

## READING BOROUGH COUNCIL

### REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	HEIGHTS SUB-COMMITTEE		
DATE:	20 DECEMBER 2016	AGENDA ITEM:	5
TITLE:	MAPLEDURHAM PAVILION CONDITION AND DRAFT ACCOUNTS		
LEAD COUNCILLOR:	COUNCILLOR GITTINGS	PORTFOLIO:	CULTURE, SPORT AND CONSUMER SERVICES
SERVICE:	ECONOMIC AND CULTURAL DEVELOPMENT	WARDS:	MAPLEDURHAM
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#### 1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To update the Committee on the current condition of Mapledurham pavilion.
- 1.2 To present last year's draft accounts to the Heights Sub-Committee prior to submission to the Charity Commission.

#### 2. RECOMMENDED ACTION

- 2.1 That a decision is made on either refurbishing or replacing Mapledurham pavilion after both the implications of any proposals from the Education Funding Agency (EFA), or other parties, are considered and affordability established.
- 2.2 That the draft accounts are submitted to the Charity Commission by the Head of Cultural and Economic Development subject to auditing from the Accountancy Team and comments from the Management Committee considered.

#### 3. POLICY CONTEXT

- 3.1 Reading Borough Council holds The Trust Land in its capacity as Charity Trustee. 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."

- 3.2 The Sub-committee has delegated authority, with the support of the Officers, to discharge Reading Borough Council's functions as charity trustee of the Charity. The Sub-committee has a duty to make all decisions in what it considers to be the best interests of the Charity and in order to advance the object referred to above and any such decision must be in line with all relevant charity law and other legal restrictions. This duty applies in respect of the Sub-committee's consideration of the proposal submitted by the EFA.

#### 4. THE PROPOSAL

##### Current Position

- 4.1 Mapledurham pavilion hall remains closed following a structural survey which identified significant deterioration requiring additional supports to stabilise the building. The changing rooms are still in use.
- 4.2 The pavilion is checked on approximately a 6 weekly basis by leisure staff with a more detailed assessment being made periodically by a structural engineer. An assessment by the engineer is currently underway.
- 4.3 There is a small roof leak in the pavilion roof which is being addressed by the Council's Property Services Team.
- 4.4 The Sub-committee's recommendation was that the refurbishment of the pavilion should be reviewed after the implications of proposal from the EFA or other parties are known.
- 4.5 The latest proposal from the EFA shows the school to one side of the pavilion. The pavilion will therefore be able to effectively serve the playing fields. To allow the Council to respond quickly following any decision relating to proposals affecting the playing fields, a review of costs and options to refurbish or partially rebuild the pavilion is being undertaken.
- 4.6 Work is required to address both the structural integrity of the walls and replace elements of the roof. It is likely the most cost effective solution remains the complete refurbishment or partial rebuilding of the pavilion. Repair of only the failing structural supports is unlikely to be a viable option.
- 4.7 The affordability of this work will not be known until this assessment is undertaken and the funding is limited to the £85K currently in the Council's capital programme. It is believed Warren and District's Residents Association's position remains that they are unwilling to release funds until any proposal from the EFA to build a school on the Playing Fields is rejected.

4.8 The draft accounts for 2015/16 are laid out in section 9 of this report. Following review by the Management Committee and subsequent auditing by the Accountancy Team these will be submitted to the Charity Commission.

## 5. CONTRIBUTION TO STRATEGIC AIMS

5.1 Leisure and Recreation services are a key contributor to producing a sustainable environment and economy within the Borough and to meeting the 2015-18 Corporate Plan objective for "Keeping the town clean, safe, green and active."

### 5.2 Equal Opportunities:

5.2.1 Being mostly free to use and open every day, parks are particularly important to people with limited income and limited open space at home. There is little barrier to use, whether by ethnic origin, social background, physical or financial means. Consequently, parks and open spaces in general are the most frequently used Council service by choice.

5.2.2 Enhancements to the town's leisure facilities will encourage greater and safer use by the local community. Access to improved local facilities is essential in order to provide everyone with an opportunity to improve their quality of life.

### 5.3 Sustainability Implications:

5.3.1 Parks and open spaces are a key contributor to a sustainable and healthy environment whilst encouraging an active and healthy lifestyle of those participating.

5.3.2 Well-designed and well-maintained public open spaces and leisure facilities contribute to social well-being and help reduce the fear of crime.

## 6. COMMUNITY ENGAGEMENT AND INFORMATION

6.1 Consultation with user groups will be required before any refurbishment works are undertaken.

## 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 An Equality Impact Assessment will be considered before any works are undertaken.

## 8. LEGAL IMPLICATIONS

8.1 These are contained within the report to the Sub-committee highlighting outlining the proposal from the EFA

## 9. FINANCIAL IMPLICATIONS

9.1 The costs of repairs and assessment of options is being funded through the Council's revenue budget.

9.2 Laid out below are the accounts for 2015/16

**Mapledurham Playing Fields  
Income and Expenditure Account  
Year Ended 31st March 2016**

		2015/16	2014/15
<b>Expenditure</b>			
Grounds Maintenance	Scheduled	20,504	20,261
	Playground works	2,328	1,435
Building Maintenance	Programmed	630	852
	Reactive Repairs	4,594	5,786
	Insurance	333	196
Utilities	Water	527	682
	Electricity	563	835
	Gas	734	830
Cleaning	Building Cleaning	3,138	4,045
	Football cover	0	0
	Football renovations & supplies	5,167	5,107
	Commercial Waste Collection	815	815
	Capital Expenditure	-	9,218
	Fundraising Event - Costs	-	3,721
Rates	NNDR	439	429
	<b>Total</b>	<b>£ 39,772</b>	<b>£ 54,212</b>

<b>Income</b>			
	Football Hire	£ 2,000	£ 2,000

	Fundraising Event - reimbursement of costs	£ -	£ 3,720
	Parish Income	£ -	£ -
	Building Hire	£ 12,113	£ 11,212
	Tennis Lease	£ 1,265	£ 1,255
	<b>Total</b>	<b>£ 15,378</b>	<b>£ 18,187</b>

Net Subsidy from Reading Borough Council

<b>£ 24,394</b>	<b>£ 36,025</b>
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## 10. BACKGROUND PAPERS