

REPORT TO THE EXECUTIVE



DATE	19 th January 2022
PORTFOLIO	Resources
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PROPOSED LEASE OF PART OF RAKEHEAD RECREATION GROUND FOR TEMPORARY CAR PARKING

PURPOSE

1. To seek approval to lease part of Rakehead Recreation Ground, shown edged red on the attached plan, to East Lancashire Hospitals NHS Trust for use as a temporary car park.

RECOMMENDATION

2. That the Executive authorises

the Head of Finance & Property to agree terms with East Lancashire Hospitals NHS Trust for a three year lease of part of Rakehead Recreation Ground for use as a temporary staff car park in connection with development works at Burnley General Hospital;

the Head of Legal & Democracy to complete all necessary legal documentation in connection with the lease, subject to the NHS Trust obtaining planning permission for its proposed use;

the ringfencing of the rental income received from the NHS Trust to fund a programme of improvement works to be undertaken at Rakehead Recreation Ground at the end of the lease.

REASONS FOR RECOMMENDATION

3. The grant of the lease of part of Rakehead Recreation Ground for use as a temporary staff car park for the NHS Trust will facilitate the development of an Extra Care unit at Burnley General Hospital. The rental income generated from the temporary letting will be used to fund a programme of improvements at the recreation ground which will be of long term benefit to the local community.

SUMMARY OF KEY POINTS

4. East Lancashire Hospitals NHS Trust is proposing to develop an Extra Care facility at Burnley General Hospital on an area currently used for a 200 space car park for nurses and medical staff. The Extra Care unit will provide long term support for patients discharged from hospital prior to returning home. As part of the scheme, the NHS Trust will provide replacement car parking in a new multi storey car park, however a temporary car park is required for a period of three years until the construction of the new development has been completed.
5. The NHS trust has considered several options for the temporary car park but these have been ruled out due to their significant distance from the hospital. In the past, the NHS Trust rented the Prairie car park at Windermere Avenue from the Council for use as a temporary car park. This is no longer an option as the car park is now required as part of the golf driving range facility let to Burnley Leisure. The running costs from that location were high as a park & ride scheme had to be implemented due to its distance from the hospital. Nurses and medical staff were also reluctant to park remotely from the hospital due to personal safety issues and time constraints which led to an increase in on street parking in the vicinity of the hospital, which was in short supply.
6. The NHS trust has identified part of Rakehead Recreation Ground as potentially the most suitable option as it is located adjacent to the Burnley General site. The provision of temporary car parking very close to the hospital would assist in the efficient management of medical services and be beneficial to nurses and medical staff dealing with the backlog in elective cases. The preferred option would allow efficient staff car parking without reducing on site patient parking which is under increased demand.
7. Rakehead Recreation Ground comprises a grassed, level field, two surfaced ball courts, and a play area with play equipment. The proposal will reduce the grassed area by approximately 45% for three years. The NHS Trust is proposing to surface the area with 150mm permeable substrate. The area will be lit by solar lampposts and be secured with a 2.4m high paladin green powder coated boundary fence. The temporary car park will be accessed directly from the hospital site and, in the interests of public safety, a zebra crossing will be marked where the access point crosses the existing perimeter footpath, as indicated on the attached plan.
8. Under the terms of the lease, the NHS Trust will pay the Council an annual rent and reinstate the site to grass when the lease expires. It is proposed that the rental income received by the Council will be used to fund improvements to the recreation ground. The programme of improvements will be subject to local consultation and could include drainage and the provision of two small-sided junior sports pitches with artificial turf goal mouths, improvements to the footpaths through the site, re-lining and LED floodlighting to the two existing ball courts, additional seating and litter bins, reusing the NHS Trust's solar lampposts to provide new lighting to the footpath to the northern side of the recreation ground, refurbishment of the play area and the repair or replacement of railings and gates.

FINANCIAL IMPLICATIONS AND BUDGET PROVISION

9. It is proposed that the first year of the three year lease to the NHS Trust will be rent free to account for the expenditure it will incur in bringing the site into use as a car park. For the remaining two years of the term, the NHS Trust will pay the Council a rent of £50,000 per annum for the 200 space surfaced car park, equating to its market rent. It is proposed that the total £100,000 rental income is used to fund a programme of improvement works to the recreation ground at the end of the three year term, subject to consultation with Ward Councillors and the local community.

POLICY IMPLICATIONS

10. The proposal is aligned with the strategic objective of working with partners to improve residents' health.

DETAILS OF CONSULTATION

11. Queensgate Ward Councillors

BACKGROUND PAPERS

12. None

FURTHER INFORMATION

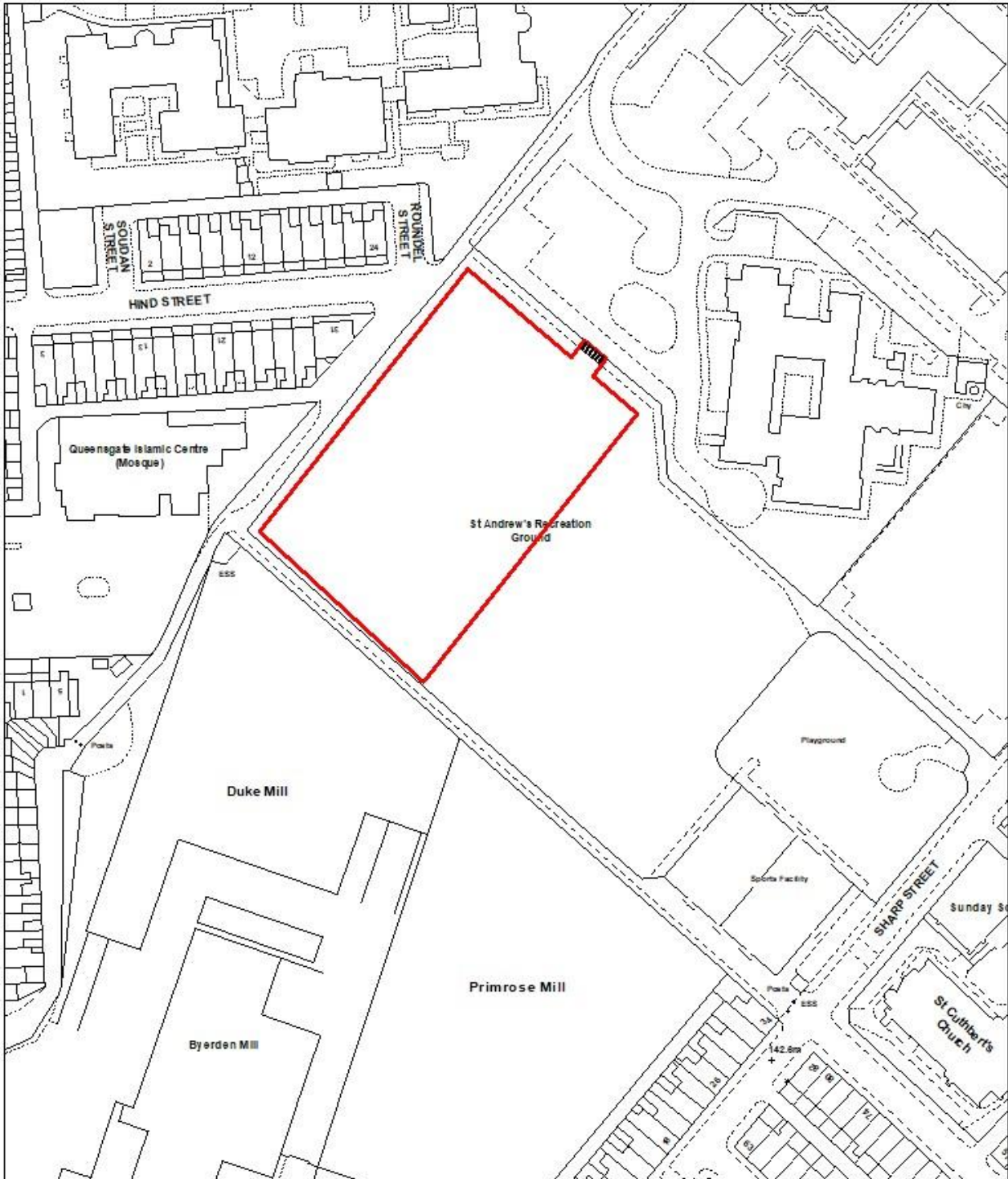
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Temporary Car Park Rakehead Rec



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