

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	THE HEIGHTS FREE SCHOOL SUB-COMMITTEE		
DATE:	23 MARCH 2016	AGENDA ITEM:	5
TITLE:	MAPLEDURHAM PAVILION REPORT TO POLICY COMMITTEE		
LEAD COUNCILLORS:	COUNCILLOR GITTINGS	PORTFOLIO:	CULTURE, SPORT AND CONSUMER SERVICES
SERVICE:	ECONOMIC AND CULTURAL DEVELOPMENT	WARDS:	MAPLEDURHAM
LEAD OFFICER:	BEN STANESBY	TEL:	0118 937 5071 (x 75071)
JOB TITLE:	LEISURE AND RECREATION MANAGER	E-MAIL:	ben.stanesby@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 This report brings to the attention of the Heights Sub-Committee the report to the Council's Policy Committee on 14th March 2016 and summarises representations made at the meeting and the Committee's decision.

2. RECOMMENDED ACTION

- 2.1 That the Sub-Committee consider the decision made by the Policy Committee.

3. POLICY CONTEXT

- 3.1 Reading Borough Council is the trustee of The Recreation Ground Charity and the object of the charity is

“the provision and maintenance of a recreation ground for the benefit of the inhabitants of the Parish of Mapledurham and the Borough of Reading without distinction of political, religious or other opinions”.

4. THE POSITION

4.1 Background

- 4.1.1 Recent activity at and operation of the Pavilion are laid out in an accompanying briefing note “Mapledurham Pavilion Background information to the members of the Heights Sub-committee”.

- 4.1.2 The hall is currently closed due to concerns over its stability. While supports have been installed these prevent the hall being used.

4.1.3 Users of the hall have been displaced and are using alternative facilities.

4.1.4 The changing facilities are still in use.

4.1.5 More detail is provided in the report to Policy Committee attached.

4.2 Current position:

4.2.1 A report was made to the Policy Committee on the 14th March 2016 with the following recommendation.

Continue to support the Pavilion as per the current arrangement and monitor until the EFA have completed and concluded its consultation. This will mean the hall will remain closed but the changing rooms and tennis club area open. The cost of the bracing and supporting work, plus the ongoing monitoring is approximately £5k - £10k

4.2.2 A request was made by the Mapledurham Playing Fields Management Committee that the following actions in addition to option A be undertaken.

1. The council undertake the preparatory prepare all documents and obtain necessary permissions to allow tenders to be advertised in 3 months-time to implement the rebuilding of the Pavilion in partnership with Warren and district Residents Association as per option C.
2. Ensure planning permission does not lapse
3. Advertise tenders immediately it is clear that the Pavilion will be unaffected by proposals from the EFA
4. This preparatory work should be undertaken within RBC's revenue costs and not changed to capital fund allocated for the rebuilding.

4.2.3 Policy Committee resolved to implement option A as per the report and to not undertake actions identified in 4.2.2.

4.2.4 The minutes from the Policy Committee were not available at the time of writing this report.

5. COMMUNITY ENGAGEMENT AND INFORMATION

5.1 This is outlined in the accompanying Policy report.

6. EQUALITY IMPACT ASSESSMENT

6.1 Under the Equality Act 2010, Section 149, a public authority must consider whether the decision will or could have a differential impact on: racial groups; gender; people with disabilities; people of a particular sexual orientation; people due to their age; people due to their religious belief. Approval of the decisions to carry out any of the improvement work will not have a differential impact on any of the above.

6.2 It is not considered that that an Equality Impact Assessment (EIA) is relevant to the decision at this stage. It is anticipated that an EIA will be relevant to the future decisions required regarding the re-provision rebuilding or refurbishment of the Pavilion.

7. LEGAL IMPLICATIONS

7.1 The Charitable Scheme (Constitution) for the Playing Field and Recreation Ground (Mapledurham Recreation Ground) was made on the 20th September 1985.

7.2 The Charitable Scheme appointed Reading Borough Council as the Trustee of the Charity.

7.3 The object of the Charity is the provision and maintenance of a recreation ground for the benefit of the inhabitants of the parish of Mapledurham and the Borough of Reading without distinction of political, religious or other opinions,

7.4 The Mapledurham Recreation Ground is vested in the Official Custodian for Charities for all the estate and interest,

7.5 On the 1st December 2015 Policy Committee agreed the delegation of the function of trustee to the Heights Free School Sub Committee to oversee and promote the objectives of the charitable trust and to consider and respond as trustee to any proposal made by the EFA,

7.6 The EFA has confirmed its preference to pursue the purchase of land at Mapledurham Recreation Ground for a site for the Heights Free School.

7.7 The Pavilion at Mapledurham Recreation ground is a trust asset.

8. FINANCIAL IMPLICATIONS

8.1 The financial implications are set out in the accompanying

9. BACKGROUND PAPERS

9.1 Structural survey of Mapledurham Pavilion January 2016

9.2 Report to policy Committee 14th March 2016

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	POLICY COMMITTEE		
DATE:	14 MARCH 2016	AGENDA ITEM:	
TITLE:	MAPLEDURHAM PAVILION		
LEAD COUNCILLORS:	COUNCILLOR GITTINGS	PORTFOLIO:	CULTURE, SPORT AND CONSUMER SERVICES
SERVICE:	ECONOMIC AND CULTURAL DEVELOPMENT	WARDS:	MAPLEDURHAM
LEAD OFFICER:	BEN STANESBY	TEL:	0118 937 5071 (x 75071)
JOB TITLE:	LEISURE AND RECREATION MANAGER	E-MAIL:	ben.stanesby@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.2 This report sets out the results of a recent structural survey of Mapledurham Pavilion (the Pavilion) and recommends future action.

2. RECOMMENDED ACTION

- 2.1 To continue to support the building as per the current arrangement and monitor until the Education Funding Agency (EFA) have completed and concluded their consultation on a proposed new school (Option A).
- 2.2 The current position be reported to the Heights Sub Committee and the trustees view reported back to the Policy Committee.
- 2.3 The current users of the main hall of the pavilion (up until its closure on 21 January 2016) are informed of the continued closure of this part of the Pavilion.

3. POLICY CONTEXT

- 3.1 The provision of high quality cultural facilities offering full physical access to the community is a key element of the Council's Cultural Strategy.

- 3.2 Mapledurham Playing Fields and Pavilion as one of the Council's recreational spaces, plays an important role in addressing some of the Council's key priorities including Health, Economic Sustainability and Social Inclusion.
- 3.3 Reading's Open Spaces Strategy includes a number of objectives that together will help protect and improve the choice, quality and accessibility of public open space.

4. THE PROPOSAL

4.1 Background

- 4.2.5 Over recent years the condition of the Pavilion has deteriorated.
 - 4.2.6 In the past the Council has considered a number of options over this time including selling part of the playing fields to fund refurbishment of the Pavilion and create an endowment to contribute to future repairs and maintenance of the playing fields and Pavilion.
 - 4.2.7 The Council as trustee determined not to sell land to fund any work and over recent years has been working with the Warren and District Residents Association (WADRA) to fund the partial rebuilding of the pavilion. They have so far raised approaching £200k.
 - 4.2.8 Planning permission for this work was obtained in 2013 and during 2014 a tender advertised. The tender was not let due to insufficient tender returns being received in January 2015.
 - 4.2.9 An approach from the EFA was also received and a decision was made to delay rebuilding and to continue to make only minor repairs until options for the site became clear.
 - 4.2.10 In March 2015, a public consultation on the Heights School's location was undertaken on behalf of the EFA. The results of the consultation identified Mapledurham Playing Fields (MPF) as the most popular choice.
 - 4.2.11 In August 2015 the EFA advised the Local MP that it would be making a proposal to the Council as trustee on the provision of the Heights Free School at Mapledurham Playing Field. The refurbishment/partial rebuild of the pavilion was delayed to allow consideration of any proposals from the EFA.
- ##### **4.3 Current position:**
- 4.3.1 In August/September 2015 an inspection of the Pavilion by a structural engineer identified the Pavilion had declined further and was in poor condition and recommended regular inspections and repairs to keep the Pavilion serviceable.

- 4.3.2 While repairs were being undertaken in January 2016, concern was raised that the Pavilion was deteriorating further and a re-inspection by the structural engineer was organised.
- 4.3.3 On the structural engineer's recommendation the Pavilion was closed on 21st January 2016 for an initial period of 6 weeks while a more detailed assessment was made.
- 4.3.4 The structural survey has been completed and found that the structural supports are both rotten and corroded to such an extent that the Pavilion was potentially unstable. This affects the main hall but much of the extension to the south eastern side is still safe and is being used for sports changing. The tennis club room is also unaffected.
- 4.3.5 The Pavilion has been braced internally which has stabilised it but this part of the Pavilion is not useable and will not be until major works are undertaken.
- 4.3.6 The EFA informed the council on 1st March 2016 that it will be undertaking a further round of public consultation over the next weeks which will influence their proposals for a new school. The EFA's proposals and /or the comments made in relation to the consultation exercise may have an implication on the future use of the pavilion.
- 4.3.7 WADRA have raised approximately £200k towards implementing this option in the past. However, it would be for WADRA to decide if the funds already raised should be continue to be used in light of the EFA's proposals.
- 4.3.8 Within its Capital Programme, the Council has earmarked a total of £85k to support the rebuilding of the Pavilion.

4.3 Recommended Action

- 4.3.1 The following option A below is identified as the most appropriate course of action:
- A Continue to support the Pavilion as per the current arrangement and monitor until the EFA have completed and concluded its consultation. This will mean the hall will remain closed but the changing rooms and tennis club area open. The cost of the bracing and supporting work, plus the ongoing monitoring is approximately £5k - £10k
- 4.3.2 A report outlining the position will be made to the Heights Sub-Committee and their views will be reported back to a future Policy Committee.
- 4.3.3 When the EFA have made a final proposal to the Council, officers will report back to the Policy Committee on options for the future of the Pavilion as soon as practicably possible.

4.4 Other options to be considered

4.4.1 There are 2 options to undertake repairs to the Pavilion B and C below.

B Carry out minimal structural works to enable reopening of the hall (as identified in the most recent structural survey). This is likely to include replacement of structural supports, timber framing and cladding, localised replacement of roof supporting structure and flat roof covering. Other additional works are likely to be required such as rain water goods and services. (approximately £150k - £200k.) Significant additional work would also be required to upgrade the changing facilities to an appropriate standard.

C Undertake partial rebuilding as per tenders produced in 2014. This would include all of the above plus a new roof structure and reconfiguration of the building. In order to deliver this option, it will be necessary to re-open a dialogue with community partners. This option included considerable in kind support and continuing community involvement in further developments and ongoing management. The initial tender was in the region of £240k. This excluded a number of items related to the building and also had no provision for fees.

4.4.2 Both the above options have a lead in time to undertake works as there is a need to prepare specifications and/or let tenders. It is likely to take 6 to 9 months from a formal agreement to carry out the works to its completion. This would include preparatory and building work.

4.4.3 Should a subsequent decision be made that the facilities should be replaced, funds spent on carrying out major refurbishments in the interim, would provide a short term benefit and risk being very poor value for money.

4.4.4 Two further options were considered:

D Demolish the hall and not replace, but maintain the changing area and tennis club room

E Demolish the hall and changing facilities

4.4.5 The most cost effective options for re-providing the Pavilion is the through Options B or C. Demolition and complete rebuild will be both more expensive and likely to take longer to achieve.

5. CONTRIBUTION TO STRATEGIC AIMS

- 5.1 The Council recognises that the provision of suitable and readily accessible Leisure facilities underpins participation in sports physical and social activity and supports the delivery of the social and economic benefits that can be attributed to an active community
- 5.2 The activities the pavilion supports contribute to the following priorities in the Corporate Plan:
- Providing the best start in life through education, early help and healthy living;
 - Keeping the town clean, safe, green and active;
 - Providing infrastructure to support the economy.

6. COMMUNITY ENGAGEMENT AND INFORMATION

- 6.1 While users of the Pavilion have temporarily been relocated, the following groups use the Pavilion and are affected by its closure:
- Escape Toddler Group
 - Magikats - after school maths club
 - Bridge Club
 - WADRA
 - Community Fundraising Group
 - Scout Group
 - Spikey - tabletop war games
 - Soul Ball - after school football
- 6.2 Users of the Pavilion are being advised that the facility will remain closed and temporary arrangements will need to be extended.
- 6.3 At the time of writing this report, the Management Committee has not met to consider the position, but an update of its views will be given to the Committee.

7. EQUALITY IMPACT ASSESSMENT

- 7.1 Under the Equality Act 2010, Section 149, a public authority must consider whether the decision will or could have a differential impact on: racial groups; gender; people with disabilities; people of a particular sexual orientation; people due to their age; people due to their religious belief. Approval of the decisions to carry out any of the improvement work will not have a differential impact on any of the above.
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8. LEGAL IMPLICATIONS

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- 8.6 The EFA has confirmed its preference to pursue the purchase of land at Mapledurham Recreation Ground for a site for the Heights Free School.
- 8.7 The Pavilion at Mapledurham Recreation ground is a trust asset.

9. FINANCIAL IMPLICATIONS

- 9.1 The financial implications are set out in paragraph 4.3 above. The Council only has sufficient funds to undertake options A, D or E.
- 9.2 A subsequent report will be required identifying costs for Options B and C along with requesting scheme and spend approval.

10. BACKGROUND PAPERS

- 10.1 Structural survey of Mapledurham Pavilion January 2016