

WINCHESTER TOWN FORUM

21 September 2016

PROPOSED REPLACEMENT PAVILION AT NORTH WALLS

REPORT OF ASSISTANT DIRECTOR (ECONOMY AND COMMUNITIES) AND
HEAD OF LANDSCAPES AND OPEN SPACES

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RECENT REFERENCES:

WTF235 Winchester Town Account Budget 2016/17, 18 November 2015

WTF236 Winchester Town Account Budget 2016/17, 20 January 2016

CAB2763 (Revised), Budget and Council Tax 2016/17, 18 February 2016

EXECUTIVE SUMMARY:

The cricket pavilion at North Walls is dated and dilapidated, and a complete replacement is required. A total budget of £300,000 has been identified since February 2016 in the Capital Programme, but the planned replacement was deferred pending a decision about the location of the new leisure centre.

As it has now been decided that the centre will not be built in Hyde, officers are keen to progress the pavilion project as soon as possible. This report sets out three options for doing so, including a significantly enhanced scheme promoted by local community organisation Hyde900 which will be presented to Members at this meeting.

The report seeks Member approval for a way forward which will help to determine whether an enhanced option is fundable, supported by the community and manageable in operational terms. This is in preparation for a final decision on the options by Members at the January 2017 meeting of the Town Forum.

RECOMMENDATIONS:

That the Town Forum:-

- i) Notes the options available for replacing the pavilion, and supports the recommended way forward set out in Paragraph 3.3 of the Report;
- ii) Welcomes a presentation from representatives of Hyde900 in relation to an enhanced facility for the North Walls site.

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DETAIL:

1 Introduction

- 1.1 The cricket pavilion at Hyde has for some time been in need of replacement due to its age, poor condition, poor energy efficiency and failure to meet access obligations. The option of refurbishing the building has been investigated, but officers are advised that the most cost-effective approach would be a new build.
- 1.2 Uncertainty over the future location of the leisure centre has delayed the project, although a budget of £300,000 is identified in the Capital Programme. It is now established that the leisure centre will not be built at North Walls and will not therefore extend onto the open space, and there is a general desire to see the old pavilion replaced as soon as possible.
- 1.3 This report follows an approach to the Council by a representative of the cricket club based at Hyde who is also a member of community organisation Hyde900. Members will hear a presentation from Mr Caldwell at this meeting of Winchester Town Forum. It asks the Forum to consider the options available for replacing the pavilion, and to approve the proposed way forward set out in section 3.3 of this report.

2 Replacement Options

- 2.1 a) Like for like:
It would be a relatively straightforward matter to procure the design and construction of a 'like for like' replacement for the current pavilion. This would be the same floor area as at present. It is unlikely to meet the minimum standards set out in the English Cricket Board's (ECB) guidance on [Pavilions and Clubhouses](#) but would still be useable – indeed more useable – than the current building. It would therefore be a great improvement on the existing facility and provide for the typical use by cricket teams. Initial estimates suggest that a budget of £220,000 (as opposed to the existing allocation of £300,000) would be sufficient for the purpose.
- 2.2 b) Community-led design:
The Council has been asked to consider commissioning a more individual style of building. Mr Caldwell - a member of the cricket club, and also of the

community organisation Hyde900 - has independently invited a local architecture practice to produce some concept designs on a *pro bono* basis.

2.3 As Members will hear and see as part of the presentation to this meeting, the proposed design would:

- address a key functional issue for the pavilion, in that it serves two cricket pitches but currently only faces one;
- provide a facility for the community of Hyde that is unique and makes a positive contribution to the landscape;
- increase the floor space from 144m² to 275m²;
- remove the need for the current 'hut' sited on the second pitch;
- invite other uses by community groups, subject to appropriate management arrangements being put in place.

It would also address the Council's standard requirements of such a building, such as:

- being robust, with minimal maintenance needs;
- being energy efficient;
- offering adequate storage for grounds and maintenance equipment used by the Council and its contractors.

The 'like for like' replacement has very little storage space, but could still meet the first two of these requirements.

2.4 The preliminary estimate by officers for the more ambitious building is in the order of £610,000, more than twice the budget identified in the Capital Programme. Hyde900 believes it should be possible to raise the additional funds needed to reach this figure. Whilst officers do not consider there to be many sources of capital funding for such a project, there is scope for 'crowdsourcing' and philanthropy in an area with a strong sense of community like Hyde. Members would need to consider the additional benefits offered by the enhanced scheme in relation to the additional costs, should they wish to support it. These would be clarified in a future report to the Town Forum in January 2017.

2.5 c) Enhanced 'like for like':

A third option which would be to commission a building which is less architecturally interesting than the community-led proposal but which offers more than the basic replacement. This would meet the ECB standards, enable the pavilion to serve both cricket pitches through its design and orientation and increase the floor area of the current facility. This has been estimated by officers at around £380,000, which would still require some additional fundraising, but may be a more manageable alternative if the Hyde900-backed concept proves unaffordable. It would still allow for more imaginative design, although it is unlikely to be as iconic as the proposal presented by Mr Caldwell at this meeting.

2.6 Early advice from the Development Management Team suggests that they would be supportive of a new facility, and that an increase in floor area would

not present a problem in this location. Desirable features would be a robust design, reducing opportunities for anti-social behaviour and requiring low levels of ongoing maintenance.

3 Proposed Approach

- 3.1 The Council's commissioning process (approved by Members in April 2011: [CAB2153](#) – Introducing a Commission Approach refers) allows for unsolicited approaches to be made to the Council in relation to proposed commissions. In considering such approaches, Members are able to agree exceptions to Contracts Procedure Rules where it is felt that there is a reasonable justification to do so. In a case like this, for example, the design concepts for the pavilion would be the intellectual property of the architect and could not simply be offered to another architect to deliver, but the actual construction works could be tendered out in line with usual contract procedures.
- 3.2 In making any decisions, Members would need to be sure that the designs were well supported in the local community. This could obviously be done through a variety of consultation and engagement activities.
- 3.3 During a meeting with Hyde900 representatives in August 2016, the following approach was therefore discussed:
- a) Members of Winchester Town Forum to be consulted on the proposed enhanced design at today's meeting, including details of likely use, additional community benefits, management arrangements for non-cricket use which fall outside the current contract with The Landscape Group and so on.
 - b) Subject to Member approval for exploring the viability of an enhanced scheme, Hyde900 will roll out a fundraising plan and begin activities to secure funding commitments such as cash pledges or formal offers of sponsorship by a deadline of the end of December 2016. These would have to be made in writing and presented to the Council as part of the supporting materials for a final decision on the preferred option to be made by Winchester Town Forum.
 - c) A further update to be brought to Winchester Town Forum on 25 January 2017 detailing progress against the success of the fundraising activities and next steps (e.g. consultation on the proposed design and other community uses, or reverting to one of the other options if funding seems unlikely). This report will also include an analysis of operating costs, management / ownership arrangements and risk in relation to the options.
- 3.4 The tight timescale set out above takes into account the very poor condition of the cricket pavilion and the need to replace it as soon as possible, and is endorsed by Hyde900.
- 3.5 Members are asked for their endorsement of the above approach set out at paragraph 3.3 above. This still allows for the possibility of changing to one of the other, cheaper schemes if the fundraising period does not yield the anticipated results or indeed Members feel in January that the additional benefits offered are outweighed by the additional costs or risks involved. The

information required to make a final decision on the options will be presented to Members at the January 2017 meeting of Town Forum.

OTHER CONSIDERATIONS:

4 COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

- 4.1 The replacement of the pavilion supports the Community Strategy's Active Communities outcome by seeking to promote leisure and sport through the provision of an accessible facility. The enhanced design would also support the High Quality Environment outcome, with its ambition to provide a distinctive but sympathetic new feature in the local landscape.

5 RESOURCE IMPLICATIONS:

- 5.1 An allocation of £300,000 is included in the Capital Programme for 2016/17 (funded from the Open Spaces Sport Pot (£256,000) and the Winchester Town Account (£44,000)). The options for replacement of the pavilion set out in section 2 of this report demonstrate the following:

Replacement Option	Estimated Cost	Funding by S106 monies already received by WCC	Funding by Winchester Town Forum (Winchester Town Reserve)	Additional Funding to be raised
a) Like for like	£220,000	£176,000	£44,000	Nil
b) Community-led design	£610,000	£256,000	£44,000	£310,000
c) Enhanced 'like for like'	£380,000	£256,000	£44,000	£80,000

- 5.2 The enhanced scheme will almost certainly incur increased running costs, in part through additional use by other community groups which could potentially be set against hiring revenue and so on. Officers have requested more information about potential management arrangements from Hyde900, to be brought back to Town Forum in January 2017 when a final decision on the replacement of the pavilion should be made.
- 5.3 The Council would require some kind of guarantee of any promised funding raised by Hyde900.

6 RISK

- 6.1 There are a number of risks associated with the way forward set out at paragraph 3.3. These include:

- A delay to the pavilion replacement project, leading to vandalism of an apparently unvalued asset, public criticism of the Council's asset management, etc. However, officers are only proposing a three month delay which is relatively short in comparison with the delay already incurred by waiting for the leisure centre decision. It is unlikely that the situation will worsen significantly during this period. The delay could also potentially see an increase in construction costs, which is why a three month window for fundraising has been agreed, rather than a longer period.
- Failure by Hyde900 to secure the additional funding, set against raised community expectations – this will need to be managed carefully through communications which are approved by officers.

6.2 A risk analysis in relation to the three replacement options will be included as part of the decision-making information in the report to Town Forum in January 2017.

BACKGROUND DOCUMENTS:

None

APPENDICES:

Appendix 1: Plan showing the site of the current pavilion at North Walls

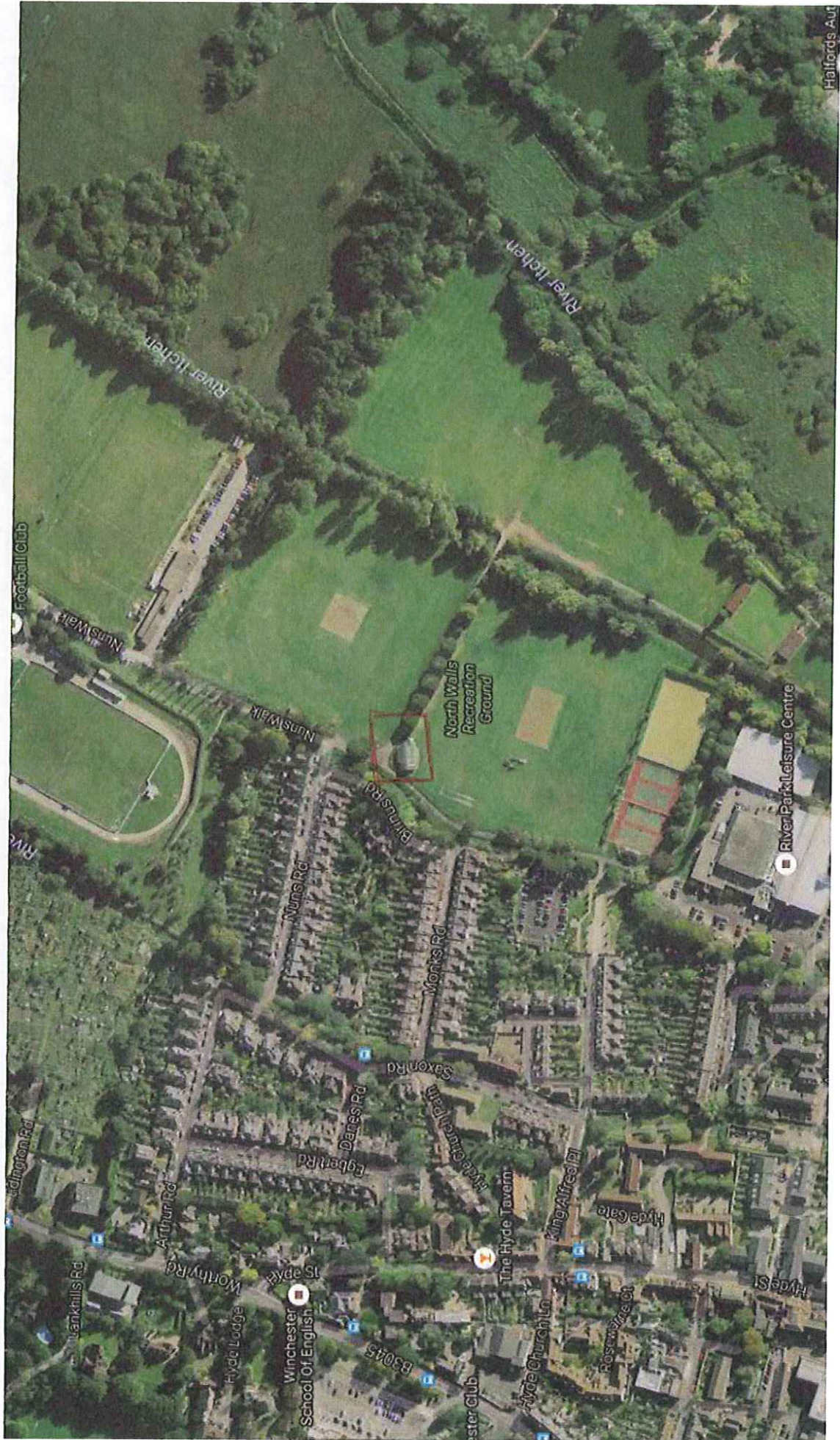
Appendix 2: Pictures of the current pavilion at North Walls

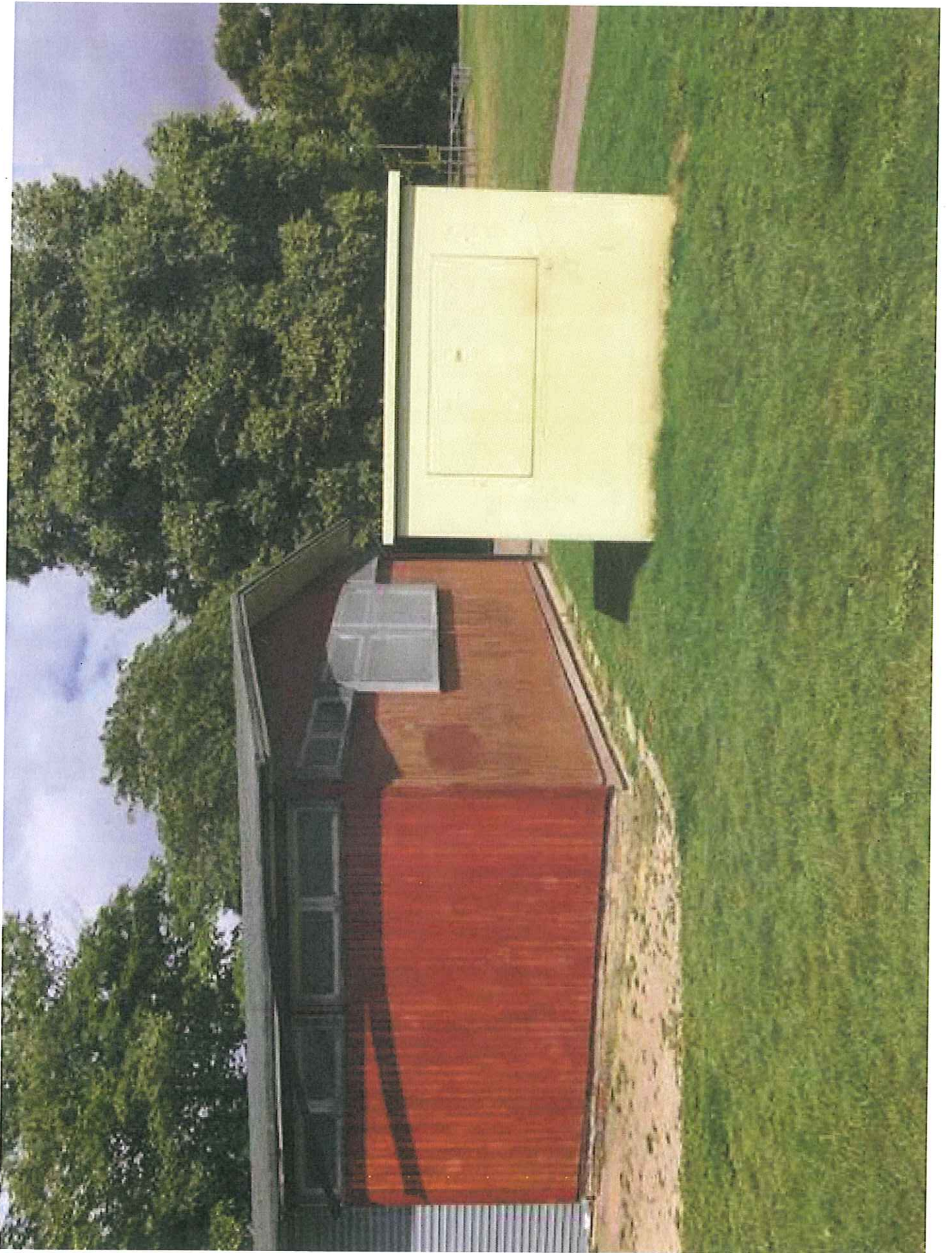
Google Maps

Winchester

North Wall recreation Ground

PAVILION







TOTAL 7
D'ERS 10
LAST INNS 78
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