

<b>Cushendun Caravan Park: Improvement Works to the Toilets / Showers / Laundry / Kitchen Building</b>	<b>13<sup>th</sup> December 2016</b>
<b>To: The Leisure and Development Committee For Decision</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Themes</b>	Accelerating our Economy and Contributing to Prosperity
<b>Outcome</b>	
<b>Lead Officer</b>	Head of Recreation & Tourism
<b>Cost: (If applicable)</b>	To be determined

**The purpose of this report is to request permission to progress this project to Stage 1 of the Capital Programme Management System (Scoping, Feasibility and Outline Business Costs).**

### **Background**

Further to an initial condition survey at Cushendun Caravan Park, the following defects have been identified which give rise to health and safety, and efficiency concerns in relation to customers' use of the toilet block facilities;

- The shower blocks are extremely cold due to the absence of insulation and the wall construction not extending to the roof.
- The four corners of the existing building are completely open - not sealed or weather tight - which introduces wind and rain to the building, as well as nesting birds.
- The facilities for the less-abled are basic and do not satisfy current DDA standards.
- Family changing is non-existent.
- The walkway tiling (paving slabs) does not offer any slip resistance, and remains wet due to the absence of any insulation underneath.
- The service areas for maintenance are difficult to access and modifications are difficult.

A series of preliminary design options will be developed to address the above defects and estimate anticipated repair costs. The construction of the building makes it difficult to carry out basic / quick remedies to increase the overall rating and user satisfaction therefore the options being appraised may be, but are not limited to:

- Carry out upgrade works to improve quality.
- Demolish and rebuild to the required specification befitting the caravan park.

A full report will be brought to Members in due course to allow a further investment decision to be made.

**Recommendation**

It is recommended the Leisure & Development Committee approve;

Progression of this project to Stage 1 of the Capital Programme Management System (Scoping, Feasibility and the production of Outline Business Costs) and the preparation of a Final Business Case.