

REPORT TITLE: MINUTE EXTRACT FROM WINCHESTER TOWN FORUM HELD  
28 JANUARY 2021

11 FEBRUARY 2021

REPORT OF CABINET MEMBER: CLLR LEARNEY, CABINET MEMBER FOR  
HOUSING & ASSET MANAGEMENT

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WARD(S): ST BARTHOLOMEW; ST MICHAEL

PURPOSE

To note the contents of the minute extract from Winchester Town Forum held on the 28th January 2021.

RECOMMENDATIONS:

That Cabinet considers and determines the matters set out in the minute extract below.

Appendices:

Appendix 1 – Minute extract from Winchester Town Forum, 28 January 2021

**Minute Extract from Winchester Town Forum held 28 January 2021**

8. **NORTH WALLS AND KING GEORGE V SPORTS PAVILIONS UPDATE**  
**[REPORT REF WTF295](#)**

Mr Higgs addressed the forum on behalf of Winchester City Flyers, an all-women's football club based at King George V (KGV) playing fields and also on behalf of the Hampshire Girls Youth Football League (HGYFL). Mr Higgs made several points; he was pleased to see that the issue of a replacement Pavilion at KGV had been included in the report and he was encouraged by the initial plans provided. He believed that the growth in women's football would continue and he asked if an indicative timetable for delivery of a new pavilion could be provided.

Mr Caldwell, a Trustee of The Pavilion Project addressed the forum. He advised that the Pavilion Project welcomed the report and the opportunity that the report provided to re-examine the construction costs to enable the project to be delivered within budget. Mr Caldwell welcomed the establishment of a project board as described in the report. Finally, he drew to the forum's attention, what he believed was a miscalculation in the report in paragraph 12.2 regarding the size of the pavilion "footprint" and associated costings.

The Chairperson thanked Mr Higgs and Mr Caldwell for their contributions.

Mr Botham, Strategic Director Services introduced the report and gave the forum a resume of the key stages of the project which included the report to the January 2020 meeting of the Town Forum, ref WTF 278 and the work undertaken as a result. Mr Botham set out the current position as below:

North Walls Pavilion - The report updated the forum on the progress of the returned tender evaluation and that the lowest return exceeded the approved budget by £150,000. It updated on the "value engineering" work undertaken by the appointed external architect and the Council's Estates Team. Finally, the report set out options for the delivery of a new pavilion, including amending existing designs or considering a full redesign of the proposals.

King George V Pavilion - The report identified the work undertaken by officers and consultants, it outlined the scope of the proposed works and detailed the estimated cost of £1.4m. It also identified the next steps to progress to the submission of a planning application for the demolition of two pavilions and the formation of a single, larger pavilion and made recommendations for funding the project.

Mr Todd, Corporate Property Surveyor responded to the points raised by Mr Caldwell regarding paragraph 12.2 of the report.

Councillor Learney, Cabinet Member for Housing and Asset Management addressed the forum and following this, members debated the issues at length and raised several questions and comments which were responded to by officers accordingly. Members indicated general support for the report. The Chairperson put the following recommendations to the forum which were agreed.

**RECOMMENDED (TO CABINET):**

**That Cabinet gives authority to incur expenditure of pre-construction costs of up to £30,000 in accordance with Financial Procedure Rule 7.4, financed by the Open Space monies in recommendation 6 and that this work proceeds at financial risk to the Town Forum.**

**RESOLVED:**

1. That progress with the procurement of the pavilion at North Walls be noted and the proposals to amend the design/specification for the pavilion be supported, provided that a total project cost of £800,000 was not exceeded.
2. That the commitment to the delivery of replacement facilities for cricket and other community use at North Walls be reaffirmed and that the £595,000 funding approved in January 2020 remained available to support this commitment.
3. That, if required, the Corporate Head of Asset Management be authorised to prepare and submit a revised planning application to the city council for the construction of the new pavilion at North Walls.
4. That a new project board to manage this process be established, chaired by the Cabinet Member for Housing and Asset Management, supported by the Strategic Director – Services and with a representative of the Pavilion Project to be invited to join the Board.
5. That the proposals for the new pavilion at King George Playing Fields, Highcliffe (KGV) be supported.
6. That the allocation of £228,000 Sports Open Space Funding to the new pavilion at KGV be supported.
7. That it be agreed, in principle, to support the proposal to allocate £250,000 of Town Forum Community Infrastructure Levy (CIL) funds for the KGV project.
8. That a formal application for “district” CIL amounting to £450,000 to support the KGV project be made for Cabinet consideration.
9. That the application for grant funding to the Hampshire Football Association and other bodies to support the KGV project be supported.

10. That the Corporate Head of Asset Management be authorised to prepare and submit a planning application to the city council for the construction of the new pavilion at KGV.

11. That the Corporate Head of Asset Management be authorised to seek quotations in accordance with the Public Contract Regulations 2015 and Councils Contract Procedure Rules, for professional services associated with the preparation and submission of a planning application, to KGV Pavilion, professional services include: Architect; Ecology report; Landscape Architect; Transport Statement; and Arboricultural report.

12. That a Final Business Case report for the KGV pavilion is brought to Town Forum to agree whether to proceed with the scheme and request competitive tenders from contractors.