

Points Raised at Fit4All Second Review

2nd November 2016 at Council Offices

Reading Borough Council
Chris Brooks
Ben Stanesby
Bruce Tindall

Mapledurham Playing Fields Foundation
Mark Corbett
Gordon Watt

1. The object of Mapledurham Playing Fields Foundation (MPFF) is not aligned with the object of The Recreation Ground Charity, often referred to as Mapledurham Playing Fields (MPF). In particular the object of MPFF is to benefit particular disadvantaged groups whereas the object of MPF is to provide and maintain a recreation ground for the people of Mapledurham and Reading. Charity Commission clarification on this point has been requested. (MPOFF)
2. Mapledurham pavilion and car park have been registered as Asset of Community Value (ACV) by The Warren and District Residents' Association (WADRA). There is no mechanism for WADRA to deregister the pavilion and car park as ACVs and merely foregoing the opportunity to bid for them may not fully resolve the issue. Mr. Tindall will determine what process has to be followed. (RBC)
3. Re page 1 requirements of RBC as trustee bullet point 3. As written Caversham Trents Football Club's 'Right to Hire' appears to imply a degree of exclusivity, which would not be acceptable to the trustee, Reading Borough Council (RBC). It is suggested that the details of this arrangement are redrafted to make it clear that it is primarily afforded to enable access to grants, improve pitches, etc. (MPFF)
4. Re page 1 requirements of RBC as trustee bullet point 3. It has not yet been confirmed that the 'Right to Hire' agreement will satisfy Sport England's funding conditions. This will be checked with Berks and Bucks County Football Association. (MPFF)
5. Re. page 2 requirements of RBC as local authority bullet point 2. It was pointed out that the proposed £21,000 contribution from RBC would have to be approved by RBC Policy Committee. (No action required)
6. Re. page 3 recent volunteer initiatives bullet point 2. It is contended that the CTFC lease was withheld pending a guarantee of funding not pending the EFA proposal. It was further contended that other, potentially conflicting, prospective lease arrangements had to be resolved before any further agreement could be reached. This will be checked in the Mapledurham Management Committee minutes and amended as necessary. (MPFF)
7. Re. page 3 recent volunteer initiatives bullet point 4. It is believed that part of Mapledurham Playing Fields is already designated a local nature reserve. BS will provide the link to a map showing this designation. If it is not, then the part of Mapledurham playing Fields to be designated must be specified. (MPFF)

8. Re. page 4 Objective Step 1. Need to state that funds raised by WADRA comprise £75,000 banked and £25,000 promised, by Festival Republic, on signing of the contract for restoration of the pavilion. Also need to state the medium in which the promise has been made (i.e. word of mouth, email or manuscript communication). (MPFF)
9. Re. page 6 MPFF trustees bullet point 9. It was suggested that the trustees should include both an RBC councillor and an RBC officer. (MPFF)
10. Re. page 7 point 2. A number of concerns were raised concerning the amounts and terms and conditions of the loan from the Charity Bank.
 - Concern was raised that the quotation received may understate the full cost of restoration of the pavilion because there are a large number of exclusions. (MPFF)
 - A question was raised as to whether the spec, against which the quote was produced, covers both Phase 1 and 2. This should be clarified. (MPFF)
 - What happens if the cost overruns – will the Charity Bank extend the loan? It should be made clear that the terms of the loan will be a matter for negotiation between the Charity Bank, RBC as trustee of MPF and MPFF. (MPFF)
 - What recourse does the Charity Bank have if MPFF defaults on its repayments? It should be made clear that the terms of the loan will be a matter for negotiation between the Charity Bank, RBC as trustee of MPF and MPFF. (MPFF)
 - Does the Charity Bank require a charge on the land? If so what is it? It should be made clear that the terms of the loan will be a matter for negotiation between the Charity Bank, RBC as trustee of MPF and MPFF. Until this is resolved should include in the business plan as an unsecured, with higher interest rate. (MPFF)
11. Re. page 4 turnaround step 2. It is suggested that the area of the proposed new changing rooms should be specified, as there is sometimes concern about using open space to build changing rooms. (MPFF)
12. Re. page 4 turnaround step 3. Need to clearly identify what ground maintenance will be undertaken by Caversham Trents Football Club. (MPFF)
13. Re. page 5 turnaround step 4. It is thought that the provision for moving playground, in the business plan, is understated. Need to include a sinking fund for replacement of play equipment. (MPFF)
14. Re. page 10 business plan ground maintenance. Need to include provision for additional ground maintenance tasks identified by RBC Parks Department. (MPFF)
15. Re page 78 Funding. Need to state explicitly that MPFF is eligible for funding from all sources detailed as per their published terms and conditions. (MPFF)