



# Leigh-on-Sea Town Council

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Chairman: Cllr Caroline Parker  
Vice Chairman: Paul Lawrence  
Town Clerk: Paul Beckerson

**Q**  
QUALITY  
TOWN  
COUNCIL

24<sup>th</sup> October 2013

Notice is hereby given that the next meeting of the **Strategy and Town Plan Sub-Committee** of the Leigh-on-Sea Town Council will take place on **Tuesday 29<sup>th</sup> October 2013 at 7.30 pm** at the Leigh Community Centre, 71-73 Elm Road, Leigh-on-Sea, when it is hoped to transact the following business.

## AGENDA

1. ELECTION OF CHAIRMAN
2. ELECTION OF VICE CHAIRMAN
3. APOLOGIES FOR ABSENCE
4. DECLARATIONS OF MEMBERS' INTERESTS
5. TO APPROVE MINUTES OF THE 6<sup>th</sup> February 2013
6. TO CONSIDER DRAFT FORMAT FOR COMMITTEE REVIEWS

For clarification S&TPSC at the initial discussion meeting will only be looking at the format and presentation of **draft** reviews rather than content which is a matter for Committees. Final reviews will of course be prepared by the relevant Committees, S&TPSC will be available for any assistance if required, and forwarded by S&TPSC at the end of November to F&GPC and Council. (To Follow)

- Allotments Committee
  - Leigh Community Centre Committee
  - Leisure, Foreshore and Environment Committee
  - Transport and Highways Committee
  - Planning Committee
2. TO RECEIVE AND DISCUSS ASSESSMENTS OF NEW PROJECTS OVER £5,000  
Assessment of new projects will be received and assistance given if required, and reported to F&GPC and Council at the end of November. The purpose of this is that all new proposals can be considered together.
  3. STRAND WHARF – FINAL EVALUATION OF ONGOING PROJECT – Appendix 1

Town Clerk  
24<sup>th</sup> October 2013

**Any member who is unable to attend the meeting should give their apologies in advance of the meeting.**

## Ongoing Proposal Review

# Strand Wharf Refurbishment

CRITERIA	TARGET	RESULT
Objective	<ol style="list-style-type: none"> <li>1. To preserve Strand Wharf as a public open space for the benefit of residents and visitors to Leigh on Sea.</li> <li>2. To create a “Town Square” environment for the use and benefit of the residents and visitors to Leigh-on-Sea. A pleasant and safe area where people can gather for events or simply stand or sit and enjoy the historic old town of Leigh-on-Sea.</li> <li>3. To control the use of the area into the long term future for the benefit of the Town.</li> </ol>	
Relationship to strategic objectives.	<ol style="list-style-type: none"> <li>1. To promote the provision of accessible social, recreational, educational and cultural facilities within the town for the benefit of Leigh’s residents and visitors.</li> <li>2. To preserve Leigh’s unique character and heritage, protect its conservation areas and maintain and enhance its maritime environment.</li> <li>3. To protect and enhance Leigh’s natural environment, its open spaces and public gardens.</li> </ol>	
Cost Financial	The overall cost of the scheme is £74,000 initially and with an on-going cost of £2,500pa. Plus £1,000 addition to the council’s maintenance and renewals fund.	
Human Resources	<p>In the initial phase the requirement from Councillors is high but on-going low. The initial phase is now almost complete.</p> <p>An architect has been instructed to draw up plans and cost the scheme initially and it would be intended that he also manage and supervise the necessary organisation, supervision and implementation of the project therefore the staff requirement is low. The ongoing staff requirement, apart from cleaning which has been allowed for in the ongoing costs, is also low.</p>	
Benefit	The old town of Leigh is already well visited. Busy weekend will see many thousands of visitors. Local residents regularly visit the Old Town and it is seen as our most important historic centre and community asset.	

	<p>Strand Wharf stands out as an anomaly in the area. If used at all at present it is largely for ad-hoc parking and the wharf presents an unattractive appearance in the centre of the town.</p> <p>There have been proposals in the past to realise the asset value by SBC which have come to nought. The Wharf now has the benefit of an RTO to facilitate public use.</p> <p>The existing wharf is also used for staging events by the Town Council and others. It is not entirely suitable or safe for this use due to the unprotected changes of level and lack of lighting.</p> <p>The proposed improvements will be a well-used and very valuable and appreciated public asset which will remain for many years. It will enhance the visitor experience and encourage more visits to this wharf. This will bring health, cultural and heritage benefits to all visitors. It will enhance the attractiveness of the Town as a destination to be visited to the benefit of the local economy.</p>	
<p>Can benefit increase</p>	<p>It would be possible in the future to incorporate additional facilities such as exhibitions and cultural events.</p> <p>It could form the focus of the proposed maritime festival and also be used to promote interest in the maritime economy for our town with visits by school groups and others to the safe controlled area which will be provided and which will compliment the educational visits to the Heritage Centre.</p>	
<p>Can cost reduce</p>	<p>It may be possible to reduce costs through seeking public donations towards the cost of furniture such as benches and other infrastructure. Several applications have been made for memorial plaques and this Council has already agreed to a memorial to those Leigh fishermen who have lost their lives at sea. Local businesses may contribute.</p> <p>Ongoing costs may be offset by the use of the wharf at all council events and by hire fees to others for events or in conjunction with the community centre. Volunteers have in the past assisted with the cleaning and maintenance of the wharf and hopefully this may continue.</p>	