

To: Councillor Livingston (Chair);
Councillors Ayub, Hoskin, Steele, Stevens,
Williams, and Woodward

Our Ref: hsc/agenda

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15 March 2016

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NOTICE OF MEETING - HEIGHTS FREE SCHOOL SUB COMMITTEE - 23 MARCH 2016

A meeting of the Heights Free School Sub Committee will be held on Wednesday 23 March 2016 at 6.30pm in the Council Chamber, Civic Offices, Reading.

AGENDA

	WARDS AFFECTED	PAGE NO
1. DECLARATIONS OF INTEREST Councillors to declare any disclosable pecuniary interests they may have in relation to the items for consideration.	-	-
2. MINUTES OF OTHER BODIES - Approved Minutes of the Mapledurham Playing Fields Management Committee - 25 June 2015 and 15 September 2015		A1 A9
3. PETITIONS & QUESTIONS	-	-
4. MAPLEDURHAM PAVILLION - BACKGROUND The report provides the Sub-Committee with information on the history and operation of Mapledurham Pavilion and Playing Fields.	MAPLEDURHAM	B1
5. MAPLEDURHAM PAVILLION REPORT TO POLICY COMMITTEE This report sets out for the Sub-Committee a report submitted to the Council's Policy Committee on 14 March 2016.	MAPLEDURHAM	C1

TO NOTE: The Heights School Community Newsletter, March 2016 is attached for information.

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READING BOROUGH COUNCIL

MAPLEDURHAM PLAYING FIELDS MANAGEMENT COMMITTEE

MINUTES OF THE MEETING HELD ON 25 JUNE 2015

Present:

Councillor I Ballsdon	(Chairman)
Councillor E Hopper	
Councillor J Skeats	
Rev K Knee-Robinson	Mapledurham Parish Council
Mr N Stanbrook	Mapledurham Users' Committee

Also in attendance:

Mr R Bentham	Warren & District Residents' Association
Ms K Brown	Escape
Mr J Roach	Caversham & District Residents' Association
Ms L Dyke	Escape
Mr K Macrae	Friends of Mapledurham Playing Fields
Mr D Mander	Caversham Trents Football Club
Mr S Quayle	Solicitor, Legal Services
Ms N Simpson	Committee Administrator
Mr B Stanesby	Parks & Open Spaces Manager

Apologies:

Mr S Ayers	Friends of Mapledurham Playing Fields
Mr S Bolton	Caversham & District Residents' Association
Mr M Payne	Mapledurham Bridge Club

1. MINUTES & MATTERS ARISING

The Minutes of the meeting held on 10 February 2015 were confirmed as a correct record.

Further to Minute 1 (2) of the last meeting, Ben Stanesby reported that the pile of rubbish at the front of the pavilion had now been cleared and that a new pile of rubbish by the front doors would also be cleared.

Further to Minute 4 (2) of the last meeting, regarding the query about why there had been no inflationary increase in the income from the Tennis Club over the last four years, Ben Stanesby said that this had been overlooked by officers. Nigel Stanbrook explained that the Tennis Club's lease did provide for an inflationary increase every four years, and the Tennis Club had asked the Council for the new rate. Ben Stanesby said that he would check the due date for the change of rate and sort out the issue.

AGREED:

- (1) That the position on these matters be noted;
- (2) That Ben Stanesby sort out the inflationary increase in the income from the Tennis Club lease.

2. HEIGHTS FREE SCHOOL CONSULTATION

Further to Minute 2 of the last meeting, Ben Stanesby submitted a report on the results of the consultation on the location of The Heights Free School undertaken by the Council on behalf of the Education Funding Agency (EFA).

The report stated that a statistical analysis of the results of the consultation had been published, was available on the Council's website, and was set out in Appendix 1 to the report.

The report stated that the consultation had identified Mapledurham Playing Fields (MPF) as the preferred location by nearly half of the respondents, but Ben Stanesby clarified at the meeting that the figures showed it was actually nearer three quarters than half of the respondents who supported the use of MPF. He noted that, of the 2,468 respondents who had indicated they were users of MPF, 53% had identified MPF as their first choice of location for the school.

The Council was yet to consider the results and would not consider the position until an approach was made by the EFA. Ben Stanesby stated that no proposal had yet been received from the EFA and that any proposal would need to be considered by the Council alongside the purpose of the Mapledurham Playing Fields Trust.

Keith Knee-Robinson raised concerns about the distribution of information about the consultation. He said that the consultation should have been targeted to residents of Mapledurham and Reading, as beneficiaries of the Trust, but many people did not receive a letter about the meeting that had been held, nor anything about the consultation. If residents had not used facilities such as Caversham Library, where information about the consultation was available, many of them had not known about the consultation until it was nearly over. These issues had been raised with Councillor Ballsdon, who had contacted Council officers about the missed letters, and the firm who had done the distribution had been supposed to distribute letters to houses that had been missed in the original distribution, but this had not happened. He acknowledged that, in light of the figures reported, the potential missing responses would not have been likely to make a big difference to the results, but said that he was raising the issue because of the principle.

Robin Bentham noted that the roads around the Playing Fields had also been poorly covered by the consultation letter distribution, including Upper Warren Avenue.

AGREED:

- (1) That the report and position be noted;

- (2) That Ben Stanesby feed the concerns expressed about the consultation back to those who had organised it, ask for a response and report it back to the next meeting.

3. MAPLEDURHAM PAVILION MAINTENANCE & REPLACEMENT - UPDATE

Ben Stanesby submitted a report giving an update on the latest progress with the pavilion replacement project for Mapledurham Playing Fields and other maintenance items.

The report stated that the Council continued to make provision within its Capital programme for a contribution of £100,000 towards the replacement of the pavilion. A small element of this had been spent on enabling studies as reported to previous Committee Meetings. It was noted at the meeting that the £50k from Festival Republic had been received and was in the WADRA account, and that the small element of the £100,000 spent was approximately £5,000.

While a proposal was awaited from the Education Funding Agency (EFA) on the provision of the Heights Free School, the Council believed it was prudent to delay the rebuilding/refurbishment of the pavilion as not doing so risked wasting both public money and funds raised by the fund-raising group. It was hoped that any delay would be short but, given the time period was unknown, a review of the condition of the pavilion was being undertaken by a structural engineer to identify any immediate concerns or items that needed to be carried out to prevent further deterioration in the short term that might impact on the planned refurbishment, and to provide background information for work needed over future years to keep the building operating until refurbishment could be carried out.

In the meantime, works had been ordered for both repairs to the roof over the main building and to the changing room flooring. As a matter of course, officers would be testing for asbestos and removing any suspicious materials found, which was now a routine exercise when undertaking any work within Mapledurham pavilion. Ben Stanesby reported that, since the report had been written, the changing room floor had been tested and repaired. Roofers had also been out to inspect the roof, and it was hoped that the roof would be effective before the autumn season began.

The report stated that it had been acknowledged by the Management Committee that the condition of the pavilion and the need for refurbishment was affecting use. An update on use was tabled at the meeting, which showed that the number of bookings was similar to those in the previous year. Both the Football Club and Tennis Club would like to extend both the extent and duration of their agreements with the Council in relation to use of the building and grounds. Consideration of this was being held back until the timetable for the building replacement had been determined.

It was noted that it was not known exactly when or how a proposal from the EFA was likely to be made, but that there had originally been mention of a July 2015 date and officers expected that the EFA would tell the Council first as it was the

Local Education Authority and was also Trustee for some of the sites. As previously reported, the Council had set up a Heights Sub-Committee to consider any EFA proposals. It was also noted that it was not known where on the site a school would be most likely to be positioned if the Mapledurham Playing Fields site was proposed.

Robin Bentham said that, as there were funds available to go ahead with the pavilion refurbishment, it was disappointing that this issue should get in the way of progressing the refurbishment. If the EFA chose the Mapledurham Playing Fields site for a school proposal, this would be a big set-back, especially since there had been no attempt yet to specify how siting a school on the site would be done.

Ben Stanesby said at the meeting that officers were aware of the breaking up of the asphalt on the basketball court, and that this would be investigated. He also reported that a boroughwide refurbishment of football pitch goal areas had started, but he did not know how long it would be until the Mapledurham pitches were done.

AGREED: That the report and position be noted.

4. MAPLEDURHAM PLAYING FIELDS USERS REPORT

Nigel Stanbrook gave a verbal update as the Representative of Mapledurham Playing Fields Users.

He gave details of communications between himself and the playing fields user groups, noting that the EFA consultation process had involved considerable communication over the last six months. He had attended Rob Wilson MP's stakeholder meeting on 16 January 2015 and from that meeting had been asked to provide information to the EFA for its consultation information pack. He recorded his thanks to the user group members who had responded with the requested information by the deadline and noted the users' subsequent disappointment and irritation that the EFA had decided not to include the details provided in the information pack.

He said that the User Group had declined his suggestion in January 2015 to hold a meeting to discuss the EFA proposals, but noted that, if the EFA wished to consider Mapledurham Playing Fields further, he would call a meeting of users. He noted that, at the moment, matters were on hold pending the EFA's decision.

Nigel Stanbrook noted that, in the information provided, several user groups had detailed the number of years they had been involved with the Playing Fields: Tennis Club and Football Club both 60 years, Bridge Club 30 years, Escape and Toddler Group nearly 20 years and Friends of Mapledurham Playing Fields 16 years. He also noted that many clubs were enjoying an increase and extended use of the area, for example the Football Club, with a continuing increase in numbers playing football increasing the number of pitches required. He said that on 7 June 2015, Caversham Treants had held a very successful and well organised presentation event, and also that they had prepared a ten year development plan.

Daniel Mander gave an update on Caversham Trents Football Club activity, reporting that there had been around 1,100-1,300 people at the presentation day, that seven or eight football teams played at the playing fields on Saturdays and two on Sundays. Training happened at the playing fields from March to October, and each Monday evening they had 3-400 children attending - numbers which had grown from 150 children.

Nigel Stanbrook noted that there had been so many people at the presentation day that the car parking provision had been inadequate and people had had to park on the playing fields and in Hewett Avenue, and he circulated some photographs of the parked cars.

Nigel Stanbrook said that the Tennis Club was another example of development of playing facilities at the playing fields. He noted that, as reported previously, £60k had been invested in the club, £38k from a Sport England grant.

He said that the user groups wished for the continuation of the pavilion facilities and they were disappointed that the refurbishment/replacement of the pavilion kept being discussed but had not yet happened. They felt that the Council should commit to commencing the works and provide the users with what they had been promised.

Ben Stanesby said that all involved would like to be able to get on with the refurbishment of the pavilion and that, if the Heights School issue had not arisen, processes such as tendering for work on the pavilion would have been progressed further and work might even have started.

Ben Stanesby said that he had been requested to obtain information from users outlining their current needs and future requirements for facilities at the pavilion, and that he had expected the information, given by users to Nigel Stanbrook to assist with the EFA consultation process, to be forwarded to him. Nigel Stanbrook said that in his view it was he as users representative on the Management Committee who should obtain information from the users as to current and future requirements. A meeting at which he would have discussed matters with Ben had unfortunately not taken place and he was prepared to arrange another meeting.

As to the information Nigel Stanbrook had obtained from the users in connection with the EFA consultation process, he clarified that this information had been sought separately from the Management Committee. He said that he thought that the Management Committee had expressly stated that they wished to have nothing to do with this information obtained for the EFA. In consequence he felt there was no basis for such information being forwarded to the Management Committee either directly or via Ben Stanesby.

AGREED:

- (1) That the report and position be noted;
- (2) That Ben Stanesby and Nigel Stanbrook arrange to meet to discuss the information needed by officers from users and how best to obtain it.

5. FORMAT OF THE MANAGEMENT COMMITTEE

Keith Knee-Robinson had requested that the Committee discuss a way forward to constitute the membership of the Mapledurham Playing Fields Management Committee such that it would be seen to be more of a democratic body that could make independent recommendations to the Council. He had said that if the Committee consisted of an equal number of Councillors to user representatives then this might go some way to achieve that aim.

At the meeting, Keith Knee-Robinson said that the Management Committee consisted of five members with a limited definition as to who they should represent. For example, one had to be from Mapledurham Parish Council. As the existing Committee consisted of three Reading Councillors (who were therefore also Trustees), a Mapledurham Parish Councillor and a User Representative, any discussion about planning or other issues that could raise the question of conflict of interest or predetermination for the Councillors could result in the Management Committee having no views or recommendations to forward to the Trustee to consider, as three out of the five representatives could be conflicted or predetermined. This had been the case with the recent consultation and could be the case if there were EFA proposals regarding Mapledurham Playing Fields. This seemed to negate any vestige of the advisory role the Committee might have.

He therefore suggested that the Committee was reconfigured so that, for example, it had half Councillors and half independent members such as those from user groups, Mapledurham Parish Council etc. This could negate the conflict of interest problems in discussion and allow the Committee to make recommendations to the Trustee, for it to take or discard.

Steven Quayle gave legal advice on the powers and duties of the Management Committee, noting that its role was confined to the day-to-day workings of the playing fields, only able to take decisions about letting charges, repairs and maintenance, which is what the Council as Trustee had set it up to do. Any decisions about the future of the playing fields were up to the Trustee, with the involvement of the Charity Commission. He stated, however, that there was no reason why the Committee could not make recommendations to the Trustee. The membership of the Committee was five members, three of which were currently Councillors who were democratically elected. If the membership was changed to a 50/50 split between Councillors and other members, this reconstituted Committee would not be more democratic, as the other representatives were appointed rather than elected. He also noted that 4 out of 5 of the committee members were from public bodies and that if the committee make-up was changed to 50/50, those who were appointed would not have the same public accountability as those from public bodies. He said that all individual members of the Committee could submit their own independent recommendations to the Trustee.

He said that, unless there was a major problem with the working of the Management Committee, he could not see that the Council as Trustee would want to change the format of the Committee, as it had obviously been considered when

the Trust was set up in 1985 by the Charity Commission that the format would work.

Steven Quayle explained the difference for Councillors between having a conflict of interest and predetermination. He explained that, if a Councillor wished to “nail their colours to the mast” in favour of a certain view, they could do that, but they would then be “predetermined” on that matter, but they would not necessarily have a conflict of interest. Legal advice given to Councillors was usually to say nothing about their views on a matter before having all the relevant information on the matter so that they could make a decision in light of all the facts and evidence. Courts had recently shown that they understood that Councillors could have a predisposed view on a matter but could still make a decision on it, as long as they were not predetermined.

He concluded by saying that a proposal for changing the format or numbers for membership of the Management Committee could be put forward to the Council, but he expected that the Council as Trustee would not support a change, and the Charity Commission would also have to agree to any proposed change. It was noted that the Committee itself could not agree any change to its own format.

Nigel Stanbrook noted that the three members appointed by the Council to the Committee did not all have to be Councillors. The Ward Councillor had to be involved, but the others could be independent people. He suggested that, for example, one of the Councillors could be replaced by a representative from the Residents' Association, and this could give more balance and allow the views of the local community to be more fairly represented.

Councillor Skeats said that the Management Committee had worked well with three Councillors for a long time and there had not been problems expressed with the format previously. It seemed that the complexity of the current situation with the possible proposals for a school and Councillors' different responsibilities in different arenas had caused the recent concerns, including an unprecedented call for Councillors to resign. She noted that she was not clear how the Users Representative was chosen.

Nigel Stanbrook said that his concerns were not to do with individual Councillors, but on a matter of principle. Ben Stanesby said that the Users Representative was supposed to be reappointed every three years, and this was something that officers should probably have organised. Nigel Stanbrook suggested that he could organise this himself, seeing if anyone else from the User Groups wished to be the representative in his place. Councillor Hopper said that one should not be able to organise one's own appointment or election.

Councillor Hopper noted that, if the membership of the Committee were changed to include a new person instead of a Councillor, unless that person was elected, there would be a reduction in democratic accountability. He also said that he could not see the Trustee agreeing to a change where it did not have a majority on the Committee, just in case the Committee made, for example, odd decisions on hire charges.

Nigel Stanbrook and Keith Knee-Robinson expressed the view that they thought that the Committee was only advisory to the Trustee.

Councillor Ballsdon noted that, if Keith Knee-Robinson or Nigel Stanbrook wanted to take forward the issue of the format and membership of the Management Committee further, they could submit a question to the Policy Committee, and then the Administration could consider any request to change the format of the Management Committee.

AGREED: That the position be noted.

6. OTHER BUSINESS - FIREWORK DISPLAY - 27 JUNE 2015

Ben Stanesby reported that he had been contacted by the organisers of a private firework display which had been due to be held on 27 June 2015 at Caversham Golf Club. The Golf Club had not been able to accommodate the display at short notice and so, as the organisers had been let down, officers were proposing to allow a four minute private firework display at 10.00pm at Mapledurham Playing Fields and, instead of charging a fee, to accept the organisers' offer of providing a firework display at one of the future fund-raising events for the pavilion.

There would be no damage to the pitches and officers were suggesting that the organisers be required to distribute in advance a note to all the houses on the perimeter of the playing fields to warn them of the display.

AGREED: That the proposal to allow the firework display at the Playing Fields on 27 June 2015 be endorsed.

7. DATE AND TIME OF NEXT MEETING

AGREED: That the next meeting be held at 6.30pm on Tuesday 15 September 2015 at the Pavilion.

(The meeting started at 6.30pm and finished at 8.03pm)

READING BOROUGH COUNCIL

MAPLEDURHAM PLAYING FIELDS MANAGEMENT COMMITTEE

MINUTES OF THE MEETING HELD ON 15 SEPTEMBER 2015

Present:

Councillor I Ballsdon	(Chairman)
Councillor E Hopper	
Councillor J Skeats	
Rev K Knee-Robinson	Mapledurham Parish Council
Mr N Stanbrook	Mapledurham Users' Committee

Also in attendance:

Mr S Ayers	Friends of Mapledurham Playing Fields
Mr R Bale	CARPS (Catchment Area Residents' Preferred Site)
Mr R Bentham	Warren & District Residents' Association
Mr C Brooks	Head of Legal & Democratic Services
Ms K Brown	Escape
Mr M Corbett	Mapledurham Playing Fields Action Group
Mr D Mander	Caversham Trents Football Club
Mr J Mehmet	Member of the Public
Ms E Miles	Warren & District Residents' Association
Mr L Pople	Caversham & District Residents' Association
Ms N Simpson	Committee Administrator
Mr B Stanesby	Leisure & Recreation Manager

Apologies:

Mr K Macrae	Friends of Mapledurham Playing Fields
Mr S Bolton	Caversham & District Residents' Association

1. MINUTES & MATTERS ARISING

The Minutes of the meeting held on 25 June 2015 were confirmed as a correct record, subject to:

- a) Amendment of the second paragraph of Minute 2 to refer to an amount of £5,000 being reported as spent from the £100,000 from the Council capital programme;
- b) Replacement of the two final paragraphs of Minute 4 with the following two paragraphs:

"Ben Stanesby said that he had been requested to obtain information from users outlining their current needs and future requirements for facilities at the pavilion, and that he had expected the information, given by users to

Nigel Stanbrook to assist with the EFA consultation process, to be forwarded to him. Nigel Stanbrook said that in his view it was he as users representative on the Management Committee who should obtain information from the users as to current and future requirements. A meeting at which he would have discussed matters with Ben had unfortunately not taken place and he was prepared to arrange another meeting.

As to the information Nigel Stanbrook had obtained from the users in connection with the EFA consultation process, he clarified that this information had been sought separately from the Management Committee. He said that he thought that the Management Committee had expressly stated that they wished to have nothing to do with this information obtained for the EFA. In consequence he felt there was no basis for such information being forwarded to the Management Committee either directly or via Ben Stanesby."

Further to Minute 1 (2) of the last meeting, Ben Stanesby reported that the inflationary increase in the income from the Tennis Club reflected what was in the lease.

Further to Minute 4 (2) of the last meeting, it was reported that Ben Stanesby and Nigel Stanbrook had met to discuss what information was needed from users regarding their requirements for facilities and it had been decided that no further information was required until there were further developments, at which point the position could be reconsidered.

Further to Minute 6 of the last meeting, regarding the firework display on 27 June 2015, Councillor Hopper reported that the local Neighbourhood Action Group had asked about the display and he had explained that the Management Committee had approved it. The Group had felt the display had been too loud and Councillor Hopper had submitted a noise complaint on their behalf. It was noted that the leaflet distribution carried out by the organisers of the display to inform local residents had not been adequate, and that if a free display was to be carried out at a future fundraising event, as offered, leaflets warning residents about the fireworks should be distributed more widely.

AGREED: That the position on these matters be noted.

2. MAPLEDURHAM PAVILION MAINTENANCE & REPLACEMENT & HEIGHTS FREE SCHOOL UPDATE

Ben Stanesby submitted a report giving an update on the latest progress with the pavilion replacement project for Mapledurham Playing Fields and other maintenance items, as well as the latest position on the provision of the Heights Free School. The report had appended details of lettings at the pavilion for 2015-16, giving details of the hirers and numbers of sessions, compared with the same periods in 2011-12, 2012-13, 2013-14 and 2014-15.

The report stated that the Council had allocated £100,000 from Section 106 monies to the re-provision of the changing facilities at the pavilion, of which £14,605 had been spent over the last four years towards the replacement of the pavilion. The report listed the date, supplier, description and value of each of the individual amounts of expenditure making up the £14,605 total.

Ben Stanesby reported at the meeting that a Freedom of Information Act request had been received regarding the £14,605 spend, and he tabled the request and the response, which gave further details of the spend, setting out a more detailed description of the works undertaken and also listing work received at no charge or funded from other sources. He also tabled a response to a query regarding why consideration of the extension of the extent and duration of the Football Club and Tennis Club agreements with the Council in relation to use of the pavilion and grounds was being held back until the timetable for the building replacement had been determined.

The report stated that, while the Education Funding Agency (EFA) had written to Rob Wilson MP stating that it would be pursuing Mapledurham Playing Fields for the permanent home of the Heights Free School and this had been reported in the local press, a proposal had not yet been received by the Council and the Council believed it was prudent to delay the rebuilding/refurbishment of the pavilion. Until a proposal had been received, the Council was not in a position to consider what action should be taken.

The report stated that, as indicated at the last Management Committee meeting, a structural surveyor had undertaken an assessment of the building and this had been reported to the Council's Property Services Team. From this assessment, a schedule of works would be developed to maintain the building. This would include options for both short term maintenance and actions to be taken should there be a prolonged period before the future of the pavilion was determined.

At the last Management Committee meeting, concern had been raised that the Heights consultation had not reached all potential beneficiaries of the Trust. The report gave details of the process of the consultation and what action had been taken when a number of residents had contacted the Council and Councillors to say that they had not received their consultation letter.

Members of the Committee said that they had been aware that some of the £100k had been spent on the planning application, but they had thought that all the other architecture work had been carried out for free by Shaun Tanner and they had not realised that there had been further expenditure from the £100k. Ben Stanesby said that the work charged to the capital budget for the pavilion replacement had been reported through the Council's reporting processes, but not through the Management Committee, which he acknowledged would have been helpful, but he said that there had been no intention to mislead. It was explained that, whilst Shaun Tanner had offered his services pro bono, the fees paid to Day Tanner Partnership had been for the costs experienced by the Partnership in undertaking the work.

Councillor Ballsdon queried whether the expenditure had been checked by legal services as appropriate spend from Section 106 monies. Ben Stanesby explained that this sort of expenditure was typical of that on work involved in capital schemes, as it was working towards having a capital asset at the end of the process, but said that he could get the expenditure checked to ensure that it was appropriate.

Ben Stanesby reported that he would be meeting with the Property Services Team in the next month to discuss the plan of action for short and long term maintenance for the pavilion. He noted that the costs of any repair work would be met from revenue funding, as had been the cost of the structural survey. He said that the results of the survey and the plan of action would be brought back to the Management Committee.

Councillor Ballsdon said that the Management Committee would like reassurance from the Trustee that the facilities would be maintained to a reasonable standard whilst awaiting the EFA proposal.

It was noted that the report proposed that, when the Council had received substantive information from the EFA, users of the pavilion should be updated and in initial discussions at the meeting it was suggested that Ben Stanesby could meet with Nigel Stanbrook to come up with a proposal to bring to the Management Committee on how to report the information to users. However, Chris Brooks explained that, although the EFA had confirmed its intentions in the letter to Rob Wilson, a formal proposal had not yet been received by the Council. When a proposal was received, it would be submitted to him or to the Chief Valuer as advisers to the Heights Sub-Committee. As the Council was having to keep a separation between Council officers because of their roles in advising different parts of the Council with different responsibilities, it was likely that the information would not be available for other Council officers such as Ben Stanesby until it had been properly considered by the Sub-Committee; it was possible that the proposal might not be deemed acceptable. He said that there would be meetings of the Heights Sub-Committee and that these would be public meetings.

The meeting discussed the Heights consultation, with members of the Committee expressing disappointment at the way the consultation letters had not reached all the intended residents, both within and outside the borough. The report stated that one of the distributors employed to distribute the letters had not delivered as comprehensively as he should have and the company had revisited the missing roads, but it was noted that this did not seem to have happened. The delivery coverage of properties in Mapledurham Parish by Council staff had also not been fully effective, partly because of unfamiliarity with property and road names, although notices had been put up on noticeboards to try and mitigate this problem. It was also reported that residents in Bugs Bottom had found whole batches of undelivered flyers and a significant number of residents across the affected area had not received the letter. It was noted that it was very disappointing that the distribution for such an important consultation had not been as thorough as it could have been and it was suggested that the Committee should recommend to the

Council that for any future consultations, especially outside the Borough, Royal Mail should be used.

Ben Stanesby referred to the tabled response to the query about why consideration of the extension of the extent and duration of the Football Club and Tennis Club agreements with the Council in relation to use of the pavilion and grounds was being held back until the timetable for the building replacement had been determined. He explained that there were a number of possible models for managing the pavilion after refurbishment or replacement, including possibly the Football Club, WADRA or MPFAG managing the pavilion as a community facility. In light of this, it was not considered sensible to extend hire or lease arrangements which could conclude at different times, or to subdivide the building further, so that any organisation involved in managing the pavilion in the future would not have to deal with more complex arrangements which could reduce the options available.

Some of those present at the meeting said that they did not think that dealing with changes in lease arrangements would be a problem and expressed concern that not having long term leases was causing problems for some of the Clubs in obtaining funding from some sources. It was also noted that the users were keen that the refurbishment of the pavilion should be progressed as there had been numerous previous delays and there was frustration that the EFA proposal was now delaying things even further and that money was having to be spent on maintenance of the pavilion in the meantime. It was suggested that if the Trustee was not aware of the problems of the Clubs in relation to leases and funding, any EFA proposal considered in isolation could be seen as more attractive than it should be.

Others present at the meeting said that it seemed logical to wait and see what the EFA proposal involved to prevent potential problems in the future. It was also noted that any funding body was likely to want to know the outcome of the EFA proposal if their funding was linked to use of the pavilion or playing fields. Councillor Ballsdon explained that if the Council were to carry on without waiting for the EFA proposal, it would be likely to be criticised for spending money one way if the proposal from the EFA then meant that the money could have been spent in a different way and the money spent turned out to be wasted money. The view was also expressed that, although it was possible to manage changes in leasehold interests, it was not straightforward.

It was suggested that, so that the Heights Sub-Committee, which was now acting as the Trustee, was fully informed on all aspects of Mapledurham Pavilion & Playing Fields and not just the EFA proposal, Ben Stanesby should write a detailed report to the Sub-Committee setting out:

- The present state of the pavilion and playing fields, its history and what had happened so far
- The money spent on the pavilion
- The desire from users to have the pavilion refurbished
- The desire from the Football Club and Tennis Club to have leases extended
- The concern about the delay caused by the EFA proposal

It was noted that the Sub-Committee would not meet until the EFA proposal had been received.

AGREED:

- (1) That the report and position be noted;
- (2) That Ben Stanesby get the works charged to the capital budget checked to ensure that they were appropriate expenditure from the £100k allocation of Section 106 monies;
- (3) That the Management Committee ask the Trustee to ensure that the pavilion and playing fields were maintained to a reasonable standard whilst awaiting the outcome of the EFA proposal;
- (4) That the Management Committee recommend to the Council that, for any future consultations, especially outside the Borough, Royal Mail should be used to ensure delivery of consultation letters;
- (5) That Ben Stanesby submit a report to the Heights Sub-Committee giving details of the situation on the Mapledurham Pavilion and Playing Fields as set out above.

3. MAPLEDURHAM PLAYING FIELDS USERS REPORT

Nigel Stanbrook gave a verbal update as the Representative of Mapledurham Playing Fields Users, explaining what he had reported back to the users from the last Management Committee meeting.

Steve Ayers reported that the Friends of Mapledurham Playing Fields had found enough money to replace the dead trees in the orchard. Around £600 had been raised from selling the "different" Christmas trees at Caversham Court and the Group would be seeing if the company who had been involved in planting the original trees wanted to contribute.

Nigel Stanbrook said that he had noticed from the expenditure that there were a number of extra keys to the pavilion created and asked what the policy was on keys. Ben Stanesby said that he had investigated this and that some extra sets of keys had been made for regular users where more than one person might need to unlock the pavilion and for the person doing legionella testing. He said that there could be problems where groups did not return keys and that, because of experience with pavilions generally, officers were investigating the possibility of using "hotel room" type key cards, or combination locks, which could be changed regularly and cheaply and would allow better management of access to buildings. He said that he would report back to the next meeting.

It was also reported that people were still leaving doors open at the pavilion and it was suggested that signs should be put on the doors reminding people to shut and lock the doors.

AGREED:

- (1) That the report and positions be noted;
- (2) That Steve Ayers speak to Caroline Jenkins to arrange replacement of the dead trees in the orchard at the playing fields;
- (3) That Ben Stanesby submit a report to the next meeting giving an update on plans for managing access to the pavilion;
- (4) That Ben Stanesby ensure that signs were placed on doors at the pavilion reminding people to shut and lock the doors.

4. DATE AND TIME OF NEXT MEETING

AGREED: That the next meeting be held at 6.30pm on Tuesday 19 January 2016 at the Pavilion.

(The meeting started at 6.30pm and finished at 8.20pm)

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	THE HEIGHTS FREE SCHOOL SUB-COMMITTEE		
DATE:	23 MARCH 2016	AGENDA ITEM:	4
TITLE:	MAPLEDURHAM PAVILION - BACKGROUND		
LEAD COUNCILLORS:	COUNCILLOR GITTINGS	PORTFOLIO:	CULTURE, SPORT AND CONSUMER SERVICES
SERVICE:	ECONOMIC AND CULTURAL DEVELOPMENT	WARDS:	MAPLEDURHAM
LEAD OFFICER:	BEN STANESBY	TEL:	0118 937 5071 (x 75071)
JOB TITLE:	LEISURE AND RECREATION MANAGER	E-MAIL:	ben.stanesby@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 This report presents a briefing note on recent activity at and operation of Mapledurham Pavilion and Playing Fields.

2. RECOMMENDED ACTION

- 2.1 That the Sub-Committee NOTE the report.

3. POLICY CONTEXT

- 3.1 Reading Borough Council is the trustee of The Recreation Ground Charity and the object of the charity is

The object of the Charity is the provision and maintenance of a recreation ground for the benefit of the inhabitants of the Parish of Mapledurham and the Borough of Reading without distinction of political, religious or other opinions.

4. THE POSITION

- 4.1 A briefing note on recent activity at and operation of Mapledurham Pavilion is attached to this report as Appendix 1.

5. COMMUNITY ENGAGEMENT AND INFORMATION

- 5.1 This is outlined in the Policy Committee report appended to agenda item 5.

6. EQUALITY IMPACT ASSESSMENT

- 6.1 Under the Equality Act 2010, Section 149, a public authority must consider whether the decision will or could have a differential impact on: racial groups; gender; people with disabilities; people of a particular sexual orientation; people due to their age; people due to their religious belief. Approval of the decisions to carry out any of the improvement work will not have a differential impact on any of the above.
- 6.2 It is not considered that that an Equality Impact Assessment (EIA) is relevant to the decision at this stage. It is anticipated that an EIA will be relevant to the future decisions required regarding the re-provision rebuilding or refurbishment of the Pavilion.

7. LEGAL IMPLICATIONS

- 7.1 The legal implications are set out in Agenda Item 5.

8. FINANCIAL IMPLICATIONS

- 8.1 The financial implications are set out in the accompanying briefing paper.

9. BACKGROUND PAPERS

- 9.1 Structural survey of Mapledurham Pavilion January 2016
- 9.2 Report to Policy Committee 14th March 2016

BRIEFING NOTE - HEIGHTS SUB COMMITTEE 23 March 2016

MAPLEDURHAM PAVILION BACKGROUND INFORMATION

Introduction

Mapledurham Playing Fields (MPF) and pavilion are situated in Caversham Heights in Mapledurham Ward. The 10.18 hectare (25 acre) site is the only area of public open space within the ward. While it is a valuable asset to the local community the open space it is also identified as serving Mapledurham Parish and the Borough of Reading.

There are a number of sporting and recreational facilities including:

- Grass football pitches
- Changing pavilion
- Community hall
- Children's play area
- Separate basketball court
- Club run tennis courts
- Dog walking
- Jogging
- Fruit orchard with wildflower-rich long grass below the trees
- Car parking

Background

- 1.1 The MPF was conveyed by Charles Ernest Hewett to the National Playing Fields Association on 24 December 1938.
- 1.2 The MPF were initially held in trust by the National Playing Fields Association and are now held in trust under a scheme dated 20 September 1985 whereby Reading Borough Council act as trustees and all estate and interest is vested in the official Custodian for Charities.
- 1.3 In 1975 the community hall (pavilion) was built replacing a smaller building on site.
- 1.4 In 1977 as part of local government reorganisation part of Mapledurham Parish including the playing fields became part of Reading Borough Council with responsibility for the Mapledurham Playing Field

transferring to the Council in September 1985. For the interim period, between 1st April 1979 and the signing of the Scheme of Management on 20 September 1985, management was through representatives of the local community and Councillors from both Reading and Mapledurham.

- 1.5 The Council is now the Trustee of the charity called Recreation Ground Charity No. 304328. The objects of the Charity are the provision and maintenance of a recreation ground for the benefit of the inhabitants of the Parish of Mapledurham and the Borough of Reading without distinction of political, religious or other opinions.
- 1.6 In order to manage the day to day functions of the charity, Officers undertake duties within their delegated powers for the Council and report to the Mapledurham Management committee (“the Management Committee”). The Management Committee is comprised of the local Ward Councillor, two other Reading Borough Council Councillors, a Parish Councillor from Mapledurham and a representative of the users. The terms of reference for the Management Committee are given at Appendix 1.
- 1.7 Approximately 15-20 years ago concerns were raised about the condition of the pavilion and a series of measures were taken to keep the building operational. This included actions such as partial roof surface recovering, removal of windows and replacement with wooden panels, replacement of parts of the plumbing system and other miscellaneous works.
- 1.8 Over time it was recognised that the pavilion was approaching the end of its life and rebuilding or structural refurbishment was likely to be required. Consequently consideration was given as to how funds could be raised to facilitate the replacement of the pavilion. This resulted in a number of proposals which involved:-
 - In 2002/3 a consultation was undertaken including a proposal to sell part of the MPF to re-provide the pavilion.
 - In 2003 Cabinet endorsed the recommendation of the Management Committee to sell part of the MPF to reprovide the pavilion. See Appendix 2.
 - Discussions were then undertaken with various bodies including the Charity Commissioners and the then National Playing Fields Association (now Fields In Trust) due to the fact the MPF are held in trust.

- 1.9 Before the proposals could be taken forward in 2004/5 requests were received from Caversham Primary School to relocate to the MPF. This then presented the Council with further options to consider. In response, the Council wished to establish local views and in 2006 further consultation was undertaken on the following options:
1. Sale of part of the fields to reprovide all facilities including hall
 2. Sale of part of the fields to fund changing facilities and meeting room
 3. Replace the changing rooms only not requiring sale of any playing field space
 4. Relocating Caversham Primary School and building joint school /community facilities

Details of the Consultation are provided in Appendix 3A.

- 1.10 The conclusion of the consultation and following consideration was not to move the school onto the MPF.
- 1.11 In 2007 a Cabinet decision was taken to reprovide only the changing facilities at a cost of £100k and to sell a small portion of land as a last resort if required to fund the refurbishment of pavilion. See Appendix 3B. The option to rebuild the hall at £1.1m or changing rooms with meeting space £0.5m were not pursued. Officers were also requested to seek external funding.
- 1.12 Following requests to reconsider the decision above, in 2008 Cabinet reaffirmed its position (see Appendix 4) to rebuild the pavilion but that the changing rooms be designed with the ability to build on a hall in the future if funding became available without loss of land. Council Officers started trying to find funding and this included approaching Festival Republic.
- 1.13 This position was affirmed by the Management Committee in November 2013 against the sale of any land at MPF recognising that any sale of such land could set a precedent.
- 1.14 Maintenance of the pavilion was then managed assuming the pavilion would be replaced. Larger or structural works were not undertaken due to the very limited expected period of operation, which has consequently led to the ongoing degradation of the pavilion.

- 1.15 Following ongoing dialogue with Warren and District Residents Association (WADRA) attempts to fund raise commenced. These have continued alongside seeking more cost effective ways of replacing or refurbishing the building.
- 1.16 In 2009 a structural survey was commissioned by Festival Republic prior to their agreement to contribute to the refurbishment costs. The findings of this survey were similar to a previous survey in 2007.
- 1.17 In 2010 an intrusive structural survey was undertaken finding structural weaknesses in the pavilion. Subsequent work identified the structure was safe. The pavilion was however approaching the end of its life with deterioration of structural elements of the pavilion continuing.
- 1.18 In late 2011 and early 2012 a discussion was held with football clubs to identify how funding could be accessed to refurbish changing areas. This led to the possibility of leases being developed to provide the necessary security of tenure.
- 1.19 In Sept 2012 an application was made to the Football Foundation (FF) for £795,000 to refurbish and provide new changing rooms to FF standards. This was not successful. The reasons cited related to the club's status within the Football Association, reservations about the club taking on responsibility for maintaining the pavilion through a lease (rather than this remaining a Council responsibility) and the consequential financial sustainability of the proposals.
- 1.20 As the Council usually only provides long leases to access funding, when these funding applications failed, proposals to develop leases were not pursued. The question of leasing facilities to clubs has been periodically raised, however there have been no clear indications that funding was likely to become available so these options have not been pursued.
- 1.21 A lease was granted to the Tennis Club in 2006 and this required an amendment to the scheme from the Charity Commission to allow the lease to be granted. Similar arrangements would need to be made to allow leases to other clubs. For this reason a degree of confidence is required in being able to access funding, the benefits of the scheme and the need for a secure lease before resources are found to progress any lease.

- 1.22 Following ongoing work between WADRA and the Council towards funding the replacement of the pavilion (including the hall), Cabinet, at its meeting on 3rd 2012 December authorised:
- (i) the submission of an application for full planning permission to support funding applications (subject to an invitation by the Football Foundation to submit a second funding application, and subject to progress being made to close the funding gap);
 - (ii) the use of Virgin Money Giving as an efficient means of processing tax recovery on donations, and the making of arrangements with the Warren and District Residents' Association (WADRA) on the approach to be used in fund raising via Virgin Money Giving, and
 - (iii) the agreeing of an approach to public consultation on the proposed plans, including any proposed changes to the size of the footprint of the pavilion
- 1.23 In April 2013 an application for Inspired Facilities funding for £440,000 was turned down. This was oversubscribed and areas in deprivation were given priority.
- 1.24 In July 2013 planning permission for replacement/refurbished pavilion was granted. Plans of the Pavilion can be seen at Appendix 7
- 1.25 In November 2013 a fire risk assessment was completed necessitating minor works to the pavilion to ensure compliance with the regulations.
- 1.26 In February 2014 asbestos was found in the boiler room and this was removed. Legionella was detected and the system was disinfected.
- 1.27 During 2014 a building regulations application was prepared along with specifications for the rebuilding /refurbishment of the pavilion.
- 1.28 In July 2014 as part of regular sampling legionella was found in the domestic hot water. For a period the changing rooms were closed and the heating system was partially replaced.
- 1.29 In summer 2014 the Education Funding Agency (EFA) identified MPF as a possible location for the Heights Free School.

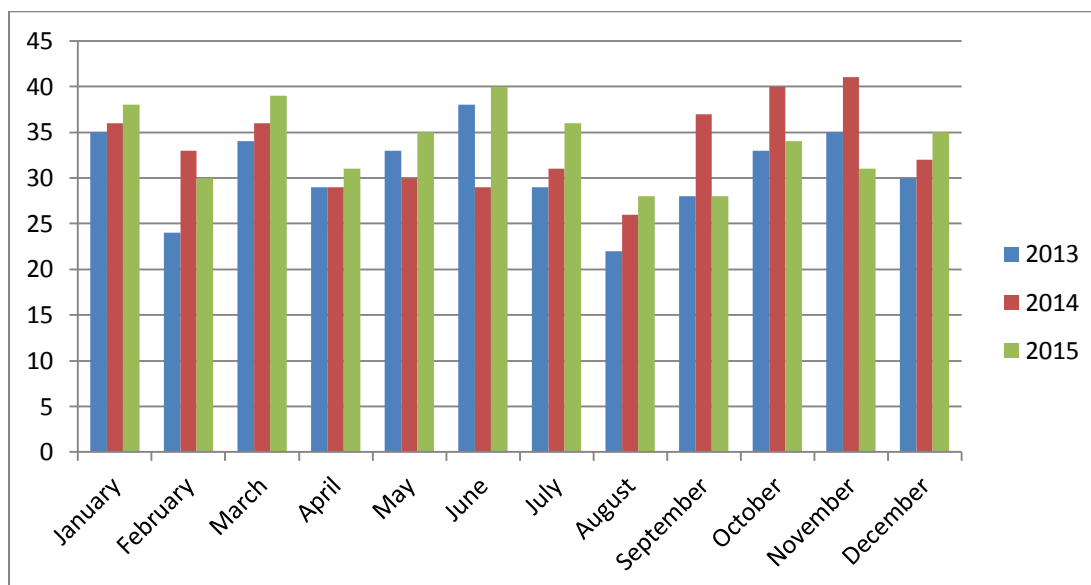
- 1.30 In February 2015 tender returns were received from 2 companies for the pavilion refurbishment. The low level of return failed to demonstrate value for money was being achieved and the tender process would need to be repeated.
- 1.31 In March 2015 consultation on the Heights Free School location was undertaken on behalf of the EFA by the Council as Local Education Authority. The results of the consultation identified MPF as the most popular choice.
- 1.32 On 17 August 2015 the EFA advised the Local MP that they would be making a proposal to the Council on the provision of the Heights Free School. The Council believed it would be prudent to delay the rebuilding/refurbishment of the pavilion.
- 1.33 In August 2015 an inspection by a structural engineer identified the building had declined further, was in poor condition and recommended regular inspection and repairs to keep the building serviceable.
- 1.34 In January 2016, while repairs were being carried out, the Council's Clerk of Works was concerned that sections of cladding on a wall were loose and may either fall or trap fingers of young people using the facility. The material into which the cladding was fixed was rotten and refixing difficult. As a precaution the structural engineer was asked for an opinion on the condition of the pavilion. His advice was to close the pavilion pending detailed structural investigations.
- 1.35 The pavilion was closed on the 21 January 2016 following initial observations from the structural engineer. His subsequent report identified structural weaknesses and the building has remained closed. The position was considered by Policy committee on 14th March 2016.

2. Use and Finance

- 2.1 Over the last ten years, Reading Borough Council has subsidised the operation of the charitable trust by approximately £380,000. This is broadly in line with the cost of managing other open space within the authority. A summary of the accounts is given in Appendix 5 along with the accounts published by the Charity Commission.

- 2.2 The Council allocated £100,000 of capital towards the replacement of the pavilion, of which £14,605 has been spent over the last four years relating to costs encountered in planning the replacement of the pavilion (see Appendix 6).
- 2.3 Following suggestions from WADRA and a subsequent request from the Management Committee, the Council has set up a bank account to receive donations towards the rebuilding of the pavilion that may attract gift aid. The bank account held £2,230 at the end of the last financial year.
- 2.4 WADRA is reporting having raised £195,000 towards the replacement of the pavilion/hall. This is currently held in a bank account under the control of the Residents Association. This includes contributions from Festival Republic.
- 2.5 Bookings for the hall are managed through the Council, via Palmer Park Stadium. Keys have to be collected from Central Swimming Pool to access the building.
- 2.6 While there has been a steady decline in the condition of the building, both fabric and decorative order, use has grown in recent years with approximately 400 bookings now taking place by groups each year. This is largely as a result of local groups increasing awareness and promoting the hall. Use of the hall is broken down in the graph below:

Number of hall bookings by month 2013-2015



2.7 A wide variety of groups are based within the hall and bookings include:

- Escape Toddler Group
- Magikats - after school maths club
- Bridge Club
- WADRA
- Local Election
- Community Fundraising Group
- Scout Group
- Spikey - tabletop war games
- MAD Academy - toddler activity
- Soul Ball - after school football

2.8 In addition to the bookings of the hall, one football club is based at Mapledurham: Caversham Trents FC. They sub-hire pitches to Westwood Wanderers FC. These are both successful with large memberships and achievable aspirations to develop. Caversham Trents have a ten year improvement plan to both grow the club and increase use of the Playing fields and building. The club also organises use of the pitches by the Sunday Football League.

2.9 Mapledurham Tennis Club leases part of the building and has been successful in accessing Sport England funding for improvements to the tennis facilities. This has included club room and sports courts along

with surfacing part of the car park and provision of disabled facilities. Improvements were designed to fit with the refurbishment of the entire pavilion, and are covered by the same planning application.

- 2.10 As previously identified within this briefing note, the playing fields are the only ones in the Ward. There is significant use of the fields for dog walking and informal recreation. There are, however, no recent surveys that measure the amount of use.

- 2.11 There is an active Friends Of Mapledurham Playing Fields group that undertakes work to manage various habitats within the fields. This is one of the more active and sustainable groups within the Borough.

APPENDIX 1

MAPLEDURHAM PLAYING FIELDS MANAGEMENT COMMITTEE

1. Duties and Powers of the Management Committee

- a) The Committee will exercise a general supervision over the activities at the playing fields and ensure that the objects of the charity are achieved.
- b) The Committee shall conform to the regulations and practices of Reading Borough Council with regard to finance and the conditions of service of employees.
- c) Subject to the objects of the charity and to the Reading Borough Council's statutory and financial requirements, the Management Committee shall determine the charges to be applied to the hire of the Pavilion.
- d) The Committee shall review on a regular basis the terms and conditions for lettings and monitor the bookings received and the use of the Pavilion.

2. Membership of the Management Committee

The Management Committee shall consist of five persons who shall be appointed as follows: -

- Three by the Reading Borough Council, at least one of whom shall be a member of that Council elected for the Electoral Ward in which the land belonging to the Charity is from time to time situated;
- One by the Mapledurham Parish Council, and
- One jointly by the members of the governing bodies of such associations as are approved by each of the said Councils (i.e. the groups, organisations, clubs etc. that use the Playing Field facilities.)

Provided that if a person who has been appointed to be a member by the Borough Council was appointed by reason of qualification as aforesaid but subsequently ceases to be so qualified then that person shall cease to be a member if no other member appointed by the Borough Council is so qualified.

Each appointment of a member shall be made for a term of three years.

3. Meetings of the Management Committee

Meetings shall be held at least twice a year. The quorum shall be three members.

If any member fails to attend three consecutive meetings without giving a reasonable explanation acceptable to the Committee, he/she shall cease to be a member of the Committee.

4. Consultation with Users

The Management Committee shall ensure that adequate consultation is carried out with the users of the playing fields by liaison with the Users' Organisations, a meeting with whom shall be organised at least once a year.

5. Reports to Reading Borough Council

The proceedings of each meeting of the Management Committee shall be reported to the Cabinet of Reading Borough Council (meeting as Trustees).

final approved by Cabinet 2.11.2009

Minute: Cabinet 15th January 2007

READING BOROUGH COUNCIL
REPORT BY DIRECTOR OF ARTS AND LEISURE

TO:	CABINET		
DATE:	17 MARCH 2003	AGENDA ITEM:	
TITLE:	RESULTS OF CONSULTATION ON THE FUTURE OF MAPLEDURHAM PAVILION		
LEAD COUNCILLOR:	JON HARTLEY	AREA COVERED:	CULTURAL SERVICES
SERVICE:	LEISURE	WARDS:	THAMES
LEAD OFFICER:	STEVE WARD	TEL:	0118 939 0379 / 3211
JOB TITLE:	HEAD OF LEISURE	E-MAIL:	Steve.Ward@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report all the results of the consultation carried out between 20 January 2003 and 7 February 2003 on the future of Mapledurham Pavilion. The consultation paper is attached at **Appendix 1**.

2. RECOMMENDED ACTION

- 2.1 That the results of the consultation process as detailed in section 5 of this report be noted;
- 2.2 That the recommendation of the Mapledurham Management Committee to proceed with Option A (Reprovide the Pavilion through sale of land at the Playing Fields subject to Planning) be endorsed.

3. POLICY CONTEXT

- 3.1 The Council as Trustees, provides and manages the Recreation Ground for the benefit of the beneficiaries who are the inhabitants of the Parish of Mapledurham and the Borough of Reading.
- 3.2 The object of the Charity is the provision and maintenance of a Recreation Ground.

3.3 The Recreation Ground is designated as public open space in the Borough Plan.

3.4 The Committee was set up to administer and manage the day-to-day functions of the Charity.

4. BACKGROUND

4.1 Four options were consulted upon during the period of 20 January to 12 February. The consultation period was extended for a few days in order that any responses within the post, etc would be taken into account.

4.2 A copy of the consultation paper is attached as Appendix 1. This gives a description of the options.

4.3 There was some confusion over the additional funding option to set up an endowment fund. This was not as clear as it could have been and this part of the consultation may need to be revisited when consulting on the land sale.

5. RESULTS OF THE CONSULTATION

5.1 This table shows number of responses against the various options.

OPTION	TOTAL RESPONSE	HOUSES BOARDING PLAYING FIELD
A	207	10
B	62	12
C	10	2
D	113	17
TOTAL	383	41

5.2 This table shows the % breakdown of responses against the various options.

OPTION	TOTAL RESPONSE	% HOUSES BOARDING PLAYING FIELD
A	53.5%	24.5%
B	15.5%	29.0%
C	2.0%	5.0%
D	29.0%	41.5%
TOTAL	100%	100%

5.3 Options A, B or C will require a further consultation on the siting of the land for development as part of the planning process.

6. CONTRIBUTION TO STRATEGIC AIMS

6.1 Mapledurham Recreation Ground is a key piece of open space north of the river. It provides a safe and healthy place to play.

7. LEGAL IMPLICATIONS

7.1 If substitute land of an equivalent or greater area is not available, a disposal might still be possible, if the monetary benefit to the Charity is substantial.

7.2 Any disposal for development will require Planning Permission and the application will consider taking into account Local and National Policies.

8. FINANCIAL IMPLICATIONS

8.1 None of this report.

8. BACKGROUND PAPERS

9.1 Previous reports to Mapledurham Management Committee.

9.2 Consultation carried out in 2001.

9.3 Consultation carried out in 2003.

Mapledurham Pavilion



In 2001 a consultation was carried out with local residents and users of the Pavilion with regard to the future use of the Pavilion and playing fields; the general consensus was that a way forward should be found to renovate/rebuild the building.

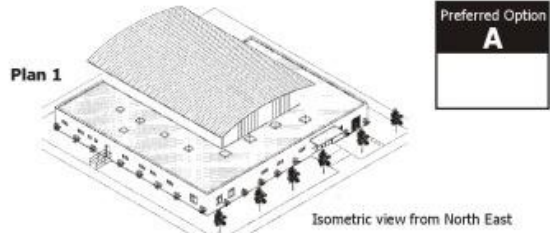
The Management Committee, local councillors and Reading Borough Council officers have since been looking to find a number of options, which could fund the re-building of the sports facilities and ancillary accommodation.

A short-list of three options has been identified and these are outlined below; these options assume that the re-provision of the current Pavilion, in some form, is preferred.

However, if you could not support any of these options, and would prefer the whole area to remain as open space then please let us know below. If this option were to proceed, then, the long-term life of the Pavilion is uncertain.

A Rebuild Sports Pavilion

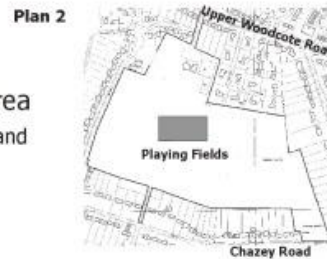
This would replace the current level of provision, on a 'like for like' basis - see Plan 1 for artist's impression. The cost of this option has been estimated at £1.1m, and in order to generate that figure a portion of land of around 1.2 acres (equivalent to the size of the shaded area in Plan 2) would need to be sold. To put this into context, the total acreage of Mapledurham Playing Fields is 25.15 acres. This land-sale would be for residential purposes and the location would need to be identified.



Preferred Option
A

B Demolish Sports Pavilion but re-provide Changing Rooms and Meeting Area

The cost of this option could be funded by the sale of a portion of land equivalent to a quarter of the shaded area in Plan 2.



Preferred Option
B

C Demolish Sports Pavilion leaving only the tennis changing rooms

This option is the cheapest, but would limit the general use of the Recreation Ground since there will be no ancillary changing facilities. The cost of this option could be funded by the sale of a piece of land, equivalent to an eighth of the shaded area in Plan 2.

Preferred Option
C

Establish a Permanent Endowment

In order to ensure that a permanent Endowment is available for the future maintenance of the Recreation Ground and ancillary facilities (if any) an additional area equivalent to an eighth of the shaded area (Plan 2) would need to be developed. This money could not be used for any other purpose than the objects of the Charity.

D The whole area remains as open space.

This could eventually lead to the loss of the Pavilion.

Preferred Option
D

Please tick your preferred option and return to us by Fri 7 Feb 2003.

You can return this form to:
Head of Leisure, Floor 7 Fountain House, Civic Centre, Reading, RG1 7TD. Or hand into reception at:
Caversham Library, Highdown Sports Centre, Rivermead Leisure Complex or Civic Centre, Reading.

Alternatively visit www.reading.gov.uk where you will be able to register your views online.

If you would like additional copies of this form, they are available from the venues stated above (where there will also be a display of Plan 1 and 2) or call 0118 939 0944

Optional Name: _____
Address: _____
Tel: _____ e-mail: _____

You can use the reverse of this form to add any comments.

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT, CULTURE AND SPORT

TO:	CABINET		
DATE:	10 JULY 2006	AGENDA ITEM:	14
TITLE:	MAPLEDURHAM PLAYING FIELDS CONSULTATION		
LEAD COUNCILLOR:	COUNCILLOR WILTON	PORTFOLIO:	CULTURE AND SPORT
SERVICE:	PARKS, SPORT AND RECREATION	WARDS:	MAPLEDURHAM
LEAD OFFICER:	STEVE WARD	TEL:	0118 939 0379 (x3211)
JOB TITLE:	HEAD OF PARKS, SPORT AND RECREATION	E-MAIL:	Steve.Ward@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

1.1 Further to Minute 203 of Cabinet held on 17 March 2003, this report proposes a further round of consultation in respect of Mapledurham Playing Fields (The Playing Fields) giving more detail as to the full implications of the options proposed in 2003.

1.2 The following are appended to the report:

- Appendix One - Plans for Option A
- Appendix Two - Plans for Option B
- Appendix Three - Plans for Option C

2. RECOMMENDED ACTION

2.1 That a further round of consultation be carried out on four options for development of the facilities at Mapledurham Playing Fields.

2.2 That it be noted that, prior to any formal action being taken in respect of a Planning Application in respect of part of the Playing Fields for residential use and the replacement of the Pavilion, the Charity Commission and the National Playing Fields Association be

advised and consulted as to the course of action purported with regard to a proposed planning application.

3. POLICY CONTEXT

3.1 Cabinet at its meeting on 17 March 2003 endorsed the recommendation of the Mapledurham Management Committee to proceed with the re-provision of the pavilion through sale of land at the Playing Fields subject to planning (Option A).

3.2 A detailed consultation process that was carried out towards the end of 2002 and early 2003. At that stage, the Primary School option was not available, but the consultation included an option to demolish the existing facilities, with no replacement. The result of the consultation process was:

OPTION	TOTAL RESPONSE	HOUSES BORDERING PLAYING FIELD
A	207	10
B	62	12
C	10	2
D	113	17
TOTAL	383	41

OPTION	TOTAL RESPONSE	% HOUSES BORDERING PLAYING FIELD
A	53.5%	24.5%
B	15.5%	29.0%
C	2.0%	5.0%
D	29.0%	41.5%
TOTAL	100%	100%

3.3 The report to Cabinet on 17 March 2003 said that further consultation on the sale of the land for development would required as part of the planning process.

3.4 The planners have advised in pre application discussions that consultation on the full implications of the options be carried out prior to any planning application in respect of the Playing Fields in particularly in respect of the potential loss and disposal of any open space.

4. THE PROPOSAL

- 4.1 A consultation is proposed on four options:
- A. Provide a new Pavilion and Changing Rooms. The cost of the new building would be raised through the sale of land at the Playing Fields. Compensating open space would be required to meet the policies of RBC (Planning), NPFA and the Charity Commission (see Appendix 1).
 - B. Provide a new building that includes Changing Rooms for the Sports Pitches and a Meeting Room but not a replacement hall. The cost of the new building could be met from the sale of a small piece of land, S106 Funding, and possibly lottery grants (see Appendix 2).
 - C. Demolish the existing hall, but re-provide the current level of changing accommodation for the Sports Pitches. The cost of this could be met from S106 Funding and Lottery Grants (see Appendix 3).
 - D. To provide facilities in partnership with Caversham Primary School. This new option is set out in more detail in the following paragraphs.
- 4.2 Option D proposes to provide recreation facilities in partnership with a new Caversham Primary School. The facilities would include adult changing rooms and a small hall that could be accessed at all times, including during the school day. Outside school hours, a number of the school's facilities could be publicly accessible, including the school hall - which would provide a larger facility than is available in the existing pavilion and some elements of the school's outdoor areas, including sports courts.
- 4.3 The school would require control over one hectare of the playing fields, which would accommodate the school buildings, car parking for school staff, and hard and soft outdoor play areas. In order to ensure safety of pupils this area would need to be securely fenced, with public access possible to parts of the building and site outside school hours. Detailed design of the school would be undertaken only if this option was supported during this consultation.
- 4.4 The school would also require access to 0.7 hectare of playing pitch space. This would need to be fenced to prevent/discourage dogs, but would otherwise be accessible at all times. The school would either have access under licence or responsibility for the pitch area, which could result in a higher standard of maintenance in this area.

4.5 Detailed discussions with planners and traffic planners would be required to determine the best location. These proposals have been developed in partnership with the governors of Caversham Primary School, who have committed themselves to providing facilities to the community - and thus to the beneficial class - as part of their use of the site. There is also the benefit for them of a more modern, up-to-date school environment to replace the tiring accommodation in Hemdean Road. The school would be replaced as a two form entry primary school. The plan at Appendix 4, which will be tabled at the meeting, shows where the school site and pitch might be located.

5. OTHER OPTIONS CONSIDERED

5.1 Following consultation with the Charity Commission and if appropriate to do so submit a Planning Application for Option A without carrying out the proposed consultation.

6. CONTRIBUTION TO STRATEGIC AIMS

6.1 Mapledurham Playing Fields are a key piece of open space north of the River Thames within Reading.

6.2 They provide a safe place to play.

7. COMMUNITY ENGAGEMENT AND INFORMATION

7.1 Background

The second round of consultation is required to clarify public opinion and include the option of a school as a way of providing a community hall.

7.2 The Mapledurham Management Committee met on 7 June 2006 and also recommend to Cabinet that the consultation takes place over the period of August up to and including the second week in September. This long period of consultation will ensure that all interested individuals and groups will have an opportunity to comment over what is the holiday period.

7.3 Consultation

- The proposal is to inform all of those who commented on the original consultation.
- Leaflet drop to all houses adjacent to the Playing Fields.

- Provide exhibition at the Hall, Caversham Library, Caversham Primary School and the Civic Centre.
- The consultation information will also be available on the Council's website.
- There will also be a couple of open days at the hall where people can come and discuss the options with officers.

8. LEGAL IMPLICATIONS

- 8.1 The Charity Commissioners and the National Playing Fields Association would need to be fully satisfied that any proposals are in the best interests of the Charity in delivering its consent.
- 8.2 The Playing Fields are held under a Charitable Trust. The object of which is for the provision and maintenance of a recreation ground for the benefits of the inhabitants of the Parish of Mapledurham and the Borough of Reading.
- 8.3 The Trustee is Reading Borough Council.
- 8.4 The Freehold of the Land is vested in the Official Custodian of Charities.
- 8.5 Any disposal of land would require compliance with the Charities Act 1993 together with the Consent of the Charity Commission to the change of the scheme.
- 8.6 Any disposal for residential development and redevelopment of the Pavilion will require Planning Permission and the planning application will take account of Local and National Policies.

9. FINANCIAL IMPLICATIONS

- 9.1 The estimated cost of each option is:

Option A	:	£1.1 Million
Option B	:	£500,000
Option C	:	£100,000

- 9.2 More detailed costs for a new school depend on the detail of the design. There would also be land lost if this option were pursued.
- 9.3 The cost of implementing any of the above options would need to be met from the development of Land for Residential Properties and S106 Agreements contributions.

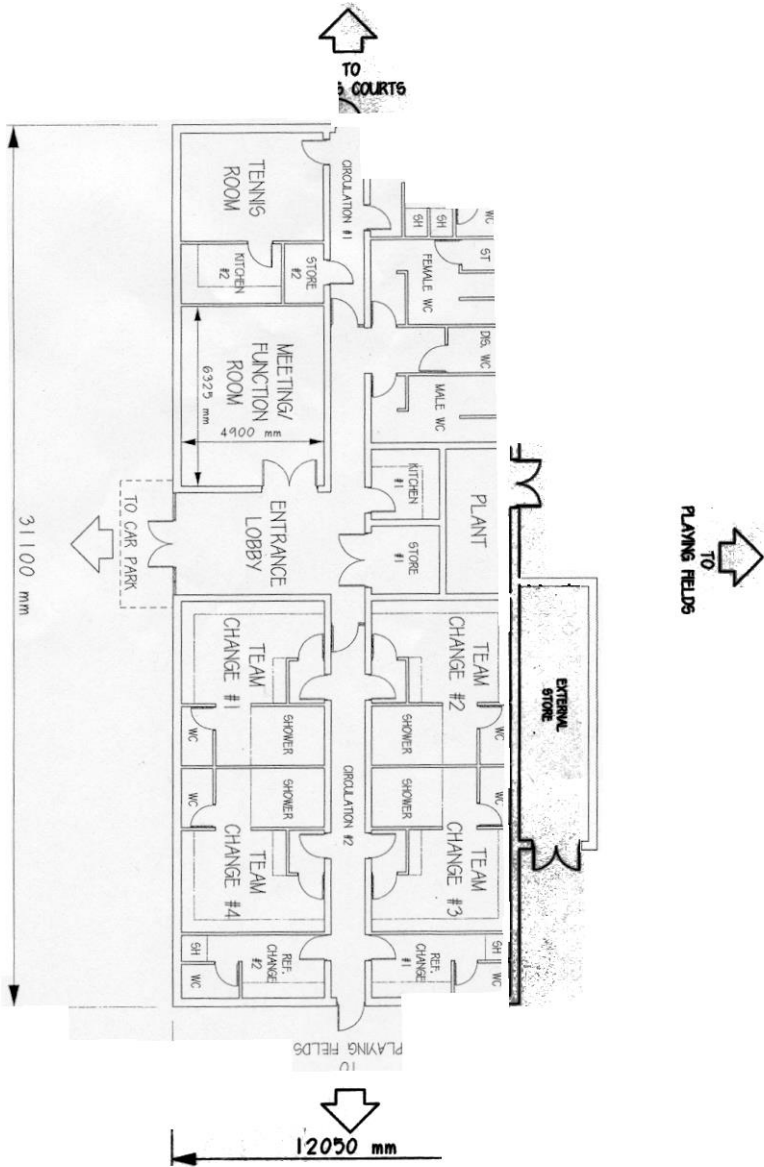
9.4 Applications for grants towards all of the above options would be made to bodies such as the Lottery Fund. Grants at this stage can not be guaranteed.

10. BACKGROUND PAPERS

10.1 Reports to Cabinet on 27 September 2001 and 17 March 2003.

10.2 Minutes of the Mapledurham Management Committee.

NEW PAVILION MAPLEBURHAM PL FIELDS



OPTION B
BRILLINA LODGE

SCHEDULE OF ACCOMMODATION		
	EXISTING (SQ)	PROPOSED (SQ)
ENTRANCE LOBBY	152	360
LOBBY	126	126
OFFICE	126	N/A
KITCHEN #1	80	80
FEMALE TOILETS	80	147
MALE TOILETS	N/A	115
DISABLED TOILET	300	34
MEETING/ FUNCTION ROOM	61	312
STORE #1	72	57
STORE #2	106	23
TEAMS ROOM	172	106
PLANT ROOM	172	106
LAUNDRY	172	106
TEAM CHANGE #1	216	264
TEAM CHANGE #2	198	264
TEAM CHANGE #3	N/A	264
TEAM CHANGE #4	N/A	264
RES. CHANGE #1	34	104
RES. CHANGE #2	72	104
KITCHEN #2	72	216
EXTERNAL STORE	N/A	116
PLANT ROOM #1	20	102
ORILLATION #1	160	136
ORILLATION #2	N/A	136
TOTAL NET FLOOR AREA	3450	3474
TOTAL GROSS BCT. FLOOR AREA	3920	4007

Reading SERVICES PROFESSIONAL SERVICES

6 Durwin Close, Reading RG2 0AS
Tel: 0118 939 9099 Fax: 0118 939 9994

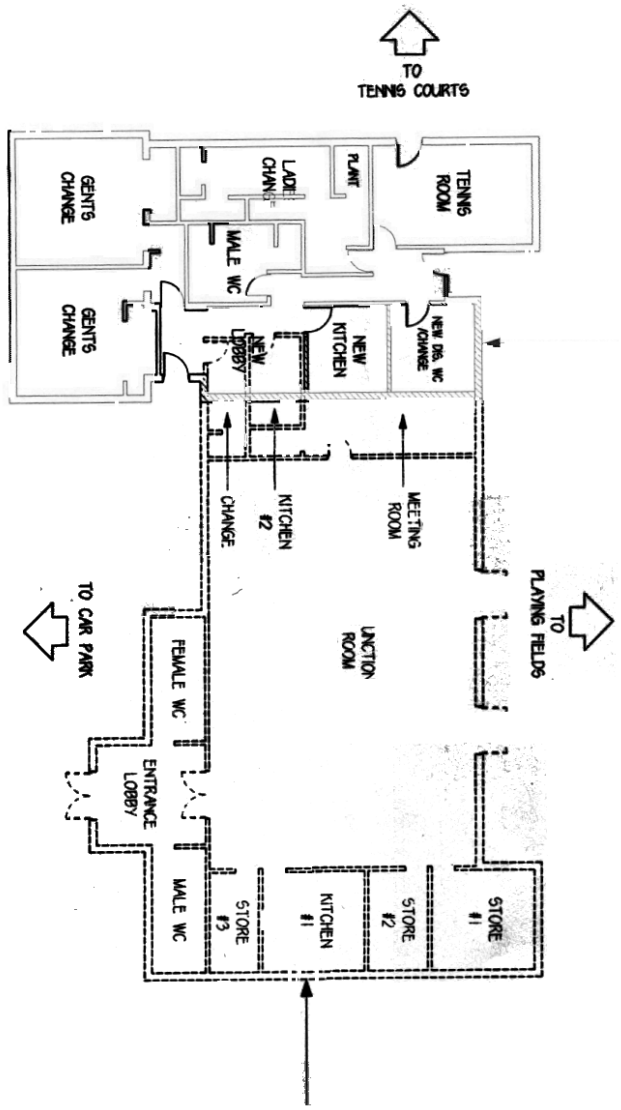
MAPLEBURHAM PLAYING FIELDS
OFF WOODCOTE ROAD
CAVERSHAM

OPTION B -
CHANGING ROOMS & MEETING ROOM

Scale: 1:100 @ A3
Drawing No: M/2012/3-4
Drawn by: CBR
Checked by: GA/GM/04
Date: 04/03/04


TRIAL DEMOLITION OF PAVILLION MAPLE D URBAN PLAYING FIELDS

NEW EXTERNAL WALLS
(SHOWN HATCHED) AND ROOF
OVER NEW ROOMS REQUIRED
TO COMPLETE STRUCTURE



EXISTING PAVILLION
SHOWN DOTTED
TO BE DEMOLISHED

OPTION C PRELIMINARY FLOOR PLAN

 <p>Reading PROPERTY SERVICES</p> <p>6 Derwin Close, Reading RG2 0SG Tel: 0118 999 0099 Fax: 0118 999 0994</p>	<p>WATERLOO PLAYING FIELDS OFF KNOXCOOTE ROAD CANNESMAN</p> <p>OPTION C - PARTIAL DEMOLITION OF PAVILLION</p>
<p>Scale: 1:100 @ A3 (AMMOX.) Drawing No: AL/20042/C-6 Drawn by: CBH Checked by: QJ/QJ/AD Date:</p>	



Title: **OPTION A : 0.675 ACRES (9 PLOTS)**

Drg no: _____ Date: 28/06/2006 Scale at A4 : 1:1250
 Produced by Valuation Section File: Dt36810/



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APPENDIX 3B

140. RESULTS OF THE CONSULTATION ON THE MAPLEDURHAM PLAYING FIELDS

Further to Minute 109 of Cabinet held on 4 December 2006, the Director of Environment, Culture and Sport submitted a report setting out the consultation results for the future use of Mapledurham Playing Fields which had been reported to the Mapledurham Management Committee on 29 November 2006. A copy of the questionnaire was attached at Appendix 1.

Four options had been put forward for the future use of the Mapledurham Playing Fields as follows:

Option A: Provide a new sports pavilion and changing rooms. This had been the favoured option following the last consultation, and would replace the current level of provision. The cost had been estimated at £1.1m, and in order to generate that figure a portion of land of around 0.675 hectares would need to be sold.

Option B: Provide a new building that would include changing rooms and a meeting room but not a replacement hall. The cost of this option was estimated to be around £500,000 and could be met by the sale of a small piece of land of around 0.3 hectares, plus Section 106 and Lottery funding.

Option C: Demolish the existing hall but re-provide changing rooms for sports pitches. The cost of this option was estimated at £100,000 and there was a possibility that it might be deliverable solely through external agency funding without requiring the sale of land or compensatory open space. If applications for external funding were not successful, the cost could be met by the sale of a small piece of land of around 0.075 hectares, plus Section 106 funding.

Option D: Provide facilities in partnership with a new Caversham Primary School. These proposals had been developed in partnership with the governors of Caversham Primary School, and would see the current school relocated from Hemdean Road to the Playing Fields. The school would need about 1.7 hectares of the land in total, the location of which would need to be identified. This option would include adult changing rooms and a small hall that would be available at all times to playing field users (including during the school day). Outside school hours some of the school's facilities, including the hall and outdoor sports courts, would be available for community use.

2,950 responses were received. The results were as follows:

71% voted for Option C (2,097 responses)

17% voted for Option D (499 responses)

9% voted for Option A (252 responses)

2% no option listed but request that the Council sort out without any loss of open space (68 responses)
1% voted for Option B (34 responses).

A recommendation to proceed with Option C was the clear message from the consultation process. This was supplemented by petitions, letters and comments within the consultation responses requesting that the Council proceeded with Option C without the loss of public open space which may be achievable through Section 106 Contribution, fundraising by local groups (Football Clubs have offered a contribution) and applications for grants. This could take at least twelve months to achieve.

Resolved -

That, following the consultation process on the future of Mapledurham Playing Fields, and the overwhelming response in favour of Option C, that this option be pursued with the promise that every avenue be explored by officers to implement this Option without the loss of open space and only as a last resort should the sale of any land be pursued in order to deliver this option.

(Councillors Waite and Pugh declared a personal interest in this item. Nature of Interest: The Councillors were members of the Mapledurham Management Committee).

138. MAPLEDURHAM PLAYING FIELDS AND PAVILION

Further to Minute 140 of Cabinet on 15 January 2007, the Director of Environment, Culture and Sport submitted a report setting out variations and further analysis of the consultation carried out in October 2006 on the Mapledurham Playing Fields and Pavilion, and on work carried out since January 2007 by the Mapledurham Playing Fields Management Committee and representatives of the groups that use the sports fields and pavilions. Cabinet was considering this matter on behalf of the Council as Trustee of the Mapledurham Playing Fields Charity.

The report stated that Cabinet, at its meeting on 15 January 2007, had considered the results of public consultation on four options for the future use of the Mapledurham Playing Fields, as undertaken in 2006, and resolved to pursue Option C to demolish the existing pavilion and to re-provide changing rooms for the sports pitches, in the sum of £100,000, which could be funded either through successful bids for external agency funding, or through the sale of a small piece of land (of around 0.075 hectares) combined with Section 106 funding. Officers had been asked to explore implementing this option without any loss of open space and only to pursue the sale of land as a last resort.

The report further stated that 2,950 responses had been received during the consultation period. Since the meeting on 15 January 2007, representatives of the Mapledurham Users' Committee had undertaken some further analysis of the responses received to the consultation exercise. This further analysis demonstrated that a significant number of consultees were sufficiently concerned to express in their comments that they did not want any sale/loss of land as this would otherwise be overlooked. The current situation was that funding to upgrade or replace the sports changing facilities was still a possibility. However, funding to replace the hall was currently very unlikely. Surveys by structural engineers and the Council's Property Services recommended that the option was to rebuild rather than refurbish the hall.

It was therefore recommended that the decision of Cabinet held on 15 January 2007 continue to be implemented but with the ability to build a hall in the future without loss of land and if funds became available.

Resolved -

That the decision of Cabinet held on 15 January 2007 (Minute 140 refers) in respect of Mapledurham Playing Fields be reaffirmed but that the changing rooms be designed with the ability to build on a hall in the future if funding became available without loss of land.

(Councillor Waite and Councillor Pugh, who was present at this point in the meeting, declared a personal and prejudicial interest in this item and both made statements to Cabinet before leaving the room and taking no part in the discussion or decision thereafter. Nature of Interest: Both Councillor Waite and Councillor Pugh were Members of the Mapledurham Playing Fields Management Committee).

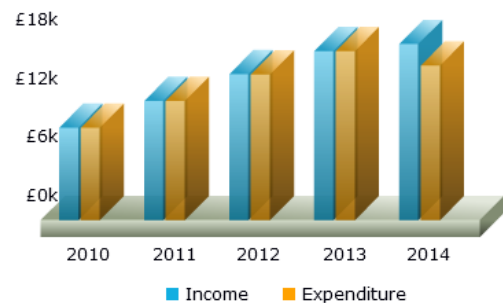
APPENDIX 5

Mapledurham Playing Fields												
Recent Income and Expenditure Accounts												
		05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	10 year total
Expenditure		£	£	£	£	£	£	£	£	£	£	£
Grounds Maintenance	Scheduled	16,176	16,346	17,134	17,785	17,577	18,350	19,378	19,875	20,004	20,261	182,885
	Reactive Repairs	256	1,080	313	5,105		671		367	2,291	1,435	11,517
Building Maintenance	Programmed	4,296	4,296	3,701	3,700	3,811	3,844	3,922	4,000	5,502	852	37,924
	Reactive Repairs	4,184	6,771	3,090	41,843	2,067	3,539	3,283	4,525	1,993	5,786	77,082
	Insurance			156	130	185	214	214	220	188	196	1,502
Utilities	Water	282	336	7	576	2,176	811	789	12	352	682	6,023
	Electricity	38	149	20	747	0	924	626	266	266	835	3,871
	Gas	775	1,784	1,560	1,344	2,067	1,322	0	450	807	830	10,940
	BT (Alarm)	258	231	123	59	234	200					1,105
Cleaning	Building Cleaning	11,778	12,297	8,663	9,078	9,210	8,003	3,913	2,984	4,045	4,045	74,017
	Football expenditure				11,180	7,778	7,514	8,885	8,131	6,674	5,107	55,268
	Commercial Waste Coll	434	477	491	590	728	778	815	815	998	815	6,941
	Miscellaneous							450	635	2,897	3,721	7,703
Capital										9,218	9,218	
Rates	NNDR	1,878	1,927	888	411	432	385	385	408	419	429	7,562
	Total	40,354	45,693	36,146	92,547	46,265	46,556	42,662	42,688	46,436	54,212	493,558
Income		£	£	£	£	£	£	£	£	£	£	£
	Football Hire				6,022	4,723	5,175	5,587	7,382	3,232	2,000	34,121
	Parish Income	125	125	125	125	125	0	125	125	125	0	1,000
	Building Hire	2,973	3,434	4,112	3,612	3,427	5,767	7,708	8,518	8,483	11,212	59,245
	Tennis Lease	1,080	1,080	1,080	1,080	1,182	1,237	1,237	1,237	1,237	1,255	11,703
	Miscellaneous								2,703	3,720		6,423
	Total	4,178	4,639	5,317	10,839	9,457	12,178	14,657	17,261	15,779	18,187	112,491.87
	Net Subsidy from Reac	36,176	41,053	30,829	81,708	36,808	34,378	28,005	25,427	30,656	36,025	381,066.56
Major repairs to heating and gas supply in 2008/09												
Table purchase included in 2011/12 misc												
Virgin money set up and summer fete contribution from RBC 2012/13												
Fund raising income and expenditure in 2013/14												

Financial history published on Charity Commision website:

(Note services provided by the Council at a cost above the income are not identified as an expense born by the trust)

Financial history i



Compliance history i



Financial summary i

Financial year end (FYE)	Income	Spending	Accounts received	Annual Return/Annual Update received
31 Mar 2014	£17,981	£15,779	Not Required	22 Apr 2015 (81 days late)
31 Mar 2013	£17,260	£17,260	Not Required	20 Nov 2013
31 Mar 2012	£14,907	£14,882	Not Required	29 Jan 2013
31 Mar 2011	£12,178	£12,178	Not Required	06 Dec 2011
31 Mar 2010	£9,457	£9,457	Not Required	12 Oct 2010 **

** Annual Update received - charity below Annual Return £10,000 threshold for this financial year

DATE	SUPPLIER	Description	Value
05/04/2012	RBC Architectural services	To produce a series of drawings for consideration by the Committee to replace the pavilion and make funding applications	£3195
12/03/2013	Day Tanner Partnership Ltd	Senior technician costs supporting the development of proposals. Costs of principle design work by partner undertaken at no cost	£1997.5
15/05/2013	RBC Planning	Planning application fee for pavilion	£195
06/10/2014	Day Tanner Partnership Ltd	Interim Payment covering costs borne by Day Tanner Partnership (as above)	£1500
14/10/2014	D Hazell Surfacing and Construction Ltd	Car park and kerb works to integrate improvements undertaken by tennis club into both current and proposed pavilion designs	£1817.9
05/01/2015	Clive Hudson	Fees for consulting engineering services required for Building Control application and specification	£2750
22/01/2015	Day Tanner Partnership Ltd	Costs borne to finalise working drawings used in Building Control application and production of specification	£2000
05/02/2015	J F J Peer	For quantity surveying services used to prepare tender specs	£1150

Appendix 7

North elevation 1:50

West elevation 1:50

South elevation 1:50

East elevation 1:50

Typical cross section through new roof structure over existing flat roof section 1:50

Table of Proposed Elevations:

Level	Height (m)	Notes
1.0	1.0	Ground level
1.1	1.1	Existing flat roof
1.2	1.2	New pitched roof structure
1.3	1.3	Existing roof structure to be strengthened with new kingspan insulated roof panel finish
1.4	1.4	Roof structure
1.5	1.5	Roof structure
1.6	1.6	Roof structure
1.7	1.7	Roof structure
1.8	1.8	Roof structure
1.9	1.9	Roof structure
2.0	2.0	Roof structure
2.1	2.1	Roof structure
2.2	2.2	Roof structure
2.3	2.3	Roof structure
2.4	2.4	Roof structure
2.5	2.5	Roof structure
2.6	2.6	Roof structure
2.7	2.7	Roof structure
2.8	2.8	Roof structure
2.9	2.9	Roof structure
3.0	3.0	Roof structure
3.1	3.1	Roof structure
3.2	3.2	Roof structure
3.3	3.3	Roof structure
3.4	3.4	Roof structure
3.5	3.5	Roof structure
3.6	3.6	Roof structure
3.7	3.7	Roof structure
3.8	3.8	Roof structure
3.9	3.9	Roof structure
4.0	4.0	Roof structure
4.1	4.1	Roof structure
4.2	4.2	Roof structure
4.3	4.3	Roof structure
4.4	4.4	Roof structure
4.5	4.5	Roof structure
4.6	4.6	Roof structure
4.7	4.7	Roof structure
4.8	4.8	Roof structure
4.9	4.9	Roof structure
5.0	5.0	Roof structure

Day Tanner Partnership ARCHITECTURE AND PLANNING

100 South Hill, Reading, RG2 9AT

0118 987 1000

www.daytanner.co.uk

Client: Reading Borough Council

Project: Mapledurham Pavilion

Address: Upper Westcote Road, Reading

Scale: PROPOSED ELEVATIONS

Date: 15/05/13

Sheet: 3042/06

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	THE HEIGHTS FREE SCHOOL SUB-COMMITTEE		
DATE:	23 MARCH 2016	AGENDA ITEM:	5
TITLE:	MAPLEDURHAM PAVILION REPORT TO POLICY COMMITTEE		
LEAD COUNCILLORS:	COUNCILLOR GITTINGS	PORTFOLIO:	CULTURE, SPORT AND CONSUMER SERVICES
SERVICE:	ECONOMIC AND CULTURAL DEVELOPMENT	WARDS:	MAPLEDURHAM
LEAD OFFICER:	BEN STANESBY	TEL:	0118 937 5071 (x 75071)
JOB TITLE:	LEISURE AND RECREATION MANAGER	E-MAIL:	ben.stanesby@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 This report brings to the attention of the Heights Sub-Committee the report to the Council's Policy Committee on 14th March 2016 and summarises representations made at the meeting and the Committee's decision.

2. RECOMMENDED ACTION

- 2.1 That the Sub-Committee consider the decision made by the Policy Committee.

3. POLICY CONTEXT

- 3.1 Reading Borough Council is the trustee of The Recreation Ground Charity and the object of the charity is

“the provision and maintenance of a recreation ground for the benefit of the inhabitants of the Parish of Mapledurham and the Borough of Reading without distinction of political, religious or other opinions”.

4. THE POSITION

4.1 Background

- 4.1.1 Recent activity at and operation of the Pavilion are laid out in an accompanying briefing note “Mapledurham Pavilion Background information to the members of the Heights Sub-committee”.

- 4.1.2 The hall is currently closed due to concerns over its stability. While supports have been installed these prevent the hall being used.

4.1.3 Users of the hall have been displaced and are using alternative facilities.

4.1.4 The changing facilities are still in use.

4.1.5 More detail is provided in the report to Policy Committee attached.

4.2 Current position:

4.2.1 A report was made to the Policy Committee on the 14th March 2016 with the following recommendation.

Continue to support the Pavilion as per the current arrangement and monitor until the EFA have completed and concluded its consultation. This will mean the hall will remain closed but the changing rooms and tennis club area open. The cost of the bracing and supporting work, plus the ongoing monitoring is approximately £5k - £10k

4.2.2 A request was made by the Mapledurham Playing Fields Management Committee that the following actions in addition to option A be undertaken.

1. The council undertake the preparatory prepare all documents and obtain necessary permissions to allow tenders to be advertised in 3 months-time to implement the rebuilding of the Pavilion in partnership with Warren and district Residents Association as per option C.
2. Ensure planning permission does not lapse
3. Advertise tenders immediately it is clear that the Pavilion will be unaffected by proposals from the EFA
4. This preparatory work should be undertaken within RBC's revenue costs and not changed to capital fund allocated for the rebuilding.

4.2.3 Policy Committee resolved to implement option A as per the report and to not undertake actions identified in 4.2.2.

4.2.4 The minutes from the Policy Committee were not available at the time of writing this report.

5. COMMUNITY ENGAGEMENT AND INFORMATION

5.1 This is outlined in the accompanying Policy report.

6. EQUALITY IMPACT ASSESSMENT

6.1 Under the Equality Act 2010, Section 149, a public authority must consider whether the decision will or could have a differential impact on: racial groups; gender; people with disabilities; people of a particular sexual orientation; people due to their age; people due to their religious belief. Approval of the decisions to carry out any of the improvement work will not have a differential impact on any of the above.

6.2 It is not considered that that an Equality Impact Assessment (EIA) is relevant to the decision at this stage. It is anticipated that an EIA will be relevant to the future decisions required regarding the re-provision rebuilding or refurbishment of the Pavilion.

7. LEGAL IMPLICATIONS

7.1 The Charitable Scheme (Constitution) for the Playing Field and Recreation Ground (Mapledurham Recreation Ground) was made on the 20th September 1985.

7.2 The Charitable Scheme appointed Reading Borough Council as the Trustee of the Charity.

7.3 The object of the Charity is the provision and maintenance of a recreation ground for the benefit of the inhabitants of the parish of Mapledurham and the Borough of Reading without distinction of political, religious or other opinions,

7.4 The Mapledurham Recreation Ground is vested in the Official Custodian for Charities for all the estate and interest,

7.5 On the 1st December 2015 Policy Committee agreed the delegation of the function of trustee to the Heights Free School Sub Committee to oversee and promote the objectives of the charitable trust and to consider and respond as trustee to any proposal made by the EFA,

7.6 The EFA has confirmed its preference to pursue the purchase of land at Mapledurham Recreation Ground for a site for the Heights Free School.

7.7 The Pavilion at Mapledurham Recreation ground is a trust asset.

8. FINANCIAL IMPLICATIONS

8.1 The financial implications are set out in the accompanying

9. BACKGROUND PAPERS

9.1 Structural survey of Mapledurham Pavilion January 2016

9.2 Report to policy Committee 14th March 2016

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	POLICY COMMITTEE		
DATE:	14 MARCH 2016	AGENDA ITEM:	
TITLE:	MAPLEDURHAM PAVILION		
LEAD COUNCILLORS:	COUNCILLOR GITTINGS	PORTFOLIO:	CULTURE, SPORT AND CONSUMER SERVICES
SERVICE:	ECONOMIC AND CULTURAL DEVELOPMENT	WARDS:	MAPLEDURHAM
LEAD OFFICER:	BEN STANESBY	TEL:	0118 937 5071 (x 75071)
JOB TITLE:	LEISURE AND RECREATION MANAGER	E-MAIL:	ben.stanesby@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.2 This report sets out the results of a recent structural survey of Mapledurham Pavilion (the Pavilion) and recommends future action.

2. RECOMMENDED ACTION

- 2.1 To continue to support the building as per the current arrangement and monitor until the Education Funding Agency (EFA) have completed and concluded their consultation on a proposed new school (Option A).
- 2.2 The current position be reported to the Heights Sub Committee and the trustees view reported back to the Policy Committee.
- 2.3 The current users of the main hall of the pavilion (up until its closure on 21 January 2016) are informed of the continued closure of this part of the Pavilion.

3. POLICY CONTEXT

- 3.1 The provision of high quality cultural facilities offering full physical access to the community is a key element of the Council's Cultural Strategy.

3.2 Mapledurham Playing Fields and Pavilion as one of the Council's recreational spaces, plays an important role in addressing some of the Council's key priorities including Health, Economic Sustainability and Social Inclusion.

3.3 Reading's Open Spaces Strategy includes a number of objectives that together will help protect and improve the choice, quality and accessibility of public open space.

4. THE PROPOSAL

4.1 Background

4.2.5 Over recent years the condition of the Pavilion has deteriorated.

4.2.6 In the past the Council has considered a number of options over this time including selling part of the playing fields to fund refurbishment of the Pavilion and create an endowment to contribute to future repairs and maintenance of the playing fields and Pavilion.

4.2.7 The Council as trustee determined not to sell land to fund any work and over recent years has been working with the Warren and District Residents Association (WADRA) to fund the partial rebuilding of the pavilion. They have so far raised approaching £200k.

4.2.8 Planning permission for this work was obtained in 2013 and during 2014 a tender advertised. The tender was not let due to insufficient tender returns being received in January 2015.

4.2.9 An approach from the EFA was also received and a decision was made to delay rebuilding and to continue to make only minor repairs until options for the site became clear.

4.2.10 In March 2015, a public consultation on the Heights School's location was undertaken on behalf of the EFA. The results of the consultation identified Mapledurham Playing Fields (MPF) as the most popular choice.

4.2.11 In August 2015 the EFA advised the Local MP that it would be making a proposal to the Council as trustee on the provision of the Heights Free School at Mapledurham Playing Field. The refurbishment/partial rebuild of the pavilion was delayed to allow consideration of any proposals from the EFA.

4.3 Current position:

4.3.1 In August/September 2015 an inspection of the Pavilion by a structural engineer identified the Pavilion had declined further and was in poor condition and recommended regular inspections and repairs to keep the Pavilion serviceable.

- 4.3.2 While repairs were being undertaken in January 2016, concern was raised that the Pavilion was deteriorating further and a re-inspection by the structural engineer was organised.
- 4.3.3 On the structural engineer's recommendation the Pavilion was closed on 21st January 2016 for an initial period of 6 weeks while a more detailed assessment was made.
- 4.3.4 The structural survey has been completed and found that the structural supports are both rotten and corroded to such an extent that the Pavilion was potentially unstable. This affects the main hall but much of the extension to the south eastern side is still safe and is being used for sports changing. The tennis club room is also unaffected.
- 4.3.5 The Pavilion has been braced internally which has stabilised it but this part of the Pavilion is not useable and will not be until major works are undertaken.
- 4.3.6 The EFA informed the council on 1st March 2016 that it will be undertaking a further round of public consultation over the next weeks which will influence their proposals for a new school. The EFA's proposals and /or the comments made in relation to the consultation exercise may have an implication on the future use of the pavilion.
- 4.3.7 WADRA have raised approximately £200k towards implementing this option in the past. However, it would be for WADRA to decide if the funds already raised should be continue to be used in light of the EFA's proposals.
- 4.3.8 Within its Capital Programme, the Council has earmarked a total of £85k to support the rebuilding of the Pavilion.

4.3 Recommended Action

- 4.3.1 The following option A below is identified as the most appropriate course of action:
- A Continue to support the Pavilion as per the current arrangement and monitor until the EFA have completed and concluded its consultation. This will mean the hall will remain closed but the changing rooms and tennis club area open. The cost of the bracing and supporting work, plus the ongoing monitoring is approximately £5k - £10k
- 4.3.2 A report outlining the position will be made to the Heights Sub-Committee and their views will be reported back to a future Policy Committee.
- 4.3.3 When the EFA have made a final proposal to the Council, officers will report back to the Policy Committee on options for the future of the Pavilion as soon as practicably possible.

4.4 Other options to be considered

4.4.1 There are 2 options to undertake repairs to the Pavilion B and C below.

B Carry out minimal structural works to enable reopening of the hall (as identified in the most recent structural survey). This is likely to include replacement of structural supports, timber framing and cladding, localised replacement of roof supporting structure and flat roof covering. Other additional works are likely to be required such as rain water goods and services. (approximately £150k - £200k.) Significant additional work would also be required to upgrade the changing facilities to an appropriate standard.

C Undertake partial rebuilding as per tenders produced in 2014. This would include all of the above plus a new roof structure and reconfiguration of the building. In order to deliver this option, it will be necessary to re-open a dialogue with community partners. This option included considerable in kind support and continuing community involvement in further developments and ongoing management. The initial tender was in the region of £240k. This excluded a number of items related to the building and also had no provision for fees.

4.4.2 Both the above options have a lead in time to undertake works as there is a need to prepare specifications and/or let tenders. It is likely to take 6 to 9 months from a formal agreement to carry out the works to its completion. This would include preparatory and building work.

4.4.3 Should a subsequent decision be made that the facilities should be replaced, funds spent on carrying out major refurbishments in the interim, would provide a short term benefit and risk being very poor value for money.

4.4.4 Two further options were considered:

D Demolish the hall and not replace, but maintain the changing area and tennis club room

E Demolish the hall and changing facilities

4.4.5 The most cost effective options for re-providing the Pavilion is the through Options B or C. Demolition and complete rebuild will be both more expensive and likely to take longer to achieve.

5. CONTRIBUTION TO STRATEGIC AIMS

- 5.1 The Council recognises that the provision of suitable and readily accessible Leisure facilities underpins participation in sports physical and social activity and supports the delivery of the social and economic benefits that can be attributed to an active community
- 5.2 The activities the pavilion supports contribute to the following priorities in the Corporate Plan:
- Providing the best start in life through education, early help and healthy living;
 - Keeping the town clean, safe, green and active;
 - Providing infrastructure to support the economy.

6. COMMUNITY ENGAGEMENT AND INFORMATION

- 6.1 While users of the Pavilion have temporarily been relocated, the following groups use the Pavilion and are affected by its closure:
- Escape Toddler Group
 - Magikats - after school maths club
 - Bridge Club
 - WADRA
 - Community Fundraising Group
 - Scout Group
 - Spikey - tabletop war games
 - Soul Ball - after school football
- 6.2 Users of the Pavilion are being advised that the facility will remain closed and temporary arrangements will need to be extended.
- 6.3 At the time of writing this report, the Management Committee has not met to consider the position, but an update of its views will be given to the Committee.

7. EQUALITY IMPACT ASSESSMENT

- 7.1 Under the Equality Act 2010, Section 149, a public authority must consider whether the decision will or could have a differential impact on: racial groups; gender; people with disabilities; people of a particular sexual orientation; people due to their age; people due to their religious belief. Approval of the decisions to carry out any of the improvement work will not have a differential impact on any of the above.
- 7.2 It is not considered that that an Equality Impact Assessment (EIA) is relevant to the decision at this stage. It is anticipated that an EIA will be relevant to the future decisions required regarding the re-provision rebuilding or refurbishment of the Pavilion.

8. LEGAL IMPLICATIONS

- 8.1 The Charitable Scheme (Constitution) for the Playing Field and Recreation Ground (Mapledurham Recreation Ground) was made on the 20th September 1985
- 8.2 The Charitable Scheme appointed Reading Borough Council as the Trustee of the Charity.
- 8.3 The object of the Charity is the provision and maintenance of a recreation ground for the benefit of the inhabitants of the parish of Mapledurham and the Borough of Reading without distinction of political, religious or other opinions,
- 8.4 The Mapledurham Recreation Ground is vested in the Official Custodian for Charities for all the estate and interest,
- 8.5 On the 1st December 2015 Policy Committee agreed the delegation of the function of trustee to the Heights Free School Sub Committee to oversee and promote the objectives of the charitable trust and to consider and respond as trustee to any proposal made by the EFA,
- 8.6 The EFA has confirmed its preference to pursue the purchase of land at Mapledurham Recreation Ground for a site for the Heights Free School.
- 8.7 The Pavilion at Mapledurham Recreation ground is a trust asset.

9. FINANCIAL IMPLICATIONS

- 9.1 The financial implications are set out in paragraph 4.3 above. The Council only has sufficient funds to undertake options A, D or E.
- 9.2 A subsequent report will be required identifying costs for Options B and C along with requesting scheme and spend approval.

10. BACKGROUND PAPERS

- 10.1 Structural survey of Mapledurham Pavilion January 2016

Register your views

We would welcome your views on our proposals for The Heights Primary School. Please spend a few minutes completing the response form and post it back to us using the **FREEPOST** address, or alternatively fill it in on our website.

1. About you

Name

Address

Postcode

E-mail

2. Do you support our proposal for The Heights Primary School within Mapledurham Playing Fields?

Yes No

3. Which community benefits would you consider to be the most important?

- Improved parking facilities Use of shared internal space or meeting room
- Improved football pitches Facilities for netball and basketball
- More landscape/planting Picnic /seating areas
- Footpaths around the park Easier access to the park
- Other

4. Do you have any other comments?

If you do not wish to be kept updated about our proposal, please tick this box.

Copies of the responses will be made available to Reading Borough Council and Trustees of MPF so it is aware of all forms received. By providing your details you agree to your response and personal details being forwarded to the Council.

We will request that your personal details are not placed on the public record. Under the Data Protection Act 2000 we have a legal duty to protect any personal information we collect from you. As such, we will not pass your details to other third parties.

Community Benefits

As part of our proposals for a new school for The Heights Primary, we have included a multi-use games area for the school and community to share. For example, this could be used for netball, five-a-side football, basketball and tennis etc.

We would also like to hear your ideas about what community benefits the new school could provide for users of the playing fields and how the facilities there could be enhanced as a result of locating the school on the site.



Next steps

Following the exhibition, the materials we present will be available on our website for those who are unable to attend.

We will use the feedback received during the consultation to finalise our plans. We will also share all feedback with the MPF charitable trust to inform its decision as to whether to accept the proposal to build a permanent home for the Heights Primary School.

There will, of course, be further opportunities to comment on the design of the school as part of the planning process.

Contact us

Freepost - send back the attached response form

Website - anewhomefortheheights.co.uk

Email - info@anewhomefortheheights.co.uk



The Heights School



A New Home for The Heights

School position within Mapledurham Playing Fields

The Heights Primary School is currently situated on a temporary site in Caversham.

Following consultation of potential permanent sites in 2015, Mapledurham Playing Fields (MPF) was chosen by the local community.

Surveying work has been undertaken at MPF earlier this year to help bring forward plans for the school's location.

To view the site plan and have your say on community benefits the new school could provide, please come along to our public exhibition, complete and return the FREEPOST response form attached to this newsletter or do so online at anewhomefortheheights.co.uk

Public Exhibition

Monday 21st March
5pm - 9pm

at Church House, 59 Church Street, Caversham, RG4 8AX

Tuesday 22nd March
3pm - 7pm

at Mapledurham Golf Club, Chazey Heath, RG4 7UD

Background

The Heights Primary School opened in temporary accommodation on Gosbrook Road, Caversham in September 2014. Since then, the Education Funding Agency (EFA) has been seeking new, permanent premises for this successful and developing school.

Following a Council led public consultation, MPF emerged as the community's preferred site for the new school. Over 4,300 responded, of which 3,042 were in support of MPF.

As a result, work has been completed in surveying where on the site the school can best be placed to minimise impact on current users. This surveying work will form part of a proposal for consideration by the charitable trust that owns MPF.

Our exhibition is to share the site plan for the school, seek feedback on what community facilities local people would like to see provided as part of the proposal and respond to any concerns raised.



The Heights Primary School's temporary location

Our Proposal

Only five percent of the playing field area is proposed for the boundary of the school. This also includes a new multi-use games area for the school and community to share.

The proposed layout of the school building has been designed to be two storeys, with the aim of minimising the footprint area. Our surveys have shown that this is the best location for the school within MPF.



Preliminary layout proposal



A NEW HOME FOR THE HEIGHTS HAVE YOUR SAY
FREEPOST RTCC-HTSG-EUUK
FIRST FLOOR, BANK CHAMBERS
2A HIGH STREET
THAMES DITTON
KT7 0RY