

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.

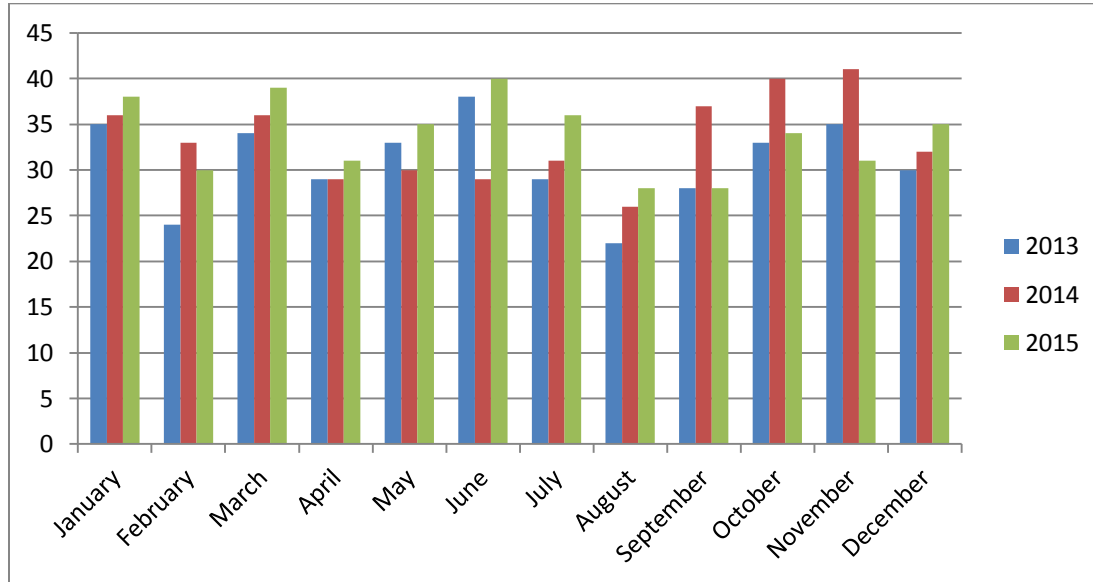
- 1.30 In February 2015 tender returns were received from 2 companies for the pavilion refurbishment. The low level of return failed to demonstrate value for money was being achieved and the tender process would need to be repeated.
- 1.31 In March 2015 consultation on the Heights Free School location 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.

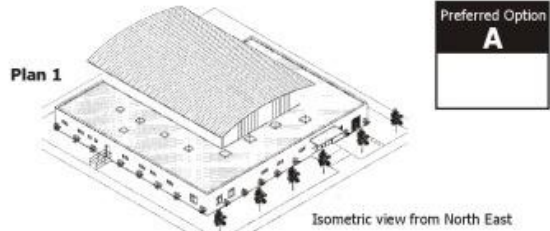
The Management Committee, local councillors and Reading Borough Council officers have since been looking to find a number of options, which could fund the re-building of the sports facilities and ancillary accommodation.

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.

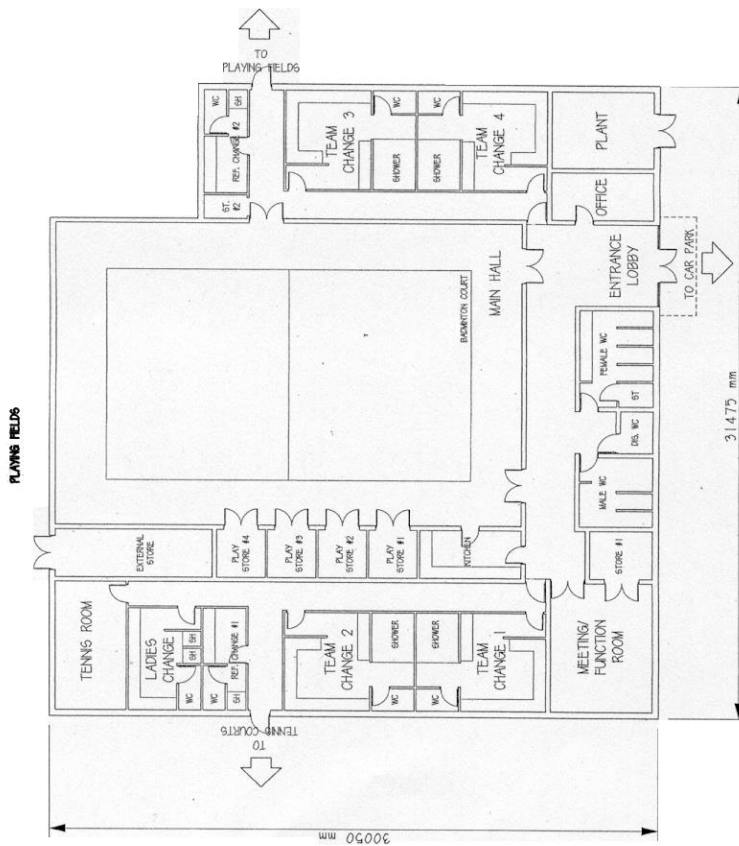
10. BACKGROUND PAPERS

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

10.2 Minutes of the Mapledurham Management Committee.

NEW PAVILION MAPLEBURHAM PLAYING FIELDS

SCHEDULE OF ACCOMMODATION	
ENTRANCE LOBBY	PROPOSED 524
MAIN HALL	1274
KITCHEN	120
WOMEN'S TOILETS	120
MEN'S TOILETS	120
SHOWER	50
SHOWER	50
RECEIVING FUNCTION ROOM	N/A
STORE #1	75
TOILET	25
TOILET	25
TOILET	25
TEAM CHANGE #1	N/A
TEAM CHANGE #2	N/A
TEAM CHANGE #3	N/A
TEAM CHANGE #4	N/A
TEAM CHANGE #5	N/A
TEAM CHANGE #6	N/A
TEAM CHANGE #7	N/A
TEAM CHANGE #8	N/A
TEAM CHANGE #9	N/A
TEAM CHANGE #10	N/A
TEAM CHANGE #11	N/A
TEAM CHANGE #12	N/A
TEAM CHANGE #13	N/A
TEAM CHANGE #14	N/A
TEAM CHANGE #15	N/A
TEAM CHANGE #16	N/A
TEAM CHANGE #17	N/A
TEAM CHANGE #18	N/A
TEAM CHANGE #19	N/A
TEAM CHANGE #20	N/A
TEAM CHANGE #21	N/A
TEAM CHANGE #22	N/A
TEAM CHANGE #23	N/A
TEAM CHANGE #24	N/A
TEAM CHANGE #25	N/A
TEAM CHANGE #26	N/A
TEAM CHANGE #27	N/A
TEAM CHANGE #28	N/A
TEAM CHANGE #29	N/A
TEAM CHANGE #30	N/A
TEAM CHANGE #31	N/A
TEAM CHANGE #32	N/A
TEAM CHANGE #33	N/A
TEAM CHANGE #34	N/A
TEAM CHANGE #35	N/A
TEAM CHANGE #36	N/A
TEAM CHANGE #37	N/A
TEAM CHANGE #38	N/A
TEAM CHANGE #39	N/A
TEAM CHANGE #40	N/A
TEAM CHANGE #41	N/A
TEAM CHANGE #42	N/A
TEAM CHANGE #43	N/A
TEAM CHANGE #44	N/A
TEAM CHANGE #45	N/A
TEAM CHANGE #46	N/A
TEAM CHANGE #47	N/A
TEAM CHANGE #48	N/A
TEAM CHANGE #49	N/A
TEAM CHANGE #50	N/A
TEAM CHANGE #51	N/A
TEAM CHANGE #52	N/A
TEAM CHANGE #53	N/A
TEAM CHANGE #54	N/A
TEAM CHANGE #55	N/A
TEAM CHANGE #56	N/A
TEAM CHANGE #57	N/A
TEAM CHANGE #58	N/A
TEAM CHANGE #59	N/A
TEAM CHANGE #60	N/A
TEAM CHANGE #61	N/A
TEAM CHANGE #62	N/A
TEAM CHANGE #63	N/A
TEAM CHANGE #64	N/A
TEAM CHANGE #65	N/A
TEAM CHANGE #66	N/A
TEAM CHANGE #67	N/A
TEAM CHANGE #68	N/A
TEAM CHANGE #69	N/A
TEAM CHANGE #70	N/A
TEAM CHANGE #71	N/A
TEAM CHANGE #72	N/A
TEAM CHANGE #73	N/A
TEAM CHANGE #74	N/A
TEAM CHANGE #75	N/A
TEAM CHANGE #76	N/A
TEAM CHANGE #77	N/A
TEAM CHANGE #78	N/A
TEAM CHANGE #79	N/A
TEAM CHANGE #80	N/A
TEAM CHANGE #81	N/A
TEAM CHANGE #82	N/A
TEAM CHANGE #83	N/A
TEAM CHANGE #84	N/A
TEAM CHANGE #85	N/A
TEAM CHANGE #86	N/A
TEAM CHANGE #87	N/A
TEAM CHANGE #88	N/A
TEAM CHANGE #89	N/A
TEAM CHANGE #90	N/A
TEAM CHANGE #91	N/A
TEAM CHANGE #92	N/A
TEAM CHANGE #93	N/A
TEAM CHANGE #94	N/A
TEAM CHANGE #95	N/A
TEAM CHANGE #96	N/A
TEAM CHANGE #97	N/A
TEAM CHANGE #98	N/A
TEAM CHANGE #99	N/A
TEAM CHANGE #100	N/A
TEAM CHANGE #101	N/A
TEAM CHANGE #102	N/A
TEAM CHANGE #103	N/A
TEAM CHANGE #104	N/A
TEAM CHANGE #105	N/A
TEAM CHANGE #106	N/A
TEAM CHANGE #107	N/A
TEAM CHANGE #108	N/A
TEAM CHANGE #109	N/A
TEAM CHANGE #110	N/A
TEAM CHANGE #111	N/A
TEAM CHANGE #112	N/A
TEAM CHANGE #113	N/A
TEAM CHANGE #114	N/A
TEAM CHANGE #115	N/A
TEAM CHANGE #116	N/A
TEAM CHANGE #117	N/A
TEAM CHANGE #118	N/A
TEAM CHANGE #119	N/A
TEAM CHANGE #120	N/A
TEAM CHANGE #121	N/A
TEAM CHANGE #122	N/A
TEAM CHANGE #123	N/A
TEAM CHANGE #124	N/A
TEAM CHANGE #125	N/A
TEAM CHANGE #126	N/A
TEAM CHANGE #127	N/A
TEAM CHANGE #128	N/A
TEAM CHANGE #129	N/A
TEAM CHANGE #130	N/A
TEAM CHANGE #131	N/A
TEAM CHANGE #132	N/A
TEAM CHANGE #133	N/A
TEAM CHANGE #134	N/A
TEAM CHANGE #135	N/A
TEAM CHANGE #136	N/A
TEAM CHANGE #137	N/A
TEAM CHANGE #138	N/A
TEAM CHANGE #139	N/A
TEAM CHANGE #140	N/A
TEAM CHANGE #141	N/A
TEAM CHANGE #142	N/A
TEAM CHANGE #143	N/A
TEAM CHANGE #144	N/A
TEAM CHANGE #145	N/A
TEAM CHANGE #146	N/A
TEAM CHANGE #147	N/A
TEAM CHANGE #148	N/A
TEAM CHANGE #149	N/A
TEAM CHANGE #150	N/A
TEAM CHANGE #151	N/A
TEAM CHANGE #152	N/A
TEAM CHANGE #153	N/A
TEAM CHANGE #154	N/A
TEAM CHANGE #155	N/A
TEAM CHANGE #156	N/A
TEAM CHANGE #157	N/A
TEAM CHANGE #158	N/A
TEAM CHANGE #159	N/A
TEAM CHANGE #160	N/A
TEAM CHANGE #161	N/A
TEAM CHANGE #162	N/A
TEAM CHANGE #163	N/A
TEAM CHANGE #164	N/A
TEAM CHANGE #165	N/A
TEAM CHANGE #166	N/A
TEAM CHANGE #167	N/A
TEAM CHANGE #168	N/A
TEAM CHANGE #169	N/A
TEAM CHANGE #170	N/A
TEAM CHANGE #171	N/A
TEAM CHANGE #172	N/A
TEAM CHANGE #173	N/A
TEAM CHANGE #174	N/A
TEAM CHANGE #175	N/A
TEAM CHANGE #176	N/A
TEAM CHANGE #177	N/A
TEAM CHANGE #178	N/A
TEAM CHANGE #179	N/A
TEAM CHANGE #180	N/A
TEAM CHANGE #181	N/A
TEAM CHANGE #182	N/A
TEAM CHANGE #183	N/A
TEAM CHANGE #184	N/A
TEAM CHANGE #185	N/A
TEAM CHANGE #186	N/A
TEAM CHANGE #187	N/A
TEAM CHANGE #188	N/A
TEAM CHANGE #189	N/A
TEAM CHANGE #190	N/A
TEAM CHANGE #191	N/A
TEAM CHANGE #192	N/A
TEAM CHANGE #193	N/A
TEAM CHANGE #194	N/A
TEAM CHANGE #195	N/A
TEAM CHANGE #196	N/A
TEAM CHANGE #197	N/A
TEAM CHANGE #198	N/A
TEAM CHANGE #199	N/A
TEAM CHANGE #200	N/A



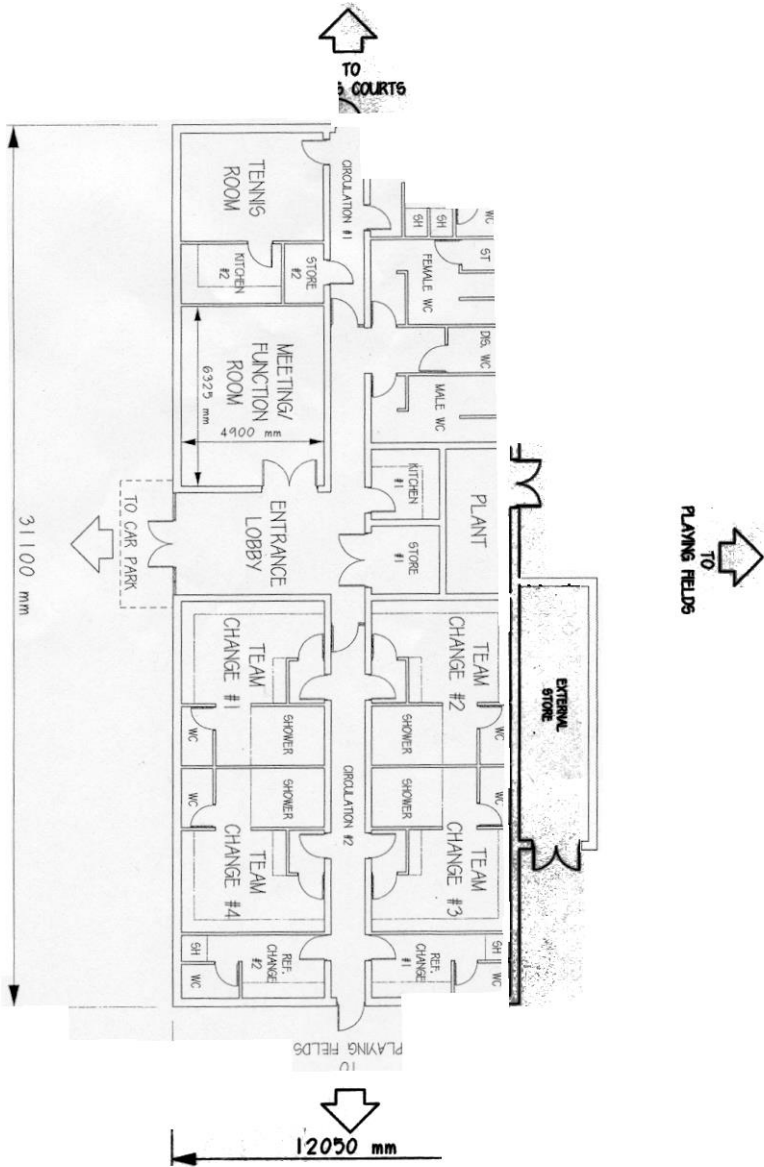
Reading
PROPERTY SERVICES
6 Clowin Close, Reading RG2 0AG
Tel: 018 759 7077 Fax: 018 759 7774

**MAPLEBURHAM PLAYING FIELDS
OFF ROADSIDE ROAD
CHICHESTER**
OPTION A -
KEY SPORTS PAVILION

Scale: 1:100 @ A1
Drawing No: AL/202/A-2
Checked by: GJ
Date: 04/03/04

OPTION A PRELIMINARY FLOOR PLAN

NEW PAVILION MAPLEBURHAM PL FIELDS



OPTION B
BRILLINA LODGE

SCHEDULE OF ACCOMMODATION		
	EXISTING (SQ)	PROPOSED (SQ)
ENTRANCE LOBBY	152	360
WASH HALL	126	N/A
OFFICE	126	N/A
KITCHEN #1	80	34
FEMALE TOILETS	80	147
MALE TOILETS	N/A	115
DISABLED TOILET	N/A	34
MEETING/ FUNCTION ROOM	300	310
STORE #1	61	57
STORE #2	72	23
TOILET ROOM	106	106
TOILET CHANGE	172	100
WASH TOILETS	172	100
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
OROLATION #1	60	136
OROLATION #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

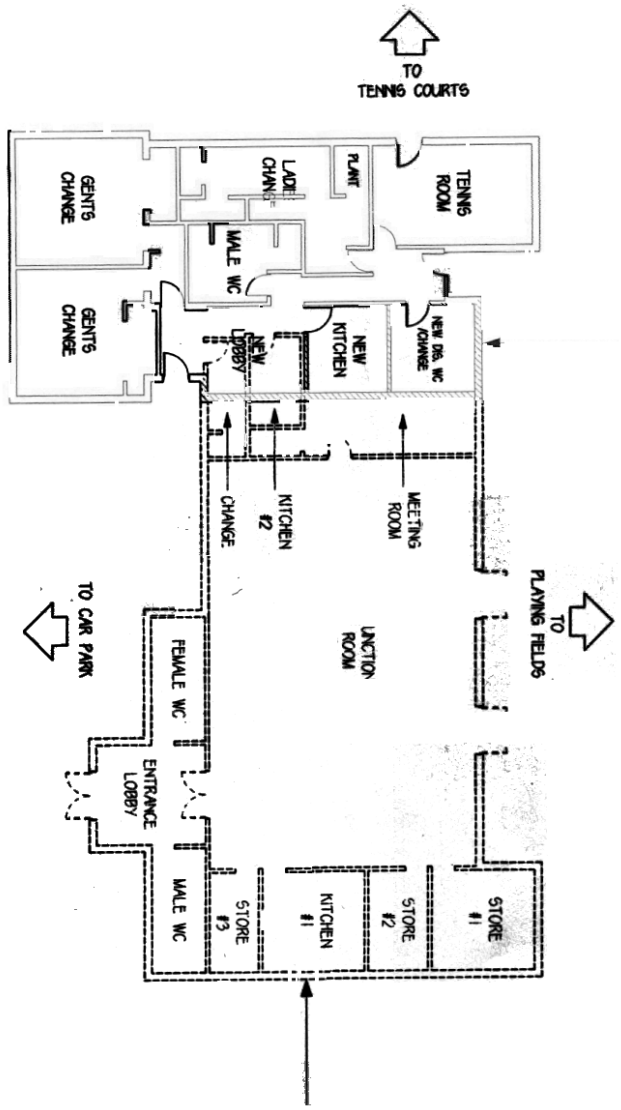
WATERBURY PLAYING FIELDS
OFF WOODCOTE ROAD
CAVERSHAM

OPTION B -
CHANGING ROOMS & MEETING ROOM

Scale: 1:100 @ A3
Drawing No: AL/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



OPTION C PRELIMINARY FLOOR PLAN

<p>Reading PROPERTY SERVICES</p> <p>6 Derwin Close, Reading RG2 0SG Tel: 018 959 0099 Fax: 018 959 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: A1/2042/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/



Crown copyright. All rights reserved Reading Borough Council. Account no 100019672. 2006



Title: OPTION B : 0.3 ACRES (4 PLOTS)

Drg no:
Produced by Valuation Section

Date: 28/06/2006 Scale at A4 : 1:1250
File: D136810/




Crown copyright. All rights reserved Reading Borough Council. Account no 100019672. 2006



Title: **OPTION C: 0.075 ACRES (1 PLOT)**

Drg no: _____ Date: 28/06/2006 Scale at A4 : 1:1250

Produced by Valuation Section File: D136810/



Crown copyright. All rights reserved Reading Borough Council. Account no 100019672. 2006

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).

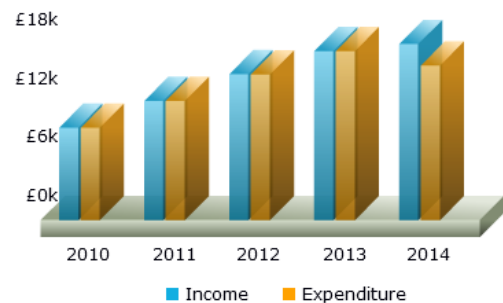
APPENDIX 5

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
Uilities	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

PROPOSED ELEVATIONS

Level	Proposed Elevation	Existing Elevation
1.0	10.00	10.00
1.1	10.00	10.00
1.2	10.00	10.00
1.3	10.00	10.00
1.4	10.00	10.00
1.5	10.00	10.00
1.6	10.00	10.00
1.7	10.00	10.00
1.8	10.00	10.00
1.9	10.00	10.00
2.0	10.00	10.00
2.1	10.00	10.00
2.2	10.00	10.00
2.3	10.00	10.00
2.4	10.00	10.00
2.5	10.00	10.00
2.6	10.00	10.00
2.7	10.00	10.00
2.8	10.00	10.00
2.9	10.00	10.00
3.0	10.00	10.00

Day Tanner Partnership ARCHITECTURE AND PLANNING

100 Southey
This drawing has been produced for printing only. All work shown is for information only and should not be used for construction.

Client: Reading Borough Council
Mapledurham Pavilion,
Upper Westcote Road,
Reading
PROPOSED ELEVATIONS

3042/06 | A

