

Pavilion Working Group Meeting 14th April 2022

Present:

Tim Niblett: Councillor

Kim Jefferies: FCPC Project Officer

David Williams: Councillor

Tristan Clark: Councillor

Andy Pullen: Councillor

Apologies

Matt Alner Scouts

Marc Willett FRFC

Nathan Cole FCRFC

Alex McDonald FCCC

Mark Smith FCRFC

David Goodwin: Councillor

Dawn Young FACE

Dave Hockey: Councillor

Pavilion WG Meeting Notes and Actions

Air Source Heat Pump

Cllr Goodwin provided an update.

New potential suppliers have been contacted and quotations for an installation to meet our requirements have been sought. It is recognised that this part of the industry is very busy with companies trying to complete work before impending grant application deadlines and this is impacting on the ability to get quotes

Obtaining quotes remains an issue with promised quotes not materialising and people failing to turn up to conduct surveys when arranged.

Action 17 DG Completed Send Mark Smith a copy of the ASHP requirements document

Deeds & Covenants

Cllr Niblett provided an update.

Response received from Downend Estates on 29th March from a director, Nick Pollard. He has passed our request to his land advisor and solicitor. Does not see any issues in principle. We are awaiting an update.

Response received from Bristol Diocese (Emma Bakewell 24/3/22).

FCPC have to write to Bristol Diocese confirming we will cover the Bristol Diocese Board of Finance (BDBF) legal and surveying cost, estimated at £1k

FCPC need to submit a deed of variation to the Diocese. This details what we propose to vary in terms of the covenant. It was suggested that FCPC may wish to have the personal covenant from 1971 as we as the BDBF covenant in favour of Glebe varied.

Diocesan Registry Office costs are estimated at between £1.5 & 3.0k.

Surveying costs for the Diocesan are estimated at £1.0k

FCPC legal costs will be need to be considered.

A request for budget to cover these costs will be put to the Finance and Governance Committee on Thursday 14th April 2022.

Action 31 KJ FCPC to write to Bristol Diocese confirming we will cover the Bristol Diocese Board of Finance (BDBF) legal and surveying cost, estimated at £1k.

Action 32 KJ In conjunction with the Clerk and WG chair engage a solicitor to draft a Variation Agreement for submission to Bristol Diocese thus enabling a Pavilion to be developed and operated as FCPC require.

Crossbow Changing Rooms

Cllr Niblett provided an update.

Further discussion has taken place with the Community Association representative and the office. The advice we have been given is to make a proposal to the CA as they will not spend money on getting an evaluation of the building and a local estate agent has advised that they are unable to help.

Chair proposed the following. "I'd like to suggest as a starting point would be to offer to pay the CA's legal fees to have the piece of land transferred over to the council i.e. the building and the section of carpark in front of it, up to the border of the land currently owned by FCPC.

I don't think the building has any value. In fact, it's probably a liability due to its current state and it may cost FCPC money to have it demolished. The value is in the land which may be of use for a new building or as an extension to the car park."

Action 33 KJ Ensure that on the agenda for the next full council meeting is a recommendation to full council to write to the Community Association with an offer to pay the CA's legal fees in order to have the piece of land on which the old changing room building sits and the section of carpark in front of it, up to the border of the land currently owned by FCPC, transferred over to the ownership of FCPC.

Action 34 KJ Request the SGC District Valuer assess and values the parcel of land on which the old changing room building sits and the section of carpark in front of it, up to the border of the land currently owned by FCPC.

Disabled Access to the Pavilion

Cllr Niblett provided an update.

The clerk has written to a number of organisations who could produce an access statement and conduct an audit of the pavilion building. This is to be carried out in order to establish what action is required to make it compliant with the Equalities Act.

Three responses have now been received and they are appended to these minutes. IN summary:-

- The Bush Consultancy £2,062.5 +VAT (Appendix 1)
- Quattrodesign £675 + VAT (Appendix 2)
- Curtis Cryer Architects no charge (Appendix 3)

We have also found in the archives a survey conducted in February 2005. As the building has not changed structurally since then it is reasonable to assume that the results of this survey are still applicable. I have attached (Appendix 4) the summary of this survey. The full survey can be made available if you require to see it. Please contact Kim if you wish to have a copy emailed to you.

So far in the life of the pavilion no issues has arisen regard the equalities act that have not been resolved by using alternative accommodation when required. It is reasonable to assume this approach could be maintained until the development current plans are completed.

Action 27 Completed Please read the 4 appendices and decide on a way forward, that can be ratified at the next WG meeting to go forward to council, from the following options

1. Build any changes required to meet the needs of the Equalities Act 2010 into the development/replacement of the Pavilion. Recommended by Curtis Cryer Architects.
So far in the life of the pavilion no issues has arisen regard the Equalities Act 2010 that have not been resolved by using alternative accommodation when required. It is reasonable to assume this approach could be maintained until the development current plans are completed.
2. Take the existing survey from February 2005 and obtain 3 quotes for implementing the recommendations it makes. This broadly consists of improvements to disabled access by fitting ramps, changing doorways & doors, emergency exits and toilets. Installing hearing loops for the hard of hearing and signage for the partially sighted etc.
3. Commission a new Access survey to determine the work required to the building to bring it in line with the Equalities Act 2010 and obtain 3 quotes for implementing the recommendations in that survey. It is reasonable to expect the recommendations to be very similar to the survey from 2005 as the building structure has not been changed since 2005.

Note

The meeting members present voted unanimously to select option one above.

Section 106 Expression of Interest-Deadline 27th May 2022.PT17/0215/O – Blackberry Park, Park Lane

Action 35 KJ Arrange a meeting with the S106 Projects Implementation Officer, Ian Davey at SGC so as FCPC can understand the options around the EOI application for funding and how flexible the definition of the project can be at this time.

Pavilion Specification

Cllr Niblett provided an update.

The Pavilion Requirements Document has been further developed with inputs from stakeholders embodied where received. Where inputs have not been received, after multiple attempts to engage with them, requirements have been entered that replicated the facilities in the current Pavilion.

In summary

- Today's building occupy a floor area of approx. 380 msq.
- Bring the front edge of the cricket garage and pavilion forward and in line with the main pavilion would give a footprint of approx. 456 msq.
- The Pavilion Requirements document has so far identified a need of approx. 671 msq of foot print with a need for approx. 586 msq on the first floor.
- This would mean an increase in length of the existing pavilion of 11m and constructing a first floor across the whole footprint
- Optionally a new pavilion could be located on the site of the existing skate ramp, basketball court and car park which provides more scope in the proportions of the building as the width is less constricted.
- Rough of Magnitude costs for construction for this type building of 1340 msq is between £2.35m and £4m.

Next steps are further development of the Pavilion Requirements document to enable an architect's brief to be drafted.

AoB

Sports Club Leases

Action 30 KJ **Completed** Provide a progress update at the next WG on the resolution of the lease issues raised by cricket.

Next Meeting Scheduled

TBA 2022 @ 7:00pm via Zoom.