on £/m2 basis of GIFA (excluding accommodation block)	957	m2	90.00	86,130.00
E	Extra; allowance for fire protection	957	m2	15.00	14,355.00
	<div>Upper Floors</div> <div>Upper floors</div>				
F	Composite steel deck; based on GIFA of upper floors; includes substrate floor for accommodation pods	669	m2	110.00	73,590.00
	<div>Roof</div> <div>Roof Structure</div>				
G	Roof structure - Flat roof structure (excludes accommodation block)	190	m2	80.00	15,200.00
	<div>Roof Coverings</div>				
H	Rooftop terrace and bar area finish; assume slab installed on pedestal system	170	m2	120.00	20,400.00
I	Roof covering to towers; assume single ply membrane system	24	m2	100.00	2,400.00
J	Balcony area finish; assume slab installed on pedestal system	68	m2	120.00	8,160.00
K	Allowance for single storey canvas material to rooftop bar	40	m2	100.00	4,000.00
	<div>Glazed Roofs</div>				
L	Glazed roof; installed over orientation/restaurant space	20	m2	550.00	11,000.00
M	Extra; connection detail to existing facade	20	m	100.00	2,000.00

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
	<u>Stairs and Ramps</u>				
	Stair / Ramp Structures / Finishes				
A	Stair structures including finishes and balustrades; Ground to Roof Level (3 levels)	2	Nr	20,000.00	40,000.00
B	Stair structures including finishes and balustrades; Ground to First Level (2 levels)	2	Nr	10,000.00	20,000.00
C	Ramp structures; construction of ramp structure to ground floor	1	Item	2,500.00	2,500.00
	<u>External Walls</u>				
	External Walls				
D	Block Cavity walls with weatherboarding external finish with firelining internal finish	243	m2	205.00	49,815.00
E	Block Cavity walls with render external finish with firelining internal finish	155	m2	195.00	30,225.00
F	RC Wall to Goods lift	25	m2	250.00	6,250.00
	<u>Windows and External Doors</u>				
	External Windows and Doors				
G	Glazed Curtain Walling; aluminium framed	90	m2	650.00	58,500.00
H	Extra; External double doors	8	Nr	1,800.00	14,400.00
I	Extra; External single door	1	Nr	1,200.00	1,200.00
J	External door: single	8	Nr	1,200.00	9,600.00
K	External door: leaf and half	3	Nr	1,500.00	4,500.00
L	Allowance for external servery and roller hatch	1		25,000.00	25,000.00
	<u>Internal Walls and Partitions</u>				
	Walls and Partitions				
M	Internal walls; load bearing walls; including lining both sides	185	m2	100.00	18,500.00
N	Internal walls; non-load bearing walls; including lining both sides	240	m2	85.00	20,400.00
	<u>Internal Doors</u>				
	Internal Doors				
O	Door sets; Single Leaf Door including frame	13	Nr	900.00	11,700.00
P	Door sets; Single and Half Leaf Door including frame	1	Nr	1,200.00	1,200.00
Q	Door sets; Double Leaf Doors including frame	1	Nr	1,500.00	1,500.00
R	Allowance for Roller Shutter to Kitchen	1	Item	3,000.00	3,000.00
	<u>INTERNAL FINISHES</u>				
	<u>Wall Finishes</u>				
	Finishes to Walls				
S	Finishes to walls; allowance for skim plaster and paint to all areas	1,680	m2	20.00	33,600.00
T	Finishes to walls; Tiling to wet areas	486	m2	60.00	29,160.00

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
A	Extra Over; Moisture resistant paint to general areas	1,194	m2	2.00	2,388.00
B	Finishes to Walls; IPS	49	m2	400.00	19,600.00
	Floor Finishes				
	Finishes to Floors				
C	Finishes to floors; Tiling to Wet Areas	163	m2	60.00	9,780.00
D	Finishes to floors; Carpet to office areas	74	m2	40.00	2,960.00
E	Finishes to floors; Vinyl to Kitchen, Servery and Food Storage/Prep Areas	94	m2	40.00	3,760.00
F	Finishes to floors; Engineering Oak to Restaurant	110	m2	90.00	9,900.00
G	Finishes to floors; Making good of existing concrete floor	70	m2	15.00	1,050.00
H	Finishes to floors; Stone finish to areas	68	m2	120.00	8,160.00
I	Coved skirting to wet areas	86	m	15.00	1,290.00
J	Timber skirting to general areas	183	m	20.00	3,660.00
	Ceiling Finishes				
	Finishes to Ceilings				
K	Demountable Suspended Ceiling; grid system	638	m2	65.00	41,470.00
L	Extra Over; moisture resistant to wet rooms	380	m2	20.00	7,600.00
	FITTINGS, FURNISHINGS AND EQUIPMENT				
	General Fittings, Furnishings and Equipment				
	General Fittings, Furnishings and Equipment				
M	Allowance for Handryers	8	Nr	650.00	5,200.00
N	Allowance for Mirrors above Basin	2	Nr	150.00	300.00
O	Allowance for Mirrors above Sink Trough	3	Nr	500.00	1,500.00
P	Allowance for Stage equipment	1	Item	10,000.00	10,000.00
Q	Allowance for Orientation Desk	1	Item	10,000.00	10,000.00
R	Allowance for equipment to Laundry Rooms	2	Nr	2,000.00	4,000.00
S	Allowance for Bar to Roof Terrace	1	Item	30,000.00	30,000.00
T	Allowance for Bar to Restaurant	1	Item	30,000.00	30,000.00
U	Allowance for Bike Racks to Bicycle storage & Plant room	1	Item	2,000.00	2,000.00
V	Allowance for external Bike Racks	1	Item	5,000.00	5,000.00
W	Allowance for general storage/ Shelving	1	Item	5,000.00	5,000.00
	Kitchen Fittings and Equipment				
X	Commercial Kitchen	1	Item	50,000.00	50,000.00
Y	Servery Equipment	1	Item	20,000.00	20,000.00
Z	Allowance for equipment to Food Storage and Prep	1	Item	20,000.00	20,000.00
	SERVICES				

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
	<u>Sanitary Appliances</u>				
	Sanitary Appliances				
A	WCs	19	Nr	350.00	6,650.00
B	Basin; including taps	2	Nr	350.00	700.00
C	Large Sink Trough; including taps	1	Nr	3,000.00	3,000.00
D	Small Sink Trough; including taps	2	Nr	2,000.00	4,000.00
E	Showers	7	Nr	1,000.00	7,000.00
F	Cubicle set; range of 6 units with 1 family changing	2	Nr	4,000.00	8,000.00
G	Cubicle set; range of 4 units with 1 family changing	2	Nr	3,000.00	6,000.00
H	Cubicle set; range of 3 units	1	Nr	2,000.00	2,000.00
	<u>Mechanical and Electrical Services</u>				
	Mechanical and Electrical installations				
I	Allow for M&E installation on a £/m2 based on GIFA of development excluding accommodation pods	957	m2	600.00	574,200.00
J	Supply and installation of goods lift	1	Item	40,000.00	40,000.00
K	Supply and installation of passenger lift	1	Item	40,000.00	40,000.00
	<u>Builder's Work In Connection With Services</u>				
	General Builder's Work				
L	Builder's work in connection with services on a £/m2 based on GIFA of development excluding accommodation pods	957	m2	15.00	14,355.00
	<u>Accommodation Pods</u>				
	<u>COMPLETE BUILDINGS AND BUILDING UNITS</u>				
	<u>Prefabricated Buildings</u>				
	Complete Buildings				
M	Accommodation Pods; 2-berth pods	16	Item	35,000.00	560,000.00
N	Accommodation Pods; 2-berth larger pods	4	Nr	40,000.00	160,000.00
O	Extra over; allowance for connection of services	20	Nr	3,000.00	60,000.00
P	Extra over; allowance for glazing to front elevations	20	Nr	1,500.00	30,000.00
Q	Extra over; Green sedum roof system; laid onto proposed roof structure of the accommodation blocks	309	m2	150.00	46,350.00
R	Extra; allowance for crange of units, included in general prelims	1	Item		
	<u>Facilitating Works</u>				
	<u>FACILITATING WORKS</u>				
	<u>FACILITATING WORKS</u>				
	Toxic / Hazardous Material Removal				

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
A	Allowance for removal of asbestos containing materials	1	Item	25,000.00	25,000.00
	Major Demolition Works				
B	Demolition of major parts of existing buildings; East and West Wing; including glazed curtain walling, steel frame and roof decking	1,192	m2	120.00	143,040.00
C	Extra; allowance for making good exposed retaining wall following demolition works	552	m2	50.00	27,600.00
	<u>External Works</u>				
	EXTERNAL WORKS				
	<u>Site Preparation Works</u>				
	Preparatory Groundworks				
D	Allowance for excavations and infilling for forming goods lift area	1	Item	10,000.00	10,000.00
E	Allowance for excavations and disposal of materials for forming rainwater harvesting tanks	2	Nr	5,000.00	10,000.00
	<u>Roads, Paths and Pavings</u>				
	Roads, Paths and Pavings				
F	Allowance for external works; making good promenade where required	100	m2	50.00	5,000.00
	<u>Fencing, Railings and Walls</u>				
	Barriers and Guardrails				
G	Glazed balustrade to rooftop and balconies	72	m	500.00	36,000.00
H	Cast iron balustrade to rooftop	12	m	650.00	7,800.00
I	Allowance for making good existing stairs handrailing	2	Nr	2,000.00	4,000.00
	<u>External Drainage</u>				
	Surface Water and Foul Water Drainage				
J	Allowance for Surface water on a £/m2 basis of hardstandings and roof area	499	m2	30.00	14,970.00
K	Extra; allowance for rainwater harvesting tank	1	Item	20,000.00	20,000.00
L	Allowance for Foul water on a £/m2 basis of building area	1,365	m2	20.00	27,300.00
	<u>External Services</u>				
	Water mains supply				
M	Allowance for upgrading existing supply	1	Item	10,000.00	10,000.00
	Electricity mains supply				
N	Allowance for upgrading existing supply	1	Item	20,000.00	20,000.00
	BT and telecommunications				
O	Allowance for upgrading existing supply	1	Item	10,000.00	10,000.00
	External lighting				

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Westbrook Loggia

Stage 1 Report

July 2021

Contents

1	Introduction	4
1.1	Purpose of this Report	4
1.2	Background	4
1.3	Context	5
1.4	Work undertaken	5
1.5	Summary of the Report	6
1.6	Recommendations	6
1.7	Next Steps	7
2	Strategic & market context	8
2.1	Strategic and Policy Review	8
2.2	Market Demand	10
2.3	Market Supply	15
3	Case studies	19
3.1	Bournemouth beach lodges	19
3.2	Rockwater in Hove	20
3.3	Overstrand, Boscombe	22
4	Site context	23
4.1	Surrounding land uses	23
4.2	Connectivity	25
4.3	Site appraisal	27
4.4	Planning policy context	27
5	The existing Loggia	29
5.1	Massing and layout	29
5.2	Condition	30
5.3	Estimated cost	31
5.4	Architectural interest / history and heritage	31
6	Options Appraisal	33
6.1	Introduction	33
6.2	Objectives	33
6.3	Longlist	34
6.4	Key considerations	34
6.5	Assumptions	35
6.6	Shortlisting	35
6.7	Recommendations for use options	39
6.8	Spatial distribution – initial thoughts	39

Westbrook Loggia: Stage 1 Report

6.9	Overarching conclusion	40
7	Next Steps	41

Appendices

1	Westbrook Loggia Strategic Review	43
1.1	Key themes	43
1.2	Visual overview	46
1.3	Detailed report-by-report assessment	47
2	Site photos	55

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1 Introduction

1.1 Purpose of this Report

This Stage 1 report summarises the work undertaken to date by Fourth Street, Purcell and Betteridge & Milsom on behalf of Thanet District Council to identify a sustainable future use for Westbrook Loggia ('the Loggia') in Westbrook Bay, Margate.

1.2 Background

The Loggia is a Council-owned Edwardian structure which dominates Westbrook's promenade. In recent years, the Loggia has been largely unoccupied and has fallen into a state of disrepair. In 2019, it was approved for disposal. In light of the Coronavirus pandemic, however, Thanet District Council's economic recovery plan means that the redevelopment of existing assets should be fully considered with regard to the feasibility for such redevelopment and its potential to secure reliable, future income streams for the Council.

Currently, Westbrook Bay is poorly provided for, and is let down by the quality of its buildings and infrastructure. Historically, the Loggia provided facilities and services for beach visitors as well as storage and community space. The large sandy beach is well-frequented by families and dog walkers in particular, and is becoming more popular during peak times as an alternative to Margate Main Sands. The beach is ideal for swimming, is still accessible at high tide, and has been awarded Blue Flag status for a number of years. It also benefits from RNLI lifeguards on duty during the summer months. The Thanet Lifeguard Club, Bay Inspector and Your Leisure are the only remaining occupants in the Loggia.

Westbrook Bay is well-located adjacent to Margate town centre. It offers a calmer environment away from the Main Sands, but still within easy walking distance of the town centre, Dreamland and Margate railway station. There has been substantial redevelopment in the area recently – most notably the Sea Bathing Hospital which has been converted into residential apartments. It is anticipated that the area could feasibly attract a 'young urbanite' crowd which is becoming synonymous with Margate. The Loggia could play an active part in capturing this audience, encouraging them to stay overnight in the local area.

The Loggia's situation in Westbrook Bay means it is well-positioned for redevelopment. The following qualities underpin this options appraisal:

- The Local Plan designates Westbrook Bay as an Intermediate Beach, meaning small-scale development is allowed
- The bay has a "hold the line" coastal defence policy
- Development on the promenade is above flood risk, with a management policy in place to mitigate risk in extreme conditions
- There is good vehicular, public transport and disabled access

- Bathing water quality is 'Excellent'
- The bay currently benefits from a beach inspector and lifeguards in peak season
- There is good access to cycle and walking routes including the Viking Coastal Trail and Thanet Coastal Path, as well as Margate town centre and railway station

1.3 Context

Thanet's Destination Management Framework (DMF) (2020) states that a site should be identified as a pilot which combines the following uses:

- Essential public services, to include toilets, changing, showers, water, lifeguard station
- Destination food and drink experiences and activities

The DMF further encourages the development of new serviced accommodation which might include midrange hotels, lodges, camping pods and high-quality independent B&Bs.

As such, these uses have been considered with regard to the Loggia building which is an almost-vacant property in Council ownership – therefore potentially well-positioned to meet the needs set out above.

The brief further specifies that the Loggia should provide the following mandatory uses:

- Public toilets (either within the Loggia or in a separate building)
- Management needs and services for the bay, to include:
 - Lifeguard station
 - Beach office
 - Changing rooms
 - Showers
 - Water

The Loggia has a substantial footprint and occupies a dominant position within the bay. As such, its potential to provide public services alongside a more commercial offering is significant. This Stage 1 report considers the options available and seeks to shortlist these based on suitability.

1.4 Work undertaken

To date, the consultancy team led by Fourth Street has carried out the following strands of work:

- Site visit and inspection
- Definition of objectives
- Market research and analysis
- Strategic Review
- Key stakeholder consultation

- Review of potential operators
- Short-listing of appropriate options
- Case study research

1.5 Summary of the Report

This report shortlists the options considered for the potential future use of the Loggia in Westbrook Bay. Options have been assessed in line with the initial brief as well as local, regional and national priorities, specifically in relation to:

- Potential fit with physical attributes (including current layout of the space, in the event of retention and refit, and the existing footprint, in the event of reconstruction)
- Fit with local strategy and policy requirements
- Geographical suitability i.e. fulfilling local demand whilst not displacing other local businesses
- Viability, based on high-level demand and anticipated financial return (a full cost appraisal will be conducted in the Stage 2 report)
- Anticipated likelihood of obtaining planning permission (subject to a more in-depth analysis in the Stage 2 report)

This report summarises the work and the research that underpins the shortlist.

1.6 Recommendations

Based on initial research and key stakeholder consultations, we recommend the following:

- The most suitable future use for the Loggia is a mixed-use development, combining a food and beverage offers with short-stay accommodation.
- The Loggia is well-placed to serve both local residents as well as day visitors to Margate; uses should promote the Loggia as a gathering place or 'hub' for local communities, which will help mitigate issues surrounding seasonality.
- Links to neighbouring beach and water sports activities should be explored to enhance and strengthen the loggia offer.
- Provision of services such as public toilets should remain within the Loggia footprint to avoid the significant expense associated with the relocation of services. It is proposed that the maintenance of these facilities should be the responsibility of the operator.
- Single management of the building is likely to be the most effective and viable solution; it could either be managed by the Council or outsourced to an operator.
- The operating model for a mixed-use development will be critical to its success; all options should be rigorously appraised to ensure best value for money and quality of offer is achieved.
- Demolition and reconstruction of at least some parts of the building should not be ruled out. Whilst Net Zero Carbon goals mean efforts should be made to repurpose existing structures

where possible, the Loggia and its state presents a set of challenges which means this may not be possible.

- Our initial estimates suggest there will be a significant development deficit, meaning the whole scheme cannot be commercially financed. Some form of cross funding will therefore be required for the capital – this could be in the form of a grant, enabling development or Council investment.
- Enabling development options should be considered on nearby Council-owned spaces, for example Barnes Car Park. This could impact significantly on the financial viability of the options appraised in the next steps.
- Other potential funding sources should also be assessed and appraised as part of the business case in Stage 2.
- The planned public engagement exercise should test the shortlisted uses to ascertain how well they address resident and visitor demand – both in isolation, and as a combined mixed-use offer.

1.7 Next Steps

Suggested next steps include the following:

1. Client review of these interim recommendations
2. Refinement of the shortlisted option, to include:
 - a. Financial modelling
 - b. Soft market testing
 - c. Capital cost schedule
 - d. Cost risk assessment
3. Review of potential operating models and development/ownership options
4. Public engagement exercise and soft market testing conducted
5. Outline architectural designs produced including material palette
6. Stage 2 report to be submitted incorporating the above elements

2 Strategic & market context

This section sets out the context in which the repurposing of the Loggia will take place. It takes into account the relevant strategies and policies, the market supply and market demand.

2.1 Strategic and Policy Review

Fourth Street has undertaken a detailed review of the following strategies and plans, covering regional and local levels, that relate to the restoration of the Westbrook Loggia:

- Economic Recovery and Renewal Strategy (2021)
- The Green Blue: Thames Estuary Growth Board Action Plan (2020)
- Interim Strategic Plan (2020)
- Kent and Medway Economic Renewal and Resilience Plan (2020)
- Kent Environment Strategy (2016)
- Thanet District Council Local Plan (2020)
- Thanet District Council Corporate Statement (2019-2023)
- Economic Growth Strategy for Thanet (2016)
- Thanet Destination Management Plan: Margate, Ramsgate & Broadstairs (2013)
- Thanet Destination Management Framework (2020)
- Active Thanet Strategic Framework (2018-2022)
- Beach Management Plan for Thanet (2014)
- Margate Town Investment Plan (2020)
- Margate Coastal Community Team Economic Plan (2016 and Beyond)

The key themes which occur across multiple strategies are summarised below. A more detailed breakdown can be found in the Appendices (Section 1), including a report-by-report assessment which lists the individual priorities and objectives, as well as possible implications for Westbrook Loggia.

These strategies broadly relate to coastal development, visitor economy, sustainable growth, preventative health measures, and shaping Margate as a cultural and tourism destination. Six distinct themes are evident:

1) Economic growth and development

Economic strategies focus on the rejuvenation of high streets, town centres and repurposing of heritage assets or character properties such as the Loggia. Regeneration should be with regard to creating employment opportunities – especially for young people – and increasing economic activity. This need has become even more prevalent in light of the pandemic, with strong emphasis on post-Covid recovery. Projects should seek to incorporate community wealth building and deliver sustainable economic benefits for local communities to thrive.

As such, types of employment created through the Loggia's future use and any sourcing of operators or tenants should be conducted with young people and community benefit in mind.

2) Health and wellbeing

This theme appears in a number of the policy and strategy documents consulted. Key concepts include: preventative healthcare measures; access to the natural environment; and the potential mental health benefits which stem from increased provision of healthy leisure offers at the community level. The importance of health and wellbeing priorities has been amplified by the Covid pandemic, with even stronger emphasis placed on providing public spaces which provide health and wellbeing offerings.

The Loggia's location lends itself to a scheme which embodies multiple drivers, creating a healthy hub on the seaside for engaging with sport, the natural environment and wellness services – particularly due to Westbrook's status as an "intermediate" or community beach.

3) Quality of life and communities

Thanet and Kent policies highlight the need to create attractive, liveable communities both to improve quality of life but also to attract investment from key players such as major employers or housing developers. The Economic Growth Strategy for Thanet and the recent Kent & Medway Economic Plan, for example, prioritise the provision of services and amenities to support remote working. While already a priority before Covid-19, this has arguably increased in significance in light of the pandemic.

Westbrook Loggia's prominent position means it is well-placed to support integration within communities by the provision of community gathering space.

4) Visitor economy

Local and regional strategies emphasise the need to adapt and grow the visitor economy. While this is partially in response to Covid recovery, it ultimately reflects a wider requirement to increase visitor spend and develop a year-round offer. There is a demonstrable need for additional character or seaside accommodation which encourages overnight stays, thereby increasing potential visitor spend.

The Loggia has the potential to function as an additional destination which increases footfall across the seafront and adds to the overall offer for Margate, without prejudicing the local experience. The provision of overnight accommodation is something which could be allowed for in the redevelopment of the Loggia.

5) Clean growth

Initiatives to reach a net-zero carbon goal and invest in clean technology feature heavily in all strategies and policies, whether local, regional or national. An increased awareness of climate change, its impacts, and the goals of UK and local government influences developments. The need to improve awareness even further is also highlighted.

The Loggia's position in a visible and frequented public bay could provide a platform for low-carbon uses and engagement with the environment, whilst also providing an anchor for active travel along the Viking Coastal Trail. Plans to adapt and retro-fit the Loggia (or some parts thereof) – rather than completely

demolishing and rebuilding – would fit within the low-carbon agenda, although other considerations such as cost will also come into play.

6) Creative industries

Margate and the surrounding area is seeking to attract investment in cultural and creative production via initiatives such as the creation of creative workspace. As Margate continues to grow and further establish its profile as a cultural destination, there is a drive to add creative uses to high streets and key destinations, thereby contributing to their rejuvenation.

Creative and cultural uses, or tenants and operators who are complimentary to such uses, should be considered for the Loggia with a view to adding a cultural aspect to the visitor experience.

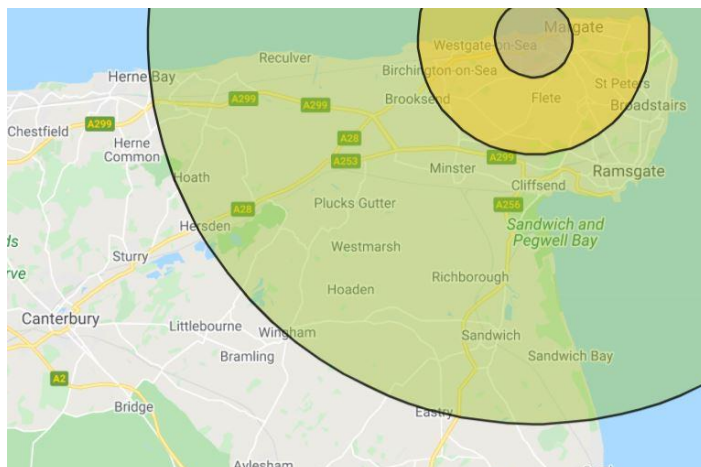
2.2 Market Demand

This section examines the demand for spaces in Margate from both the residential and tourism markets. While the Loggia's position undeniably lends itself to a tourism offering, it should be noted that this would result in largely seasonal benefits. As such, any proposed future use should ideally seek to respond to both the residential and tourism market demands.

2.2.1 Residential

Fourth Street has conducted a demographic analysis of the surrounding area. This helps understand the potential customer base for the Loggia and can therefore help justify or discount specific uses. The demographic analysis is in relation to three zoned areas (shown in Figure 1): a one-mile radius, which captures the hyper-local residential market i.e. those who might reasonably travel to the Loggia by foot; a three-mile radius which incorporates some of the nearby conurbations in the vicinity of Margate; and a ten-mile radius which captures a substantially wider area and which would likely correspond to a more destination-oriented use type as it demands longer travel times (travel might be by car, public transport or bike, for example).

Figure 1 - Radii for demographic analysis (1, 3 and 10 miles)



The populations of each area (one-, three- and ten-mile radius) are:

Table 1 - Populations

Radius	Population	Cumulative Population
0-1 mile	17,234	17,234
1-3 miles	60,991	78,225
3-10 miles	97,977	176,202

The demographic trends are summarised below:

- There is very little ethnic diversity: white residents account for circa 95% of the population in all radii. This is approximately 10% higher than the national average.
- All areas have older than average populations: those aged 65+ make up the largest segment of the population.
- The second highest age group by number is under 15 years; nevertheless, this group is underrepresented relative to the national average. The same applies to almost all age groups except 55-64 years, where the representation is above average.
- There is significant unemployment in the area: Thanet has the highest district unemployment rate in Kent, with 10% of the population listed as unemployed.
- Of the economically active population, a significant number are classed as 'self-employed without employees' (1,100 in a one-mile radius; 10,700 in a ten-mile radius). This accounts for a larger-than-average proportion of the population compared to national levels.
- Deprivation levels are high in the area, with 30-35% of the population employed in 'semi-skilled and unskilled manual occupations, unemployed and lowest grade occupations'.
- Those in supervisory, clerical and junior managerial roles, or administrative or professional occupations represent a similar proportion of the population (approximately 30%).
- The income distribution reflects the types of employment, with a skew towards household incomes under £30,000 per annum. Income groups sub-£30,000 are overrepresented relative to the national average; by contrast, those on incomes of £50,000+ are significantly underrepresented compared to national averages.
- Mosaic demographics show a prevalence of people in the following groups (figures in brackets denote the proportion of total population in the three-mile radius):
 - Senior security – elderly people with assets who are enjoying a comfortable retirement (16%)
 - Family Basics – families with limited resources who have to budget to make ends meet (14%)
 - Transient renters – single people privately renting low cost homes for the short term (20%)

Based on the assumption that any future use of the Loggia will seek to capture the residential market, the potential implications of this demographic analysis for the repurposing of the Loggia are as follows:

- There should be some provision for elderly visitors, for example accessibility should be carefully considered.
- Daytime provision may be a stronger factor than elsewhere given the relatively high levels of unemployment and/or economically inactive population.
- In conjunction with the local strategies and priorities, any future use should ideally provide employment opportunities, with a particular emphasis on young people
- Any future use could potentially offer space for the higher-than-average number of self-employed people – whether this be as workspace or as a venue for them to host events (for example exercise classes, which are often run by people qualifying as self-employed). This type of use, however, would have to be carefully considered and orchestrated so as not to displace alternative sites focused on similar uses.
- Any ultra-high-end offering could risk alienating the local population given the relatively low salary levels. Any future use should carefully consider price points so as to capture the local population, which would help mitigate issues surrounding seasonality.

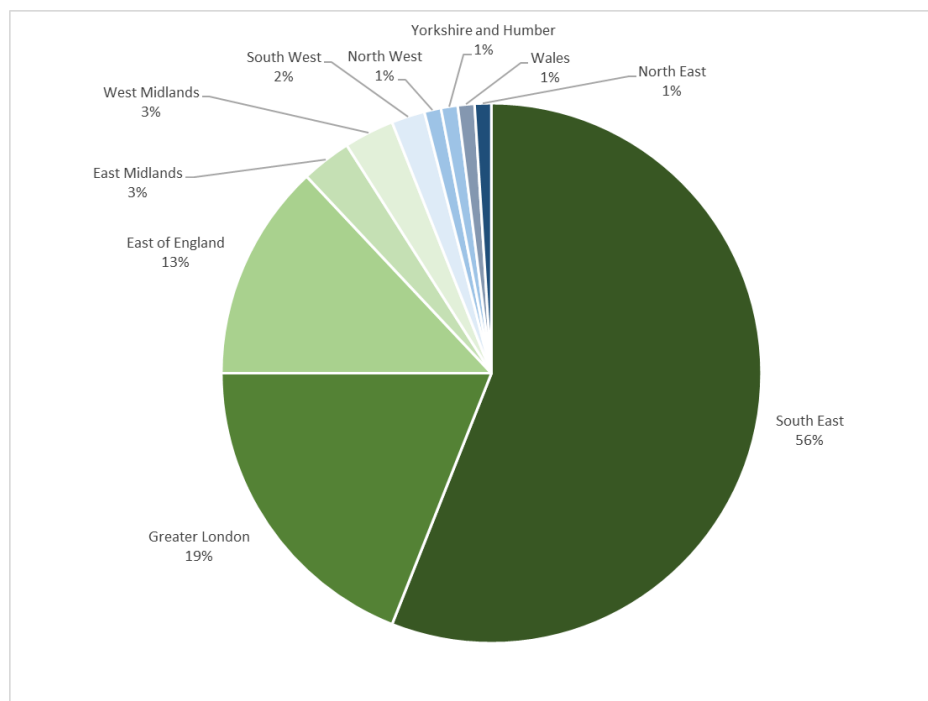
2.2.2 Tourism

Thanet Visitor Surveys, funded by Thanet District Council and undertaken by Visit Kent in partnership with Destination Research Ltd, provide invaluable insight into visitor trends. Here, we have collated the data which has particular relevance to Westbrook Loggia. The majority of this data is based on 2018 tourism figures; however, updated figures from 2019 have been incorporated where available.

Visitor origin

The majority of visitors to Thanet in 2018 were from the UK (93% of the total 1,351 visitors). The regional breakdown is shown in Figure 2. Visitors from the South East accounted for 56% of the total; of these visits, 43% originated from Kent.

Figure 2 - Origin of visitors to Thanet, 2018



Visitor profile

Thanet is popular for group visits, with couples and families accounting for 63% of all visiting groups. That said, the visitor market to Margate tends more towards groups of friends (19%) and people travelling alone (12%). Of Thanet's towns, Margate has the highest proportion of visitors in employment (73%) and the lowest proportion of retired visitors (21%). This could cause conflict in terms of offer if the future use is tailored too strongly towards the retired age group (i.e. residents) or the visitor demographic (which tends to be younger).

Trip characteristics

Of the total visitors to Thanet, only 27% were there as part of an overnight stay. Day visitors from home made up 55% of visitors, while a further 18% were day visitors from a holiday based elsewhere. In terms of duration, the average length of stay varies slightly by season, with marginally longer stays in summer than autumn; the average length of stay for overnight visitors to Thanet was 4.4 nights. Visitors to Margate stayed for significantly shorter periods of time than elsewhere (3.6 nights per trip in Margate versus 5.2 nights per trip in Broadstairs). The Loggia has the potential to increase length of stay depending on the type of offer made available.

Transport

The most common mode of transport for visits to Thanet was car or other private motor vehicle (including motorbike or motorhome). This mode represented 66% of visits, while train users accounted for 19% of

visitors to Thanet. Notably, the proportion of train users to Margate was higher than the Thanet average, accounting for 30% of all trips. This has positive implications for the Loggia which is a short walking distance from the train station. Equally, it is also accessible by car or other private motor vehicle, with limited free parking along the Royal Esplanade.

Previous visits

Within Thanet, Margate attracted the highest proportion of new visitors, who accounted for 25% of total visitors to the town. Interestingly, visitors to Margate were likely to have visited or planned to visit Broadstairs or Ramsgate (27% and 29% respectively); by contrast, visitors to Broadstairs and Ramsgate were less likely to visit Margate (21% and 18% respectively).

Motivation or trip influencers

Of those surveyed in Margate, 70% had visited or planned to visit an attraction as part of their trip. The main attractions were Turner Contemporary (47% of total visitors planned to or had visited) and Dreamland (34%). Conversely, the majority of visitors to Broadstairs and Ramsgate had no intention of going to a visitor attraction (75% and 71% respectively).

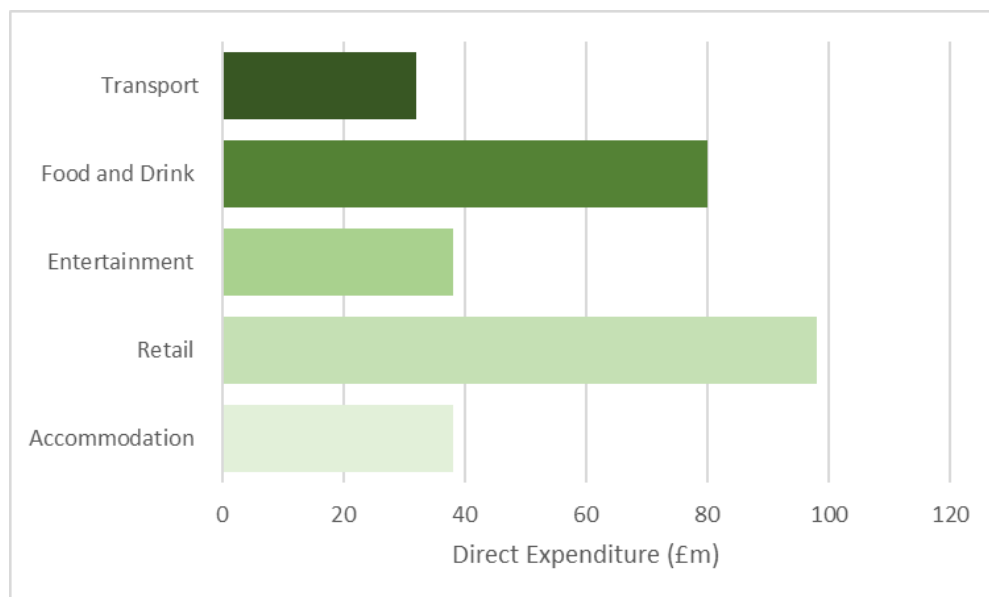
The predominant influencer for visits to Thanet was the coastline and beaches; however, this was markedly less influential for visitors to Margate (49% of whom cited the beaches and coastline as the main reason for their visit) than to Broadstairs (59%). Attractions featured as a key influencer for nearly a third of visitors to Margate (30%) which is higher than Thanet's average. Arts and Culture were also noticeably more influential in a decision to visit Margate (18%) than elsewhere in Thanet (9%).

Expenditure

The average expenditure amongst visitors who stayed in Thanet (per person, per 24 hours) was just under £45. This represents spend on accommodation, eating out, shopping, entertainment, travel and transport; the highest proportion of expenditure was in the accommodation, food and drink categories. The average spend for day visitors was substantially lower at £25 per person per day. As for longer stays, eating out accounted for the majority of this spend.

Figure 3 shows the direct expenditure linked to different categories in Thanet in 2019.

Figure 3 - Direct Expenditure in Thanet, 2019



Trends

From 2010 to 2018, there have been some notable changes in tourism trends to Thanet:

- The number of visitors travelling to Margate by train increase from 11% to 30%
- Expenditure levels have increase even when accounting for inflation
- The score for overall enjoyment increased from 3.77 to 4.36

Between 2017 and 2019 the visitor economy has experienced an upwards turn:

- 9.9% increase in trips to Thanet
- 10% increase in value
- 9% increase in jobs

It is anticipated that visitor numbers in 2021 will be high largely due to the increased tendency towards domestic tourism in light of the Coronavirus pandemic. It is impossible to say whether this trend will be short-lived or longer-term; however, there has been a prolonged positive trend in this aspect even prior to the pandemic. As such, it is feasible that this trend will continue to follow a stable upwards trajectory.

2.3 Market Supply

The market supply is considered in relation to the longlist of use types considered over the course of this options appraisal.

Food and Beverage

Margate has a significant food and beverage offering and a thriving independent scene, with the majority of premises clustered in the town centre. In general, each beach has a café and/or restaurant, for example Millies Bar in St Mildred's Bay and West Bay café and Finbar's in Westgate Bay. However,

Margate is not distinguished regionally or nationally by a high-quality food and beverage offering – those who are actively seeking a gastronomic experience are more likely to visit nearby Whitstable or Broadstairs, which has one of Kent’s three Michelin-starred restaurants. There is no notable food and beverage offer in the immediate Westbrook Bay area; the closest drinks offer is attached to Strokes Adventure Golf at the eastern edge of the beach. There is some retail and F&B provision along the nearby Canterbury Road, including a Tesco Express convenience store, a Fish Bar, sandwich shop and burger and grill house. Margate F&B rates are circa £7.20/SF per annum.

Leisure

The nearest formal leisure offer to the beach is Hartsdown Leisure Centre on Hartsdown Road, approximately 700m south east of the Loggia. This offers a sports and fitness centre with a 25m pool, teaching pools, a gym and multi-use sports hall. Your Leisure, who also operate the beach huts in Margate and the surrounding area, are the provider. A basic membership offering gym and pool access along with group classes costs circa £45 per month; more extensive membership offers including spa access (at their Ramsgate facility) costs in the region of £50 per month. There are various other leisure offers including yoga in Margate, with a number of established providers mainly located in the town centre. In terms of outdoor activities, Westbrook Bay is located on the Viking Coastal Trail and there are three bike hire shops within Margate itself (the closest being The Bike Shed on Canterbury Road). It should be noted that Westbrook bay and promenade accommodate 263 beach huts during the summer, which is one of the largest of any bay in the district. These are a combination of private and Council-owned, with the management of the Council provision outsourced to Your Leisure. It is understood that the demand for beach huts is strong.

Short-stay accommodation

There is limited short-stay accommodation in the immediate area, and average nightly rates range from £50 to £100. There is both B&B and hotel provision within Margate, with a tendency towards B&B accommodation in the area immediately surrounding Westbrook Bay. The main hotel provision is in the town centre and around the station, including a Premier Inn where a room ranges from circa £90 per night in peak season through to £35 per night during off-peak months. Airbnb lists over 300 stays in Margate, claiming that more than 22,000 guests have stayed in Margate. On average they rated their stays 4.9 out of 5 stars. The accommodation available via Airbnb ranges in size from studio apartments through to 5+ bedrooms, of which there are 18 stays listed at the time of writing.

Workspace

The Margate Town Investment Plan states that the Creative Land Trust (CLT) will take control of key, clustered properties to support the evolution of creative production hubs. The CLT will “provide safeguarded affordable workspace with high-quality digital connectivity; free enterprise space for young people; further and higher education; centres for digital and theatrical production; civil society activities; and a permanent cultural centre focused on our black and brown community (piloted on intervention 4).

This will repurpose long-term vacant buildings and bring new life to the town centre – driving footfall towards Margate’s high street, benefiting surrounding businesses as well as those directly involved in the intervention”¹. Furthermore, the government recently confirmed a £2.7million Future High Street Fund grant for Ramsgate which will be used to provide more workspace in the town centre, specifically aimed at creative industries. As such, it is anticipated that workspace provision in Margate and the wider region will be significantly improved in the near future, with a strategic focus on the region’s high streets.

Education

There is a number of schools and nurseries in Margate. The Hartsdown Academy, circa 800m south of the Loggia, is a mixed school for 11-18 year-olds. While its capacity is 1175 pupils, the academy has total of 697 pupils according to Ofsted. This secondary school is part of the Coastal Academies Trust, and received a ‘Required Improvement’ status following a full inspection in March 2018. The Kent County Council website lists a total of six day nurseries within the CT9 postcode; the nearest is the Bright Start nursery on Hartsdown Road. The nearest universities are the University of Kent and Canterbury Christ Church, both of which are located in Canterbury.

Private residential

There has been a substantial increase in the private residential provision in the immediate locale given the conversion of the Sea Bathing Hospital into residential apartments. These apartments range in size from one- to three-bed, and benefit from allocated parking and a 10 year build warranty. The scheme is Help to Buy approved. A three-bedroom, three-bathroom penthouse apartment is on the market for £785,000; lower-spec two-bedroom apartments within the same complex are listed in the region of £200,000 to £240,000. A nearby Grade-II listed former chapel is also being converted into two large, five-bedroom family homes (circa 3500SF each): one is currently listed on the market for £1.5million. The immediate area is predominantly residential, with more established private residential accommodation along Westbrook Avenue and adjoining streets. A three-bedroom detached house in this area can be circa £500,000.

Museum / Gallery

There is a number of sights and attractions in Margate, with perhaps the most notable being Turner Contemporary and Dreamland. The Turner Contemporary attracted 403,649 visits in 2019² and Dreamland attracted 650,000 visitors in the same year³. In addition, there is also a number of smaller museums including Margate Museum, which features local history exhibits and Victorian prison cells, the

¹ Margate Town Investment Plan, December 2020 (We Made That PRD commissioned by Thanet District Council)

² <https://turnercontemporary.org/news/16/04/2019/turner-contemporary-celebrates-its-8th-birthday-following-a-successful-year/>

³ <https://interpark.co.uk/dreamland-margate-enjoys-record-breaking-year/#:~:text=Dreamland%2C%20the%20popular%20amusement%20park,its%20busiest%20year%20since%20reopening.>

Crab Museum, Tudor House and Margate Caves. There are also numerous smaller and independent art galleries in Margate, the majority of which are concentrated in the town centre.

Retail

As is the case across the UK, retail is in decline in Margate and there are vacancies throughout the town, a situation which has been exacerbated by the Coronavirus pandemic. There is almost no retail provision in the area immediately surrounding the Loggia, with the nearest cluster of retail situated along Canterbury Road. The rates for these retail units, based on VOA information, is in the region of £8.20-£10/SF. The retail provision here includes a Tesco Express, barber shop, salon, general stores and DIY/hardware store.

Community

Historically, Westbrook Loggia served as a community hub with a social club on the upper floor. This is no longer the case, and the provision has not been replicated elsewhere. The Margate Town Investment Plan states that there is a lack of social and community facilities, particularly in the Cliftonville areas. As such, improved provision of and access to community facilities is seen as a key opportunity which will support the social integration of Margate's residents.

3 Case studies

These case studies focus on recent developments of seafront spaces similar to the loggia. They are intended to demonstrate how mixed-use spaces can work in properties similar to the Loggia in terms of location and structure. They illustrate the range of different funding and delivery models available, and are useful benchmarks as to what mix of uses are complementary. It is not proposed that the Loggia should be developed in the same way as any one of these case studies; however, lessons can be learnt from them and elements may be adoptable in to the final vision for the Loggia.

3.1 Bournemouth beach lodges

Figure 4 - Bournemouth beach lodges



Bournemouth Christchurch and Poole (BCP) have one of the largest and most visited coastlines of any local authority in the UK. The authority places significant value (economic and social) on the appeal and reputational benefits of its beaches and attractions. For years, it has invested in a seafront management team that is permitted to be more entrepreneurial than a typical local authority and promotes a 'can do' attitude.

In 2017, Bournemouth Beach Lodges⁴ were launched. Following a programme of major regeneration and investment in Boscombe's seafront, and recognising the increasing demand for overnight accommodation, the council embarked on the development of 15 beach lodges at Manor Steps. This first phase of development acted as a proof of concept before a further 9 lodges were added to the portfolio in a subsequent phase. A 75% annual occupancy rate (pre-Covid) has been achieved with weekly rates rising from £750 off-peak to £1,440 at peak times. With Christmas and New Year proving one of the busiest periods and high demand around October and February half-terms, the traditional seasonality is being extended providing greater year-round use and activity.

Each lodge is a thermally efficient self-contained accommodation pod measuring 3.5m by 4.2m and consisting of two sofa-beds, a kitchenette and shower/toilet room at ground floor, and a staircase leading up to a mezzanine with double bed. Each lodge has a small balcony that overlooks the promenade and beach.

⁴ <https://www.bournemouthbeachlodges.co.uk/>

A second site has since been identified at Southbourne and a scheme is underway to develop a further 17 lodges (2 with hot tubs) as part of an £8m redevelopment. The scheme will integrate a restaurant at promenade level, public toilets, lodge office and laundry facilities, with improvements being made to car parking and access arrangements. The scheme is being funded through the PWLB borrowing and is projected to return an annual surplus of £100,000 after finance costs.

Investment in the management, operations and staff training has been a key success factor. Individual staff are regularly named checked in customer reviews.

3.2 Rockwater in Hove

Figure 5 - Rockwater (before)



Figure 6 - Rockwater (after)



A council owned venue and restaurant on Hove seafront has undergone a major transformation with over £3.5m of private investment.

Built in the 1960s the building has only ever undergone minor improvements. Despite changing hands and names many times, for the last 20years it has remained a low-grade facility in spite of the relatively affluent residential hinterland.

A locally-based entrepreneur and investor recognised potential in the building and its location, and in 2019 began developing plans for its renovation and repositioning as Rockwater⁵. At the heart of the concept is an offering that resonates and appeals strongly to the local community – reflecting back on the history and heritage of Hove seafront and the Victorian heydays when the place was awash with bandstands, entertainment and activity.

⁵ <https://rockwater.uk/>

Rockwater is now laid out over three floors facing north over lawns as well as south over the promenade and beachfront, and with a glazed rooftop extension. The main offering consists of an upmarket restaurant and bar that will also host a range of live entertainment and events. As part of the community offering, it has team up with local health and fitness instructors to curate a daily programme of activities on its beach deck and the lawns (Rockwater Life). A membership scheme (Rockwater Residence) was recently launched to provide priority booking and access and other loyalty promotions. As such, Rockwater is far more than just a restaurant and bar – rather, it is striving to become a valued destination brand by offering a broader range of attractions and activities and giving multiple reasons to visit time and again.

Despite its stop-start launch and re-opening from December 2020, due to Covid-19, the venue has generated considerable local demand and appeal and has become the most talked about place in the area.

Throughout the construction period and to capitalise on heightened outdoor activity due largely to Covid restrictions, Rockwater implemented half a dozen temporary ‘shacks’ to serve passing trade with drinks and food. These proved to be extremely successful with daily revenues estimated to have exceeded £15,000 on peak summer days during 2020. The shacks also helped Rockwater to build its audience in advance of the permanent venue re-opening. As a result of their success and appeal, the council has agreed to the shacks continuing to trade through 2021 alongside the permanent venue.

Figure 7 - Sample activity programme, Rockwater



The image shows a circular graphic titled 'ROCKWATER LIFE' with a background of a beach and ocean. The graphic is divided into two columns: 'BEACH DECK' and 'LAWNS'. Each column lists activities for each day of the week, including the day, activity name, and time slots.

	BEACH DECK	LAWNS
MONDAY	YOGA - WILD THING YOGA 6:45 - 7:45 AM / 8 - 9 AM	BOOTCAMP - SOL GILBERT 7- 8 AM / 9:15 - 10:15 AM
TUESDAY	STRENGTH - SALLY MORGAN 6.30 - 7:15 AM / 7.30 - 8:15 AM	BOOTCAMP - SOL GILBERT 7- 8 AM / 9:15 - 10:15 AM
WEDNESDAY	ANIMAL FLOW - AMPHIBIOUS FIT 7 - 7:45 AM / 8 - 8:45 AM	BOOTCAMP - SOL GILBERT 7- 8 AM / 9:15 - 10:15 AM
THURSDAY	YOGA - HOLLY COOPER YOGA 6:45 - 7:45 AM / 8 - 9 AM	BOOTCAMP - SOL GILBERT 7- 8 AM / 9:15 - 10:15 AM
FRIDAY	PILATES - RACHEL POTTER 6:45 - 7:30 AM / 7:45 - 8.30 AM	BOOTCAMP - SOL GILBERT 7- 8 AM / 9:15 - 10:15 AM
SATURDAY	FITNESS - UBER MUMMIES 7.15 - 8 AM / 8:15 - 9 AM	RUN CLUB - SOL GILBERT 10AM BOOTCAMP - 10:30 - 11:30 AM
SUNDAY	MEDITATION - BECCA KILVINGTON 7 - 7.45 AM / 8 - 8:45 AM	

3.3 Overstrand, Boscombe

Figure 8 - Overstrand



The Overstrand – situated on Boscombe’s seafront – had fallen into disrepair over many years and was symptomatic of the area’s need for regeneration resulting from a protracted period of underinvestment.

In 2016, the building itself was derelict and unoccupied, with active beach huts positioned on top. Following failed attempts to raise private interest in redeveloping the Overstrand, the council recognised that its redevelopment must form part of a wider package of regeneration proposals that included the infamous surf reef and major residential development. The sale of a seafront car park for residential purposes returned an £8m capital receipt to the council, £5m of which was invested in the Overstrand building.

The middle section of the building was cut out and re-formed as a double height space for a new restaurant and bar – Urban Reef⁶. The remainder of the ground floor was turned into commercial units (one being a surf hire shop and the other recently converting to a pizza take-away), space for the RNLI and garaging for the council’s beachfront land train. On the second floor the spaces were reconfigured and designed as 59 day-use beach huts with power and water supply. The interiors were designed by Hemingway Design on a ‘vintage’ theme and fully fitted out. Despite the global economic crash and challenging market conditions in which to launch the new product, two thirds of the beach huts were sold on 25yr to 40yr leases with starting prices at £69k for a single and £89k for a double. This raised £2m in capital receipts for the council. The remaining third continue to be rented out as part of BCP’s wider portfolio of beach huts and chalets⁷.

Looking back, the retention of part of Overstrand building – despite not being listed – would probably now be questioned from economic and physical perspectives.

⁶ <https://www.urbanreef.com/>

⁷ <https://www.bournemouth.co.uk/things-to-do/beach-pods-p985723>

4 Site context

Westbrook Bay is a sandy beach approximately 200m long. A wide concrete promenade runs along the length of the beach with existing buildings and activities including crazy golf, a sunken garden, Barnes Car Park and Westbrook Loggia. The bay has good views across to Margate and Turner Contemporary. Unique to this beach is the fact that a small section of sand remains even at high tide.

4.1 Surrounding land uses

The surrounding area is predominantly residential, with no retail along the bay itself; there is, however, a small cluster of retail along a nearby stretch of the A28. There are also substantial greenspaces in the vicinity. There are notably few hospitality venues in the area.

Figure 9 shows the distribution of land uses as of May 2021.

Figure 9 - Westbrook Loggia Site Context (Surrounding Land Uses)



4.2 Connectivity

Westbrook bay is well connected by both public and private modes of transport, as shown in Figure 10. The nearest train station is Margate, which is 0.6miles away. Trains run to London Victoria via Chatham, or to London St Pancras via Ramsgate, Canterbury West and Ashford International. There are numerous bus routes which run from Canterbury, Ramsgate and Westgate-on-Sea. Car park provision includes free on-road parking, for example along the Royal Esplanade, as well as designated car parks at Westbrook Prom (0.3 miles from the Loggia) and Margate Rail station (0.6miles). The Loggia sits along a stretch of the Viking Coastal Trail, a popular coastal route which starts on the sea wall opposite Margate station, winding westwards to Reculver. The trail runs by the promenade in front of the Loggia (beach side).

Figure 10 - Connectivity



4.3 Site appraisal

Built into the cliff, the existing Loggia building has outward facing views on one side only, over Westbrook Bay. The Loggia is predominantly north-facing and thus casts shade onto the promenade for much of the day. Due to its orientation, the large volume of glass on the Loggia's façade will not be subject to solar heat gain.

The Loggia backs onto a residential area which provides a good connection with the local community. Spread over 2 principal floors, the Loggia connects to an extent with the local community on the upper level; the connection with the public is better at the lower level, along the promenade. Westbrook is generally a more family oriented beach, with Margate main sands typically drawing greater tourism. There is substantial beach hut provision in the area immediately surrounding the Loggia. These are either privately owned or owned by TDC and managed by Your Leisure.

In terms of accessibility, car parking is available locally and the streets are not subject to restrictions. There is limited access for wheelchairs and pushchairs due to defined landscaping interventions. It is understood that the nearby access ramp to the west of the Loggia is not compliant with accessibility requirements due to its gradient. The promenade is popular with pedestrians and cyclists throughout the year.

This is one of the only beaches in the area which retains a small section of sand at high tide. It is understood that, owing to its proximity to the sea, the risk of flooding is as follows:

- 1/10 year: beach huts might get washed away
- 1/20 year: might get some seawater on the promenade and minor flooding on ground floor

A comprehensive flood risk survey would confirm this.

4.4 Planning policy context

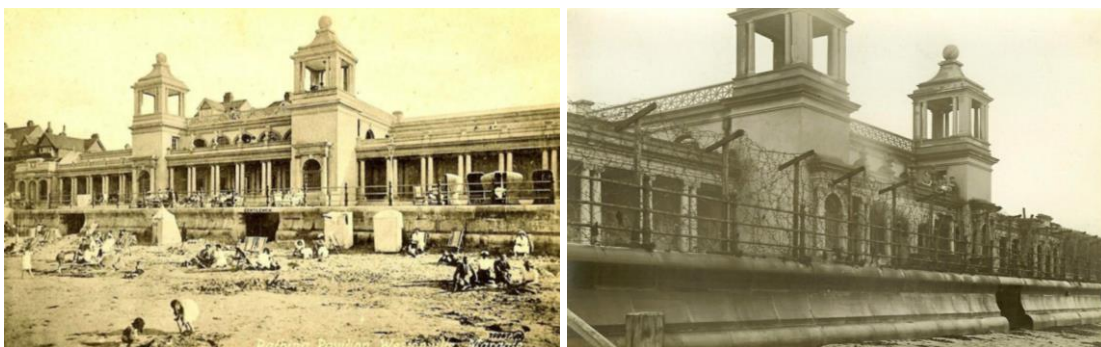
Westbrook Loggia, as it is known today, was more commonly referred to as Westonville Bathing Pavilion when constructed around 1910. It was once an imposing building with attractive architectural features and offered changing facilities for bathers visiting Westbrook Bay. Its location immediately adjacent to the beach afforded direct access from the sands to the changing-rooms. The two towers served to define the segregated changing facilities; the Gentlemen's entrance situated on the lower floor of the West tower, the Ladies to the East. Whilst the form of the towers remains in today's version of the Pavilion, it is believed the two viewpoint turrets adorning the uppermost level were removed during the 1930s.

The building has served different purposes in the years since its primary use as a Bathing Pavilion. During the First World War, the Bathing Pavilion was used as a canteen to serve meals to 150 soldiers at any one time. The baths contained within the Pavilion were also used by the soldiers, believed to be from the 36th Battalion Northumberland Fusiliers, who were stationed in Margate in 1918. It was also during this period that sections of anti-invasion, barbed-wire defence barriers were erected along the length of the promenade, obscuring both views and access from the Bay. In recent years, the Pavilion, now referred to

as the Loggia, has served the public and the local community as an amenity space, offering food and beverage facilities and toilets. Tenants have continued to occupy the property in recent years, notably the Life Saving Club and Your Leisure, as well as a beach café up to July 2020. Therefore, whilst the modern activities would suggest the Use Classes of the Loggia would fall within Class E (formerly Class A until the September 2020 amendment) and Class F, its earlier use as a Bathing Pavilion would suggest it would originally be classified as Sui Generis.

Despite its age, the Loggia is neither statutorily or locally listed, nor is it considered a Non-designated Heritage Asset. Furthermore, it sits outside the Margate Conservation Area, which lies to the East of the building. Whilst the Loggia's Planning history is limited, various entertainment licenses have been granted to operators previously, to enable café and public house conveniences to function within the building, at which time the facilities achieved excellent hygiene standards in 2017. Relevant Planning Applications that have been lodged with the Local Authority within the past 5-years include application F/TH/17/1026, which also lies immediately along Westbrook Promenade. The relevant issues of this consented scheme concern (a) change of use and (b) the visual impact of the design on the wider setting. With regards to the latter, a major concern raised when determining F/TH/17/1026 was the potential obstruction of views of the Bay from existing properties and any proposal to increase the height of a sunken property would be inappropriate. In applying the same principles to the Loggia, whilst the reinstatement of each tower's viewpoint turrets, removed in the 1930s, could be considered a Conservation gain, any alteration to the building which entails new built fabric above road level would be met with contention and thus adaption and reuse of the existing form would be advisory.

Figure 11 - Historic photos of Westbrook Loggia



5 The existing Loggia

5.1 Massing and layout

The Loggia is spread over two floors, with a central section flanked by two wings. The approximate floor spaces are as follows:

Table 2 - Internal floor areas

Floor	Section	Area (sqm)
Ground	Main area	454
	Ladies WC	68
	Gents WC	73
First Floor	East Wing	155
	Central Bay	169
	West Wing	155
	TOTAL	1,074

These internal spaces are depicted in Figure 12.

Figure 12 - Westbrook Loggia usable internal floor area



5.2 Condition

Survey photos showing the current condition of the Loggia can be found in Appendix 2. Key issues relating to the Loggia's condition are outlined below.

Roofs

The roof to the Social club building is an area for concern. It is of mastic asphalt construction and requiring repair/ replacement. It is possible that the concrete roof deck is defective requiring further investigation and possibly concrete repairs.

External Walls

The curtain walling to the first floor areas is in extremely poor condition. Generally the external walls to the social club appear to be in unsatisfactory condition as well with some areas of structural repair required.

There are significant areas of water penetration to the rear of the building. We believe that this is mainly in part due to the position of the retaining wall and perhaps water penetration from the rear of the roof. The repairs to these areas will need to be addressed in order to maintain the use of these areas.

Windows

The glazing and windows to the first floor boxing club and lifesavers club are in extremely poor condition and in some cases we believe dangerous. The windows to the Social club are of traditional timber construction and are in a repairable condition. Timber defects were noted externally and the lack of decorations has led to advance deterioration. The glazing in some areas was poor and the putty in places required urgent attention. None of the windows were double glazed and very few were draught proofed. Many of the sub sills were defective and required repair.

Doors

External doors were in satisfactory condition. However several of the doors had defective thresholds. None of the doors are DDA compliant. Generally all other internal doors are operating satisfactory, and in view of their period setting.

Ceiling

The ceilings to the Westbrook club are generally satisfactory, however we are concerned that there is water penetration to the rear of the building which will lead to deterioration.

Building Services

The M & E installation appears to be limited and outdated or even non-existent in some areas. The electrical installation appears to be limited perhaps with some areas requiring upgrade works.

Asbestos

There are potentially large areas of asbestos containing material located within the building. In most cases these areas are being managed in-situ, although it is anticipated that the repair works will impose upon these materials and therefore it will be necessary to undertake controlled removal of materials.

Accessibility

Under the Equality Act (2010) the building should be accessible to the principal storey. Currently this is not the case, whilst there will always be limitations with the building there are certain aspects of the building that could be improved.

Thermal Compliance

The thermal performance of the building is poor and there are areas that could be improved. It is unlikely that the windows could be replaced with double glazed units. However it is possible to improve the performance with sealed secondary glazed units and the installation of draft proofing. A number of the traditional windows will perhaps require isolated repairs and upgrading works.

5.3 Estimated cost

According to a comprehensive, but now out-of-date condition survey which has been provided to the consultant team, the estimated costs for reinstating the Loggia are:

Table 3 – Estimated costs

Recommendations	Estimated Cost (£)
Brought forward	399,190
Mechanical	45,000
Electrical	45,000
ACM Removals	25,000
Tanking	42,000
Preliminaries	150,000
TOTAL	706,190

These are included here for information purposes only. The Stage 2 report will include a capital cost schedule, cost risk assessment and financial modelling.

5.4 Architectural interest / history and heritage

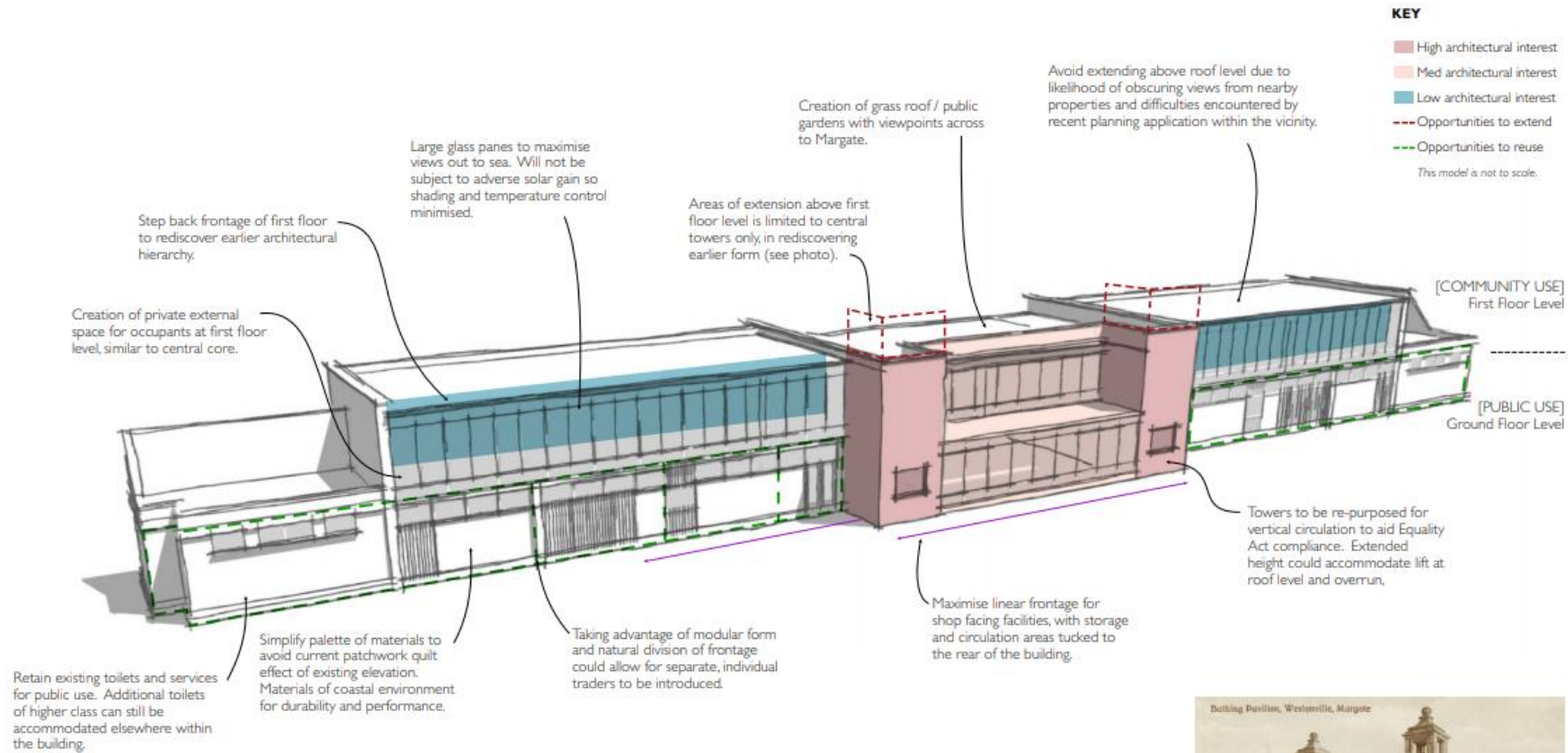
Figure 13 highlights the Loggia's key points of architectural interest.

FOURTH STREET

A PLACE CAPITAL GROUP COMPANY

Westbrook Loggia: Stage 1 Report

Figure 13 - The Loggia: Architectural Interest



6 Options Appraisal

6.1 Introduction

In this section, we have applied the following process in order to arrive at a shortlist of potential future use(s) for Westbrook Loggia:

- 1) Defining objectives
- 2) Establishing a longlist
- 3) Defining 'filters' i.e. key considerations which inform the shortlisting exercise
- 4) Shortlisting, which includes:
 - a. Discounted options
 - b. Potential uses

6.2 Objectives

These objectives have been informed by strategy and policy documents and plans, as well as an extensive consultation exercise with key stakeholders.

These objectives correspond to the six categories set out in Section 2 - Strategic & market context: Economic growth and development; Health and Wellbeing; Quality of life and communities; Clean growth; Visitor economy; and Creative industries.

Table 4 - Objectives

Economic growth and development	<ul style="list-style-type: none"> ➤ Create employment opportunities for young people ➤ Incorporate community wealth building ➤ Deliver sustainable economic benefits for the local community to thrive ➤ Regenerate character building
Health and wellbeing	<ul style="list-style-type: none"> ➤ Encourage greater participation in physical activities ➤ Facilitate access to the natural environment, and specifically Westbrook bay ➤ Protect and enhance quality of life
Quality of life and communities	<ul style="list-style-type: none"> ➤ Provide services and amenities to support remote working ➤ Provide community gathering space ➤ Enhance residents' experience of the bay ➤ Meet local demand for an F&B offering ➤ Provide public toilets and space for the management needs and services for the bay ➤ Fit with the family-friendly reputation of the bay
Clean growth	<ul style="list-style-type: none"> ➤ Target net-zero carbon

	<ul style="list-style-type: none"> ➤ Seek to incorporate clean technology ➤ Act as a destination for local active travel e.g. Viking Trail ➤ Make optimum use of the footprint and position of the Loggia
Visitor economy	<ul style="list-style-type: none"> ➤ Increase potential visitor spend ➤ Create a year-round offering ➤ Help promote Westbrook bay as a destination
Creative Industries	<ul style="list-style-type: none"> ➤ Further Margate's reputation as a cultural destination ➤ Provide business opportunities given its accessible location

While it highly unlikely that any one future use will be able to fulfil all of these objectives, they are nonetheless key considerations in determining the most appropriate future use for Westbrook Loggia.

6.3 Longlist

During key stakeholder consultations, a number of other uses were also suggested which went beyond the scope of the original brief. As such, these uses were included in a longlist to ensure consideration was given to a full list of options.

The longlist therefore comprises of the following uses:

- Food and beverage (café / restaurant)
- Leisure
- Short-stay accommodation
- Workspace
- Education
- Private residential
- Museum / gallery
- Retail
- Community

6.4 Key considerations

These uses were assessed in relation to four key considerations which acted as filters in order to create a shortlist of the most suitable and most viable future use options. These considerations were:

- **Viability** – is the proposed use likely to be financially viable in operation i.e. there will be no further demand on Council funds once up and running?
- **Strategic Priorities** – does the proposed use fit with the local, regional and national strategic priorities as summarised in the Objectives, above?
- **Planning** – is the proposed use likely to be granted planning permission?

- **Physical** – does the proposed use fit with the physical constraints of the building (in the event of retention of the structure) or footprint (in the event of rebuilding)?

6.5 Assumptions

For the purposes of this exercise it is assumed that, in the event the Loggia is rebuilt, it will retain its original footprint and a similar floor area.

6.6 Shortlisting

It became clear over the course of this exercise that very few of the longlisted uses would be appropriate for sole occupation of the Loggia given the large quantum of space available. This represents both an opportunity and a challenge. Some of the uses, although not suitable for sole occupation, could feasibly function as part of a mixed-use development whereby they are joint occupiers of the Loggia in conjunction with other offers.

As such, this longlist options fall into two distinct categories:

- **Discounted uses** which are deemed unsuitable either for principal or partial use of the Loggia
- **Potential uses** which could feasibly form part of a mixed-use development

For the purposes of this exercise, the following definitions apply:

“Sole occupation” or “Principal use” – where one use occupies the majority of the Loggia’s total floor area (excluding the space set aside for mandatory services provision e.g. public toilets)

“Joint occupation” or “Partial use” – a use which occupies only part of the Loggia, with the implication that other uses will fill additional available space(s).

6.6.1 Discounted uses

Based on the key considerations listed above, and taking into account the feedback received during key stakeholder consultations, the following uses have been discounted as principal uses or as part of a mixed-use development:

- **Workspace**
- **Residential**
- **Museum/gallery**
- **Education**

The reasons for discounting are as follows:

Discount: workspace

This use has been discounted on the basis of strategic priorities. Formal workspace provision is happening elsewhere in the locality in line with existing town planning strategies and funding. The planned provision seeks to drive people towards the town centre thereby increasing footfall in areas such as the High Street.

As such, it is not considered appropriate to create substantial workspace provision at the Loggia, as this could detract from existing or planned provision elsewhere.

Discount: residential use

Private residential has been discounted on the basis of planning and strategic priorities. It is considered unlikely that change of use to residential would be granted. The recent redevelopment of the nearby Royal Bathing Hospital has created substantial new provision in an already highly residential area. Due to Westbrook Bay's lack of other buildings besides the Loggia, converting this to residential would create a significant deficit of public or community services and business use in an area which is already dominated by residential. It was apparent during the consultation process that there is a strong demand for community gathering space and business provision within the bay; the Loggia is the obvious place where this can happen. Private residential use would be contrary to strategic priorities surrounding creation of jobs and community gathering spaces which encourage better engagement with the natural environment.

Discount: museum/gallery use

Museum or gallery use has been discounted based on a lack of demand and viability. Museum or gallery use would ostensibly be a good fit for Margate, which has a strong arts scene with the Turner Contemporary and its association with renowned artists such as Tracey Emin. However, there is already significant provision in more central locations such as the Turner Contemporary, which attracted 403,649 visits in 2019⁸, as well as existing independent offers. Furthermore, rarely can such uses operate in the absence of a significant revenue subsidy for which there is no apparent sponsor. Besides this, no collection has been highlighted as needing exhibition space; as such, there is no obvious demand of this type of space in the Westbrook area.

Discount: education

This use has been discounted based on a lack of demand and concerns surrounding safety and safeguarding. Given Margate's demographic and the fact that local schools are not at capacity, there is no obvious requirement for additional education offers. The floorspace available at the Loggia could potentially be suitable for a pre-school education offer; however, the Loggia's prominent position and easy access to the beach could cause safety and safeguarding issues. The safety considerations would also be applicable to older age groups, although the physical space available would also be a limiting factor for uses requiring multiple classrooms, for example.

6.6.2 Potential uses

The following uses are not considered suitable for sole occupation of the Loggia, but should be considered as potential uses as part of a mixed-use scheme:

- ***Food and Beverage***

⁸ <https://turnercontemporary.org/news/16/04/2019/turner-contemporary-celebrates-its-8th-birthday-following-a-successful-year/>

- **Short-stay accommodation**
- **Leisure**
- **Retail**
- **Community**

The rationale for each are set out below.

Food and Beverage

There is clear demand for F&B provision at Westbrook bay based on the feedback received during key stakeholder consultations. The Loggia is ostensibly well-suited to a food and beverage offering, which covers a range of potential offers. The nature of this offer will be critical to its success; here, it is broken down into café and restaurant use.

➤ *Café*

In some consultations, demand centred around café-type uses which would provide warm drinks in winter and cold drinks in summer. From a market perspective, there is regular local footfall which would drive a 'grab and go' model focused on refreshment trade, capable of flexing to meet changing demand. This model could, however, pose problems in terms of seasonality: whilst it is noted that the beach is frequented by residents – especially dog walkers – during winter months, there is unlikely to be sufficient demand to sustain a café-only offer through months. This issue is exacerbated by the quantum of space available at the Loggia. Based on the typical F&B rates for Margate (£7.20/SF), and the floor area of the Loggia (1074sqm = c. 11,500SF), the rates alone would be in excess of £80,000 per annum. This is a substantial overhead for a café offer.

➤ *Restaurant*

Other consultations advocated a higher-end restaurant offer in the Loggia. It was noted that, while Margate's independent restaurant scene is thriving, there is a lack of restaurant provision in the immediate area. Westbrook is predominantly residential, which makes for a large potential customer base for a restaurant. A restaurant would also serve the visitor market and potentially help stimulate the night-time economy, which frequently results in positive economic and social benefits. The demographic analysis, however, demonstrates that there is limited disposable income in and around Margate; as such, a restaurant offer should be appropriately priced to account for this so as not to alienate those living nearby.

The West Bay Café and Finbar, on West Bay Promenade, were frequently cited during consultations as a local example which combines both café and restaurant uses. There was a presiding sentiment throughout consultations that, if a food and beverage offer was proposed at Westbrook Loggia, it should seek to replicate this model, with both a café and restaurant offer. Both uses carry risks; these could be mitigated by the inclusion of other complementary uses within the building.

Short stay accommodation

The Loggia is well-positioned on the seafront which would appeal strongly to holidaymakers seeking unique accommodation. The Bournemouth case study serves as a useful example of a successful beachfront accommodation offer, developed by the local authority (see section 3.1). However, it should be noted that there can be issues surrounding privacy and security, especially if the accommodation offer is at ground floor level. The promenade is frequented by pedestrians, cyclists and beach users, which may render it unsuitable for a short stay accommodation offer. There may, however, be scope to include accommodation at the first floor level which would benefit from better privacy and security.

Leisure

This is a broad use type which could encompass anything from a gym through to rentable exercise studios or hire facilities for leisure equipment (e.g. water sports or cycling). Use as a sports equipment hire shop, in combination with a food and beverage offer, is something which was raised during consultations. The Loggia's location with direct access to the beach and on the Viking Coastal Trail would lend itself to sports equipment hire, and market research suggests that there is not an oversupply of equipment hire facilities in the locale. This use could, however, have issues in terms of seasonality as people seeking to hire equipment for water sports or cycling tend to do so during the warmer months. Those who partake in such activities year-round would tend to have their own personal equipment, therefore no need for hire shops. As such, this is unlikely to be financially sustainable as a principal use. It may, however, be suitable as part of a mixed-use scheme and could help fill less accessible spaces in the Loggia which are well-suited for storage purposes.

Retail

The large footprint of the Loggia makes it inappropriate for a solely-retail based provision. Given the recent decline of retail, there are few operators or tenants who would seek to occupy such a large space in an area which has limited established retail offers. This is not to say that a mixed-use offer would not feature a retail element. It was noted during consultations that there is nowhere to buy traditional beach toys anywhere along Westbrook bay, despite it being a family beach. The effect of seasonality would have to be carefully considered if such a use was incorporated in the future redevelopment of the Loggia.

Community

While this would be a strong fit in terms of strategic objectives, community uses typically require subsidy which might come from the local authority or grant schemes. Physically, the large floorspace available at the Loggia would be difficult to programme and fill if this was given over solely to community uses. This would result in "dead time" when the building is underutilised and quiet. There is, however, scope for including some designated community space alongside other more financially viable uses, which would help ensure the financial viability for the Loggia as a whole. That said, some of the other uses proposed, for example food and beverage, could easily serve a community function without the need for dedicated

community space. Rockwater in Hove is a good example of where a mixed-use scheme can incorporate valued 'community' offerings (see section 3.2).

6.7 Recommendations for use options

Given the opportunities and challenges presented by each of the potential uses, it is proposed that the best future use for Westbrook Loggia would be a mixed-use scheme which incorporates two or more of the elements below:

- ***Food and Beverage***
- ***Short-stay accommodation***
- ***Leisure***
- ***Retail***
- ***Community***

Opting for a mixed-use scheme will help mitigate any risks associated with any one sole use; it will also mean the Loggia is better-able to address strategic priorities by creating a thriving 'hub' which meets the needs of both the local community and visitors to Westbrook.

It is clear from consultations and the local strategies and priorities that there is both a demand and need for some or all of the above uses. The Loggia is well-placed to accommodate these uses, providing public services alongside a more commercial offering. The public services should be incorporated into the existing footprint, which would help avoid unnecessary costs such as the relocation of key services for WC provision.

6.8 Spatial distribution – initial thoughts

In terms of spatial distribution, and assuming a combination of all uses listed above, it is anticipated that short stay accommodation would be located on the first floor, away from the more public area along the promenade. The ground floor space would be reserved for food and beverage and leisure and community uses which would benefit from direct access on to the promenade and beachfront. The mandatory uses and public services should also be incorporated at ground level for ease of access from the beach.

The Case studies included in section 3 are good examples of how successful mixed use schemes can be achieved. Rockwater in Hove (3.2) is a prime example of a building which provides, amongst other things, a hub for leisure and wellbeing activities. Its programme places little demand on physical space within the building, as a number of the activities take place on the beach, with Rockwater serving as a central location from which the programme is coordinated. The Overstrand in Boscombe (3.3) shows how short-stay accommodation on the first floor complements other uses at ground level. Whilst it is not proposed that either of these schemes is replicated at the Loggia, they nonetheless serve as useful examples, elements of which could feasibly be adopted into the future redevelopment of Westbrook Loggia.

6.9 Overarching conclusion

Given its location, the scale of the building, and the strategic priorities and objectives, a mixed use scheme is considered to be the best redevelopment option for the Loggia. This scheme should include the following elements:

- ***Food and Beverage***
- ***Short-stay accommodation***
- ***Leisure***
- ***Retail***
- ***Community***

Whilst some initial thoughts on spatial distribution have been made in this report, the Stage 2 report will critically evaluate the breakdown and use of spaces informed by a cost risk assessment and architectural designs.

7 Next Steps

Further to the review of this report, the project team will continue to undertake the Stage 2 elements of this appraisal which form the feasibility assessment. This will involve advising on:

- Proposed material palette, building structure and services
- Outline architectural designs
- Capital cost schedule
- Cost risk assessment
- Soft market testing
- Financial modelling
- Funding model
- Development / ownership options

This work will be reported back to the client in the form of meetings, presentations and a Stage 2 report.

It is anticipated that a public engagement exercise will be undertaken in parallel with the Stage 2 programme. This exercise will be conducted during peak season in order to capture both the resident and visitor demographics. The engagement piece will be led by Thanet District Council, with support from Fourth Street. It is anticipated that the findings of this exercise will inform the recommendations of the Stage 2 report. The programme of work for Stage 2 will be discussed between Fourth Street and Thanet District Council separate to this report.

Appendices

1 Westbrook Loggia Strategic Review

Fourth Street has undertaken a detailed review of the following strategies and plans, covering regional and local levels, that relate to the restoration of the Westbrook Loggia:

- Economic Recovery and Renewal Strategy (2021)
- The Green Blue: Thames Estuary Growth Board Action Plan (2020)
- Interim Strategic Plan (2020)
- Kent and Medway Economic Renewal and Resilience Plan (2020)
- Kent Environment Strategy (2016)
- Thanet District Council Local Plan (2020)
- Thanet District Council Corporate Statement (2019-2023)
- Economic Growth Strategy for Thanet (2016)
- Thanet Destination Management Plan: Margate, Ramsgate & Broadstairs (2013)
- Thanet Destination Management Framework (2020)
- Active Thanet Strategic Framework (2018-2022)
- Beach Management Plan for Thanet (2014)
- Margate Town Investment Plan (2020)
- Margate Coastal Community Team Economic Plan (2016 and Beyond)

We summarise the main priorities which occur across multiple strategies and plans in Section 1.1. These priorities and common themes are then mapped against each of the documents in 1.2 with specific references extracted. Finally, a more detailed report-by-report assessment is set out in Section 0, listing the individual priorities and objectives and possible implications for Westbrook Loggia.

1.1 Key themes

Local, district, county and regional strategies were selected for the review based on their relevance to several aspects of the Loggia's potential development, including: coastal development; visitor economy; sustainable growth; preventative health measures; and shaping Margate as a cultural and tourism destination. Six distinct themes emerged across strategies at a range of geographical and governmental levels:

1.1.1 Economic growth and development

Economic strategies in the review frequently centre on initiatives to rejuvenate the region's high streets and town centres, with particular emphasis on identifying new uses for heritage or character properties such as the Loggia.

Another key priority is the drive to create employment opportunities for young people, both as a way to increase economic activity and as a post-covid measure to kick start the careers of recent graduates and school leavers. Inclusive economic growth is a key consideration when reviewing local development schemes, with importance placed on incorporating community wealth building into projects and delivering sustainable economic benefits for local communities to thrive. Types of employment created through the Loggia's future use and any sourcing of operators or tenants should be conducted with young people and community benefit in mind.

1.1.2 Health and wellbeing

Encouraging greater participation in physical activities is advocated for at county, district, and local levels, including in the Kent County Council Interim Strategic Plan, the Thanet Local Plan and the Margate Town Investment Plan. These strategies promote preventative healthcare measures and mental health benefits via increased provision of healthy leisure offers at the community level. The advantages of access to the natural environment are also highlighted in the Kent Environment Strategy and the Thanet Local Plan. The recent Interim Strategic Plan for Kent notably seeks to build on healthy behaviours developed in light of the Covid-19 period, with less commuting and more time spent outdoors. The Loggia's location lends itself to a scheme which embodies these multiple drivers, creating a healthy hub on the seaside for engaging with sport, the natural environment and wellness services – particularly due to its status as an “intermediate” or community beach.

1.1.3 Quality of life and communities

Thanet and Kent policies highlight the need to create attractive, liveable communities both to improve quality of life but also to attract investment from key players such as major employers or housing developers. The Economic Growth Strategy for Thanet and the recent Kent & Medway Economic Plan, for example, prioritise the provision of services and amenities to support remote working. While already a priority before the Covid-19 period, this has arguably increased in significance in light of the pandemic.

Coupled with this is the need to support integration within communities, through initiatives which provide community gathering space and creating places which are ‘neutral territory’ where all residents feel welcome. This role is often filled by public squares but can also include parks or beachfronts and promenades.

1.1.4 Visitor economy

The need to adapt and grow the visitor economy is discussed in South East LEP, Thames Estuary Growth Board and Thanet strategies. This is in part related to Covid recovery, but also a wider requirement to increase visitor spend and develop a year-round offer. The need for additional character or seaside accommodation is also expressed to encourage overnight stays, thereby increasing potential spend. The Loggia has the potential to function as an additional destination to increase footfall across the seafront and add to the overall offer for Margate, without prejudicing the local experience.

1.1.5 Clean growth

Alongside initiatives to reach a net-zero carbon goal and invest in clean technology, there is an equal need to raise awareness of climate change, its impacts, and the goals of UK and local government. The Loggia's position within a naturally occurring public space can provide a platform for low-carbon uses and engagement with the environment, whilst also providing an anchor for active travel along the Viking Coastal Trail. Plans to adapt and retro-fit the Loggia (or some parts thereof) – rather than completely demolishing and rebuilding – would fit within the low-carbon agenda.

1.1.6 Creative industries

The Thames Estuary is currently the focus of a drive to attract investment in cultural and creative production, which is backed by the Thames Estuary Growth Board and the Thames Estuary Production Corridor. These seek to create a concentration of creative workspace, the need for which is also identified by the Thanet Corporate Statement (2019-2023). In addition, Margate seeks to grow and further establish its profile as a cultural destination, looking to add creative uses to high streets which will contribute to their rejuvenation. Creative and cultural uses, or tenants and operators who are complimentary to such uses, should be considered for the Loggia with a view to adding a cultural aspect to the visitor experience.

1.2 Visual overview

Set out below is a summary of priorities and themes extracted from the strategies and plans, corresponding to the themes previously discussed in section 1.1.

Table 5 - Strategic aims and objectives

	SELEP Economic Recovery and Renewal Strategy Thames Estuary Growth Board Action Plan Interim Strategic Plan	Kent & Medway Economic Renewal & Resilience Plan Kent Environment Strategy	Thanet District Council Local Plan Corporate Statement 2019-2023 Economic Growth Strategy for Thanet Thanet Destination Management Plan Thanet Destination Management Framework 2020 Active Thanet Strategic Framework 2018-2022 Beach Management Plan for Thanet 2014	Margate Town Investment Plan Margate Coastal Community Team Economic Plan
	South East	Kent County Council	Thanet District Council	Margate
Aims and objectives:				
Theme 1: Economic growth and development				
Revitalise heritage and character properties with new and creative uses			✓	✓
Incorporate community wealth building into projects and local employment			✓	✓
Create opportunities for employment for young people	✓	✓	✓	✓
Enable sustainable growth supporting healthy, prosperous communities		✓	✓	
Theme 2: Health and wellbeing				
Provide access to/encourage participation in active leisure and sport		✓	✓	✓
Provide access to the natural environment/protect landscape in decision making	✓	✓	✓	✓
Build on new healthy behaviours developed in the Covid-19 period		✓		
Theme 3: Quality of life and communities				
Create attractive places to work, live and invest	✓	✓	✓	✓
Improve quality of life for residents and communities			✓	✓
Create community gathering space for community integration				✓
Ensure relevant infrastructure for remote workers in new developments		✓	✓	✓
Theme 4: Visitor economy				
Growth & adaptation of the visitor economy	✓	✓	✓	✓
Create an improved destination and attract footfall	✓	✓	✓	✓
Create additional visitor accommodation along coast or with creative industries			✓	✓
Theme 5: Clean growth				
Raise awareness of the climate emergency and net-zero carbon goal	✓	✓	✓	
Encourage active transport and cycling	✓	✓		
Prioritise retrofitting existing buildings		✓		
Theme 6: Creative industries				
Provide creative production and work space to grow creative industries	✓		✓	✓
Grow and shape Margate's profile as a cultural destination			✓	✓
Prioritise creative industries for rejuvenation of the high street			✓	

1.3 Detailed report-by-report assessment

Set out below is a detailed report-by-report assessment of each strategy and plan, with their individual priorities and objectives extracted, and the possible implications for Westbrook Loggia noted.

1.3.1 South East Local Economic Partnership (SELEP)

Economic Recovery and Renewal Strategy (2021)	
Sets out the opportunities and needs of the SELEP area and how SELEP will work with private and public sector partners to support economic recovery and growth.	
Priorities & Objectives	Implications
<p>Aims to ensure the survival and stability of the South East economy in the short term and to drive sustainable economic renewal and growth in the medium to long term.</p> <p>Relevant guiding principles include:</p> <ul style="list-style-type: none"> ➤ Delivering clean growth: contribute to a zero-carbon society, champion and raise awareness of the UK's net-zero target, and encourage a transport revolution ➤ Developing the skills of our workforce and residents: including opportunities for young people and those with lower skills and experience ➤ Addressing inequalities: including improving infrastructure to increase attractiveness of less affluent areas as excellent locations to live, work and invest. <p>SELEP's strategic priorities and supporting actions include:</p> <ul style="list-style-type: none"> ➤ Business resilience and growth: Raise awareness of and respond to the challenges of climate change and moving to a net zero economy ➤ Communities for the future: Lead the UK in reimagining, designing, and creating communities ➤ Coastal Catalyst: Support coastal and rural businesses to innovate and grow; support the recovery, adaptation, and growth of our visitor economy. 	<ul style="list-style-type: none"> ➤ Utilise its position along the Viking Coastal Trail to bring focus to active travel networks as a climate-friendly transport alternative. ➤ Provide local employment opportunities with a focus on employment for young people. ➤ Serve as a focal point for community and leisure uses for the hyper local area, currently within the top 10% of the indices of multiple deprivation ranking. ➤ Serve as a destination within the "20-minute neighbourhood", delivering wellbeing benefits to the local community while attracting increased footfall to the area and encouraging growth of the visitor economy

1.3.2 Thames Estuary

The Green Blue: Thames Estuary Growth Board Action Plan 2020	
Sets out plans for the first two years of the Thames Estuary Growth Board (TEGB) to coordinate, clarify and bring forward Thames Estuary-based investment propositions to drive growth.	
Priorities & Objectives	Implications
<p>Catalyses national and regional government, local authorities, businesses, and partners to work together and positions the Thames Estuary as essential to the national economy recovery and growth, with viable access to international markets and London.</p> <p>The TEGB seeks to deliver job growth, appropriate transport infrastructure, major inward investment, coherent housing expansion, a green energy infrastructure and a workforce ready to meet challenges and opportunities. The “Green Blue” makes reference to embedding green initiatives across their action plan.</p> <p>Key relevant infrastructure projects:</p> <ul style="list-style-type: none"> ➤ Thames Estuary Production Corridor (TEPC) ➤ The greening of transport and energy across the Estuary ➤ Championing green spaces and the visitor economy. 	<ul style="list-style-type: none"> ➤ Engage with the TEGB and their coordinated approach to improving access to green space to raise visitor standards for the Loggia. ➤ Consider the site in context of the Thames Estuary Production corridor, as a potential base for creative/cultural production.

1.3.3 Kent County Council

Interim Strategic Plan (2020)	
The interim plan was created during the Covid-19 period when the adoption of the new 5-year plan was delayed. The plan addresses immediate challenges in the next 18 months from December 2020.	
Priorities & Objectives	Implications
<p>Sets out priority actions to address challenges including: financial, economic, demand (council services), partnership and environmental.</p> <p>Relevant actions include:</p> <ul style="list-style-type: none"> ➤ Create sustainable local economies – enable physical, social, and cultural infrastructure to make Kent an attractive place to live, work and invest. Support/reimagine Kent’s high streets and town centres as economic, social, and cultural centres. ➤ Champion the rural and green economy - maximise investment in building retrofit programmes. ➤ Invest in effective prevention – improve health and wellbeing building on new behaviours adopted during Covid-19, recognise the important role of arts, sports and green spaces in preventative health care. ➤ Build sustainable, liveable homes and communities - actively promote and monitor access to green spaces, sport, and healthy activities to improve health and wellbeing. 	<ul style="list-style-type: none"> ➤ Contribute to attractive infrastructure that improves the profile of Westbrook as a place to live and work ➤ Highlight the green benefits of retrofitting parts or all of the facility rather than rebuilding ➤ Emphasise the role of active, open space in residents’ and visitors’ wellbeing

Kent and Medway Economic Renewal and Resilience Plan (2020)	
Focuses on the strategic actions to support Kent and Medway's economy, emerging from the Covid-19 crisis, focusing on the medium term.	
Priorities & Objectives	Implications
<p>Key principles and action areas for renewal and resilience:</p> <ul style="list-style-type: none"> ➤ Greener futures: avoid building back carbon intensive solutions ➤ Open and productive: increasing productivity through promoting business capacity ➤ Better opportunities, fairer chances: positive employment outcomes for young people, support for workplace health ➤ Place marketing: maintain Kent and Medway's profile as a destination 	<ul style="list-style-type: none"> ➤ Highlight the green benefits of retrofitting an existing asset ➤ Support building the leisure and tourism economy through extending footfall to Westbrook Bay ➤ Potential for youth employment focus at the Loggia, plus a healthy destination for remote workers.

Kent Environment Strategy (2016)	
Provides a framework that enhances, protects, and maintains Kent's rich environment. The strategy is underpinned by the Kent Environment Strategy Implementation Plan.	
Priorities & Objectives	Implications
<p>Building the foundations for delivery:</p> <ul style="list-style-type: none"> ➤ Strengthen understanding of the social, economic and health values of natural and historic assets <p>Making best use of existing resources, avoiding/minimising negative impacts:</p> <ul style="list-style-type: none"> ➤ Landscape-led approach to decision making, identification of the natural features that underpin landscape character ➤ Develop heritage strategies to improve understanding and management of the historic environment ➤ Provide sustainable active travel options to connect residents to services ➤ Smarter working practices based on reduced travel <p>Toward a sustainable future:</p> <ul style="list-style-type: none"> ➤ Develop guidance and support to enable sustainable growth protecting Kent's environmental and historic assets, and supporting healthy, prosperous communities ➤ Increase awareness of the impacts of severe weather and environmental change and empower businesses and communities to build resilience ➤ Widely promote Kent as a place for low carbon and environmental businesses. 	<ul style="list-style-type: none"> ➤ Sustainability should be a focus for the Loggia, particularly given its beach front location, as well as promoting/helping to increase environmental awareness of the coast. ➤ Reduce energy emissions through promoting and facilitating greener/active travel, such as on the Viking Coastal Trail. ➤ Businesses should be as green as possible with innovation in sustainability practices to contribute to a low-carbon goal for Kent.

1.3.4 Thanet District Council

Thanet District Council Local Plan (2020)	
Sets out policies and proposals that will be used to guide decisions and investment on development and regeneration over the period to 2031.	
Priorities & Objectives	Implications
<p>Contains the following strategic priorities:</p> <ul style="list-style-type: none"> ➤ Create additional employment opportunities to strengthen/ diversify the local economy and improve local earning power: <ul style="list-style-type: none"> ○ Support the expansion of existing tourism, culture and leisure businesses ○ Take advantage of the area's unique coast and cultural heritage while safeguarding the natural environment ➤ Facilitate continued regeneration of coastal town centres, developing their individual niche roles: <ul style="list-style-type: none"> ○ Guide investment in coastal towns to support tourism and provide for needs of local communities ○ Reshape Margate town centre and seafront to achieve a sustainable economic heart celebrating its leisure, relaxation and seaside fun traditions and growing reputation as a cultural destination ➤ Safeguard local distinctiveness and promote enhancement of Thanet's coast, seaside heritage, diverse townscapes, historic and water environment: <ul style="list-style-type: none"> ○ Optimise services and facilities to promote physical and mental wellbeing and quality of life for all sections of the community ○ Preserve and enhance the built historic environment ○ Safeguard and enhance the scenic value of the coast and facilitate enjoyment as a recreational resource ○ Protect and enhance biodiversity and the natural environment, including open and recreational space to create a network of green infrastructure ○ Broaden and improve the range of active leisure facilities to encourage greater participation within the local community ○ Support the social, economic and physical revitalisation of Margate and Cliftonville West in line with community aspirations and through partnership working <p>In addition, Policy E10 – Thanet's Beaches - is directly relevant:</p> <ul style="list-style-type: none"> ➤ The council will support small scale tourism and leisure development on 'intermediate beaches', to include Westbrook Bay, given that the scale of development is consistent with the intermediate status of the beach. 	<ul style="list-style-type: none"> ➤ Consider cultural aspect or cultural uses of the Loggia in the context of Margate's developing cultural profile ➤ Emphasise the natural environment of Westbrook Bay ➤ Balance tourism/leisure with local community uses and needs ➤ Ensure access for all residents to wellbeing benefits of services and activities at the Loggia ➤ Develop Loggia uses in consultation with community partners ➤ Ensure that development is an appropriate scale for Westbrook Bay as an 'intermediate beach'

Corporate Statement 2019-2023	
Describes the Council's core business objectives over a four year period.	
Priorities & Objectives	Implications
<p>Plans are grouped into three overarching categories:</p> <ul style="list-style-type: none"> ➤ Growth: <ul style="list-style-type: none"> ○ Explore approaches for Community Wealth Building ○ Engage with businesses in the creative industries to identify opportunities for growth in the district, thereby encouraging rejuvenation of the high street ○ Promote tourism and related increase in jobs ➤ Environment: <ul style="list-style-type: none"> ○ Work to be carbon neutral by 2030 and promote awareness of wildlife, habitats and the wider environment ➤ Communities: <ul style="list-style-type: none"> ○ Enhance the health and wellbeing of residents, fostering a sense of shared responsibility 	<ul style="list-style-type: none"> ➤ Ensure that Loggia development includes local benefits for community wealth building ➤ Emphasise the natural environment ➤ Promote active uses of the Loggia and health benefits for local residents

Economic Growth Strategy for Thanet (2016)	
Describes a vision for Thanet as a great place to live, work and invest and seeks to create the conditions for rapid economic growth.	
Priorities & Objectives	Implications
<p>Strategic priorities include:</p> <ul style="list-style-type: none"> ➤ Working with local partners to ensure that the visitor economy continues to evolve, reflecting fast-changing patterns of demand: incremental improvements in offer to visitors to enhance the customer base. ➤ Promoting Thanet's broader cultural/leisure offer: promote quality of life offer for incoming businesses and residents ➤ Cultivating the creative industries across Thanet: investment in workspace infrastructure ➤ Designing enterprise into communities: include provision for remote workers based in Thanet, including active working space with networking opportunities. 	<ul style="list-style-type: none"> ➤ Upgrading the offer of Westbrook Bay and beach can help to create a destination and add to Margate's overall attractiveness ➤ Consider the Loggia's role in supporting creative industries through workspace or creative uses, or as a base for remote workers/freelancers

Thanet Destination Management Plan: Margate, Ramsgate & Broadstairs (2013)	
Sets out the priorities for the Isle of Thanet to achieve its potential as a visitor destination, with a focus on encouraging investment and boosting the visitor economy.	
Priorities & Objectives	Implications
<p>Beach Management and Development:</p> <ul style="list-style-type: none"> ➤ Encourage the development of new activities along the coast and introduce new management models where needed ➤ Encourage the development of beach based units to provide new visitor accommodation. <p>Coastal Regeneration:</p> <ul style="list-style-type: none"> ➤ Create a shortlist of tourism development priority sites along the coast and promote them to specialist developers ➤ Empower heritage and special interest groups in coastal management and regeneration ➤ Create character accommodation, developed, and managed by local creative industries sector. <p>Telling our Stories:</p> <ul style="list-style-type: none"> ➤ Create a shared story toolkit for tourism businesses. ➤ Create a welcome, signing and trails programme. 	<ul style="list-style-type: none"> ➤ Consider provision for quality accommodation for short breaks at the Loggia, albeit space is limited. ➤ Establish the Loggia as a destination along the Viking Coastal trail, helping contribute to Thanet's visitor economy. ➤ Retaining the Loggia's heritage and providing interpretation into its history and the local area will create a stronger sense of place.

Thanet Destination Management Framework (2020)	
This framework builds on 2013 framework, aiming to strengthen and grow Thanet's visitor economy over the next five years. Emphasis is placed on ensuring the sustainability of Thanet's visitor economy by developing higher-value, year-round tourism and quality visitor experiences.	
Priorities & Objectives	Implications
<p>Vibrant Towns:</p> <ul style="list-style-type: none"> ➤ Providing more suitable accommodation and ensuring that Thanet's town centres are more attractive to visitors. <p>Coastline Focus:</p> <ul style="list-style-type: none"> ➤ Focus on providing year-round experiences, activities and facilities at key sites along the coast. <p>The Isle of Thanet Promise:</p> <ul style="list-style-type: none"> ➤ Successfully harnessing Thanet's Shared Story to develop brilliant experiences and a brilliant welcome. 	<ul style="list-style-type: none"> ➤ Extending dwell time is key within this framework as overnight stays correspond to higher visitor spend. Accommodation or a stronger night time offer at the Loggia will help encourage longer stays. ➤ Offering a range of distinctive experiences, particularly at coastal sites, is important. The Loggia should do this, ensuring quality of offer is prioritised.

Active Thanet Strategic Framework 2018-2022

Attempts to overcome the modern day barriers to exercise such as longer work hours and increased technology, to encourage the district to be more physically active.

Priorities & Objectives	Implications
<ul style="list-style-type: none"> ➤ Increased diversionary opportunities for young people and hard to reach groups through active participation, training, and education. ➤ Increase opportunities to develop public health initiatives for all ages and target audiences to empower and support communities to reduce health inequalities. ➤ Enhance and implement the 'Active Communities Scheme' to provide support to local community clubs, groups, employers, and voluntary sectors. ➤ Increased fundraising and commissioning opportunities working alongside partners to bring in grants to tackle inactivity and wider health inequalities through a collaborative approach. ➤ Increase workforce development and volunteering opportunities to support frontline services in becoming more effective. 	<ul style="list-style-type: none"> ➤ Provision of sports and leisure activities including water sports, cycling and exercise classes to increase physical activity ➤ Ensuring that activities are accessible to all - consider acting as a community venue for hard to reach groups. ➤ Consider wider wellbeing provision including mental health, community development and economic opportunity for local communities.

A Beach Management Plan for Thanet (2014)

Stemming from the 2013 Destination Management Plan (DMP), this plan aims to improve the visitor offer of Thanet's beaches, after they were identified by the DMP as a primary asset for the visitor economy.

Priorities & Objectives	Implications
<ul style="list-style-type: none"> ➤ Measures to improve the daily management of beaches for example beach cleaning, building redecoration or repair, and action on enforcement. ➤ Effective deployment of resources along Thanet coastline, taking a beach by beach approach. ➤ Actions that encourage the development of new activities across the coastline and establish new management models for beaches, where required. ➤ Encourage the development of beach-based units to provide new accommodation opportunities. ➤ Westbrook Loggia was specifically flagged as a building in need of a new future – the plan states a feasibility brief should be carried out, and new management options explored for the building and associated services. 	<ul style="list-style-type: none"> ➤ The Loggia should be the centre piece of Westbrook Bay – it should revitalise the visitor economy in the area. ➤ The Loggia should ensure that its facilities meet the needs of all visitors to Westbrook Bay. ➤ Beachfront accommodation is a priority; the Loggia's location lends itself to this.

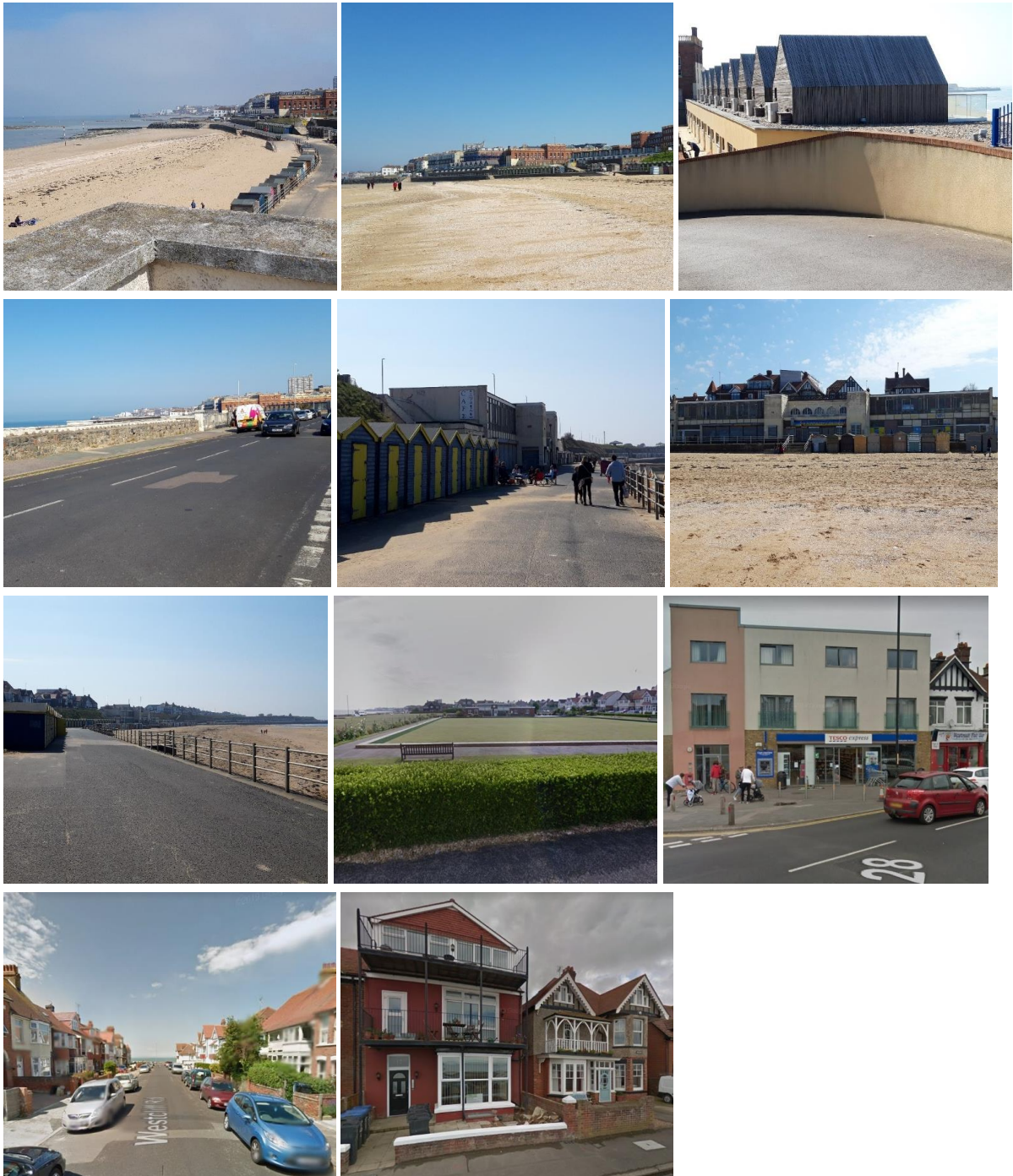
1.3.5 Margate

Margate Town Investment Plan (2020)	
Presents a vision and long term strategy and makes the case for further investment and attracting additional private investment.	
Priorities & Objectives	Implications
<p>While the TIP focuses on specific for Towns Fund support, strategic outcomes of the TIP can apply:</p> <ul style="list-style-type: none"> ➤ Provide Margate's young people with opportunities: ensure opportunities are available for a declining young population to retain and attract this group to Margate ➤ Tackle health deprivation: improve quality of life and provide opportunities for residents to lead healthy and active lives ➤ Connect long-term and new residents: create opportunities for communities to interact 	<ul style="list-style-type: none"> ➤ Consider how employment opportunities for young people can be enhanced by the project ➤ Focus on the community wellbeing aspect in Loggia uses, as well as its role as a community gathering place

Margate Coastal Community Team Economic Plan 2016 and Beyond	
The Margate Plan seeks to reinforce economic revival in the local area, identifying specific projects for investment.	
Priorities & Objectives	Implications
<p>Creating an attractive place to work, visit and live:</p> <ul style="list-style-type: none"> ➤ Enhancing the pedestrian experience, improving public realm ➤ Making the most of green spaces and the unique coastline for the enjoyment of all ➤ Delivering quality community and visitor activities. <p>Celebrating the town's heritage and culture:</p> <ul style="list-style-type: none"> ➤ Protecting and enhancing the historic built environment ➤ Improving and marketing the heritage and cultural offer and engaging residents and visitors. <p>Diversifying the offer within the town centres:</p> <ul style="list-style-type: none"> ➤ Encourage growth of existing businesses and establishment of new ones, celebrating independent businesses ➤ Developing leisure, education, and community opportunities ➤ Refurbishment of key buildings with new usage ➤ Growing the creative sector. <p>Improving the connectivity of the town:</p> <ul style="list-style-type: none"> ➤ Improving wayfinding and the wayfinding within the town ➤ Realising the 'String of Pearls' concept (restoring iconic heritage buildings in Margate) ➤ Strengthening the recreation and leisure capacity of the coastal corridor. 	<ul style="list-style-type: none"> ➤ The Loggia is relevant to the 'String of Pearls' concept and should retain elements of its heritage character in redevelopment. ➤ The Loggia can look to counteract deprivation and unemployment through community uses and employment opportunities. ➤ The Loggia should ensure that it contributes to providing quality visitor and community activities. ➤ The public realm space in front of the Loggia should look to enhance the pedestrian experience, particularly given its popular beach front location.

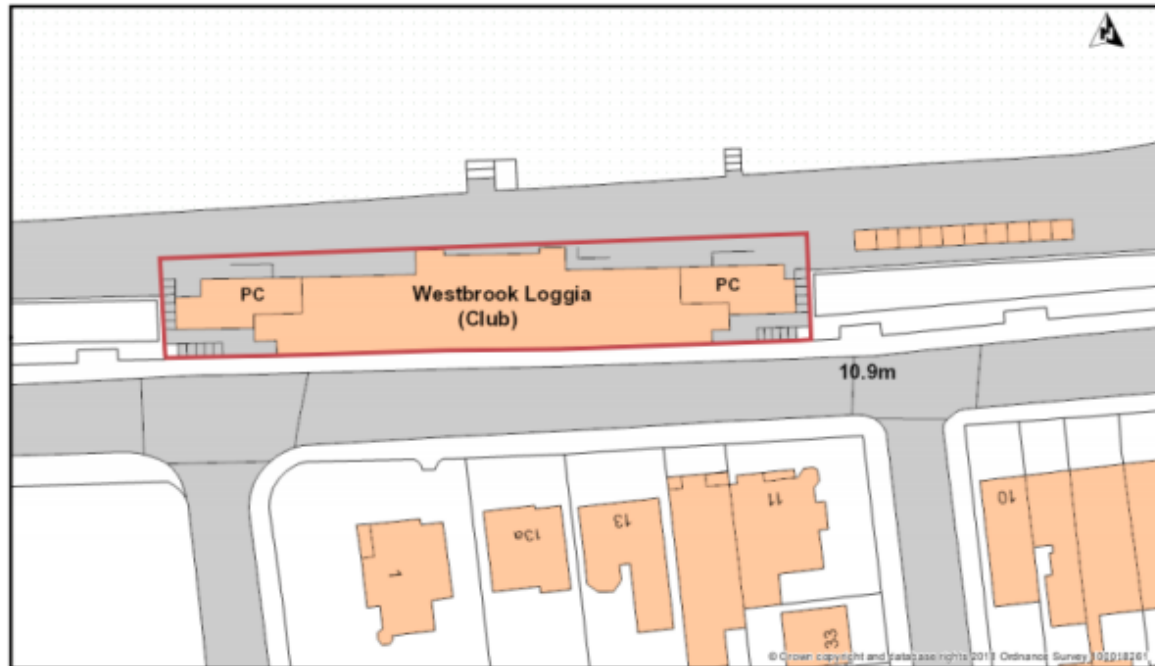
Westbrook Loggia: Stage 1 Report

2 Site photos



All information, analysis and recommendations made for clients by Fourth Street are made in good faith and represent Fourth Street's professional judgement on the basis of information obtained from the client and elsewhere during the course of the assignment. However, since the achievement of recommendations, forecasts and valuations depends on factors outside Fourth Street's control, no statement made by Fourth Street may be deemed in any circumstances to be a representation, undertaking or warranty, and Fourth Street cannot accept any liability should such statements prove to be inaccurate or based on incorrect premises. In particular, and without limiting the generality of the foregoing, any projections, financial and otherwise, in this report are intended only to illustrate particular points of argument and do not constitute forecasts of actual performance.

Annex 5



Title: Westbrook Loggia
Author: Thanet District Council

Scale 1:500
Date: 09/08/2018

Thanet District Council
Cecil Street
Margate
Kent
CT19 3KZ



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Port of Ramsgate, Replacement of Berth 4/5 - Project Update

Cabinet	16 June 2022
Report Author	Mike Humber - Levelling Up Project Director
Portfolio Holder	Cllr Ashbee, Leader of Council and Cabinet Member for Port and Harbours
Status	For Information
Classification:	Unrestricted
Key Decision	No
Previously Considered by	Cabinet - 16 December 2019 Cabinet - 29 July 2021
Ward:	Central Harbour

Executive Summary:

This report provides a progress update on the project to replace Berth 4/5 at the Port of Ramsgate. The project was delayed in October 2020 until an Environmental Impact Assessment (EIA) could be undertaken. This assessment work is now complete and the report describes the current position and programme for delivery of the project.

Recommendation:

The content of this report is noted by Cabinet.

Corporate Implications

Financial and Value for Money

The approved project budget for the replacement of Berth 4/5 is £2.322m. This report is for information only. The project is currently forecast to be delivered within the allocated budget, as detailed at Annex 1

Legal

This report provides a summary of project progress for noting only. There are no new legal issues arising from this report.

Risk Management

A risk management process has been followed throughout the progression of this project. A live risk register is in place which considers a wide range of project related risks including approval of statutory consents, materials and fuel price fluctuation, seasonal environmental restrictions and impact of delay in project delivery.

Corporate

The council has a contractual obligation to provide a serviceable aggregate berth at the Port of Ramsgate. An extensive Environmental Impact Assessment process has taken place and the output of this process (an Environmental Statement) has been used to inform both a planning prior approval application and a marine licence application. The council will continue to incur contractual costs until a new berth is provided.

Equality Act 2010 & Public Sector Equality Duty

This report is for information only. Previous reports to Cabinet (for decision) regarding the replacement of berth 4/5 have considered this duty.

Corporate Priorities

This report relates to the following corporate priorities: -

- *Growth*
- *Environment*

1.0 Introduction and Background

- 1.1 The planned delivery of the Berth 4/5 project was delayed in October 2020 to allow an Environmental Impact Assessment (EIA) to be undertaken to inform the planning and marine licence consents processes for the project.
- 1.2 This report provides an update on project progress since notification was received that an EIA would be required for the project.

2.0 Project Progress Summary

- 2.1 The existing Berth 4/5 was decommissioned and removed in November 2020. The removal was unrelated to the replacement contract and was necessary due to the deteriorating condition of the existing berth. Since the removal of the berth, Brett Aggregates have brought coarse aggregates to site via road rather than by sea. Road haulage of aggregates is less cost efficient than transporting it by sea.
- 2.2 In January 2021 a scoping report was submitted to the Council as Local Planning Authority (LPA) to seek confirmation of the scope for the proposed EIA. A response was received from the LPA on 16 July 2021 following its consultation with statutory stakeholders.
- 2.3 On 29 July 2021, Cabinet approved a recommendation to increase the budget for the Berth 4/5 replacement project from £1.497m to £2.322m, an increase of £825k. Part of this increase was required to fund the development of the EIA which was formally commissioned in August 2021.
- 2.4 The remainder of the increase in estimated project value is related to contractual costs associated with the anticipated 20 month delay in project implementation.

These costs are directly related to both the construction contract to replace the berth and the need to reimburse the berth customer for the higher cost of aggregates road haulage whilst no serviceable berth is available.

- 2.5 The output of the EIA process which commenced in August 2021, is an Environmental Statement (ES) which was completed early in January 2022. This document was required to inform two separate consent processes; a prior approval application to the LPA and a marine licence application to the Marine Management Organisation (MMO). Both of these applications were formally submitted on 28 January 2022.
- 2.6 Whilst the Prior Approval procedure required no statutory public consultation, a consultation was required to be completed under the EIA regulations. The 28 day consultation commenced on 11 February 2022. A further period of consultation ended on 14 April 2022 following the submission of additional information to the LPA.
- 2.7 The prior approval application and the accompanying environmental statement were considered by the council's Planning Committee on 18 May 2022. The committee granted the application prior approval. This decision also means that the Environmental Statement is accepted and the Appropriate Assessment prepared by the MMO is adopted.
- 2.8 The marine licence application was also the subject of a public consultation by the MMO which commenced on 13 April 2022 and ended on 11 May 2022.
- 2.9 The MMO has deferred the EIA consent decision to the LPA. This therefore means that the MMO adopts the decision of the LPA made on 18 May 2022 with regard to the acceptance of the environmental statement and proposed mitigations. Note: the acceptance of the environmental statement is a prerequisite of the marine licence.

3.0 The Current Situation

- 3.1 The dredging and construction phases of the project are reliant upon both the granting of the planning prior approval and the issuing of the marine licence. The programme has been led by anticipated consents timescales.
- 3.2 The marine licence was issued on Friday 27 May 2022. The commencement of works is subject to a 5 working day notice period following the licence being issued, this notice was submitted to the MMO on Monday 30 May 2022.
- 3.3 Dredging to accommodate the berth is the first stage of the marine works and must be completed before the permanent berth installation works can commence. Dredging is programmed to commence from 9 June 2022 for a period of approximately 4 weeks.
- 3.4 The works contractor is due to set up the site and commence landside works early in July 2022. Marine works to install the berth will follow after the mobilisation of a crane barge by the contractor.
- 3.5 Piling and berth installation work is anticipated to be completed by the end of August 2022, with ancillary work and commissioning in September 2022.

- 3.6 It is the responsibility of the berth customer Brett Aggregates to provide and maintain the conveyor which carries bulk aggregates to the shore. The provision of a conveyor is subject to a separate planning application by Brett Aggregates to Kent County Council, which is the planning authority for waste management and mineral development.
- 3.7 The project to replace Berth 4/5 is currently anticipated to be delivered within the budget value of £2.322m, which was approved by Cabinet on 29th July 2021.

Contact Officer: Mike Humber - Levelling Up Project Director
Reporting to: Gavin Waite - Corporate Director Communities

Annex List

Annex 1 - Project Budget Summary

Background Papers

None

Corporate Consultation

Finance: Chris Blundell (Director of Finance)

Legal: Estelle Culligan (Director of Law and Democracy)

Berth 4/5 Budget Summary - May 2022			
	Capital £000	Revenue £000	Notes
Project actuals (12/05/22)	432		Total project spend to date including: 1. Project design, site investigation and contract management 2. Survey and monitoring (to inform EIA and Marine Licence) 3. Environmental Impact Assessment and Environmental Statement 4. Construction contract (to date) 5. Marine licence fees
Project commitments (12/05/22)	1168		Existing commitments including the balance of project management fees, marine licencing fees and the contract to replace the berth.
Berth replacement contract - additional costs		339	Estimated additional contractual costs due to delay in delivering the contract to replace the berth.
Contract Instructions	21		Estimated value of project managers instructions following suspension of the works in October 2020
Surveys and Monitoring	15		Estimated value of surveys and monitoring required to comply with the conditions of statutory consents
Marine Management Organisation fees	9		Estimated value of remaining marine licencing fees
Project management support	23		Estimated value of further project management support due to increased contract duration
Berth outage costs		110	Estimated costs passed on by customer of additional cost of road haulage of aggregates.
Dredging	50		The cost of the required dredging is approx £50,000 based on volumetric calculation.
Installation of services to pontoon (not included in main contract)	55		This item includes modification and connection to services on quayside such as power and water. Also provision of Navigation/Safety aids.
Project Contingency	104		Updated project contingency sum
Total estimated project cost	1877	449	£2,326k
Less 2022/23 Budget	(1897)	(445)	£2,342k
Surplus/deficit	(20)	4	
Estimate position at project completion	(16)		

Note: The value of the capital project budget was increased by £19.5k in April 2022 to reflect the capital salaries allocation from the 2021/22 financial year. However the project is currently anticipated to be delivered within the July 2021 capital budget allocation and the additional sum has therefore been shown as a surplus in the above budget summary.

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Representation on Executive Appointed Outside Bodies for 2022/23

Cabinet	16 June 2022
Report Author	Committee Service Manager
Portfolio Holder	Councillor Ashbee, Leader of Council
Status	For Decision
Classification:	Unrestricted
Key Decision	No
Ward:	Thanet Wide

Executive Summary:

This report informs Cabinet of the Leader's choice of appointments to the Executive outside bodies.

Recommendation(s):

That Cabinet agrees the list of nominations to the Executive-related outside bodies as shown at Annex 1 of the report.

Corporate Implications

Financial and Value for Money

There were no financial implications arising directly from this report.

Legal

There were no legal implications arising directly from this report. Cabinet is the decision making body only for making nominations to existing Bodies agreed by Council. Any newly proposed Outside Bodies would need to be agreed at Full Council.

Risk Management

There were no risk implications arising directly from this report.

Corporate

The Council appoints representatives to outside bodies in order to express the views of the Council to those bodies on the work they undertake, and to feed back to the Council issues emerging from those bodies that relate to Council activities.

Equality Act 2010 & Public Sector Equality Duty

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.

Protected characteristics: age, sex, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

This report relates to the following aim of the equality duty: -
(Delete as appropriate)

- To eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act.
- To advance equality of opportunity between people who share a protected characteristic and people who do not share it
- To foster good relations between people who share a protected characteristic and people who do not share it.

No implications arise directly but the Council needs to retain a strong focus and understanding on issues of diversity amongst the local community and ensure service delivery matches these.

It was important to be aware of the Council's responsibility under the Public Sector Equality Duty (PSED) and show evidence that due consideration has been given to the equalities impact that may be brought upon communities by the decisions made by Council.

Corporate Priorities

This report relates to the following corporate priorities: -

- Growth
- Environment
- Communities

1.0 Introduction and Background

- 1.1 It was agreed at the meeting of Council on 24 February 2011 that any list of outside bodies would be split in to two lists: those outside bodies that relate to an Executive function and hence should be appointed by the Cabinet and those that are appointed by Council.
- 1.2 It is for Council to decide on those outside bodies it feels relate to an Executive function and hence should have a Cabinet Member appointed to them, but for Cabinet to agree the nominations to those outside bodies.
- 1.3 The Leader's delegated powers were amended to allow him to propose his nominations for the Executive outside bodies to the Cabinet.

2.0 The Current Situation

- 2.1 Council agreed the list of Executive outside bodies and the number of Councillors to be appointed to them, as described at paragraph 1.2 of this report at its Annual meeting on 12 May 2022. That list is appended at Annex 1 to the report.
- 2.2 The Leader has provided Democratic Services with her list of nominations to the Executive outside bodies and those names are included in the list at Annex 1 of the report.

3.0 Options

- 3.1 Cabinet could agree the Leader's nominations of council's representatives on the executive appointed outside bodies or
- 3.2 Members could make suggestions for the Leader to consider before agreeing on the nominations.

4.0 Next Steps

- 4.1 Once Cabinet agrees the council's nominations to the executive appointed outside bodies, Democratic Services would then communicate that information to the respective bodies.

Contact Officer: *(Charles Hungwe, Senior Democratic Services Officer)*
Reporting to: *(Nick Hughes, Committee Services Manager)*

Annex List

Annex 1: List of Executive Appointed Outside Bodies for 2022/23

Background Papers

None

Corporate Consultation

Finance: *(Insert name and job title)*

Legal: *(Insert name and job title)*

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List of Executive Outside Bodies – for the year, 2022/23

Name of Outside Body	No. of Reps	Nomination
British Ports Association	1	Cllr Ashbee
British Destinations Association (AGM, Annual Conference and Executive Meetings)	1	Cllr Pugh
Community Safety Partnership	1	Cllr Kup
Domestic Violence Forum	1 + 1 sub	CllrJill Bayford
East Kent Opportunities Ltd	1	Cllr Ashbee
East Kent Spatial Development Company	1	Cllr Pugh
Kent Police and Crime Panel	1	Cllr Kup
Local Government Association Coastal Special Interest Group	1	Cllr Pugh
Local Government Association District Councils' Network	1	Cllr Ashbee
Local Government Association (General Assembly)	1	Cllr Ashbee
Local Government Association Strategic Aviation Specialist Interest Group	1	Cllr Ashbee
Manston Skills and Employment (MSE) Board	1	Cllr Pugh
Margate Town Partnership	1	Cllr Pugh
South East England Councils	1	Cllr Ashbee
Supporting People in Kent Commissioning Body	1	Cllr Jill Bayford
Thanet (Ramsgate) Harbour Users' Groups	1 + reserve	Cllr Ashbee Cllr Bob Bayford
Thanet Quality Bus Partnership	1	Cllr Wright
Tourism South East	1	Cllr Pugh
Your Leisure Thanet Sub Group	2	Cllr Ashbee Cllr Bob Bayford

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EXCLUSION OF PUBLIC AND PRESS

Cabinet	16 June 2022
Report Author	Estelle Culligan (Director of Law and Democracy)
Status	For Decision
Classification:	Unrestricted

Executive Summary:

To consider whether to exclude the press and public for the consideration of agenda item 16.

Recommendation:

That the public and press be excluded from the meeting for agenda item 16 as it contains exempt information as defined in Paragraph 3 of Schedule 12A Part 1 of the Local Government Act 1972.

CORPORATE IMPLICATIONS

Financial and Value for Money

There are no direct financial implications arising from the report.

Legal

Part 1, paragraph 3 of Schedule 12A of the Local Government Act 1972 states that the following information is exempt information for the purposes of Access to Information:

“Information relating to the financial or business affairs of any particular person (including the authority holding that information).”

Corporate

Thanet District Council will endeavour to keep the number of exempt reports it produces to a minimum in order to promote transparency.

Equality Act 2010 & Public Sector Equality Duty

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.

Protected characteristics: age, gender, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

There are no specific equity and equality considerations that need to be addressed in this report.

1.0 Introduction and Background

- 1.1 Whilst the starting point for all public meetings of the Council is to admit the public and press, they may be excluded from meetings whenever it is likely, in view of the nature of the business to be transacted that confidential or exempt information would be disclosed. Under such circumstances, confidential or exempt information may be excluded from the public agenda. The public and press must be excluded from meetings if confidential information will be considered and disclosed, and such material must be excluded from the public agenda.

Meaning of confidential information

- 1.2 Under the Local Government Access to Information Act 1985 and Regulations made under that Act, changes were made to the Local Government Act 1972 (LGA 1972), which regulate and promote the openness and transparency of council meetings. There are exceptions to this rule and section 100I of the LGA 1972 states that Schedule 12A of the LGA 1972 includes the list of issues which are confidential and therefore exempt from the Access to Information Procedure Rules and can be discussed in restricted session.

Exempt information – discretion to exclude public

- 1.3 The public may be excluded from meetings whenever it is likely in view of the nature of the business to be transacted or the nature of the proceedings that “exempt” information would be disclosed as defined by Schedule 12A Part 1 of the LGA 1972.

2.0 Exempt information

- 2.1 The relevant section is paragraph 3 of Schedule 12A Part 1 of the Local Government Act 1972:

Paragraph 3

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

3.0 Reason Why Agenda Item 16 is considered to be “exempt”

- 3.1 The reports relate to an individual and contain personal information.

4.0 Justification/Public Interest Test

- 4.1 The Council/Committee must consider the public interest test. Section 10 of part II of Schedule 12A states:

“Information which—

(a) falls within any of paragraphs 1 to 7 above.....is exempt information if and so long as, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.”

4.2 As the report contains personal information about the individual, it is considered that the public interest is served by the non-disclosure of the information contained within the report at agenda item 16.

5.0 Not Excluding the Press and Public

5.1 There will be occasions when the meeting may decline to exclude the press and public from the meeting. If that occurs it does not simply mean that those members of the press and public who are present are allowed to stay for the discussion of the item(s). Declining to exclude the press and public would also mean that the press and public are allowed access to the actual report contained within the confidential part of the agenda (what Democratic Services refer to as the “pink pages”).

5.2 If the referred item is not exempted, Democratic Services would also make arrangements for the report to be retrospectively published on the Council’s website.

6.0 Decision Making Process

6.1 If the press and public are to be excluded for the agenda item; this Committee must exercise its power to agree to the recommendation.

Contact Officer: Estelle Culligan (Director of Law and Democracy)

Reporting to: Madeline Homer (Chief Executive)

Annex List

None

Corporate Consultation

Finance: N/A

Legal: N/A

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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