

REPORT TITLE: RIVER PARK CRICKET PAVILION

15 OCTOBER 2024

REPORT OF CABINET MEMBER: Councillor Kathleen Becker, Cabinet Member for Community and Engagement

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WARD(S): ST BARTHOLOMEW

PURPOSE

The cricket pavilion on River Park has, for a number of years, been in an increasing state of dilapidation. There has been much community interest and involvement, working with the council, to see the provision of a new facility that is fit for purpose but is also of a quality that befits its setting and role. Following planning permission in December 2022, capital budget was approved for the construction of a replacement pavilion and for preliminary feasibility work to be carried out. The project has now reached the stage of being ready to tender for construction of the pavilion.

This report sets out the sport and community benefits and outcomes, design standards and costs for the replacement pavilion on River Park. This forms the final business case for the development of the Cricket Pavilion and seeks approval for budget expenditure to enable officers to move to the next stage of inviting tenders for the construction works and enter into contract to undertake the build works.

RECOMMENDATIONS:

That Cabinet:

1. Approve an increase to the capital budget of £200,000 bringing the total approved budget to £2,300,000.

2. Approve £1,467,000 District Wide Community Infrastructure Levy funding including approval of the reallocation of previous approved CIL for Station Approach, Hookpit and Durngate projects.
3. Approve additional £200,000 of Town CIL funding.
4. In addition to the £40,000 already approved for fees, approve additional capital expenditure of up to £2.26m for the construction of the new River Park Cricket Pavilion.
5. Approve a net increase to the Cricket Pavilion revenue budget of £17,500 from 2026/27 for the ongoing cost for the operation, management and maintenance of the pavilion to be met from existing Town Forum budgets.
6. Subject to approval of the recommendations above, and subject to the securing of all required funding, that the Corporate Head of Asset Management be authorised to invite and evaluate tenders and to award a design and build contract to the preferred bidder in accordance with the Public Contracts Regulations 2015 and Council's Contract Procedure Rules for the construction of the River Park Cricket Pavilion.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

- 1.1 Tackling the Climate Emergency and Creating a Greener District
- 1.2 Sustainability will be a consideration throughout the procurement life cycle: planning, refining the specification, evaluation and selection of a preferred supplier and contract management. 10% of the evaluation weighting for 'quality requirements' will be allocated to environmental considerations.
- 1.3 Living Well
- 1.4 There are three key health and wellbeing outcomes this project will directly contribute towards:
 - a) Reduced health inequalities; by providing increased access to participation in sports.
 - b) Access to a wide range of physical and cultural activities for all ages and abilities by increasing use by a wide range of local clubs.
 - c) Increased use of the River Park through the provision of attractive, quality, accessible facilities.

2 FINANCIAL IMPLICATIONS

- 2.1 The cost of construction for the new River Park Cricket Pavilion has been estimated by the project's cost consultants to be £2.3m, including professional fees, demolition of existing buildings, and contingency. This is a pre-tender estimate, calculated from the approved planning permission. REKAN's original cost plan estimate was in December 2023, so these have been increased by 10% in anticipation of inflation/cost increases over the past year. REKAN are a group of professionals who have extensive knowledge and experience in all aspect of commercial building and construction, ranging from cost planning & forecasting, supply chains, corporate governance, value & risk management and procurement.
- 2.2 The main drivers for the high costs are that the cost of materials remains high due to Brexit and the Ukraine war, due to the world shortages, and have risen between 30% to 40% since 2020. Labour costs have also increased in the region 10% in the last 2 years. Costs are now showing signs of stabilising, so it is important that there are no further delays in moving to tendering for the construction contract.
- 2.3 A cost breakdown is given here:

Table 1. Project costs

Build costs - Capital	£
Construction and landscaping	£2,000,000
Professional fees	£100,000
Contingency @ 10% of construction	£200,000
Total estimated project cost	£2,300,000

- 2.4 A capital budget of £2.1m was approved in the Capital Investment Strategy 2024-2034 (CAB3443). In the same report, £40,000 of this budget was approved for expenditure in 2023/24 for fees and preliminary costs. Following the cost consultant's report, and with lessons learnt as part of the build of the recently completed pavilion at King George V playing fields, the total estimated cost has increased by £200,000. It is therefore necessary to increase the budget by £200,000. Approval for expenditure against this budget is required to enable the tendering for quotes, selection of a supplier and to enter into a contract to commence construction.
- 2.5 The approved confirmed funding of £633,000 leaves a funding shortfall of £1,667,000. It is proposed that the capital costs are funded from the sources set out in Table 2. It is proposed that the Town Forum and Town CIL contribute £713,000 (31%) and District CIL £1.467,000 (64%) and the community and County Council grant £120,000 (5%). An application for District CIL funding has been submitted and will be reviewed by the informal members and officers panel, however approval of the allocation is needed. This approach is consistent with seeking to fund one-off capital expenditure from one-off funding to avoid adding costs to the council's revenue baseline budget.

Table 2. Project funding sources

River Park Cricket Pavilion: funding sources	£'000	£'000
Approved funding	633	
Town Forum Sports Open Space fund		218
Town CIL ¹		295
Community contribution and Hampshire County Council grant		120
Funding Shortfall	1,667	
Funding sources – CIL requiring approval		
District - Reallocation of unused project allocations ²		909
District – Use of allocated contributions		558
Town – Increase contribution to reflect increased costs		200
Total		£2,300

¹The proposal to release £295,000 Town CIL funding contribution to support the project was approved by Cabinet at the 12th February 2020 meeting. Cabinet can approve Town CIL funding. This matter has been presented to Cllr Reach as the forum Chair and Cllr Learney as lead of the finance sub-group.

²District CIL £909,000 project funding reallocation from £348,000 Durngate flood alleviation underspend; £61,000 Hookpit layby and path project that is being reviewed and will be subject to a new application; £500,000 Station Approach public realm funds to be re-requested when the project is nearer delivery.

- 2.6 Once the new pavilion is built the ongoing operational budget is estimated to be a net cost of up to £23,000 per annum which represents an increase of £18,000 per annum on the existing budget. The cost of operating the pavilion is met by the Town Account and the estimated budget requirement is broken down in table 3 below.
- 2.7 The estimated maintenance costs include an allowance for periodic major repairs through the life of the asset and so may not be fully spent each year, particularly at the outset. The business rates are a high-level estimate based on similar pavilions elsewhere and subject to variance as the rateable value is determined by the Valuation Office Agency (VOA). The VOA consider various factors such as its location in a public park and the wider use of the facility by the community such as hire for users other than cricket clubs. It is anticipated that the new pavilion is likely to be liable for business rates although it is possible the VOA would deem it exempt.

Table 3. Ongoing operating costs

Ongoing annual operating costs (2024/25 prices)		Existing Budget	New Facility Est. Costs	Increase	
Utilities (Estimates based on past and expected use)	Electricity	£1,000	£3,000	£2,000	Includes offset of costs (circa 35%) from solar array (6kWp)
	Water	£1,000	£1,000	£0	
Cleaning		£1,000	£6,000	£5,000	
Maintenance costs		£2,000	£5,000	£3,000	Includes allowance for periodic major repairs.
Business rates		£0	£7,500	£7,500	Estimate of £5,500 to £7,500 but subject to VOA assessment.
Total		£6,000	£22,500	£17,500	

- 2.8 Further detail on the financial implications over the estimated 50-year life of the new pavilion is included at Appendix 1.
- 2.9 River Park sports pitches are grouped together under the same budget allocation for IDVerde to undertake the grounds maintenance. The two cricket pitches are not changing and so the up-keep and maintenance will remain the same as the current care and condition regime, such as the number of cuts, treatments, seeding etc. Therefore, this will not create any additional budget pressure for the Town Account.
- 2.10 The existing pavilion and cricket pitches generate approximately £4.5k per year income through hire fees. Once the new pavilion is completed it is anticipated that the level of income generated will increase although it is not possible to accurately estimate this. Any increase will partially offset the ongoing costs detailed above. Current charges are:
- a) Hire fees – pitches & pavilion
 - (i) Weekend – Saturday or Sunday (from 12:00) £108 per day per pitch
 - (ii) Mid-week (from 6pm) £57 per day per pitch
 - b) Pavilion hire
 - (i) Community rate £20/hr
 - (ii) Commercial rate £30/hr
- 2.11 Other funding sources
- 2.12 Over the development life of this project various avenues for securing funding to support have been explored. This includes grant funding from sports' governing bodies and ways to generate any significant alternative sources of income generation. Whilst these have been exhausted at this time, they will remain under review and any appropriate and likely opportunity that arises to apply for funding will be pursued.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 To ensure best value a competitive procurement process for a design and build JCT contract in accordance with the council's Contract Procedure Rules will be undertaken. The Procurement Team will provide advice on this matter and ensure that the process is undertaken in accordance with the city council's Contract Procedure Rules and the Public Contracts Regulations 2015.
- 3.2 It is intended to use a standard design and build JCT contract which will be managed in accordance with the council's contract management framework.

4 WORKFORCE IMPLICATIONS

- 4.1 There are no additional workforce requirements associated with the pavilion development. Asset Management team will provide client resources from within existing staffing and the staff from both Health Improvement team and

Landscape, Parks and Open Spaces team will provide support for engagement and communication with local clubs and community stakeholders. Further, once open and operational they will oversee the booking and management and maintenance of the new pavilion.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The proposed pavilion is to replace an existing council owned pavilion on River Park, which has reached the end of its life and will be demolished. Planning permission (17/02763/FUL) was given in January 2018 for the demolition and replacement of the existing cricket pavilion and scoring hut. Planning permission was given for a revised design of the pavilion in September 2020 (20/01011/FUL) and planning permission was given in December 2022 for a further revised design (22/02020/FUL). It is this final approved design that is being tendered for construction.
- 5.2 The new cricket pavilion will be built on council owned land and will be a council owned asset with the council responsible for its ongoing maintenance. This includes any future business rates liability.

6 CONSULTATION AND COMMUNICATION

- 6.1 The Pavilion Project, a not-for-profit community-led organisation that represents the interests of local residents and users of the facility, has played a vital role in ensuring local and stakeholder engagement throughout the life of this project. During the concept and design stages they have organised public exhibitions, events, team and user briefings, and communication with local residents. They have also liaised with the Hampshire Cricket Board and England and Wales Cricket Board (ECB) and have worked with council members and officers for number of years. Their commitment and passion for the project is recognised and are thanked for their hard work in making the project a reality.
- 6.2 A meeting was held with representation of the Pavilion Project group on 13th August. They remain supportive of the project and confirmed that the funds they raised from the community toward the costs of replacing the pavilion are still available. They requested that a condition of the community contribution be the installation of a board that would detail “century” funders, all those who contributed over £100, and the names of the trusts and business that provided sponsorship. It should be noted that The Pavilion Project has also resolved that these funds will no longer be available, and will withdraw their support, if the full project funding cannot be secured at this time. This will mean they won't be pursuing opportunities to recover previously lost grants (withdrawn because of the project delays) nor seek new funding opportunities which may help support ancillary projects.
- 6.3 The planning application in 2017 received 11 letters of support.

- 6.4 The ward members, Chair of Winchester Town Forum, and Chair of the Informal Accounts group have been consulted on the proposal and funding implications. Responses have acknowledged the need to increase the funding and are in support of the project proceeding, with the continued emphasis on the facility supporting and enhancing wider community benefit.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The new cricket pavilion will incorporate a number of design features to ensure it minimises its environmental impact and demand for energy and water. This includes light tubes to provide natural lighting; a 6KWp roof top solar photovoltaics array; water saving devices on taps and showers.

8 PUBLIC SECTOR EQUALITY DUTY

- 8.1 The existing pavilion does not meet the required standards for accessibility and is one of the drivers in the need for replacement. Accessibility forms part of the basic design brief for all new pavilions and the provisions of the Equality Act 2010 will be adhered with and Part M of the Building Regulations.
- 8.2 The new pavilion will provide a positive benefit to all protected groups through improved design to increase accessibility. Consultation and engagement have not given rise to representations that there will be adverse effects from the proposed development on protected groups.
- 8.3 Due regard has been given to the council's duties as set out above and an EqIA has been completed (Appendix 2). The decision to be taken in this report is considered to contribute towards advancing equality of opportunity and is consistent generally with the public sector equalities duty and its objectives.
- 8.4 The ECB has issued guidelines for the new pavilions and clubhouses. The Creating Welcoming Environments guide helps cricket clubs, funders and designers to consider the potential improvements which could be made to help create a more inclusive and welcoming environment. It states:
- 8.5 "Inclusive design is about creating places that everyone can use regardless of age, sex, sexual orientation, race, faith or disability. All cricket clubs should aim to allow everyone to participate equally and confidently at whatever level they choose."
- 8.6 The proposed pavilion includes four separate changing rooms, separate female, male and disabled toilets. This enables a wide range of user to benefit from the facility. The location of the cricket pitches and the pavilion is highly visible by users of the park who can see and watch the different forms of cricket and wide range of players. This creates an environment to inspire others to take up the sport, to see role models and to break down perceived barriers to participation.

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 There are no data protection impacts associated with the development of the pavilion. However, the management of the booking system for hire of the pavilion and the pitches will be managed by the council and will meet GDPR standards as this will require collecting personal and financial information about people hiring the facilities.

10 RISK MANAGEMENT

- 10.1 The Living Well council plan priority risk is currently moderate. This means the council will continue to facilitate and deliver solutions, often working with partners, that produce positive outcomes for all our residents. This project is assessed as being within that risk appetite.

Risk	Mitigation	Opportunities
<p>Financial Exposure Construction costs escalate.</p>	<p>Pre-tender estimates have been completed based on the permitted development to ensure tendering exercise is based on current values. Seeking to commencing tendering and construction early mitigates against inflation and price increase caused by any delays.</p> <p>In addition, a contingency of £200,000 (10% of construction costs) is included in the proposed budget.</p> <p>Proactive contract management with a collaborative approach to mitigate risks limits financial exposure. A new pavilion has more efficient and cost efficient systems (e.g. energy efficiency) to minimise ongoing costs and maintenance.</p>	

<p>Management and maintenance cost increase.</p>	<p>Estimates of the full cost of the future operation of the pavilion are considered as part of the full business case and the decision to proceed is only taken if the ongoing costs are affordable to the Town.</p>	<p>The new pavilion may attract additional users and therefore income which may partially offset the ongoing running costs.</p>
<p>Exposure to challenge Opposition to development Challenge to tendering and appointment of contractor</p>	<p>Extensive consultation and local engagement have taken place to mitigate concerns over the new scheme. Planning permission has been secured. All tendering will be compliant with the council's contract procedure rules and contract management procedures, supported by the council's procurement team</p>	
<p>Innovation Effective working in partnership with users and stakeholders takes time to develop and reach a position of trust and genuine joint working</p>	<p>Partnership Management Guidance has been created by the Council that can be used to ensure that any partnership arrangement is established and supported in line with council policy and procedure drawing on best practice.</p>	<p>Engagement with community and stakeholders in the use of the pavilion to optimise its contribution to physical and mental wellbeing for a wider section of the community.</p>
<p>Reputation Negative response to the council investing in the new facility.</p>	<p>Extensive pre-development concept, design and project preparation has taken place to ensure the scheme is supported. Planning permission has been given.</p>	

	Budget allocation has been identified.	
Achievement of outcome Failure to increase: <ul style="list-style-type: none"> • participation in physical activity and health improvements • participation in sport by under-represented groups and wider demographic • sport and club development 	A collaborative approach to working with users and local clubs and stakeholders to make the most of this facility to create a sense of ownership in its success and future.	The pavilion creates a high-quality facility that will increase the opportunity for participation in physical activity and for community and social use and by a wider range of people.
Property Exiting dilapidated pavilion falls further into disrepair and attracts vandalism. Cost of up-keep and frequency of repair increases.	New facility will replace the existing pavilion. Demolition is part of the construction estimate so will be the first step at commencement of construction.	
Community Support Lack of support for scheme and negative reaction / impact on local area during construction phases.	Extensive consultation has already taken place and communication and sharing information will continue to keep local residents and stakeholders involved.	An improved facility with more accessible and social spaces will enable greater community use and interaction.
Timescales Delays to tendering and build due to supply chain and demand pressures within the construction industry	Seeking approvals and making sure all the necessary governance is undertaken allows the project to be expedited and prevent any further protraction of the project. A collaborative approach to contract management will be supportive in reducing delays.	
Project capacity Availability and capacity of staff to client and	Estate team is experienced and has systems in place to	

contract manage the construction of the new pavilion	effectively manage contract of this value and (low) level complexity	
Availability and capacity of staff to manage the operation and use of the new pavilion and associated pitches		

11 SUPPORTING INFORMATION:

11.1 **Background and history of the project**

11.2 The redevelopment of the Cricket Pavilion on North Walls / River Park has been considered by the council since early 2013. The need for a replacement has been known for much longer. The Playing Pitch Strategy produced in 2018 stated the pavilion was poor quality and required modernisation.

11.3 Due to its age the existing pavilion does not meet current standards for such facilities, needs extensive repairs and is beyond its useful life. The need for the sport pavilion to be replaced was raised at Town Forum (WTF187) March 2013, as necessary to provide a new building to meet modern legislative requirements and disability access regulations. It was agreed to delay the decision on funding such a scheme until the location of the new leisure centre was determined.

11.4 Work then commenced on the designs to replace the existing pavilion and scoring hut with a new building which would comply with Sport England design guidance and meet the requirements of the England and Wales Cricket Board (ECB). The council was approached by the Winchester Pavilion Project, a local group of residents, wishing to bring forward their own designs for the pavilion and it agreed they should be allowed time to create their proposal, fund raise and constitute as a charity. In September 2016 the group presented a bespoke pavilion design to Winchester Town Forum (WTF231). Significant community engagement commenced with events and workshops to garner local support and to keep the local community briefed on the progress of the projects and its designs etc. Planning permission for this design was granted January 2018.

11.5 In 2020 approval was sought for the replacement pavilion to be included within the Capital Programme for 2020/21 and that council procures the construction of the replacement pavilion in accordance with the design and specification brought forward by the Pavilion Project Group. This tendering exercise resulted in an estimated construction cost in excess of the original budget, due in part to the impacts of COVID, and increases in cost of labour and materials, and natural inflation over the development period of the project.

11.6 To mitigate this cost increase a second design by Stride Treglown was approved in December 2022, and is the scheme that is now proposed to tender for construction.

11.7 Pavilion scheme proposals

11.8 Users

11.9 The current pavilion and two cricket pitches are well used throughout the main playing season from the start of May to the end of August. It is booked on Saturday and Sunday from 12:00 to light fails and mid-week from 18:00 until the light fails.

11.10 There are a number of cricket clubs and other formal and informal sport users as given below. In 2019 the Pavilion Project Group estimated that the future potential number of users benefiting from the new facilities each year could be around 60,000 people.

Activity	Use	Potential estimated number of users per annum*
Parkrun / Junior Parkrun	<ul style="list-style-type: none"> • Equipment store • 	Saturday Park Run: 400 people x 52 occasions Sunday Junior Park Run: 100 children and 100 adults x 52 Total = 31,200
St Bede School (Primary)	<ul style="list-style-type: none"> • Use during Sports Day 	Infants' sports days: 200 children and 20 adults x 2 occasions = 440; Juniors' sports days: 220 children and 30 adults x 3 occasions = 660; Total 1,100
Race for Life	<ul style="list-style-type: none"> • Used as event HQ 	
Cricket	<ul style="list-style-type: none"> • League teams, pub/casual teams, schools/colleges, local businesses <ul style="list-style-type: none"> ○ 17 clubs ○ 14 based in Winchester ○ Men, boys, girls 	League and social cricket teams 24 people x 85 matches = 2,040 HCB Ladies' softball tournament, disability cricket and All Stars children's cricket training = 400 Serious Cricket 20/20 finals: 4 teams plus 100 supporters = 196 Total = 2600
Winchester Rugby Football Club	<ul style="list-style-type: none"> • Use of pitches and pavilion as club house 	Minis and parents: training days 400 children and 100 adults x 10 occasions = 5,000 Festivals: 2,000 children and 1,000 adults x 3 occasions = 9,000

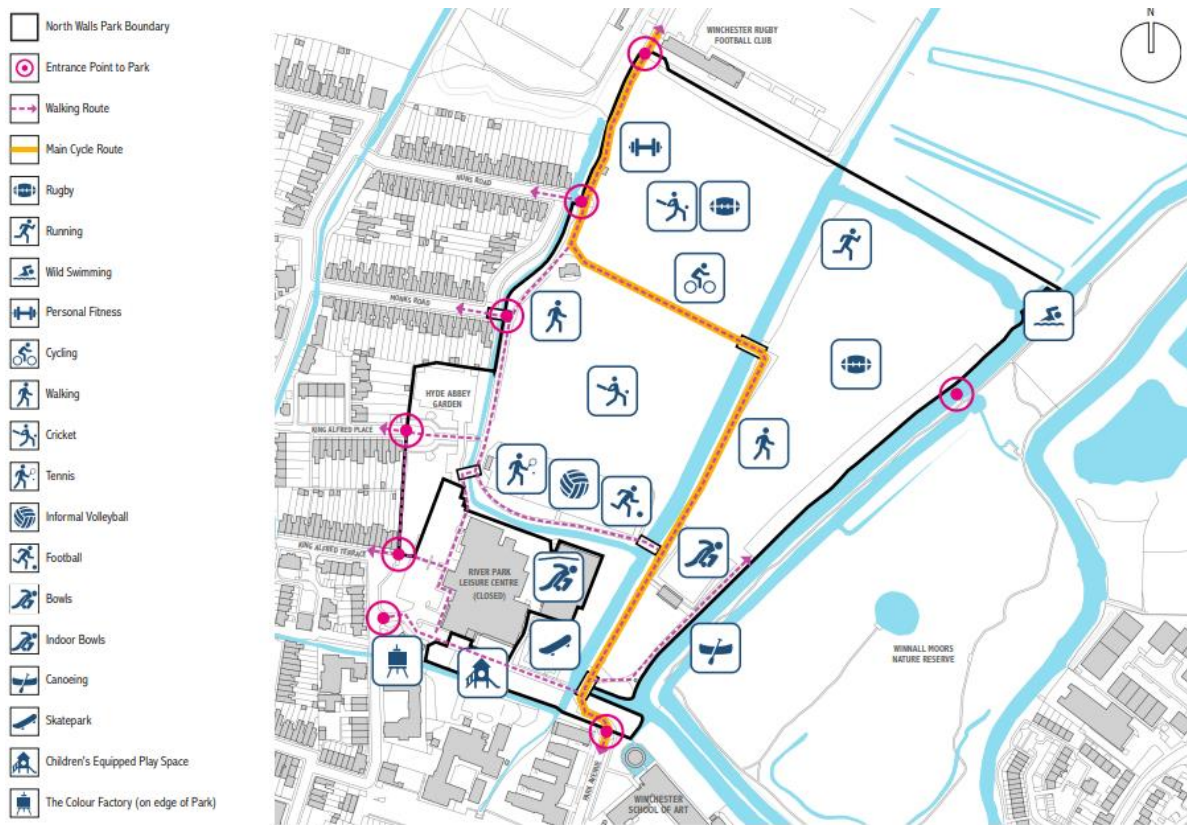
		Home triangular fixtures: 1,000 children and 300 adults x 7 occasions = 9,100 Total = 23,100
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* Estimates provided by the Pavilion Project Group

- 11.11 Winchester district has a rich cricketing heritage dating back as far as the mid sixteen hundreds with Winchester's College pupils playing on St Catherine's Hill mentioned in a poem by Robert Matthew in 1647. Cricket is played at all levels and by all ages on the two high-quality pitches in River Park, many teams from across the district regard it as their "home" ground. The Hampshire Cricket Board hosts disability and All Stars (junior) cricket and the women's Softball Cricket Festival, although the current dilapidated facilities threaten the continuation of these activities at this location.
- 11.12 Winchester Rugby Club use the pavilion for both minis and juniors training sessions and tournaments and by the adult teams playing on the nearby Devil's Island pitch.
- 11.13 The community consultation carried out by the Pavilion Project group identified a number of potential wider community uses for an improved facility. This ranged from kids' parties to drama classes, providing space and equipment for a "pop up" coffee-stop and as an ideal meeting space.
- 11.14 Outcomes and benefits
- 11.15 The new pavilion will be a valuable additional asset in River Park, which is already a hub for sporting, community and social activity and recreation. This is a much used and loved space, not only by local residents but by users from across the district, and those that travel from outside to participate in and watch sport, both formal and informal. The district's residents have high participation rates in physical activity as supported by the Sport England Active Lives data that show we have 73.3% of adults aged 16+ who are active compared to 63.4% in England (150+ minutes a week Nov 2022-23). The Hampshire Joint Strategic Needs Assessment (JSNA) data shows that the district has the highest rate in Hampshire of public sports facilities per 10,000 at 20.3 (England 13.2). The provision of these facilities by the council helps ensure that the district's residents are healthy, socially connected and have opportunity to benefit from participating in and watching a wide range of sports.
- 11.16 Increased participation for all. The pavilion will provide the required standard of changing rooms, umpire facilities and toilets and accessibility to enable a wide and diverse range of people to participate in cricket. It will provide a place from which local clubs and the wider cricketing community can grow and develop. The current quality and layout of pavilion has prevented any ability to attract new or grow existing club involvement.

11.17 Improved health and wellbeing for all. By providing high quality facilities, increased community sport outcomes can be achieved across a wider demographic. The pavilion can be used to support users of River Park, not just cricket, by provided changing and club house facilities to support their events or sports. Such a facility has the potential to become a social hub for the local area that will enable many other positive community outcomes. In the wider area there is a limited number of facilities that can be used by the community in this manner.

11.18 It will enhance and complement the range of sporting facilities already on River Park. The 2021 Park Plan identified just how well the area is used.



11.19 Facilities and design standards.

11.20 The cost of replacement includes the demolition of the existing pavilion and the old scoring hut. The proposed replacement facilities are a single pavilion that serves two cricket pitches and a storage/weather cover for the grounds roller and sight screens.

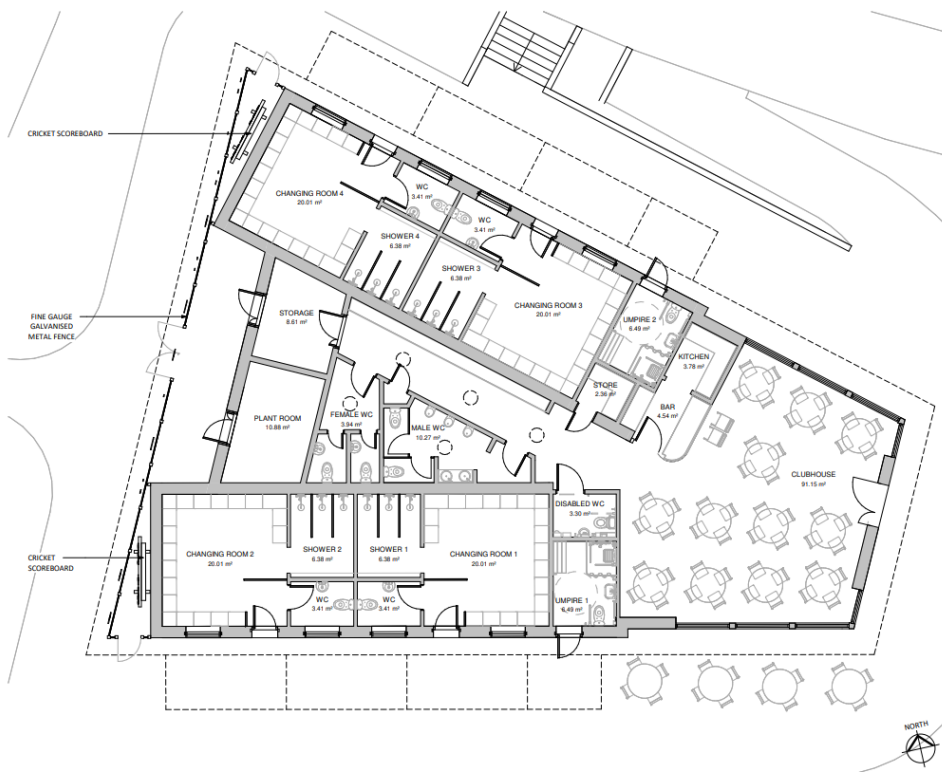
11.21 The current design, which has received planning permission, increases the capacity and capability to host league cricket. This proposed improvement in standards requires the level of investment proposed by the council. The ways in which the proposed design is compliant with ECB Guidance Note TS5 for Pavilions and Clubhouses (2009) includes:

Bench seating	12 spaces 500mm wide x 450 deep	✓
Kit bags	12 spaces 1200mm wide x 450mm deep	✓
Changing	Two rooms – 20sqm 1.8m between facing benches	✓
Showers	Three shower heads per changing room with dry-off area.	✓
Toilets for players	One WC and one hand basin integrated into the changing room	✓
Umpire facilities	Separate changing and shower / WC facilities to the players. A lockable room with bench seating. A view of the pitch is desirable.	✓

11.22 The proposed pavilion provides 265 square meters of changing rooms, umpire facilities, clubhouse and kitchen/bar and storerooms.

Facility	SQM
4 - Changing room shower and WC No.1	29.89 each
2 x Umpire rooms with shower, WC and basin and bench	6.49 each
Clubhouse, Kitchen & Bar	99.47
Female WC	8.24
Male WC	10.27
Disabled WC	3.3
2 x Storerooms	10.97
Plant room	10.88

Proposed ground floor plan



11.23 The pavilion will be ringed by an accessible terrace overlooking both pitches to provide spectators viewing areas from which to watch matches.



Images and plans from Stride Treglown

11.24 Delivery Timetable

11.25 The approval to incur expenditure, and to invite and evaluate tenders and to award a design and build contract to the preferred bidder, will enable the new pavilion to commence construction without further delay. The high-level timetable is contractor procurement between October 2024 and March 2025 and construction period of May to December 2025. The facility will then be available for the 2026 season.

11.26 Conclusion

11.27 The replacement of the dilapidated pavilion on River Park has reached a critical stage. After many years of gestation, there is now an approved planning application and budget to commence its construction. In order to prevent any further delays, which may lead to increased costs, and to capitalise on the time, effort and resources that have already been invested in the development of this project, it is important to now progress to the next stage this year to secure the completion of the pavilion. Approval is therefore sought to incur expenditure and to tender and enter into contract for the design and build of the replacement Cricket Pavilion.

12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 Do nothing – retain existing pavilion. This was rejected as the pavilion is well beyond its useful life, does not provide appropriate facilities or disabled access. The cost of continued repair and maintenance does not represent value for money and also impacts on the council's ability to generate income from bookings.
- 12.2 Demolish pavilion and do not replace. Although this would present a small saving in ongoing operation costs and reduces the level of capital expenditure to that of demolition, this option has been rejected. The loss of facilities provided by the pavilion would prevent the council's highest quality pitch from being used for any cricket matches. It will reduce the provision of sport facilities and the subsequent access to physical activity and community/social recreation. The pavilion has community support and is well used so the demands for this type of facility would go unmet.
- 12.3 Replace the pavilion with a redesigned specification. There have been several options explored as to how the pavilion could be replaced over the course of the project's history, from like for like, off the shelf prefabricated units or redesigned to lower cost specifications. These have been rejected due for two reasons;
- a) the minimal impact they have been able to have on the replacement costs,
 - b) the lack of enhanced and improved facilities they would provide resulting in a failure to meet modern ECB design standards which enables increased participation through facilities for disabled, female and league clubs.

BACKGROUND DOCUMENTS: -

Previous Committee Reports: -

March 2013 (WTF187)

WTF187; WINCHESTER TOWN OPEN SPACE FUND; 21 March 2013

WTF 198; NORTH WALLS SKATE PARK AND PAVILIONS; 22 January 2014

WTF231; PROPOSED REPLACEMENT PAVILION AT NORTH WALLS; 21 September 2016

WTF255; PAVILION PROJECT UPDATE; 20 September 2017

[WTF278 Pavilions paper.pdf \(winchester.gov.uk\)](#)

Other Background Documents: -

[Planning Application: 22/02020/FUL | Proposed variation of previously permitted pavilion under planning application 17/02763/FUL | Sports Pavilion Recreation Ground North Walls Winchester Hampshire SO23 7DD](#)

APPENDICES:

Appendix 1 – Financial Appraisal

Appendix 2 - Equalities Impact Assessment