

Pavilion Working Group Meeting 2nd December 2021

Present:

David Williams: Councillor

Tim Niblett: Councillor

David Goodwin: Councillor

Tristan Clark: Councillor

Dave Hockey: Councillor

Andy Pullen: Councilor

Mark Smith FCRFC

Nathan Cole FCRFC

Alex McDonald FC Cricket Club

Matt Alner Scouts

Dawn Young FACE

Apologies

Kim Jefferies: FCPC Project Officer

Pavilion WG Meeting Notes and Actions

Pavilion Internet

Action 1 KJ: **Closed** Check the availability of a line to the pavilion and costs involved in securing an internet service.

Note: Openreach have been contacted. They believe it likely that it would be possible to connect an overhead line to the building. They are not prepared to send out an engineer to confirm this unless they have a commitment to install a line. As the council do not wish to commit at this time no further action will be taken.

Action 2 KJ: **Closed** Check the availability of internet access through 4G mobile network "hot spot" at the pavilion and costs involved in securing internet service.

Post Meeting Information from David Goodwin

Mobile signal router : huawei b311 router (~£50 to £60)

Mobile internet : Smarty (£20/month unlimited data)

Company to wirelessly transfer internet : Voneus or Solving Communications Ltd

Note: No current need for an internet connection for the council has been identified as of today. It is not needed for the electric van charging point (confirmed by David Goodwin) or by Frampton Maintenance (confirmed by Steve Drew). Should it be needed in future it could be enabled quickly by the purchase of a 4G mobile Router and SIM card.

Action 10 KJ Closed to investigate micro trenching (running two discs a few inches apart allowing cable to be laid without tearing up the car park) as CC would prefer a hard wire line to provide better connections and download speeds. This will enable the cricket club to live stream & provide live digital scoring using an iPad.

Note: This option will not be investigated at this time due to priorities of other work and the option of achieving an internet connection by using a mobile router and SIM card.

Action 11 KJ Closed to investigate possible funding available e.g., the high speed broadband access funding from SGC

Note: The option of high speed broadband is not to be pursued at this time.

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

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

Deeds & Covenants

Action 19 TN Closed Draft a letter to the Bristol diocese to be sent to the clerk for approval and onward transmission to the diocese.

Cllr Niblett provided an update.

The clerk has written to Bristol diocese who have instructed their lawyers to consider our request and we await a response.

The second parcel of land that makes up the Park was purchased from Downend Estates and has similar covenants to the Bristol diocese land. Thus enabling a building to be erected for use in conjunction with the lands use as a playing field. The WG group would like to investigate the changing of these covenants in the same way as for those on the lands purchased from the Bristol Diocese.

Action 21 TN Completed Write to the clerk requesting a letter similar to that sent to the Bristol diocese be sent to Downend Estates.

Crossbow Changing Rooms

Action 13 KJ Closed Request the office make an enquiry with Crossbow CA as to whether they would be willing to sell the changing rooms building and a piece of the adjacent car park, bordering the land owned by FCPC thus enabling access, to FCPC.

Some feedback has been received from Crossbow CA who have been investigating the possibility of selling or leasing the changing rooms building and a piece of the adjacent car park, bordering the land owned by FCPC. It is reported that the parcel of land could be sold or leased to the council, if permission was granted by the charity commission. The WG agreed that at this time we would only be interested in an outright purchase of the land if it could be beneficial and supportive of a project to develop the pavilion facility.

Action 22 TN **Completed** Request that the clerk write to the Crossbow CA asking if they are willing to sell the changing rooms building and a piece of the adjacent car park, bordering the land owned by FCPC, and if so to provide a sale price for the parcel of land.

Stakeholder Engagement for the Pavilion Development Feasibility Study

Action 18 TN **Closed** Write to the stakeholders, following up the initial email, to establish if those that have not responded wish to engage in the WG or the process of developing the draft specification document, at this time.

Cllr Niblett provided an update

All stakeholders have been written to with a follow up email and asked to respond within a month if they wish to engage with the WG. This does not preclude stakeholders joining latter in the process, but enables the process to progress. As a result we have received commitments from Scouts, FACE and Frampton Rangers to join the WG along with existing members. Scouts and FACE were represented at this meeting.

FCRFC have provide an initial input to the draft Pavilion Specification. FC Cricket, Scouts and FACE have also committed to provide an input. These inputs will be consolidated into a draft Pavilion Specification document for circulation and further development by the WG. The aim of this document is to capture all stakeholder requirements for the pavilion and for it to be used to enable future discussions with architects, planners, funding organisations etc.

Disabled Access to the Pavilion

Action 20 KJ **Closed** With the clerks support, establish whether other councils have made all of their buildings suitable for disabled access and what the regulatory requirements are for disabled access.

Cllr Niblett provided an update.

The clerk has contacted a solicitor who has advised that the regulatory requirement is laid out in the Equality Act. The Disabilities Act 1995 was repealed by the Equality Act 2010.

The following is from the solicitors report

“Under the Equality Act there is a duty to provide disabled access to a building and the failure to do so can amount to unlawful discrimination.

However this is subject to a test of reasonability. This test takes into account the nature of the building, its use, practicality and money and resources. These may show that it is not possible to provide such access.

The starting point is for the Council to ascertain the practicality and cost of providing access, usually by some form of lift. When this information is available they then need to consider factors such as whether there is a realistic prospect of redevelopment or other factors which might make the installation unviable."

As of today nobody who uses the building requires disabled access, as confirmed by those users. There are no current plans for the use by the disabled. The WG decided it wanted to have an understanding of what would need to be done to the pavilion in order to make it compliant, should the need arise in the future. Therefore its recommendation is that an access statement and audit of the building is carried out in order to establish what action is required to make it compliant with the Equalities Act.

The following suggestions as to who could perform this work were put forward

- Quattro Designs
- Curtis and Cryer Architects (Worked on the Ridings High School)
 - Mathew Curtis 07886 512628 (Frampton Cotterell), David Cryer 01225 865551 (Bath)

Action 23 TN **Completed** Write to the clerk requesting that three quotes are obtained to conduct an access statement and audit of the pavilion building is carried out in order to establish what action is required to make it compliant with the Equalities Act. Details of the above named companies to be provided as possible suppliers

Next Meeting Scheduled

Action 24 TN **Completed** Write to Kim Jefferies to request that the next meeting is set up before the Christmas holiday at a time that is suitable for the majority of invitees @ 7:00pm via Zoom.