

To: Councillor D Edwards (Chair)
Councillors Ayub, James, Warman and
Woodward

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26 April 2019

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NOTICE OF MEETING - MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE 7 MAY 2019

A meeting of the Mapledurham Playing Fields Trustees Sub-Committee will be held on Tuesday, 7 May 2019 at 6.30 pm in the Council Chamber, Civic Offices, Reading. The Agenda for the meeting is set out below.

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5. LANDSCAPE UPDATE REPORT	MAPLEDUR HAM	23 - 68
This report updates the Sub-Committee on the outline programme of works to implement the approved Landscape Plan and seeks approval to appoint contractors to carry out the works.		
6. MAPLEDURHAM PAVILION UPDATE	MAPLEDUR HAM	69 - 82
This report updates the Sub-Committee on the current position in relation to the pavilion and planned future action.		
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This report recommends that officers be authorised to formally investigate the implications of the Mapledurham Recreation Ground Charity entering into a deed of dedication and liaise with Fields in Trust and (if necessary) the Charity Commission regarding entering into a deed of dedication in respect of the charity.

This report was published on 29 April 2019.

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Present: Councillor D Edwards (Chair);
Councillors Ayub, K Edwards and Warman

Apologies: Councillors Woodward

6. MINUTES

The Minutes of the meeting of the Sub-Committee held on 20 June 2018 were agreed as a correct record and signed by the Chair.

7. MAPLEDURHAM MANAGEMENT COMMITTEE

Councillor Ballsdon presented, as Chair of the Mapledurham Playing Fields Management Committee, comments from the Management Committee regarding the officer reports submitted to this meeting of the Sub-Committee. She also made comments as the ward councillor for Mapledurham.

8. MAPLEDURHAM PAVILION

Further to Minute 5 of the Sub-Committee's meeting on 20 June 2018, the Head of Economic & Cultural Development and Valuation Adviser submitted a report updating the Sub-Committee on discussions with Warren District Residents Association (WADRA) regarding refurbishment works to bring the Mapledurham pavilion back into use, and seeking authority to enter into an agreement with WADRA to carry out the works subject to the final agreement of terms.

The report noted that a proposal from WADRA to carry out works to the pavilion had been considered and agreed at the meeting of 20 June 2018. Officers and members of WADRA/Mapledurham Playing Fields Action Group had subsequently met on a number of occasions to ensure that the works proposed were fit for purpose and to minimise any 'wasted' expenditure in the event that the pavilion was fully refurbished in the future. Detailed Heads of Terms had been sent to WADRA and covered a number of issues including the revised cost of works, the proposal that the Trustees client the works for tax efficiency reasons and a revised specification.

The report explained that the main outstanding issue related to financial liability in the event that unexpected works were identified. It was hoped that this could be resolved shortly, and the report therefore recommended that the Head of Legal and Democratic Services, in consultation with the Chair of the Sub-Committee, Valuation Advisor and Leisure and Recreation Manager, be authorised to approve the final detailed terms.

A plan showing the proposed works was tabled at the meeting.

Resolved -

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- (1) That progress to date be noted;**
- (2) That the Head of Legal and Democratic Services be authorised to agree the final terms of the proposed refurbishment, in consultation with the Chair of the Sub-Committee, the Valuation Advisor and the Leisure and Recreation Manager;**
- (3) That the Head of Legal & Democratic Services be authorised to execute all legal documents that would be necessary to give effect to the above resolutions.**

9. MAPLEDUHAM PLAYING FIELDS LANDSCAPE UPDATE REPORT

The Head of Economic and Cultural Development submitted a report giving an update on preparatory work for improvements at Mapledurham Playing Fields, including archaeological investigations and discussion with Caversham Trents FC on the proposed facilities.

The report explained that Oxford Archaeology had undertaken a series of archaeological investigations to inform the development of the Landscape Master Plan and planning application. A geophysical survey had been undertaken across the Playing Fields to identify features that might contain archaeology, and a series of trenches had been dug across the site to investigate the features identified in the geophysical survey. Most had been found to represent variations of natural geology, but various archaeological features including a large D-shaped Roman enclosure had been found. Further deep excavations had then been undertaken, at locations off the football pitches, to establish whether any Palaeolithic archaeology was present, but nothing of significance had been found. Archaeological investigations within the school site would be undertaken by the EFSA from November 2018 onwards.

The report stated that as a result of the investigations the Landscape Master Plan would be amended to protect the Roman archaeology found to the northwest corner of the sports fields, but that the full range of mitigation and enhancement previously reported was still believed to be deliverable within the budget identified. An updated Plan including the location of the children's play area, and the additions of lighting the central avenue and a small overflow 'grasscrete' carpark area to the north of the proposed school, as approved by the Sub-Committee at the previous meeting, would be submitted to a future meeting. The report set out a projected timetable for securing planning approval for the external works.

The report also noted that preparatory work had commenced on plans for the Pavilion, including dialogue with Caversham Trents FC, who had stated that match funding towards the provision of an artificial turf pitch and other improved facilities would be more beneficial to the club than the inclusion of additional changing rooms. It was therefore proposed that the refurbishment of the Pavilion retain the existing layout, and omit the additional changing rooms, with the cost savings to be allocated to a fund for

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match/contributory funding by the Trust or partner clubs for improvement to facilities on the playing fields such as an Artificial Turf Pitch.

The report also informed the Sub-Committee that Judicial Review Proceedings in regard of the Heights School planning permission had been commenced on 21 September 2018, and that a Judicial Review Hearing had been set for 20 November 2018. The planning application submission and contractor procurement for the external works would not take place until the outcome of the Judicial Review was known, and it was therefore possible that these could be delayed.

Resolved -

- (1) That the work to date be noted;**
- (2) That amendments to the Landscape Master Plan to protect the Roman archaeology be reported to a future meeting of the Sub-Committee;**
- (3) That, following representations from Caversham Trents, the inclusion of two additional changing rooms be omitted from the proposed scheme and the monies saved be allocated to contributory/match funding for future grant applications by the Trust and its partners.**

10. CHARITY COMMISSION ADVICE

Further to Minute 5 of the meeting held on 20 June 2018 the Head of Legal and Democratic Services submitted a report providing the Sub-Committee with an update on the steps taken to facilitate the grant of a Lease of part of the Recreation Ground to the Secretary of State, and an update on consultation with the Charity Commission in relation to the proposed grant of the Lease.

The report explained that, following the Sub-Committee's meeting on 20 June 2018, the Head of Legal & Democratic Services had instructed VWV (external solicitors advising the Council as trustee of the Charity) to write to the Charity Commission to notify them of the decisions taken by the Sub-Committee, and to seek their views and advice on the power of disposal exercisable by the Council (as trustee of the Charity) in order to grant the Lease. Having reviewed all of the material submitted to the Sub-Committee and the decisions taken at that meeting, the Commission had confirmed that they agreed that the Council (as trustee of the Charity) could rely upon the statutory power of disposal conferred by section 6 of the Trusts of Land and Appointment of Trustees Act 1996 (TLATA) in order to grant the Lease to the Secretary of State; and that they also agreed that the Council (as trustee of the Charity) had complied with the statutory requirement under section 121 of the Charities Act 2011, so that no further publication of the proposal to grant the Lease was required.

The Charity Commission had also advised that the Council (as trustee of the Charity) did not need the Commission's consent to grant the Lease and that the Commission would now close its regulatory authority case in relation to the Charity. The Commission would not be actively monitoring the implementation of the decision to grant the Lease but had

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suggested that the Sub-Committee might wish to notify them of any key developments and milestones. The Commission's advice meant that, subject to the points raised below, the Sub-Committee was now in a position (under charity law) to grant the Lease.

The report also explained that, following the Sub-Committee's decision at the previous meeting, the Head of Legal & Democratic Services had engaged with the Education and Skills Funding Agency (ESFA) in order to seek to agree the arrangements for the grant of the Lease. It was proposed that, subject to the outcome of a judicial review, officers be authorised to take the following steps:

- An Agreement for Lease (AFL) and form of Lease should be negotiated and agreed with the ESFA; the Lease to be substantially in the form of the draft lease previously approved by the Sub-Committee and in line with the non-legally binding heads of terms previously entered into with the ESFA;
- The AFL should be entered into as soon as possible, but the grant of the Lease be subject to the judicial review proceedings having been completed and the review being unsuccessful;
- A Community Use Agreement for use of the Free School's facilities to be entered into with the School and the agreed form annexed to the AFL;
- The AFL and Lease should be entered into by the Council as Charity trustee of the Charity in reliance on the general power conferred by TLATA to dispose of land;
- The premium of £1.36m due from the Secretary of State in respect of the grant of the Lease to be paid on completion of the Lease;
- Provisions to be agreed with the ESFA in relation to the consequences of any legal challenge being brought in relation to the entry into the AFL and/or the grant of the Lease.

Resolved -

- (1) That the Head of Legal and Democratic Services be authorised to:**
 - a) Negotiate and agree the terms of the agreement for lease ('AFL'), community use agreement ('CUA') and Lease on the basis proposed in Section 4;**
 - b) Arrange for the AFL to be entered into by the Council as trustee of the Charity;**
 - c) Arrange, subject to the resolution of the judicial review proceedings on a basis which it was considered enabled the Council as trustee of the Charity to properly grant the Lease, for the Lease and CUA to be entered into by the Council as trustee of the Charity;**

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- d) Take all other such steps as considered to be reasonably necessary to implement the decisions taken by the Sub-Committee on 20 June 2018;
 - e) Report to the Charity Commission on such milestones and other developments as considered appropriate.
- (2) That a report be submitted to the next meeting of the Sub-Committee on the completion of the AFL, CUA and Lease and on any other issues it was considered should be brought to the attention of the Sub-Committee.

(The meeting closed at 6.49 pm)

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READING BOROUGH COUNCIL

MAPLEDURHAM PLAYING FIELDS MANAGEMENT COMMITTEE

MINUTES OF THE MEETING HELD ON 29 MAY 2018

Present:

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

Also in attendance:

Mr R Bentham	Warren & District Residents' Association
Mr R Bale	CARPS (Catchment Area Residents' Preferred Site)
Mr S Bolton	Caversham & District Residents' Association
Mr C Brooks	Head of Legal & Democratic Services
Mr S Brown	Caversham Trents Football Club
Mr K Macrae	Friends of Mapledurham Playing Fields
Mr D Mander	Caversham Trents Football Club
Ms E Miles	Mapledurham Playing Fields Foundation & Warren & District Residents' Association
Mr B O'Neill	Local Resident
Ms N Simpson	Committee Administrator
Mr B Stanesby	Leisure & Recreation Manager

1. MINUTES & MATTERS ARISING

The Minutes of the meeting held on 3 January 2018 were confirmed as a correct record, subject to replacing "more than 5%" with "a net area of at least 10%" in paragraph 8 of Minute 3, to read:

"Nigel Stanbrook also referred to the issue of whether the CC would have to be involved in the disposal of land, noting that the land involved was a net area of at least 10% of the trust's area and that he thought that this would therefore require revision of the charity scheme and involvement of the CC."

Further to Minute 3 (2), Chris Brooks said that he had yet to investigate further with the Charity Commission officers what was meant by the section in the Minutes of the meeting with the Charity Commission on 10 November 2017 about the misunderstanding of the Management Committee's status and role and he would report back to the next meeting.

AGREED: That the position be noted.

2. PROPOSAL TO REPAIR MAPLEDURHAM PAVILION

Ben Stanesby submitted a report on a proposal to undertake structural repairs to the pavilion received from the Mapledurham Playing Fields Action Group (MPFAG). The report also identified how the notice board at the entrance to Mapledurham Playing Fields was managed.

The report explained that an outline proposal to undertake structural repairs to the pavilion at no cost to the Charity had been received from MPFAG on 17 April 2018. Plans and elevations for the proposal were appended to the report.

The proposed work included:

- a) Replacing the front entrance, side kitchen & rear fire doors.
- b) Rebuilding southern external hall & store wall and boarded windows using fibre grain cladding.
- c) Replacing and upgrading corroded steel work, including bracing in existing hall truss roof & steel post support structure.
- d) Existing ceilings removed and replaced in the store and hall, with new suspended ceiling system and lighting grid as described. Store ceiling to be insulated as described.
- e) Existing sills and fascias to be inspected and locally repaired.
- f) Patch repairs to the flat roofs by others as described.
- g) Relaying the terrace.

Discussions between the Council's Corporate Property Manager and MPFAG's architect had been ongoing at the time of writing the report to determine the extent of work required to make the building serviceable. An initial estimate of approximately £35K including VAT had been made for the work. This excluded some items such as roof repairs and glazing and the scope of work was still to be explored. The costs of repairing the pavilion were therefore still to be fully established.

A meeting was scheduled for the morning of 29 May 2018 to confirm more details of the proposal, which was likely to include:

- a) Confirmation of funding sources.
- b) Conditions associated with funding/work.
- c) Who the Trustees had a formal agreement with.
- d) How the work would be managed/overseen.
- e) How the Trustees would be indemnified.

Ben Stanesby reported at the meeting that the meeting between officers and MPFAG had been held earlier in the day in order to clarify these issues, and he was expecting a letter of confirmation from WADRA about what conditions they would require in order to release funds to pay for the proposal for partial repair of the pavilion to allow it to re-open. He said that he understood this was likely to include a guarantee that the pavilion would continue to operate in the long term. It had been noted at the meeting earlier in the day that the proposal would allow the pavilion to be brought back into use without any cost to the Trustee and that the proposal would be considered at the Trustees Sub-Committee on 20 June 2018.

Robin Bentham confirmed at the meeting that WADRA had modified its original position that it would only release its funds if the school proposal did not go forward, as it was felt important to get the pavilion back into operation as soon as possible, and exact details about the conditions for release of the WADRA money were being developed.

Ben Stanesby said that it was not yet known whether the repair works might cause any problems with future refurbishment works on the pavilion, and explained that the intention was to make progress on both the MPFAG proposal and the ESFA proposal, so that, as soon as a strategic decision had been made, the necessary work could be carried out to quantify assurances for MPFAG and WADRA and, if it was feasible, works could be undertaken to the pavilion to enable it to reopen as soon as possible.

The meeting agreed that everyone wanted the pavilion to be re-opened as soon as possible, but it was noted that any works needed to be done prudently to avoid wasting money.

Further to Minute 6 (a) of the previous meeting, the report explained that, from time to time the notice board at the entrance to the playing fields became over full with old and out of date notices or excessive advertisements being attached to it. There might also be occasions when inappropriate notices were added to the board.

It stated that members of the management committee, officers of clubs (and associations) and council employees regularly passed the notice board. The most effective method of managing the notice board would be for these people to keep an eye on the board removing old or inappropriate notices, following a common sense approach. If there was a lack of space, priority on the board should be given to information about activity taking place within the Ground and/or in the Pavilion and other community information relating to the neighbourhood. Any concerns should be reported to the Leisure and Recreation Team.

AGREED:

- (1) That the report be noted;
- (2) That the proposal from Mapledurham Playing Fields Action Group be noted and officers continue to work with MPFAG and WADRA to identify the scope and detail of the proposal and report to the Mapledurham Playing Fields Trustees Sub-Committee and back to the Management Committee;
- (3) That members of the Management Committee or key stake holders monitor the condition of the notice board and address any concerns to the Leisure and Recreation Team.

3. MAPLEDURHAM PLAYING FIELDS LANDSCAPE MASTERPLAN & DRAFT OPTIONS REPORT

Ben Stanesby submitted a report with, attached, a draft report being prepared for submission to the Mapledurham Playing Fields Trustees Sub-Committee meeting on

20 June 2018, which presented a Landscape Masterplan for the Playing Fields and an evaluation of the impact on the amenity value of the Ground of three possible options for the future. The draft Master Plan and Draft Options report were being presented to the Management Committee for feedback, to be fed into the Sub-Committee meeting on 20 June 2018.

The draft report explained that the Trustees Sub-Committee meeting on 9 January 2018 (Minute 8 refers) had instructed the officers advising the Trustees:

- (1) to prepare a “masterplan” for the Mapledurham Recreation Ground (‘The Ground’) which identified on an indicative basis how the ESFA lease premium could be applied if the ESFA proposal were to be accepted (in line with the Charity Commission's regulatory advice on this point dated 29 November 2017); and
- (2) to prepare an options report which, taking into account the masterplan, enabled the Sub-Committee to evaluate the impact of the three options on the amenity value of the Ground for beneficiaries of the Mapledurham Recreation Ground Charity (the “Charity”) (again, in line with the Charity Commission's regulatory advice on this point).

In this connection, the draft report explained that the three options were:

- the status quo;
- the ESFA proposal; and
- the Fit4All proposal made by the Mapledurham Playing Fields Foundation.

It also explained that:

- (1) The Sub-Committee had previously concluded that, in principle, the ESFA proposal was capable of enhancing the amenity value of the Ground and that, if finally accepted by the Sub-Committee, would make available a lease premium of £1.36M from the ESFA which could be applied for the improvement and enhancement of the Ground; and
- (2) The Council's Planning Applications Committee had granted planning consent to the ESFA proposal on 4 April 2018 subject to a number of conditions, including a Section 106 Agreement for the payment of an additional £375k to mitigate the negative impact of The Heights Free School being relocated to the Ground. This additional £375k was payable by the ESFA in addition to the lease premium identified above and had to be applied to pay for the works of mitigation identified by the Planning Applications Committee.

The following documents were attached to the draft report:

- | | |
|-------------|---|
| Appendix A: | Landscape Master Plan - Mapledurham Playing Fields |
| Appendix B: | Report on Results of Mapledurham Playing Fields public consultation, <i>Have your Say</i> , Summer 2017 (including the Mapledurham Playing Fields Foundation (“MPFF”) ‘Fit4All’ proposal (at Appendix 6)) |

Appendix C: Equality Impact Assessment

In the light of the Planning Applications Committee's decision to grant permission for The Heights Free School envisaged by the ESFA proposal, the ESFA proposal included both a £1.36M consideration payment to improve and enhance the Ground, and a £375k payment for the mitigation of the development of The Heights Free School. Therefore, a total of £1.735M was available to the Sub-Committee for mitigation and improvement works.

The Landscape Master Plan provided more details of the mitigation and improvement works, including costs.

The draft report stated that the Landscape Master Plan had been shared, on 14 May 2018, with organisations who historically had used the Ground, including the Pavilion. These included: the Warren & District Residents' Association, Caversham Treants Football Club, Mapledurham Lawn Tennis Club, Warren and District Residents' Association, Mapledurham Tennis Club, Magikats After-school, Soul Ball, Escape Toddler Group, Bridge Club, Spikey Club, 69th Scout Group, Friends of Mapledurham Playing Fields, and Mapledurham Playing Fields Action Group. It also stated that the plan had been presented to the Management Committee on 29 May 2018, and that the feedback from this round of consultation would be reported to the Sub-Committee meeting.

In paragraph 5, the draft report considered each of the three options for the future of the Ground - the ESFA Proposal for relocation of the Heights Free School, the Status Quo and the Fit4All Proposal - and made an assessment as to which would best enhance the amenity value of the Ground for the beneficiaries of the Charity.

The Landscape Master Plan had been drawn up with direct reference to the results of the *Have Your Say* public consultation exercise, undertaken with beneficiaries in summer 2017, and had itself been the subject of consultation with stakeholders and partners, as described above. The proposals in the Landscape Master Plan had been informed by the availability of capital funding of £1.735M flowing from the ESFA proposal for mitigation and improvement works to the Ground. This funding was subject to the Sub-Committee agreeing the option to dispose of 1.231 acres of land at Mapledurham Playing Fields to the ESFA for the re-location of The Heights Free School to the site, and the Council (as trustee of the Ground) entering into a unilateral undertaking with the ESFA to enable the Section 106 Agreement to be concluded. That decision would be addressed in another report to the Sub-Committee.

The draft report asked the Sub-Committee to consider which of the options for the future of the Ground it considered was in the best interests of the Charity and its beneficiaries, having regard to the Charity Commission's regulatory advice dated 20 November 2017 and the provisions set out in the Landscape Master Plan at Appendix A (as regards the ESFA proposal) and the Fit4All proposal within Appendix B.

If the Sub-Committee concluded that the ESFA proposal continued to be the preferred option for the Ground in the best interests of the Charity then the draft report also asked the Sub-Committee to:

- (1) agree the mitigation works to the Ground to be funded through the £375k Section 106 agreement (set out in paragraph 4.2 of the draft report);
- (2) agree the improvements and enhancements to the Ground to be funded through the £1.36M consideration payment from the ESFA (set out in paragraph 4.8); including one of two options to improve the Mapledurham Pavilion (set out in paragraph 4.9);
- (3) agree the commencement of preparatory work (set out in paragraph 4.14) to facilitate a timely implementation of the mitigation and improvement works before the school moved to its site in the Grounds in September 2020; and
- (4) note that these mitigation and improvement works would require the closure of large sections of the Grounds for the duration of the works.

Paragraph 4.2 of the draft report stated that the Landscape Master Plan identified a series of mitigation works that were required to be undertaken to offset the negative impact of the development of The Heights Free School at the Ground. These mitigation measures were to be undertaken by Reading Borough Council, funded from the £375k Section 106 planning gain arising from the relocation of the School.

These included:

- a) Upgraded driveway from Woodcote Road.
- b) Improved pedestrian and vehicle access to Playing Fields from car park.
- c) Resurfacing existing car park, and provision of 4 disabled parking bays.
- d) School Multi-Use Games Area available outside school hours at no charge.
- e) New cycle stands.
- f) New fencing and gates to fields from car park.
- g) Children's play area re-provided.
- h) Existing basketball court returned to grass.
- i) Re-grading of sports turf areas.
- j) Drainage to the northern section of the western sports turf area.
- k) Breedon gravel path from Chazey Road to pavilion.
- l) Boundary footpath around western side of playing fields.
- m) Replacement of furniture lost in reconfiguration.
- n) Replacement tree planting (Liquidambar) avenue along axial path.

Paragraph 4.8 of the draft report stated that the following enhancements had been identified to be undertaken as a core improvement within the landscape plan, reflecting the results of the consultation, in the total sum of £286k:

1. Extending drainage across the whole of the western sports turf area (Pitch 1) (£94k).
2. Extended play area (£25k).
3. Formalised boundary treatment on Hewett Avenue (£12k).
4. Additional benches (£11k).
5. Fitness trail (£18k).
6. Entrance improvements (ground reinforcement, signage, gate posts) (£5k).
7. Tree planting (5 specimen trees) (£2k).

8. Maintenance funding for capital work (eg roof replacement) (£100k).
9. Landscaping around the pavilion to create an area of visual interest or continuation of parkland features (eg avenue) (£25k).
10. Surveys and fees (planning, Archaeology etc) (£40k)

The draft report stated that the option to provide a floodlit artificial turf pitch (ATP), while supported, also attracted slightly more negative comments. This option would need further consideration in the future and was beyond funds currently available.

Paragraph 4.9 of the draft report stated that there were two options for improving the Mapledurham Pavilion.

OPTION A:

Refurbish the changing rooms, meeting room and toilets (incorporating disabled toilet). Demolish the hall and ancillary facilities. Rebuild the hall and ancillary facilities but with a smaller hall 80m² size. This would require both planning permission and building control applications.

The avenue of trees running through the Ground might be extended to the main car park. The School hall would provide facilities for the larger events that were occasionally run within the Pavilion.

The estimated cost was £925k.

OPTION B:

Refurbish the Pavilion throughout, retaining existing layout and therefore only requiring a building control application. Previous proposals had identified undertaking work to areas requiring most work and returning to undertake further refurbishments subsequently. The proposed option would deliver a Pavilion as close to “as new” as possible, providing the associated benefits in the costs of maintenance. These costs had been produced by external quantity surveyors.

A landscaped area would be developed at the end of the avenue of trees to produce a focal point and area for relaxation.

The estimated cost was £825k.

Paragraph 4.12 of the draft report explained that, depending on which option for the Pavilion was chosen, £104k (Option A) or £204k (Option B) would be left for further improvements/enhancements. The Landscape Master Plan identified a number of options as to how these funds could be utilised:

- a) Install pedestrian lighting along the main path from Chazey Road towards the Pavilion. (£30k)
- b) Extend the car park to support use of both the Pavilion and Ground. Possible options to provide 12 additional spaces:

- (i) Extend car parking into area north of the School site with tarmac for 12 Cars (£45k)
- (ii) Alternatively extend car parking into area north of the School site with reinforced turf/Grasscrete to allow the area to be used for occasional overflow parking (£35k)
- c) Extend the Pavilion to provide two additional changing rooms to support use of the second adult pitch (£197k)
- d) Allocate unspent funds to support funding applications to improve facilities by either the Council as Trustee or partner organisations. This could include new changing rooms, an artificial turf pitch, changing facilities or other recreational facilities. This would allow further funding to be levered into improving facilities.

Ben Stanesby gave a presentation on the masterplan, giving more explanation of the options set out above.

Steve Brown, Club Secretary for Caversham Trents FC (CTFC), addressed the Management Committee, highlighting key points from the CTFC's response to the consultation proposal (set out in an appendix to the Users' Report - see Minute 4 below), and the points made included:

- The CTFC Committee objected to the school proposal because it failed to deliver an ATP to mitigate the loss of pitches and/or substantially enhance the amenity value of the playing fields, and this objection had been backed by members in a vote.
- Fit4All should be pursued, but if a school was to be built, then Option B should be pursued.
- Extension of the car park should be a priority.

Nigel Stanbrook went through the comments of users on the draft Landscape Masterplan, which were detailed in the appendices to the Users' Report (see Minute 4 below). He stressed the importance of the users' comments being considered by the Sub-Committee and Ben Stanesby said that it was intended to attach all the responses from stakeholders in full to the Sub-Committee report and address them in the report. Nigel Stanbrook summarised some of the users' comments and noted certain points, including:

- Elisa Miles had made extensive detailed comments on the masterplan in her response.
- WADRA comments: The plan created disruption and dislocation of the recreational activities for a protracted period; it was missing information about the school's hours and days of operation; the planting plans omitted mitigation for the loss of the 100 or so mature trees; the pavilion should remain the focal point and not be hemmed in by the playground; the plan did not offer a scale of magnitude for how well the issues were mitigated or enhanced.

- CTFC comments: Sport England said the proposal did not currently adequately meet the exceptions set out in Sport England's policy; there shouldn't be any fencing of pitches outside the school grounds.
- FOMPF comments: The revised layout of football pitches had a devastating impact on the mature trees and the landscape plan sacrificed mature trees. The avenues should be native trees, not ornamental, and there were no indicative costs for the avenue or additional planting. They did not want additional planting in The Clumps, and they wanted to create a woodland area in the oval on their plan.
- MPFAG comments: They opposed the school plan and, without a business plan, how could they judge its sustainability? There was no mention of a Deed of Dedication and where was the compensatory land? They had concerns for the car park management and how this would be operated. Their view was that the plan was almost entirely mitigation and not enhancements for the users.
- MPFF comments: They felt that whether or not to accept the proposal to build the school could not properly be decided until the Community Use Agreement had been proffered and ratified.

The recommendations to the Management Committee within the covering report were:

- 2.1 That the Management Committee should consider whether the Landscape mitigations and core enhancements were appropriate (as identified in section 2.2 (2) and 2.2(3) of the accompanying draft options report).
- 2.2 That the Management Committee should consider which of the two options for the pavilion and further enhancements should be preferred (as identified at section 2.2(4) of the accompanying draft options report).
- 2.3 Following consideration of these items (2.1 and 2.2 above), the Management Committee should consider which of the three options: the ESFA proposal and accompanying Landscape Plan, the Fit4All proposal or the status quo should be preferred (set out in section 2.1 of the draft options report).

The Management Committee discussed the recommendations and the members expressed their views.

Recommendation 2.1 - Whether the Landscape mitigation and core enhancement works set out in para 4.2 of the masterplan report and improvement and enhancement works set out in para 4.8 of the masterplan report were appropriate:

- Hopper - The mitigation works in para 4.2 were ok, except he did not support the liquidamber trees, as FOMPF preferred native species. He had no problem with the ten enhancements in para 4.8.
- Stevens - The mitigation works seemed acceptable, rather than "appropriate".

- Stanbrook - He said that some Users views were that there should have been more items included in the mitigations rather than enhancements or further enhancements, so these points should be made to the Sub-Committee.

The Management Committee therefore did not have a joint view to present to the Sub-Committee on these, as the members of the Management Committee had differing views.

Recommendation 2.2 - Which of the Options A and B for the pavilion in para 4.9 of the masterplan report should be preferred and then which further enhancements in para 4.12 should be preferred.

There were mixed views from members of the Committee:

- Hopper - Thought Option B was preferable to Option A. It was cheaper, therefore additional benefits were possible. He wanted the hall to stay the same size and on the same footprint.
- Stanbrook - Preferred Option B, plus other options if they were available on re-opening the pavilion.
- Knee-Robinson - Thought Option A was preferable as it gave more options in future and more space, so was better for future use.
- Stevens - Thought Option B was preferable but did not see why they had to choose, as both looked possible - he was undecided.
- Ballsdon - She would like to see the hall being the same size and would like to see modern provision, but wanted to avoid it being a short term fix - she was undecided.

However, all wanted to have at least the same size hall in the pavilion, make the best use of the available money, and reopen the pavilion as soon as viable, but not just as a short term fix.

The Committee noted all the further enhancement possibilities in para 4.12, but Councillor Ballsdon noted that the extension of the car park into the area north of the school site would be welcomed by CTFC, but the residents living there did not share that opinion, Keith Knee-Robinson did not support the lighting, and Nigel Stanbrook said that users felt there should be more items included as mitigation, rather than enhancements or further enhancements. The Management Committee therefore did not have a joint view to present to the Sub-Committee on these, as the members of the Management Committee had differing views on Options A & B.

Which of the 3 options - either the ESFA proposal & landscape plan, the Fit4All proposal or the status quo - should be preferred:

Status Quo - It was agreed that none of the Committee supported this.

Fit4All proposal:

- Stanbrook - This would satisfy and meet the Users' requests without the school, and the users would prefer it.
- Knee-Robinson - He supported this with caveats as he did not think the proposal was right for the future.
- Stevens - He did not think the Management Committee should pre-empt the Sub-Committee's decision.
- Hopper - He did not support the Fit4All proposal, as officers had identified significant issues with the proposal in terms of ongoing viability.
- Ballsdon - She did not support the Fit4All proposal as it "did not stack up".

ESFA proposal:

- Stevens - He did not think the Management Committee should pre-empt the Sub-Committee's decision.
- Hopper - He supported the ESFA proposal, with money available for the playing fields in the long term.
- Ballsdon - She supported the Sub-Committee going with the ESFA proposal.

Regarding the landscape masterplan:

- Keith Knee-Robinson suggested that the security of the site, especially at night time, should be considered. Currently the car park was often used up until 2am and vandalism of the pavilion had been carried out at that time. It would be sensible to secure the site with a barrier or gate, as at Albert Road recreation ground. Ben Stanesby said that he would give this consideration for inclusion in the Sub-Committee report.
- The meeting considered the position of the playground, and it was suggested that it could be moved further to the east than shown on the plan, to prevent reduction of the view from the pavilion, as long as it did not impinge on the footpath or cause noise problems to people living to the east of the playing fields. Ben Stanesby indicated that the playground could probably be moved further east and this would be considered.
- Concern was expressed about the possible impact of roots from the proposed tree-lined path on the nearby football pitches

AGREED:

- (1) That the reports, and the fact that the Management Committee did not have an overall joint view to present to the Sub-Committee on the masterplan and draft options report, be noted;
- (2) That the differing views of the members of the Management Committee, as set out in the points above, be recorded, and

considered by officers as they took work forward and finalised the masterplan for submission to the Sub-Committee;

- (3) That Councillor Ballsdon address the Mapledurham Playing Fields Trustees Sub-Committee meeting on 20 June 2018 as Chairman of the Management Committee, presenting the views of the members of the Management Committee on the report.

4. MAPLEDURHAM PLAYING FIELDS USERS REPORT

Nigel Stanbrook tabled a report on behalf of Users of Mapledurham Playing Fields and Pavilion. The report had appended detailed responses to the draft Landscape Master Plan, which formed part of the users' report, from Robin Bentham (WADRA), Elisa Miles (WADRA & Mapledurham Playing Fields Foundation), Steve Brown (Caversham Trents Football Club), Steve Ayers (Friends of Mapledurham Playing Fields), Gordon Watt (Mapledurham Playing Fields Foundation) and Martin Brommell (MPFAG), which had also been considered in the agenda item on the master plan above.

The report also stated that the toddlers' playground needed clearing of weeds and long grass and Ben Stanesby said that he would investigate.

AGREED:

- (1) That the report be noted;
- (2) That Ben Stanesby investigate the situation with regard to clearing the toddlers' playground of grass and weeds.

5. DATE AND TIME OF NEXT MEETING

AGREED: That the next meeting be organised by email when needed.

(The meeting started at 6.30pm and finished at 9.05pm)

READING BOROUGH COUNCIL

REPORT BY HEAD OF ECONOMIC & CULTURAL DEVELOPMENT

TO:	MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE		
DATE:	7 MAY 2019		
TITLE:	LANDSCAPE UPDATE REPORT		
LEAD COUNCILLOR:	COUNCILLOR EDWARDS	PORTFOLIO:	MAPLEDURHAM PLAYING FIELDS CHAIR OF TRUSTEES
SERVICE:	TRUSTEE OF CHARITY	WARDS:	MAPLEDURHAM
LEAD OFFICER:	BEN STANESBY	TEL:	0118 937 3276
JOB TITLE:	LEISURE AND RECREATION MANAGER	E-MAIL:	ben.stanesby@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 The Landscape Master Plan agreed by Trustees was submitted and received planning approval on 16th April 2019. Costs were sought to implement the plan within existing approved budgets for the scheme. The recommendation is to appoint Agripower Ltd and RBC Parks for these works.
- 1.2 To update Trustees on the outline programme of works to implement the approved scheme. This programme is heavily dependent on suitable weather conditions and agreement with the Department for Education (DfE) contractor on maintaining access through the MPF community carpark into the playing fields. Contingency plans are being developed if access through the car park becomes problematic.
- 1.3 To update the Trustees on the works by the DfE to the MPF community carpark.
- 1.4 To update the Trustees that the existing approved budget to refurbish the pavilion still remains at £825k including fees and contingency.
- 1.5 To update the trustees on the completion of the Community Use Agreement between the Council and School.
- 1.6 The following documents are attached to the report:
 - Appendix 1- Approved landscape plan
 - Appendix 2 - community use agreement

2. RECOMMENDED ACTION

- 2.1.1 That the outline programme for the landscape plan, DfE works to the MPF community car park, financial breakdown of the funds including the budget for the pavilion refurbishment, and the tennis club planning application are noted.
- 2.1.2 That the Assistant Director of Legal & Democratic Services and the Assistant Director of Economic & Cultural Development are authorised to appoint Agripower Ltd for a contract sum of £681,815 and RBC Parks for a contract sum of £191,869 to carry out the works to implement the approved landscape plan.
- 2.1.3 That the contents of the community use agreement appended to this report are noted.

3 POLICY CONTEXT

- 3.1 Reading Borough Council holds the Ground in its capacity as charity trustee ("Trustee") of the Charity. The Charity is registered with (and therefore regulated by) the Charity Commission. The charitable 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. "

The beneficiaries of the Charity, therefore, are the inhabitants of the Parish of Mapledurham and the Borough of Reading. The Ground is an asset of the Charity and is held "in specie" i.e. specifically in order to advance the Charity's object.

- 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.

4. CURRENT POSITION

4.1 Tennis Club Planning Application

- 4.1.1 Mapledurham Lawn Tennis Club has applied for planning permission to floodlight the remaining two unlit courts of their total four courts. Two courts are already floodlit and no complaints have been received about the use of the tennis courts in the last two years.
- 4.1.2 The proposal is to install 6 new lighting columns - 6.7m high mounted LED floodlight panels. A further 6 floodlighting panels to be added to 5 of the

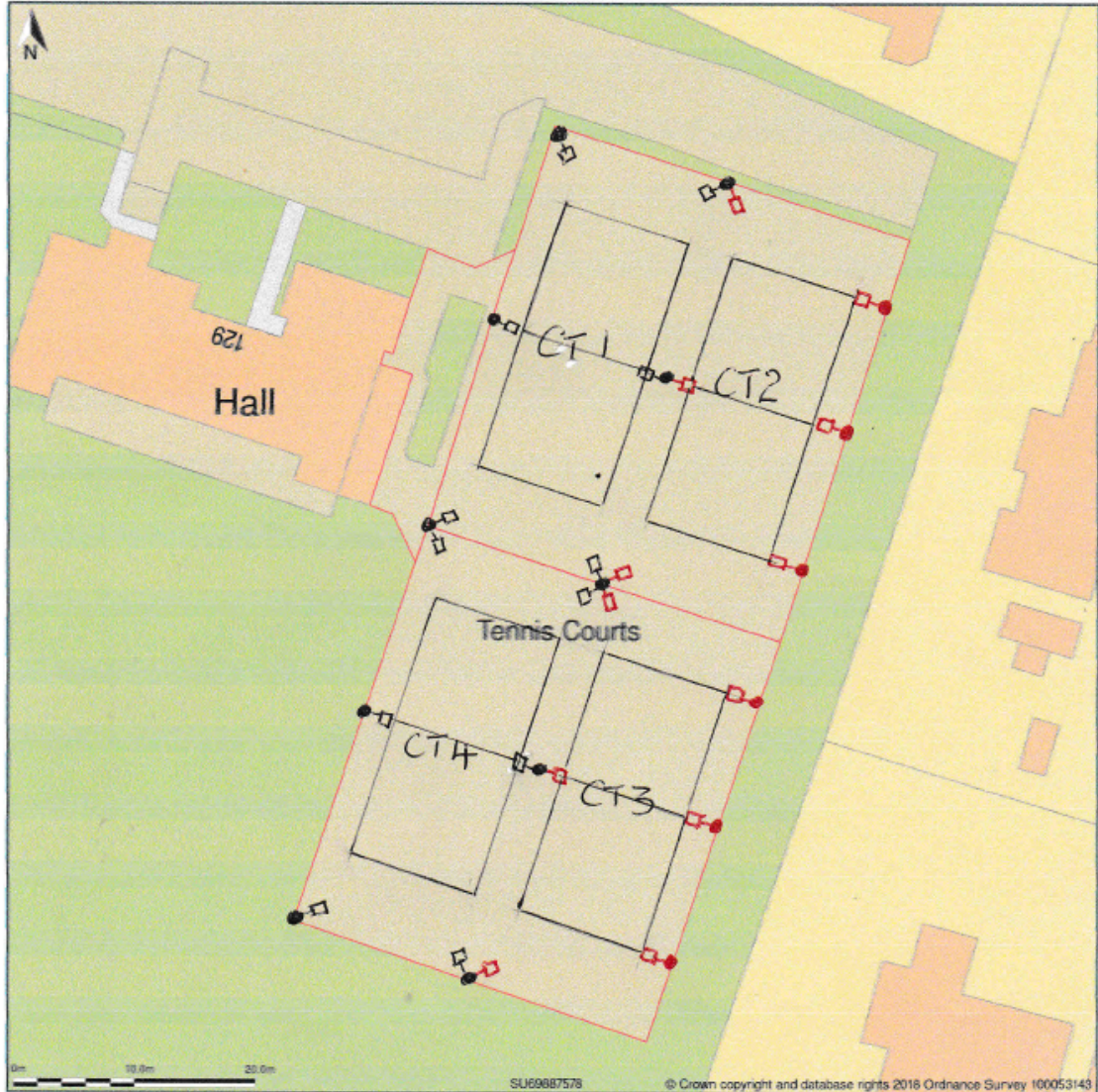
existing panels. Additional lighting will allow increased use of the facilities outside peak times, complementing the objects of the trust.

4.1.3 The two courts proposed to be illuminated are those closest to properties in Knowle Close (See plan below). The club are proposing that the lighting may be used until 10pm each evening in line with the hours of use of courts that are already lit.

Block Plan

Mapledurham Lawn Tennis Club

SCALE 1:500



Block Plan shows area bounded by: 469841.66, 175739.94, 469931.66, 175829.94 (at a scale of 1:500), OSGridRef: SU69887578. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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KEY: EXISTING COLUMNS ● PROPOSED COLUMNS ●
 EXISTING LIGHTS ◻ PROPOSED LIGHTS ◻

4.1.4 While the increased use is in line with the objects of the trust there may be an impact on the adjacent properties. A consultation will be undertaken as

part of the planning process and an evaluation of the impact of the development undertaken. It would be appropriate to use the consideration of the planning committee to inform the trustees in coming to a decision on whether to agree the increased floodlighting on its playing fields.

4.2 Landscape plan

- 4.2.1 Changes to the landscape plan were approved unanimously by members of the Trustee Sub Committee in February this year and submitted for planning approval on 11th February 2019.
- 4.2.2 The proposals identified within the landscape plan gained planning permission on 16th April 2019. The landscape plan has now been summarised and is attached to this report as Appendix 1.
- 4.2.3 Costs for works identified below to implement the plan have been received and assessed by the scheme's external cost consultants as bona fide prices. These costs remain within the approved funding allowance for these works. Section 7 (Financial Implications) provides more details of the costs.

The largest element of works procured to be carried out by Agripower Ltd are the drained sports pitch terrace to the eastern side of the playing fields and the new children's play area. The cost of the works also includes £105k of provision for importing topsoil as a contingency to meet Sport England quality standards. The contractor is however confident that the method employed for stone screening will negate the need to import topsoil.

The smaller element of works procured to be carried out by RBC Parks are the footpaths with associated furniture & lights, trim trail, trees, and Hewett Avenue boundary fencing.

The only item yet to be procured is the proposed small overflow parking area to the north of the new school and adjacent to the existing community car park.

- 4.2.4 The intention is to implement the landscape plan in phases to factor in weather conditions and the need to re-provide improved sports pitches by the start of the 2020 football season. This outline programme is heavily dependent on suitable weather conditions and agreement with the Department for Education (DfE) contractor on maintaining access through the MPF community carpark into the playing fields. Contingency plans are being developed if access through the car park becomes problematic.

Summer/Autumn 2019: Sports pitch regrading and drainage works to form new sports pitch terrace area; new children's play area, western side perimeter footpaths. We aim to start the sports pitch works from 17th June 2019 onwards (This is dependent on the DfE contractor being able to maintain access to the playing fields from the community carpark).

Winter 2019: Trees planting

Spring/Summer 2020: Central avenue footpath, trim trail, small overflow parking area, secondary drainage to the new sports pitch terrace area

4.3 School Development

- 4.3.1 The area being leased to the Department for Education has been secured by Heras fencing. Kier have been appointed by the DfE to undertake pre commencement works to prepare the site for the school. This includes additional ground investigation works within the school site and community carpark to inform their design.
- 4.3.2 Kier are looking to start on site mid-June 2019 with the aim still to open the school by September 2020.
- 4.3.3 It is proposed to explore letting the area identified as the overflow car park to the DfE/Kier for them to use a site compound/car parking on the basis they undertake groundworks to prepare the area as the overflow carpark in the future.

4.4 Community Use Agreement

- 4.4.1 The community use agreement has been completed between the Council and Heights School.
- 4.4.2 The Community use agreement identifies public use of the multi-use games area, school hall and School car park as below.

2. Hours of Access for Community Use

- (a) Subject to the exceptions in paragraph 2 (b) below the Sports & Community Facilities shall be available for Community Use as set out below.

TERM-TIME

School MUGA: Mon-Fri: 5.15pm-10pm; Sat: 1pm-6pm; Sun: 9am-6pm

School Staff Car Park: Mon-Fri: 6.00pm-11pm; Sat: 1pm-6pm; Sun: 9am- 6pm

School Hall indoor facilities: Mon-Fri: 6.00pm-11pm; Sat: 1pm-6pm; Sun: 9am-6pm

SCHOOL HOLIDAYS

School MUGA: Mon-Fri: 9am-10pm; Sat/Sun: 9am-6pm

School Staff Car Park: Mon-Fri: 9am – 10pm; Sat/Sun: 9am - 6pm

School Hall indoor facilities: Mon-Fri: 9am-10pm; Sat/Sun: 9am-6pm

- (b) Outside School Core Times the School shall on a maximum of 12 occasions in any calendar year have priority use for each of the School Hall and the School MUGA for school-related events and activities unless otherwise agreed in writing by the Community Use Committee. No less than 10 days' notification shall be provided to the Community Use Committee of the School's requirement to use such facilities on these specified occasions.

- 4.4.3 More detail is provided in the appended community use agreement (Appendix

2).

5. CONSULTATION

- 5.1 A comprehensive consultation exercise was undertaken in the summer of 2017 to establish the views of beneficiaries, which generated 3,313 valid responses. This was reported in detail to the Sub Committee on 9 January 2018. This was used as the basis for developing the landscape plan
- 5.2 A further round of consultation was undertaken as part of the decision making process by planning when determining the application for the landscape works.

6. EQUALITY IMPACT ASSESSMENT

- 6.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to-
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.2 In this regard you 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.
- 6.3 An updated equality impact assessment (EIA) for the Landscape Plan was undertaken and reported to the June 2018 Sub-Committee. There has been no material change to the proposals being made and the EIA remains valid.

7. FINANCIAL IMPLICATIONS

- 7.1 The 20th June & 22nd October 2018 Sub-Committee approved:

£ 232k for landscape improvement works

£ 30k for the footpath lighting

£ 262k Sub-total

£ 35k for a small overflow parking area north of the new school

£ 825k for the pavilion refurbishment

£ 100k for maintenance capital works

£955k Sub-total

Funding available

Enhancement
£1,360k - lease payment
£ 85k - S106 pavilion works

£1,445k Sub-total

Mitigation
£380k - S106 DfE payment
£407k - RBC Capital provision

£787k Sub-total

- 7.2 The landscape works (except the small overflow carpark) have been procured and the following costs assessed & verified by the external cost consultant:

Agripower Ltd: sports pitch terrace and children's play area cost: £576,815**
RBC parks: other landscape items (except the small overflow carpark): £191,869
Fees for the above works: £138,000
Total costs to date: £906,684** funded by £230k** enhancement & £676,684 mitigation

This leaves £144k plus £105k of contingency** of unallocated enhancement funding for future consideration by Trustees for schemes such as match funding for a grant applications. This also assumes that the overflow carpark is delivered outside of the enhancement funding.

There also remains £825k of funding for the pavilion refurbishment yet to be procured.

**This excludes £105k provision for importing topsoil to comply with Sport England pitch quality for pitch improvement works which will form part of Agripower contract sum of £681,815

8. LEGAL IMPLICATIONS

- 8.1 The Sub-Committee has been delegated the power by the Council acting in its capacity as sole corporate Trustee of the Charity to act in the best interests of the Charity and its beneficiaries.
- 8.2 The landscape works are classified as a 'Works' contract and the cost falls well below the threshold which would require an OJEU advertisement for a 'Works' contract. The procurement of these works has been conducted in accordance with the Council's Contract Procedure Rules.

9 BACKGROUND PAPERS

- 9.1 Mapledurham Playing Fields Trustees Sub-Committee - 9th January 2018.
9.2 Mapledurham Playing Fields Trustees Sub-Committee - 20th June 2018.
9.3 Mapledurham Playing Fields Trustees Sub-Committee - 22nd October 2018.
9.4 Papers prepared for Mapledurham Playing Fields Trustees Sub-Committee 30th January 2019.

Mapledurham Playing Fields Upper Woodcote Road, Caversham Reading

1. Introduction

- 1.1 Mapledurham Playing Fields (The Playing Fields) is a recreational park of about 11 hectares, located to the north of the Borough in Caversham, on the Upper Woodcote Road. The site is owned by the Mapledurham Recreation Ground Charity (Charity), the freehold of which is vested in the Official Custodian for Charities. The Playing Fields have been in the trusteeship of Reading Borough Council since 1985.
- 1.2 The site is set out mainly as football pitches. There are four tennis courts, two of which are floodlit, and are leased and maintained by Mapledurham Lawn Tennis Club. There is a car park, accessed from the Upper Woodcote Road.



- 1.3 There is a pavilion, which serves as changing and social rooms for the tennis and football clubs, attached to a community hall. The hall is in poor condition, and is currently closed. In the past, it was available for hire by

clubs, children's and youth groups, other community groups, and private parties.

- 1.4 The site is the subject of a proposal with planning permission by the ESFA to build The Heights Primary School (The School) on an area of 1.231 acres to the north-west. This particular document does not cover the area set aside for the school, but is intended to make specific what is required in respect of recreational provision and landscaping to the rest of Mapledurham Playing Fields to mitigate the effects of locating a school on a well-used section of The Playing Fields. The plan also indicates zones for enhancement and improvement, with detail to be identified as detailed plans and specifications are produced.
- 1.5 This document has been prepared for the members of the Mapledurham Playing Fields Trustees Sub-Committee. The Sub-Committee has delegated authority to take decisions as Trustee in relation to the Charity.

2.0 Background and Need

- 2.1 The Education and Skills Funding Agency (ESFA) has sought planning approval from the Local Planning Authority, subject to legal agreements, for The School to be built on 1.231 acres of Playing Fields Plan 1 ESFA Mitigation Plan (appended to the end of this plan). The School includes a 188m² school hall and 22mx33m Multi-Use Games Area which will be made available for community use outside school hours.

Mitigation

- 2.2 The School will impact upon the visual amenity and introduce a number of pressures onto the Playing Fields. This includes both increased use and changing patterns of activity, access and demands. These will require mitigation but also provide the opportunity to increase the recreational use of the Playing Fields.

The mitigation to be undertaken is:

1. Provision of football pitches at least equivalent to the current provision in terms of capacity and quality.
2. New relocated play area (because the existing play area will need to be removed to allow re-provision of football pitches).
3. New tree planting (because some of the existing trees will need to be removed to allow re-provision of football pitches).
4. Car parking reconfiguration to accommodate both playing field and pavilion use (including tennis) with use of the school staff car park for public use out of school hours.
5. New pedestrian and cycle paths to accommodate the significant daily increase in people arriving at the site to access and leave the school.
[egress is a noun not a verb!]

6. Lighting of car parking for the safe passage of children during winter school arrivals and departures.
7. Introduction of management regimes to ensure car parking is available for Playing Field and pavilion users.
8. Entrance improvements to accommodate the significant daily increase in people arriving at the site.
9. New bins and seating to replace those lost through reconfiguration of the Playing Fields.
10. Free access to the school Multi Use Games Area (MUGA) to offset loss of basketball court.

Enhancement and Improvement

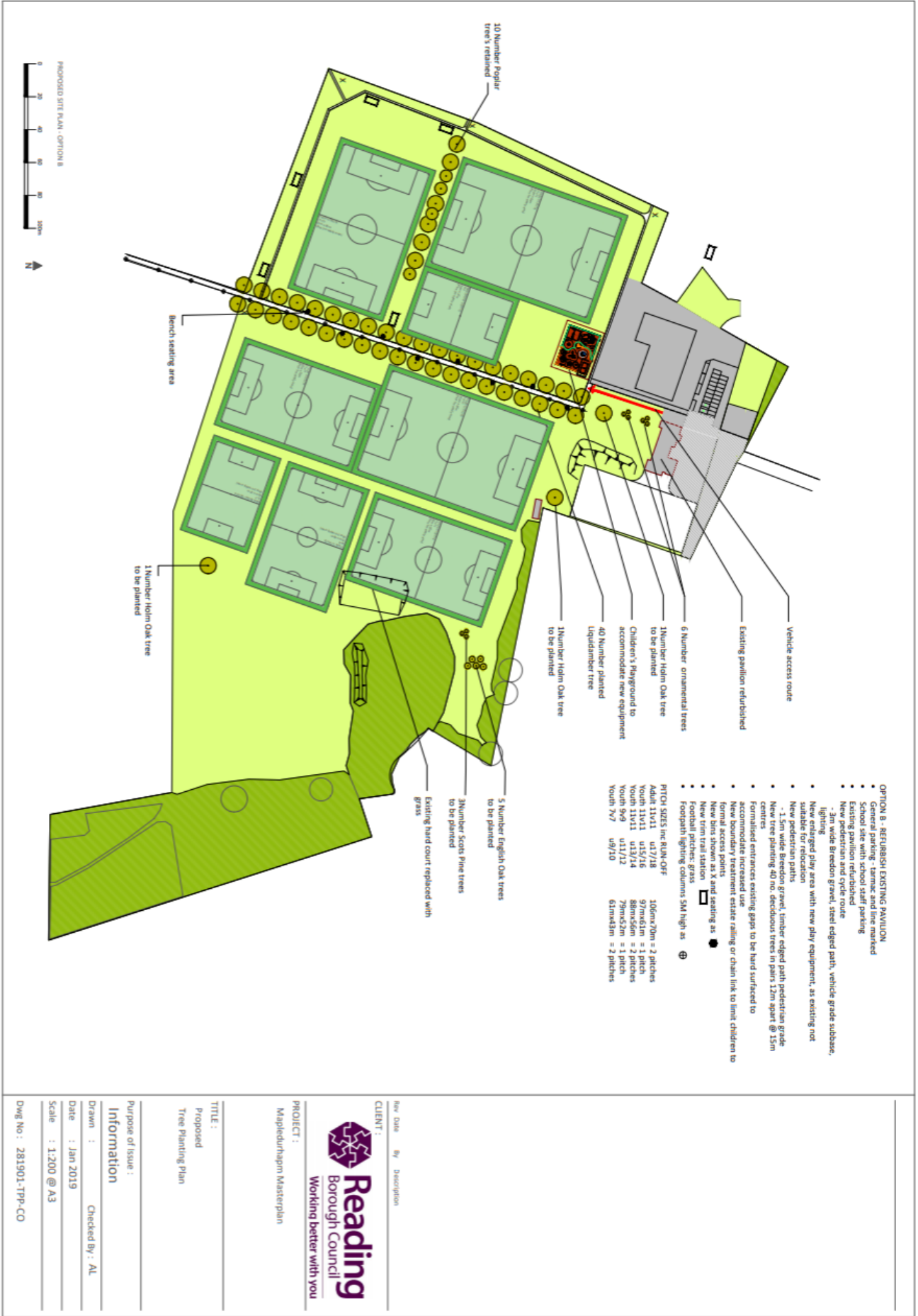
2.3 A public consultation was carried out in the summer of 2017 in respect of the ESFA proposal, and an alternative proposal, Fit4All, submitted by the Mapledurham Playing Fields Foundation (MPFF). The consultation sought the views of beneficiaries on the relative merits of the two proposals for the site in recreational terms. Respondents were also asked about what improvements/enhancements to amenity value they wanted to see at the Playing Fields. These are recorded in the table below, and provide a background to the proposals for enhancements set out in this document.

Items that should be either included or excluded from Proposal	Items that should be included in any improvements	Items that should be excluded from any improvements
Undertake options A-G (as per proposal in Consultation)	2439	
A. Pavilion upgrade	170	10
B. Footpath network	108	22
C. Entrance improvements	77	24
D. Small floodlit artificial turf pitch (ATP)	69	64
E. New furniture	79	16
F. Tree Planting	76	27
G. Grass football pitch improvements	73	27
H. Upgrade small floodlit ATP pitch to full size	125	138
I. Upgrade play area & move	256	69
J. Fitness Stations	136	117
K. Relocate Asphalt area	88	108
L. Boundary improvements	91	98
M. Maintenance sum	198	72
Swimming pool	10	
Lighting	10	
Café	10	
Cricket	10	
Tree planting	10	
Toilet	10	

- 2.4 In terms of what respondents want to see on the site, there is most support for items A to G as a package of works, as shown in the table: they were supported by 2,439 out of 3,313 responses received (74%).
- 2.5 When respondents have considered the individual elements of the proposal, the provision of a Floodlit Artificial turf pitch (items D & H) has received a neutral response.
- 2.6 There is clear support for moving and upgrading the play area and some support for including fitness stations on the site. There is greater ambiguity about other proposals.
- 2.7 The areas of enhancement and improvement include:
1. Rebuild or refurbishment of the Pavilion
 2. Improvement to further area of sports turf to allow greater flexibility in use.
 3. Expansion of the play area and improved access to it to accommodate greater number of users and a wider range of abilities.
 4. Expansion of car parking to accommodate greater use.
 5. A non intrusive new boundary treatment to include estate railings or chainlink along Hewett Avenue to limit the movement of children to formal access points.
 6. Fitness stations located adjacent to paths to form a fitness trail.
 7. A tree-lined footpath connection between Chazey Road entrance and the pavilion along with a boundary footpath connecting to the main path and running adjacent to Hewett Avenue.
 8. Additional furniture to support greater use.
 9. Funds reserved to support applications for funding to improve the Playing Fields further.
 10. A fund to support applications for grants to lever in further capital to make further improvements eg extended changing or artificial turf pitch. This would be typically used as contributory or match funding.
 11. Lighting along the main path running from Chazey Road entrance to the pavilion.
 12. Provide an increase in car parking.

3.0 Plan

The plan shows below illustrates the changes being made and layout of playing field



- OPTION B - REFURBISH EXISTING PAVILION**
- General parking - tarmac and line marked
 - School site with school staff parking
 - Existing pavilion refurbished
 - New pedestrian and cycle route
 - 1.5m wide brendon gravel, steel edged path, vehicle grade subbase, 120mm deep
 - New enlarged play area with new play equipment, as existing not suitable for relocation
 - New pedestrian paths
 - 1.5m wide Brendon gravel, timber edged path pedestrian grade
 - New tree planting 40 no. deciduous trees in pairs 12m apart @ 15m centres
 - Formalised entrances existing 8ggs to be hard surfaced to accommodate increased use
 - New formalised entrances with estate railing or chain link to limit children to formal access points
 - New bins shown as X and seating as ●
 - New tram station
 - Football pitches: grass
 - Footpath lighting columns 5M high as ⊕
- PITCH SIZES inc RUN-OFF**
- | | | |
|-------------|--------|------------------------|
| Adult 11x11 | u17/18 | 106m x 70m = 3 pitches |
| Youth 11x11 | u13/14 | 92m x 64m = 1 pitch |
| Youth 9x9 | u11/12 | 88m x 56m = 3 pitches |
| Youth 7x7 | u9/10 | 79m x 52m = 1 pitch |
| | | 63m x 43m = 2 pitches |

10 Number Poplar tree's retained

Bench seating area

1 Number Holm Oak tree to be planted

5 Number English Oak trees to be planted

3 Number Scots Pine trees to be planted

Existing hard court replaced with grass

40 Number planted Liquidamber tree

11 Number Holm Oak tree to be planted

6 Number ornamental trees

1 Number Holm Oak tree to be planted

Children's Playground to accommodate new equipment

Existing pavilion refurbished

Vehicle access route

Rev Date By Description

CLIENT : **Reading Borough Council**
Working Better with you

PROJECT : Mapledurham Masterplan

TITLE : Proposed Tree Planting Plan

Purpose of Issue : Information

Drawn : Jan 2019 Checked By : AL

Date : 1:200 @ A3

Dwg No : 281901-TPP-CO

4. Design Approach to Mitigation and Enhancement / Improvement

- 4.1 The location of the school will be adjacent to the car park and only 10m from the existing pavilion. It will separate visually the playing fields from the main vehicle and pedestrian access off the Upper Woodcote Road. The proposed school site also penetrates, albeit marginally, the main extent of the Playing Fields from Hewett Avenue on the west side to the sloped copse, orchard and woodland on the east side. If the Playing Fields are not to feel like left-over space, it is important to introduce a strong visual element that creates a spatial organising principle.

5. Timing of Works

- 5.1 Work will be undertaken prior to the school opening in September 2020 commencing in summer 2019 .
- 5.5 Pavilion works should be progressed as soon as permissions are obtained and procurement completed.

6. Pavilion

6.1 Enhancement

The existing pavilion will be refurbished, reconfiguring some of the storage/secondary meeting space to accommodate a larger kitchen and toilets. The existing two sports changing rooms would remain. A landscaped area at the end of an avenue running from Chazey Road entrance would be used to produce a focal point to the avenue rather than the edge of the pavilion. This is less expensive than option A, with funds being available to undertake other enhancements.

Additional changing rooms may be added subsequently as funding allows (contributory funding is available).

7. Access

- 7.1 There are the following barriers to access:

1. The main entrance off the Woodcote Road is difficult to find.
2. There is limited dedicated disabled parking.
3. There is no formal cycle parking.

4. Wheelchair access to the site is difficult (down a steep ramp alongside the steps, or across ground that gets waterlogged in winter).
 5. There is no handrail to the steps.
 6. There are no disabled toilet facilities.
- 7.2 Pedestrian access is achieved on three boundaries, along roads with side pavements of adequate width.
- 7.3 For people arriving by car, Mapledurham Playing Fields and the pavilion are accessed by a driveway off Upper Woodcote Road. There is parking for around 30 cars. This is sufficient for general use, but wholly inadequate for football use or for events. Event parking is available by allowing access on to the playing fields off Chazey Road, when ground conditions allow. The surface of the car park is gravel and road planings, which is difficult for those who are ambulant disabled to negotiate on foot.
- 7.4 In order to resolve the problems identified, the following changes will be made:
- 7.5 Mitigation
- 7.5.1 The car park will be surfaced, and four permanent disabled parking bays will be created in addition to those made available by the tennis club for disabled use during disabled tennis coaching sessions.
- 7.5.2 Directly opposite the driveway, on the southern boundary, is the primary pedestrian access off Chazey Road. The formalisation of a tree lined Breedon gravel path across the playing fields from the Upper Woodcote Road access to the Chazey Road access will improve the walking route across the site. This will create the main visual feature from which the built and recreational facilities are arranged. It is proposed that the path be 3m wide, to accommodate cyclists and pedestrians comfortably.
- 7.5.3 To protect the football pitches and provide dry walkways in wet weather, there should be a perimeter network of narrower breedon gravel surface paths (1.5m wide) to the west of the avenue, linking the entrances on Hewett Avenue with the main route across the park. The entrances on to Hewett Avenue should be hard surfaced for protection from erosion, and the boundary between them fenced with visually permeable fencing to confine children and dogs to formal gateways.
- 7.6 Enhancement
- 7.6.1 A new fully accessible toilet will be installed in the refurbished pavilion.
- 7.6.2 A 3m wide step free asphalt stone chip path with reinforced turf either side will connect the car park to the main path network. This will provide good pedestrian access and support vehicular access for events or emergency vehicles. Details of levels are still to be determined.

7.6.3 The footpath network will support greater use of the fields both during wet weather especially by pushchairs, wheelchairs and people requiring firm, smooth surfaces to walk.

7.6.4 Signage off the Upper Woodcote Road will indicate the entrance to the Playing Fields and the school.

8. Football Provision

8.1 In order to replace the lost football pitches, it will be necessary to remove the children’s playground, the basket-ball court and the trees in the centre of the site. With some levelling and drainage improvements, this will create sufficient space to provide the required number of grass pitches. This would also allow possible future development of an artificial turf pitch, subject to funding and planning approval.

8.2 The current need for football pitches is set out in the table below:

Pitch size including run-off	Weekly equivalents	Peak use	Pitches required		
			Good	Standard	Total
Adult U17/18 11v11 106mx70m	4.5	2	1	1	2
Youth U15/16 11v11 97mx61m		2		1	1
Youth U13/14 11v 11 88mx56m	3.5	4		2	2
Youth U11/U12 9v9 79mx52m	3	3		1	1
Mini Soccer U9/U10 7v7 61mv43m					2

8.3 In addition to the current demand identified above, it is anticipated at least one of the football clubs who have recently left will return when facilities are brought up to an adequate standard. The provision of pitches to be made will be as follows:

Pitch size including run off	Pitches provided		
	Good	Standard	Total
Adult U17/18 11v11 106mx70m	1	1	2
Youth U15/16 11v11 97mx61m		1	1
Youth U13/14 11v 11 -88mx56m	2		2
Youth U11/U12 9v9 79mx52m	1		1
Mini Soccer U9/U10 7v7 61mv43m	1	1	2

8.4 Mitigation

8.4.1 The area to the east of the main central path will be re-graded with improved drainage to provide a “good” quality sports turf catering for 1x adult, 2x under 13, 1x under 12 9v9 and 1x mini soccer. The improvements

to the second adult pitch will accommodate returning teams and represent an enhancement. Pitches on the western side of the playing fields will be dressed. This will provide significant flexibility in how pitches are configured, also allowing for a different mix of pitch sizes to be accommodated as club needs change. The layout also allows for pitches to be moved (rotated) meaning areas of high wear can be rested.

8.4.2 The grading of the sports turf areas will allow re-provision of existing pitches. The further improvements to the drainage of the area to the east of the axial path will accommodate their use by the existing adult teams.

8.5 Enhancement

The extension of the drained area over the full extent of the sports turf to the east of the path will allow intensified use, accommodating existing use and growth in the future. This will allow either expansion of football, laying out alternative sports pitches or use of space for alternative activity.

9. **Basketball Court**

9.1 As part of the School development a Multi-Use Games Area (MUGA) is being provided. This is of a higher standard than the existing basketball court and supports a variety of uses. The existing court is very poorly used not being served by paths or lit.

9.2 Mitigation

In order to provide maximum flexibility in the provision of pitches, the basketball court will be removed. The school MUGA will be made available with free access when not in use by the school.

9.3 Enhancement

The school MUGA will be fenced and of higher quality than the existing hard court. It will also be served by an access path.

10. **Children's Play Provision**

10.1 The existing play area is of poor quality, not served by footpaths and little used in comparison to most other Council playgrounds. The play area will be relocated closer to the pavilion, school and car parking improving accessibility and proximity to support infrastructure.

Given the envisaged very large increase in daily use by children, it will be enlarged to increase the capacity of the play area (both in terms of size and of the number and range of different types of equipment). The play area will consist of a low level fenced space for junior and toddler equipment with appropriate seating for parents.

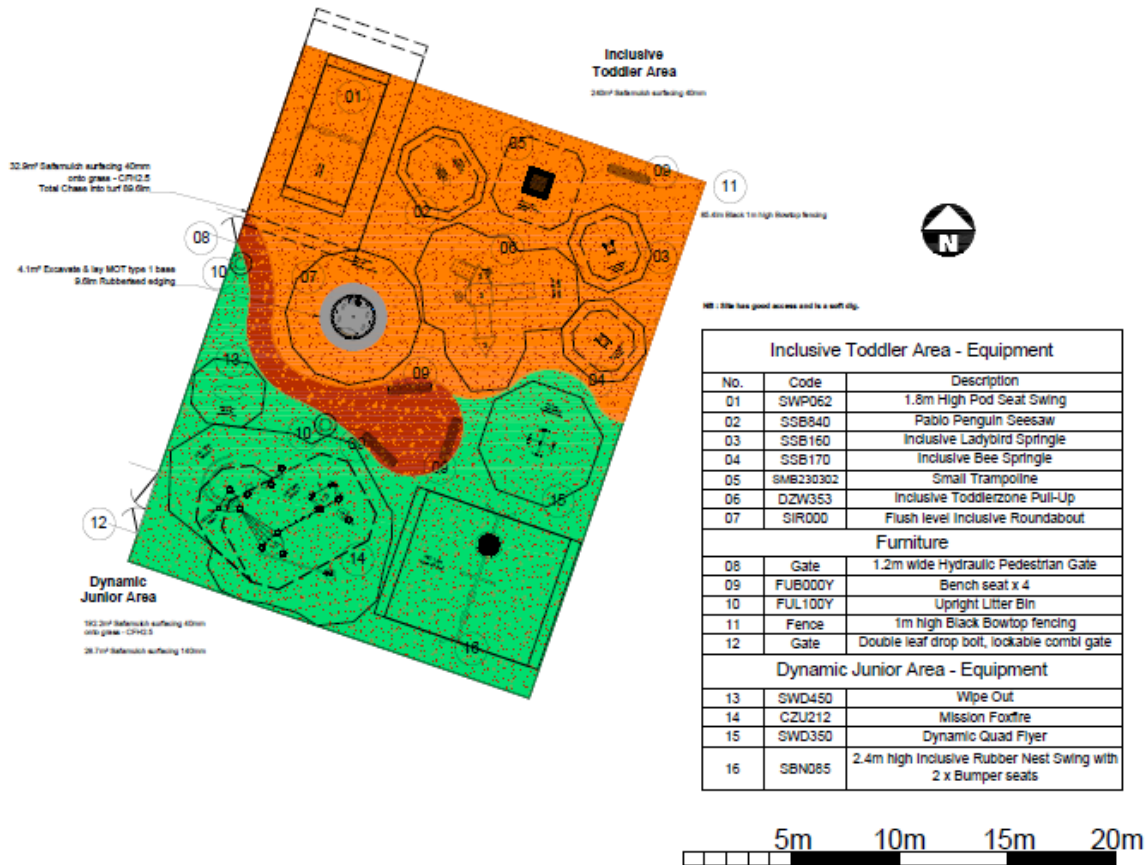
10.2 Mitigation

Re-provision of the play area of a similar size but to current safety standards.

10.3 Enhancement

Expansion of the play area to accommodate an increased range of equipment and making it fully inclusive. This will include non-loose fill safety surfacing, appropriate equipment and access path.

Plan of new play area



11. Car Parking

11.1 The car park has a number of limitations being made from a variety of surfaces that are difficult to maintain. It is inadequately marked out and unable to cope with peak use and it does not drain.

11.2 Mitigation

Tarmac surface of existing car park with lined parking bays and formalising the area to the north of the tennis courts and lighting parts of the most used sections.

Cycle stands to be provided for public use to encourage cycling.

11.3 Enhancement

Expansion of the car park into part of the area to the north of the school. This is now isolated from the rest of the Playing Fields and serves very little recreational purpose. It is likely to be poorly used and potentially abused. Use as a car park will clearly support use of the Playing Fields given the under supply of car parking.

12 **Boundary Treatment and Entrances**

12.1 There will be increased access from Hewett Avenue and Chazey Road.

12.2 Mitigation

Breedon gravel paths will be laid from the internal path network to join entrances from Chazey Road and Hewett Avenue.

12.3 Enhancement

Signage and formalising entrances into the Playing Fields will be undertaken. An estate rail fence will be introduced along Hewett Avenue to encourage people to use the formal entrances only. Vegetation management along Hewett Avenue will be undertaken.

13 **Tree Planting**

13.1 Fifteen trees will be lost as the sports turf area is extended across the Playing Fields with the trees around the play area removed.

13.2 Mitigation

An avenue of 40 liquidambar trees in pairs 12m apart (4.5m from the path edges on both sides) and at 15m centres along its length will be planted along the main central footpath to create an avenue running from Chazey Road to the pavilion.

Five oaks will be planted to the north east of the of the basketball court

Gaps along the boundaries will be planted with native trees.

13.3 Enhancement

Five evergreen specimen trees such as Scots Pine and Holm Oak will be planted in strategic positions to create points of interest.

14 **Furniture**

14.1 With increased use of the playing fields it is important to provide furniture to support use. This is particularly useful for those who are less fit or mobile. Introduction of new activities is likely to encourage a different group of people into using the Playing Fields.

14.2 Mitigation

Existing furniture around the Playing Fields lost through reconfiguration will be replaced.

14.3 Enhancement

- Additional furniture (six seats) to cater for increased use.
- A small outdoor fitness circuit following the boundary path will be installed. This will introduce a new activity likely to serve a different group of people to existing users.

15.0 Maintenance and Investment

15.1 A reserve of £100,000 will be retained from the capital sum to address significant maintenance items which, in the past, have been unable to be addressed such as a roof failure. General day-to-day maintenance will continue to be funded through general income to the Playing Fields or the Council as per current arrangements.

16.0 Summary of Items of Mitigation and Enhancement

The table below identifies elements of the landscape plan by item.

16.1 Mitigation funded and identified through Planning Agreement

Sports pitch (levelling/drainage/ground preparation)
Basketball court removal and reprovision (MUGA)
Play area removal and reprovision
Main central path
West side boundary path (Hewett Avenue)
Tree removal and planting - avenue
Furniture removal and replacement
Entrance improvement Signage

16.2 Core enhancements to be undertaken

Item
B - Refurbish whole existing pavilion 375m2
Sports pitch (levelling/drainage/ground preparation)
Play area extension
Boundary fencing (Hewett Avenue)

Trim trail
New Furniture (6 items)
Specimen trees x5
Entrance improvement Signage
Surveys and fees (planning, archaeology etc)
Landscape to area around pavilion
Main central path lighting
16.4b Small grasscrete overflow car park 12 spaces
Maintenance
Total

Unspent funding will be allocated to other schemes such as match funding for lottery grants by the Trust.

17 AMENITY VALUE

17.1 The loss of the 1.231 acres of land for the school and segregation of a small piece of land to the north of the school does have a negative impact on the Charity's ability to provide recreational opportunities for its beneficiaries at the Playing Fields. Similarly the increased numbers of people using some of the support facilities when accessing the school may have a negative impact on some recreational users of the Playing Fields. These impacts include:

- Reduction in area available for car parking during fetes or other occasional large events.
- Likely small reduction in car parking availability for Playing Field users early weekday evenings.
- Loss of visual amenity attributable to a large building within the existing curtilage of the Playing Fields.
- Congestion at the main entrance to the Playing Fields at school pickup and drop off.

17.2 There are also a number of potential negative impacts from The School's activities and visitors/users to the school:

- Over use of sports facilities for curricular activity.
- Over use of sports facilities through after school activity (formal and informal).
- Damage to grounds through the establishment of through-routes across the field.

- 17.3 However, receipt of the sum of £1.36m from the ESFA will also enable the Charity to improve its facilities for the benefit of its beneficiaries. The daily visitors to the school will also increase the profile of the Playing Fields and encourage its use.
- 17.4 A series of mitigations and enhancements have been identified to ensure the Playing Fields can better serve the Charity's beneficiaries, albeit with some change to the character of the Playing Fields.
- 17.5 Mapledurham Playing Fields, as with parks in general, will provide recreational activities and facilities to a broader range of people than any other type of leisure facility. This plan has considered these in a broad range of categories.

Sport

17.6 Football

The Playing fields currently provide:

- 1 x senior football pitches
 - 2 x undersize senior pitches
 - 1 x junior 11-a-side pitch
 - 2 x 9-a-side pitches.
 - 3 mini soccer areas matches until October training thereafter.
- (All standard quality at best)

This will accommodate the following games per week

- 6 x senior games (or substituted junior games)
- 3 x junior 11-a-side
- 4 x 9-a-side
- Multiple training sessions on mini soccer areas and across pitches

The proposed lay out provides

- 2 x senior football pitches (full FA size) (Quality 1xgood 1x standard)
- 3 x junior 11 aside (2x good quality, 1 x standard)
- 1 x 9-a-side (good quality)
- 2 x seven a side (1x good and 1x standard quality)
- Space to provide training areas or further 5v5, 7v7 or 9v9 pitch

Pitch size including run off	Pitches provided		
	Good	Standard	Total
Adult U17/18 11v11 106mx70m	1	1	2
Youth U15/16 11v11 97mx61m		1	1
Youth U13/14 11v 11 -88mx56m	2		2
Youth U11/U12 9v9 79mx52m	1		1
Mini Soccer U9/U10 7v7 61mv43m	1	1	2

This will accommodate the anticipated demand for football games per week:

6 x senior games (or substituted junior games)

7 x junior 11-a-side

4 x 9-a-side

6 x 7 aside

Multiple training sessions on non-marked areas and across pitches or on additional pitch(s) if marked out.

There is clearly an increase in the capacity of the site to accommodate football and school use.

The provision of a second set of changing rooms would support use of a second adult pitch. This would provide a further increase in amenity.

17.7 Informal Sport

The improved sports turf areas will continue to support *informal games*. The increased awareness of the site and better access links is likely to increase this use.

The current tarmac area is of little use, of poor quality, unfenced and only has basketball hoops. There is no access path, discouraging use when ground conditions are damp. Free access to a high quality multi-use games area outside of school hours will clearly improve the usability of facilities.

The tennis courts/club will be unaffected in the long term.

It is anticipated that overall sports use will increase.

17.8 Community Events

Car parking on the field currently happens very occasionally during the year as the general management approach is to discourage this due to damage to the grounds. It will still be possible to marshall vehicles onto the field if ground conditions are good to provide overflow parking.

The changes to the landscape will have a limited impact on the ability to conduct events.

17.9 Walking and Dog Walking

The reduction in the area available for dog walking is limited. The provision of a circular path will provide a route for dog walkers in wet weather. A variety of landscape types, woodland, close mown grass, orchard and conservation grass are continued to be provided. The raised profile of the site is likely to increase the number of people using the site for this purpose especially if dropping off and collecting children at the school

On balance the amenity for all walking will increase.

17.10 Children's Play

An increase in size of the playground with better links to entrances including via paths, will significantly better serve parents and children. The higher profile and immediate adjacent school will also increase use.

The proposal will significantly improve children's play provision and participation.

17.11 General Recreational Activity

The reduction in total area is unlikely to have a material impact on general recreation. The range of landscape types remains broadly unchanged affording the same variety of recreational activity from flying a kite to picnicking to simply sitting and whiling away a sunny afternoon.

The improvements in access arrangements and raised profile of the site will increase the levels of use of the park for general recreation.

17.12 Visual Amenity

The provision of sports facilities and organisation of activity will attract many users to participate in these events. The quality on a landscape in terms of visual amenity will significantly influence whether people choose to visit and make use of an open space particularly on a casual basis.

The development of the School will have a negative impact on the aesthetics as people come to use the Playing Fields from the Woodcote Road entrance. The School will also replace a green tree belt bordering the Playing Fields when viewed from within the park. In contrast the formalising and tidying of the car park will improve this entrance and the refurbishment, or rebuilding, of the pavilion will address some significant elements detracting from the visual amenity.

The loss of trees from within The Playing Fields will detract from the visual amenity and there will be a reduction in the variety of views although at times the very open nature of the Playing Fields and lack of cohesive structure of the landscape makes the area feel under-designed and uncared for.

The development of a large and visually strong liquidambar avenue will provide a significant and focal feature and additional area of interest. The medium term extension of the line of fastigate trees to replace the Lombardi Poplars and the avenue will significantly reduce the visual dominance of the school by drawing the eye away and across the site. Similarly the planting of 5 specimen trees will add further areas of interest.

An assessment of impact on visual amenity is subjective and different people will have a different view. On balance it is believed there is a slight reduction in visual amenity initially, but as trees mature the impact will be neutral.

17.13 Fitness and Exercise

The installation of a circular route will promote use of the park by a wide variety of people who would otherwise not use the park, particularly benefitting the less mobile, elderly and those with pushchairs. The installation of fitness stations provides a new facility likely to serve a group of people who may not already be using the Playing Fields. Experience at other parks in Reading indicate that this feature is likely to be well used.

The paths will also support cycling for both commuting and a form of play for children.

The installation of paths and fitness stations will increase the amenity of the Playing Fields.

17.14 Conservation/Nature/Education

The loss of trees around the play area will have a negative impact upon biodiversity. The planting of 40 Liquidambar, 5 specimen trees and 5 oaks will provide more trees than lost, however, the use of ornamental trees will support a narrower group of animals and invertebrates than native trees. The purpose of the avenue is to compensate for the loss of amenity from the tree loss rather than habitat. They also need to not impact upon sports pitches, limiting the choices available. A range of habitats e.g. woodland, woodland edge, conservation grass, orchard, are retained.

The opportunity for people to support the management of the green infrastructure will be unchanged. With the increased use and presence of the school, it is likely the Playing Fields will be increasingly used to educate young people in ecology.

The planting of the specimen trees and group of oaks in addition to the avenue will compensate for the loss of habitat from the loss of trees around the play area.

17.15 Accessibility

The improved entrances, footpaths and lighting will significantly improve accessibility for key groups. This is further improved by the installation of benches at key points for people to rest should they wish. This is particularly important to those who are less fit. The installation of circular routes has been seen to increase use as part of a package of improvements at both Cintra and Kensington Road Parks.

There will be significant improvements in accessibility.

Lighting if installed would provide a feeling of safety to encourage people to walk through the Playing Fields into the evening further increasing the amenity value.

17.16 Summary

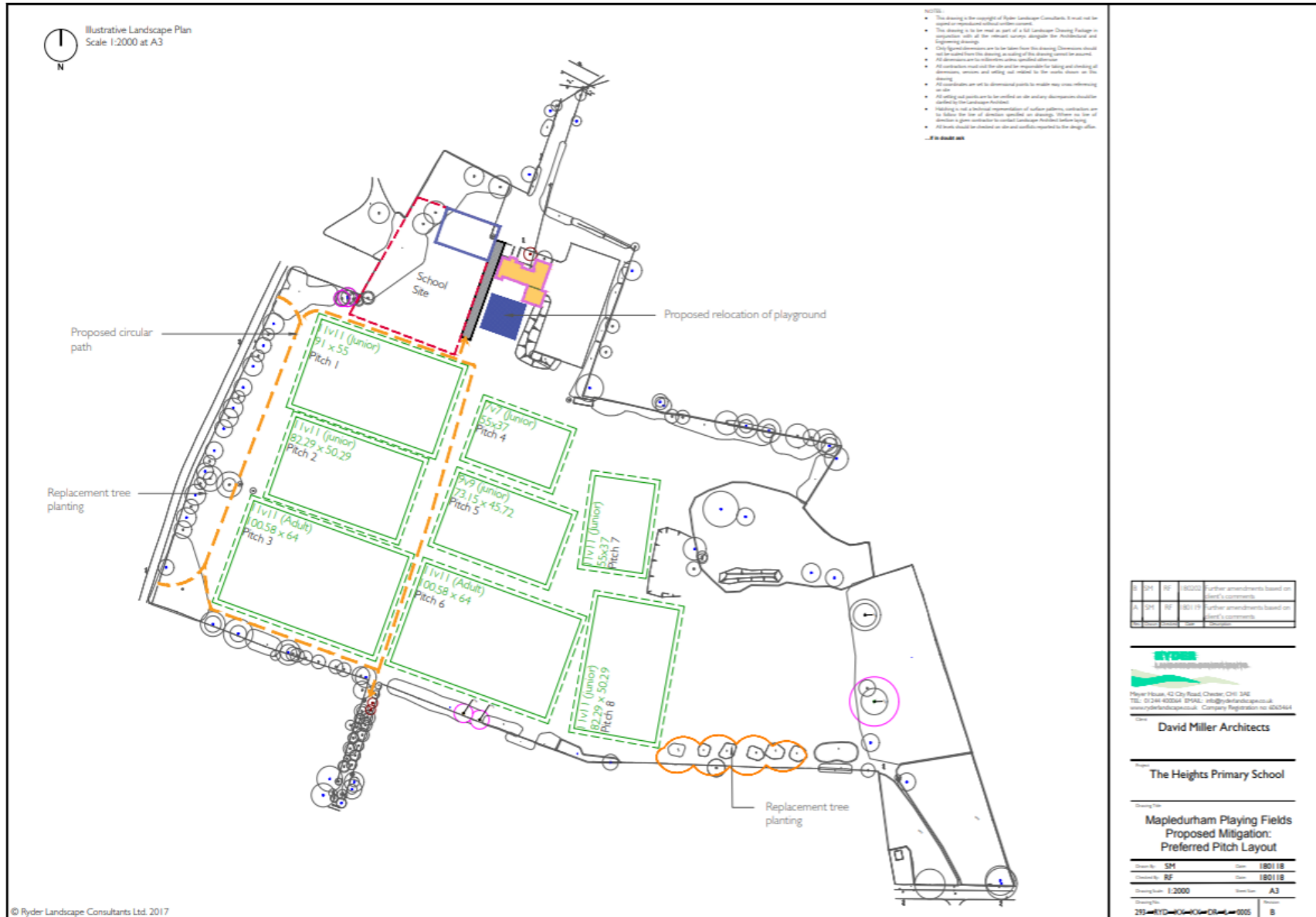
As with most changes there will be a number of impacts with varying degrees of benefit or negative impact across a variety of areas. From the assessment above there is a clear net improvement in the overall amenity value.

17.22 Equality Impact Assessment

An Equality Impact Assessment presented to the Trustee Sub-Committee on 9 January 2018 found that no group with protected characteristics under the Equality Act 2010 would be disadvantaged by the proposals, with improvements being made for many. The changes are neutral when considered by gender, religion, socio-economic group race or sexual orientation. There are significant improvements for young people, the less fit/healthy which are often related to old age and disability. Particular reference is made in para. 7 above to how mitigation and improvement works could ease barriers to access.

11 May 2013 v3

ESFA Mitigation Plan



DATED

11th April

2019

THE HEIGHTS PRIMARY SCHOOL (1)

and

READING BOROUGH COUNCIL (2)

and

READING BOROUGH COUNCIL (3)

acting as sole trustee of the Recreation Ground Charity (registered charity
number 304328)

COMMUNITY USE AGREEMENT

relating to arrangements for the community use of Sports & Community
Facilities at The Heights School in connection with Planning Permission
171023/FUL
(Appl. No. 171023)

Land known as the Playing Field and Recreation Ground in the Parish of
Mapledurham (commonly referred to as Mapledurham Playing Fields), Upper
Woodcote Road, Caversham, Reading

THIS COMMUNITY USE AGREEMENT is made the 11th day of Apr, 2019

BETWEEN:-

- (1) THE HEIGHTS PRIMARY SCHOOL (an exempt charity and registered company number **08334593**) of 82 Gosbrook Road Reading RG4 8BH ("the School"); and
- (2) READING BOROUGH COUNCIL of Council Offices Bridge Street Reading RG1 2LU ("RBC"); and
- (3) READING BOROUGH COUNCIL of Council Offices Bridge Street Reading RG1 2LU acting as sole trustee of the Recreation Ground Charity (registered charity number 304328) ("the Council")

1 Recitals

- 1.1 Planning Permission was granted by RBC for the Development subject to the prior completion of a Unilateral Undertaking given under Section 106 Town and Country Planning Act 1990. By virtue of Clause 4 (c) and Paragraph 5 of the Second Schedule of the said Unilateral Undertaking the ESFA on behalf of the School covenanted not to occupy the Development Site until a Community Use Agreement had been entered into by the ESFA or the School to demonstrate how community access to the Sports & Community Facilities within the Development will be managed.
- 1.2 The parties wish to enter into this Agreement in order to make the indoor and outdoor Sports & Community Facilities at the Development available (when their use is not required by the School) for use by the local community in compliance with the terms of this Agreement.
- 1.3 The School is the leasehold owner of the School Premises and is responsible for their use. RBC has responsibility for the provision of sports and community facilities in the Borough of Reading for use by and for the benefit of the community and is desirous of entering into this Agreement in furtherance of that responsibility and as the Local Planning Authority in respect of the Development. The Council is trustee of the Charity and in that capacity has a duty to advance the charitable object of providing and maintaining a recreation ground at Mapledurham for the benefit of residents of the Parish of Mapledurham and the Borough of Reading.
- 1.4 The School agrees to provision of community access to the Sports & Community Facilities in compliance with the terms of this Agreement

2 Definitions and Interpretation

In this Agreement the following words or phrases have the corresponding meanings ascribed to them unless the context otherwise requires:

Aims	means the aims set out in Clause 3 of this Agreement and any additional and/or replacement aims agreed between the parties from time to time
Casual Use	means (subject to the specific provisions relating to the School MUGA set out in Schedule 3) availability for any individual(s) or groups to book and use the Sports & Community Facilities up to seven days in advance for use on a pay-as-you-play basis where space is available
Charity	means the Recreation Ground Charity (registered charity number 304328)
Community Use Committee	means the Community Use Committee as defined in Clause 7 of this Agreement
Community Use	means use of the Sports & Community Facilities by the local community including organised sports clubs organisations and for Casual Use
Development	means the erection of a 2 FE primary School (350 pupils) with associated landscaping multi use games area car and cycle parking and servicing for which Planning Permission has been granted.
Development Site	means the land show outlined dark blue on the School Premises Plan
Enhanced Sports Pitch	means a sports pitch on the Sports Pitch Area

Lease	means the lease of School Premises dated 18 February 2019 and made between (1) the Official Custodian for Charities (2) the Council and (3) the Secretary of State for Housing, Communities & Local Government
Parties	means the parties to this Agreement
Planning Permission	means planning permission reference 182200.
Priority Groups	means those groups identified by the Parties as being under-represented in using the Sports and Community Facilities
School Premises	means the land and buildings comprising the school premises described in Schedule 1 to this Agreement
School Core Times	means 0730 to 1800 Mondays to Fridays during term time
School Hall	means the hall within the School Premises as shown edged red on the School Hall Plan
School Hall Plan	means the plan attached at Appendix 3
School MUGA	means the multi use games area making up part of the School Premises and shown edged orange on the plan attached at Appendix 1
School Staff Car Park	means the staff car park at the School Premises shown edged light blue on the School Premises Plan
School Premises Plan	means the plan attached at Appendix 1
Sports and Community Facilities	means the facilities identified in Schedule 2 to this Agreement forming part of the School Premises
Sports Pitch	means the area within the Sports Pitch Area designated for School use from time to time further to Schedule 4 paragraph 1 (a) (i) of this Agreement
Sports Pitch Area	means the area within the land owned and managed by the Council edged red on the attached Sport Pitch Area Plan
Sports Pitch Area Plan	means the plan attached at Appendix 2

3 Aims

3.1 The Parties agree to pursue the following aims:

- a) Providing opportunities for the local community and sports organisations to participate in sport and physical activity for health improvement and development of their skills particularly amongst low participant groups;
- b) Operating in line with the national agenda for sport taking into account nationally adopted strategies;
- c) Generating positive attitudes in sport and physical activity by young people and reducing the drop out rate in sports participation with age;
- d) Increasing the number of people of all ages and abilities participating in sport and physical activity including people with disabilities;
- e) Using the Sports and Community Facilities to encourage the range, quality and number of school sports club links and to stimulate competition that is inclusive of young people and adults; and
- f) To provide affordable access to the facilities and to be self-financing in terms of community use.

4 Arrangements for Community Use

4.1 The School agrees to make the Sports & Community Facilities available for Community Use in accordance with the provisions of Schedule 3 to this Agreement.

4.2 The School may, but is not obliged to, make the Sports & Community Facilities available for Community Use during School Core Times.

4.3 The Council agrees to make the Enhanced Sports Pitch available for use by the School in accordance with the provisions of Schedule 4 to this Agreement.

5 Targets for Community Use

5.1 The School shall use reasonable endeavours to achieve targets for the Community Use of the Sports & Community Facilities in line with appropriate sports development strategies including making a contribution to local participation targets for sporting and physical activity.

5.2 The School shall work with the Council, RBC and other relevant partners to provide a range of opportunities and pathways for the community. These may include existing initiatives and will also include new and local activities.

6 Marketing and Promotion

6.1 The School will be responsible for marketing and promoting the Sports & Community Facilities in accordance with the Aims and the targets identified in clause 5.1.

6.2 A marketing strategy will be prepared and implemented and reviewed on an annual basis unless otherwise agreed between the Parties.

7 Community Use Committee

7.1 A Community Use Committee will be established within 3 months of the date of this Agreement to monitor and develop Community Use of the Sports & Community Facilities and use by the School of the Enhanced Sports Pitch in accordance with the terms of reference set out in Schedule 5 to this Agreement.

7.2 Membership shall include representative(s) (or their nominee) from each of the following:

- a) The School
- b) The Council
- c) RBC
- d) Non - Voting Representatives from user groups (as applicable)

7.3 The School's representative (or their nominee) shall be the Chair of the Community Use Committee.

7.4 Under the terms of reference the Community Use Committee will in accordance with this Agreement seek to establish a practical policy framework for the management and operation of the Sports & Community Facilities during agreed periods of Community Use. This framework should be proposed by the School for approval by the Community Use Committee and should seek to enable:

- a) a policy of affordable pricing to assist in the achievement of the aims of this Agreement. The policy should ensure that prices shall enable the School to provide the Sports & Community Facilities on a cost-neutral basis (i.e. allowing for overhead costs such as maintenance and depreciation) and subject to that principle will seek that prices shall be similar to local authority run facilities in the area and in particular (assuming that it is rebuilt or refurbished to a similar standard as the School Hall) the Mapledurham Playing Fields Pavilion;
- b) the promotion and forward planning of development activities, at times which best suit the target groups;
- c) equal opportunities of access;
- d) an easy and accessible booking arrangement for Casual Use and block booking this system to be reviewed on an annual basis subject to the specific provisions relating to the School MUGA set out in Schedule 3;
- e) an appropriate marketing strategy for the marketing of the Sports & Community Facilities for Community Use.

7.5 The School will be responsible for the Sports & Community Facilities and shall:-

- a) resource, control and routinely ensure the maintenance of the Sports & Community Facilities in a manner that (subject to the provisions of section 8 below) will allow achievement of the Aims and the targets identified in clause 5.1; and
- b) make the Sports & Community Facilities available on the occasions and times specified in Schedule 3; and
- c) ensure provision and cover the cost of heat, light and water and such other amenities as required for the Sports & Community Facilities and their intended use; and
- d) ensure that the Sports & Community Facilities comply with all legislation and guidance in force at the time of this Agreement relating to access for disabled users

- 7.6 For the avoidance of doubt the Community Use Committee shall not under any circumstances remove or materially alter the Schools right to use the Enhanced Sports Pitch further to the provisions of Schedule 4 of this agreement.

8 Financial Matters

The School will endeavour to ensure that the costs of operating Community Use at the Sports & Community Facilities will be fully covered by income from such use (noting that Casual Use of the School MUGA may result in additional and unexpected maintenance or repair costs that may not be met from Sports & Community Facilities use income) and that income and any surplus will be utilised to:

- a) contribute to a contingency or sinking fund for major maintenance repairs and ultimately renewal of fixed life elements of the Sports & Community Facilities;
- b) increase the use of the Sports & Community Facilities by any Priority Groups by staging special promotions or by offering discounted rates of hire (noting the overriding need to be cost- neutral for the School); and
- c) improve and increase the stock of sports equipment for use in connection with the Sports & Community Facilities.

9 Monitoring and Review

- 9.1 One month prior to the date on which the Community Use Committee produces its annual report, the School shall make available to the Community Use Committee details of all usage, bookings, maintenance and financial matters relating to the Community Use of the Sports & Community Facilities to assist with the development and improvement of community access.

- 9.2 The Community Use Committee shall undertake an annual assessment of the adequacy of the implementation of this Agreement as set out in Schedule 5.

In the event any significant changes are required to this Agreement as a consequence of each or any annual review the prior written approval of each of the Parties to this Agreement shall be required.

- 9.3 The School shall not materially reduce the level of community access to the Sports Fit Community Facilities without the prior written approval of the Council and of RBC as Local Planning Authority following consultation by RBC with Sport England.

10 Duration of Agreement

This Agreement shall operate for so long as the Sports & Community Facilities are provided in accordance with the Planning Permission. In the event the School should cease to operate the Parties agree to make every effort to secure the continued operation of the Sports & Community Facilities for Community Use.

11 Authority

The School warrants that it has the full right and authority to enter into this Agreement.

12 No Variations

This Agreement may only be varied in writing by a document executed by all the Parties hereto.

13 No Agency

Nothing in this Agreement shall be construed as creating a partnership, a joint venture, a contract of employment or a relationship of principal and agent between the parties hereto.

14 Severability

If any term condition or provision contained in this Agreement shall be held to be invalid unlawful or unenforceable to any extent such term condition or provision shall (save where it goes to the root of this Agreement) not affect the validity legality or enforceability of the remaining parts of this Agreement.

15 Waiver

No term or provision of this Agreement shall be considered as waived by any party to this Agreement unless a waiver is given in writing by that party.

16 Non-Assignability

This Agreement is personal to the Parties and neither of them shall assign sub-contract or otherwise deal with their rights or obligations without the prior written consent of the others, such consent not to be unreasonably withheld or delayed.

17 Governing Law and Jurisdiction

This Agreement shall be governed by the laws of England and Wales and the parties submit to the exclusive jurisdiction of the courts of England and Wales.

Schedule 1

("the School Premises")

The land and buildings comprising the School Premises situated at Mapledurham Playing Fields Upper Woodcote Road Caversham Reading as shown edged blue on the School Premises Plan

Schedule 2

("the Sports & Community Facilities")

1. The outdoor sports areas and facilities to be made available for Community Use shall comprise the following: -

The School MUGA as shown edged orange on the School Premises Plan
2. The indoor sports areas and facilities to be made available for Community Use shall comprise the following:-

The School Hall as shown edged red on the School Hall Plan

together with toilets changing rooms and any other ancillary facilities
3. The School Staff Car Park shown edged light blue on the School Premises Plan

Schedule 3

("Arrangements for Community Use")

1. Users

The Sports & Community Facilities shall be made available for Community Use as set out in this Schedule 3.

2. Hours of Access for Community Use

- (a) Subject to the exceptions in paragraph 2 (b) below the Sports & Community Facilities shall be available for Community Use as set out below.

TERM-TIME

School MUGA: Mon-Fri: 5.15pm-10pm; Sat: 1pm-6pm; Sun: 9am-6pm

School Staff Car Park: Mon-Fri: 6.00pm-11pm; Sat: 1pm-6pm; Sun: 9am- 6pm

School Hall indoor facilities: Mon-Fri: 6.00pm-11pm; Sat: 1pm-6pm; Sun: 9am-6pm

SCHOOL HOLIDAYS

School MUGA: Mon-Fri: 9am-10pm; Sat/Sun: 9am-6pm

School Staff Car Park: Mon-Fri: 9am – 10pm; Sat/Sun: 9am - 6pm

School Hall indoor facilities: Mon-Fri: 9am-10pm; Sat/Sun: 9am-6pm

- (b) Outside School Core Times the School shall on a maximum of 12 occasions in any calendar year have priority use for each of the School Hall and the School MUGA for school-related events and activities unless otherwise agreed in writing by the Community Use Committee. No less than 10 days' notification shall be provided to the Community Use Committee of the School's requirement to use such facilities on these specified occasions.

VWV.

3. Pricing

- (a) The School MUGA during the term times hours of Mon - Fri 5.15pm until 8.30pm shall be available for Community Use free of charge.
- (b) Subject to paragraph 3 (a) above a policy of affordable pricing shall apply to maximise Community Use of the Sports & Community Facilities and in accordance with the aims of this Agreement and as set out in Clause 7.3(a).
- (c) Higher prices will be charged to all commercial users, unless the activity provides a demonstrable benefit to the pupils and/or staff of the school and/ or community outcomes and subject to the school's discretion.

4. Booking Arrangements

- (a) For an initial 12-month trial period from the date of occupation of the school there will be no requirement to book for Casual Use of the School MUGA in accordance with the term time timetable set out in paragraph 2 of this Schedule which will be free. At three-monthly intervals and at the end of this trial period the Community Use Committee will review the Casual Use of the School MUGA to ascertain the need for greater management controls and for charges to cover maintenance.
- (b) Subject to paragraph 4 (a) above an easy and accessible advance booking arrangement for Casual Use and block bookings shall be established for hire of the Sports & Community Facilities using a standard booking form.
- (c) The agreed booking arrangements shall operate in accordance with a procedure agreed by the Community Use Committee at its first meeting and as reviewed annually as required by Clause 7.4 (d) of this Agreement.

Schedule 4

("Arrangements for School use of a sports pitch in the Sports Pitch Area")

1. Users

- (a) The Council shall make available for use by the School:
 - i. an area within the Sports Pitch Area as a sports pitch (the Sports Pitch) (and the Council confirms that there will be at least one pitch available at any time within the Sports Pitch Area); and
 - ii. once an Enhanced Sports Pitch has been laid, an Enhanced Sports Pitch.
- (b) Such use shall be irrevocable for the duration of the Lease for a maximum of three slots per day each slot to be a maximum of one hour in duration and for use by one year group save that the Council acting reasonably may temporarily suspend use of such sports pitches in adverse weather conditions where reasonably necessary for the protection of users subject to any such suspension being kept to the shortest period possible and the Council shall give the School as much prior written notice of any such suspension as possible.

2. Hours of Access for School Use

- (a) The Sports Pitch and the Enhanced School Pitch (once laid) shall be available for use by the School during Term Time between the hours of 7am and 6pm Monday to Friday.

3. Pricing

- (a) The Council will charge the School for the use of the Sports Pitch Area and the Enhanced Sports Pitch a fee which equates to a reasonable proportion according to use of the costs of maintaining the Sports Pitch Area and the Enhanced Sports Pitch capped in accordance with the figure set according to the Lease.

Schedule 5

("Community Use Committee")

Terms of Reference

These terms of reference are adopted pursuant to a community use agreement dated [] and made between The Heights Free School (1), Reading Borough Council (2) and Reading Borough Council of Council Offices Bridge Street Reading RG1 2LU acting as sole trustee of the Recreation Ground Charity (registered charity number 304328) (the "Agreement").

1. Purpose

- a) To exercise oversight over the use of the Sports & Community Facilities pursuant to the Agreement.
- b) To monitor progress against agreed aims and targets, programming, usage and financial matters and to provide regular reports for community use and school stakeholders on those topics.
- c) To put forward recommendations on policy issues (including pricing and the framework of sports programmes).
- d) To encourage effective partnership working between the organisations involved in school and community use of the Sports & Community Facilities.
- e) To review, on an annual basis, the overall effectiveness of this agreement in encouraging community use of the Sports & Community Facilities.

2. Officers

- Role of Chair:
 - To chair meetings of the Committee.
 - To cast a further vote if necessary to resolve any tied decision(s).
 - To represent the Committee at other meetings and functions as necessary.

A Secretary will be elected by the full committee at the first meeting of each financial year (April to March) and will serve for one full year.

- Role of Secretary:
 - To compile and maintain minutes of all meetings.
 - To compile and issue agendas for meetings in timely fashion.
 - To take care of all communications to and from the Committee.

3. Operation

- (a) The full Committee will convene at least *[insert number]* per annum. Additional meetings will be held as considered necessary by a simple majority of members.
- (b) Day to day operation of the Sports & Community Facilities will be the responsibility of the School.
- (c) The School will resolve day to day issues in relation to the Sports & Community Facilities. Whilst the School has full authority for any decisions they must adhere to the policy framework established by the full Committee.
- (d) Sub-groups/committees may be formed by the Committee if considered necessary or desirable.

4. Reporting

- (a) Minutes of Committee meetings will be maintained by the Secretary.
- (b) A formal annual report, as set out in Clause 9 of the Agreement, will be issued to cover policy, financial and sports development matters.
- (c) Other specific reports requested by other Committee members when possible.

Appendix 1: The School Premises Plan



Key

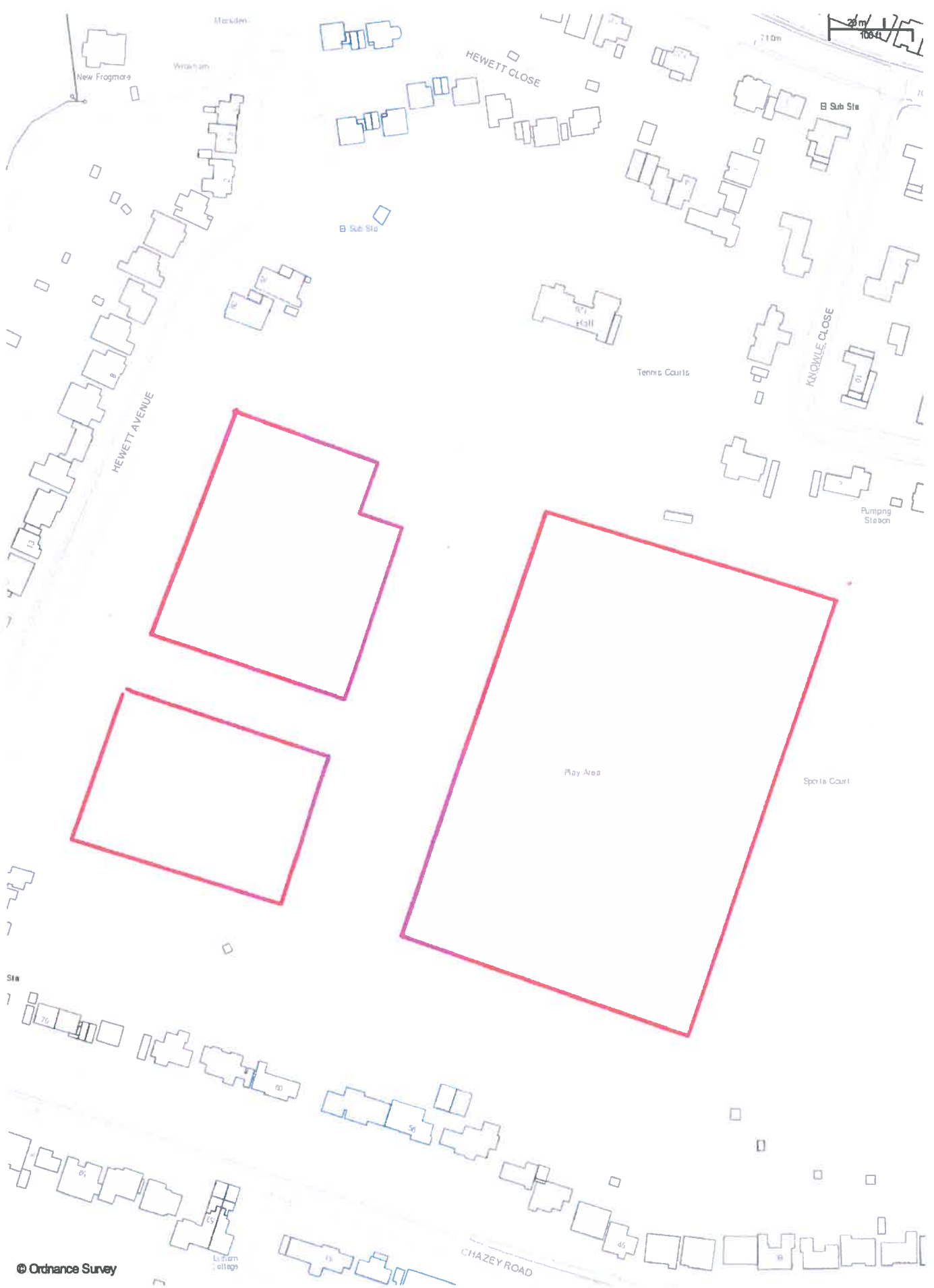
- The Developed Site
- School Hall
- M&S (see Column Area 04/03/01)
- Staff Car Park

Rev	Description	Date	By	Check
1	Issue for Information	10/11/2019	Noviun Architects	
2	Issue for Information	10/11/2019	Noviun Architects	

NOVIUN ARCHITECTS
 1000000000
 1000000000
 1000000000

The Heights CJA Plan
 The Heights Primary School
 The Heights CJA Plan
 Project: F50020 - NOV - VI - 00 - DR - A - 01002
 Stage: FOR INFORMATION
 Date: 10/11/2019
 P 7 STAGE 3

Appendix 2: The Sports Pitch Area Plan



© Ordnance Survey

The Heights school general pitch area

Scale: 1:1250

Printed on: 13/2/2019 at 15:11 PM



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Appendix 3: The School Hall Plan

IN WITNESS whereof the hands of the parties or their duly authorised representatives the day and year first above written

[Amend as appropriate]

Signed by


Duly authorised by the School

Signed by 

Duly authorised by RBC

Signed by 

Duly authorised by the Council

MINUTE	Planning committee 2.19
ORIGINATOR	Veale Washbrough Vizard
SEAL NO	116/19
CHECKED	

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB COMMITTEE		
DATE:	7 MAY 2019		
TITLE:	MAPLEDURHAM PAVILION UPDATE		
LEAD COUNCILLOR:	COUNCILLOR HACKER	PORTFOLIO:	CULTURE, HERITAGE AND RECREATION
SERVICE:	ECONOMIC AND CULTURAL DEVELOPMENT	WARDS:	MAPLEDURHAM
LEAD OFFICER:	BEN STANESBY	TEL:	0118 937 3276
JOB TITLE:	LEISURE AND RECREATION MANAGER	E-MAIL:	Ben.stanesby@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

1.1 To update the Sub-Committee on the current position in relation to the pavilion and planned future action.

2. RECOMMENDED ACTION

2.1 That the Committee thanks the support from Day Tanner Partnership and Warren and District Residents Association (WADRA) and notes the current position in regard of the pavilion.

2.2 That as soon as the Premium from the Department for Education is received design work on the pavilion to be commenced.

2.3 That the Council's accountancy team submit accounts after auditing to the Charity Commission.

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.

3.3 The duties and powers of the Management Committee are set out below:

- 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.

4. THE PROPOSAL

Pavilion

4.1 Mapledurham pavilion hall closed following a structural survey which identified significant deterioration requiring additional supports to stabilise the building. The changing rooms and tennis facilities remained in use during that time.

4.2 Major repair works were funded and scoped by Warren and District Residents Association (WDRA). These works included:

- Replacement of steel structure to south elevation of building
- New southern façade and internal wall facing
- Partial ceiling replacement works in main hall and large meeting room
- Asbestos removal from areas being disturbed
- Some fixed wiring replacement to areas disturbed by works
- Making good floors in main hall
- New entrance and fire doors along with locks
- Redecoration of large sections of the hall exterior

4.3 The building works were overseen by The Day Tanner Partnership at no charge on behalf of WADRA with the Council undertaking an administrative function.

4.4 The building works to the main hall were initially scheduled to be completed with a view to re-establishing access to and use of the pavilion hall from February 2019 onwards. However, the building works have taken longer to complete than anticipated as more work was required than originally anticipated. This is not unusual for repairs to a building which is in a poor state of repair. This included elements such as asbestos removal and replacement of some fixed electrical wiring.

4.5 The building works undertaken by the contractor were completed and keys handed back at the end of February/beginning of March. Since this time a fire risk assessment and electrical inspection of the building has been undertaken. A number of further tasks are required to be completed to meet required standards ahead of general public access and use. At the time of writing this report further site visits with contractors are underway to organise the necessary works. These are likely to include further checks on the fire alarm system, upgrading fire signage, updating evacuation processes and potentially improving the emergency lighting. A timetable for these works is awaiting completion.

- 4.6 A full deep clean of the pavilion is also in hand.
- 4.7 Water testing and flushing practices for the hall end of the building (kitchen & toilets) have begun back onsite from 29th March to address legionella risks. These tasks have been ongoing in the changing room end continued throughout the period of the hall closure.
- 4.8 Pest Control have visited site a number of times throughout the process and have been sending reports. Limited numbers of pests have been found/dealt with during the visits.
- 4.9 A number of wider maintenance matters have been reported relating to the toilets and changing facilities onsite; these are being dealt with through Reading Borough Council's Facilities Team.
- 4.10 It is unlikely that the kitchen can be reopened until the main refurbishment works are undertaken as major works are required to make it fit for purpose.
- 4.11 Upon receipt of the premium from the Department for Education design work for the refurbishment will be commissioned. This is necessary to ensure refurbishments meet current building regulations, for example the current toilet provision does not meet current standards. This design work is expected to be started in September 2019 with a contract let to start building work in February 2020.

Playing Fields

- 4.12 A football pitch management agreement continues to be in place with Caversham Treants Football Club (the Club) and discussions have been held with the club regarding extending that agreement for future seasons. Meetings with the club and representatives from the Council's Leisure & Recreation and Parks Services have been held regarding access to other football sites to facilitate requirements for the season ahead.
- 4.13 The Council's Leisure & Recreation Team have a constructive working relationship with the Club and maintains regular dialogue to ensure issues addressed and actions completed relating to their use of football pitches as or when required.
- 4.14 The draft accounts for 2017/18 are contained in section 9 of this report. These accounts were presented to the management committee in January 2019. Following auditing by the Accountancy Team will then 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 A number of works are undertaken by the Parks Team. Where this will have an impact on, or over-lap with activities of particular community based groups, the Parks Team will liaise with those potentially affected.
- 6.2 This report is due to be submitted to the Management Committee for consideration prior to its submission to the Trustees' Sub-Committee, on 7th May 2019.

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 The Council has powers to provide and maintain recreational facilities within its area under Section 19 of the Local Government (Miscellaneous Provisions) Act 1976.

9. **FINANCIAL IMPLICATIONS**

- 9.1 The costs of day to day repairs and assessment of options is being funded through the Council's revenue budget.
- 9.2 The draft accounts for 2017/18 are as follows:

Mapledurham Playing Fields			
Income and Expenditure Account			
Year Ended 31st March 2018		2017/18	2016/17
Expenditure			
Grounds Maintenance	Scheduled	21,726	21,124
	Playground works	51	50
	Consultation posters	27	0
Building Maintenance	Programmed	480	572
	Reactive Repairs	3,492	1,432
	Site survey & inspections	1,250	0
	Insurance	379	377
Utilities	Water	229	188
	Electricity	446	327
	Gas	877	770
Cleaning	Building Cleaning	660	3,169
	Football renovations & supplies	4,526	3,967
	Commercial Waste Collection	815	815
Rates	NNDR	426	442
	Total	35,383	33,233
Income			
	Football Renovations & Supplies	2,610	2,000
	Parish Income	125	125
	Building Hire	0	-54
	Tennis Lease	1,581	1,265
	Total	4,316	3,336
	Net Subsidy from Reading Borough Council	31,067	29,897

In summary the Council spent £35,383 and received income of £4,316. Therefore the Council subsidised recreational activities at the Playing fields in the sum of £31,067. This was an increase on the 2016/17 financial year when the net subsidy was £29,897.

Detailed information identifying areas of income and expenditure are identified in Appendix 1 - Mapledurham Transaction Summary 2017/18

9.3 The costs of the pavilion hall repair have been met by WADRA

9.4 The balance in the Trust's just giving account at the end of 2017/18 was £2,255.

10. BACKGROUND PAPERS

10.1 Reading Borough Council revenue accounts

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**Mapledurham Playing Fields
Income and Expenditure Account
Year Ended 31st March 2018**

2017/18

2016/17

Expenditure			
Grounds Maintenance	Scheduled	21,726	21,124
	Playground works	51	50
	Consultation posters	27	0
Building Maintenance	Programmed	480	572
	Reactive Repairs	3,492	1,432
	Site survey & inspections	1,250	0
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Rates	NNDR	426	442
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	Football Renovations & Supplies	2,610	2,000
	Parish Income	125	125
	Building Hire	0	-54
	Tennis Lease	1,581	1,265
	Total	4,316	3,336

Net Subsidy from Reading Borough Council

31,067

29,897

Revenue Account Extract

Period	Full Account Code	Debit														
Jul-17-18	4. R-1302-4230-000000-00	1302 4230 000000	27.00	Payables	Purchase Invoices						20 x Encapsulated A3 Mapledurham consultation posters total cost £27.00 20 x Encapsulated A3 Mapledurham consultation posters total cost £27.00	OSPEC PRINTING LTD	31/07/17	2,018.	31/07/17	
Consultation posters		27.00	27.00													
Sep-17-18	6. R-1302-2301-1302BN-00	1302 2301 1302BN	815.36	Spreadsheet	Standard	DENS 17-18 TST 026 RHStandard	DENS Mid month journal for September 2017	Refuse Collection Recharge April 17- March18. Mapledurham Playing Fields 1x 1100L @ £15.68					18/09/17	2,018.	18/09/17	
Commercial Waste		815.36	815.36													
Feb-17-18	11. R-1302-2450-1302BN-00	1302 2450 1302BN	61.60	Spreadsheet	Standard	AC TST SH 187Standard	Castle Water August 2017 Bill	129,UPPER WOODCOTE RD,UPPER WOODCOTE CAVERSHAM,READING,RG4 7LB					26/02/18	2,018.	26/02/18	
Feb-17-18	11. R-1302-2450-1302BN-00	1302 2450 1302BN	39.89	Spreadsheet	Standard	AC TST SH 189Standard	Castle Water October 2017 Bill	129,UPPER WOODCOTE RD,UPPER WOODCOTE CAVERSHAM,READING,RG4 7LB					26/02/18	2,018.	26/02/18	
Feb-17-18	11. R-1302-2450-1302BN-00	1302 2450 1302BN	19.80	Spreadsheet	Standard	AC TST SH 190Standard	Castle Water November 2017 Bill	129,UPPER WOODCOTE RD,UPPER WOODCOTE CAVERSHAM,READING,RG4 7LB					26/02/18	2,018.	26/02/18	
Feb-17-18	11. R-1302-2450-1302BN-00	1302 2450 1302BN	25.95	Spreadsheet	Standard	AC TST SH 191Standard	Castle Water December 2017 Bill	129,UPPER WOODCOTE RD,UPPER WOODCOTE CAVERSHAM,READING,RG4 7LB					26/02/18	2,018.	26/02/18	
Feb-17-18	11. R-1302-2450-1302BN-00	1302 2450 1302BN	24.65	Spreadsheet	Standard	AC TST SH 192Standard	Castle Water January 2018 Bill	129,UPPER WOODCOTE RD,UPPER WOODCOTE CAVERSHAM,READING,RG4 7LB					26/02/18	2,018.	26/02/18	
Adj-17-18	13. R-1302-2450-1302BN-00	1302 2450 1302BN	21.39	Spreadsheet	Standard	AC TST AF 381Standard	Castle Water Feb & March bill reallocation	129UPPER WOODCOTE RDUPPER WOODCOTE CAVERSHAMRG4 7LB					31/03/18	2,018.	02/05/18	
Adj-17-18	13. R-1302-2450-1302BN-00	1302 2450 1302BN	22.41	Spreadsheet	Standard	AC TST AF 381Standard	Castle Water Feb & March bill reallocation	129UPPER WOODCOTE RDUPPER WOODCOTE CAVERSHAMRG4 7LB					31/03/18	2,018.	02/05/18	
Adj-17-18	13. R-1302-2450-1302BN-00	1302 2450 1302BN	13.14	Spreadsheet	Sundry Creditor/Debtor	AC TST AF 008Sundry Creditor/Debtor	Miscellaneous Water accruals to 31/3/18 - Castle Water	Castle Water accrual to 31/3/18 - 129UPPER WOODCOTE RDRG4 7LB					31/03/18	2,018.	09/05/18	

Water Total

228.83

228.83

Adj-17-18	13.	R-1302-2400-1302BN-00	1302	2400	1302BN	31.51	Spreadsheet	Standard	TEAM 17-18 BG 039Standard	British Gas March Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 01-03-2018 To 28-03-2018 15623	31/03/18	2,018.	14/05/18
May-17-18	2.	R-1302-2400-1302BN-00	1302	2400	1302BN	29.12	Spreadsheet	Standard	TEAM 17-18 BG 003Standard	British Gas April Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 02-03-2017 To 01-04-2017 12757 12751	24/05/17	2,018.	24/05/17
May-17-18	2.	R-1302-2400-1302BN-00	1302	2400	1302BN	28.11	Spreadsheet	Standard	TEAM 17-18 BG 003Standard	British Gas April Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 02-04-2017 To 01-05-2017 12936	24/05/17	2,018.	24/05/17
Jun-17-18	3.	R-1302-2400-1302BN-00	1302	2400	1302BN	32.13	Spreadsheet	Standard	TEAM 17-18 BG 007Standard	British Gas May Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 02-05-2017 To 01-06-2017 13149	15/06/17	2,018.	15/06/17
Jul-17-18	4.	R-1302-2400-1302BN-00	1302	2400	1302BN	32.55	Spreadsheet	Standard	TEAM 17-18 BG 008Standard	British Gas June Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 02-06-2017 To 28-06-2017 13376	20/07/17	2,018.	20/07/17
Mar-17-18	12.	R-1302-2400-1302BN-00	1302	2400	1302BN	42.78	Spreadsheet	Standard	TEAM 17-18 BG 036Standard	British Gas February Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-01-2018 To 28-02-2018 15408	20/03/18	2,018.	20/03/18
Feb-17-18	11.	R-1302-2400-1302BN-00	1302	2400	1302BN	34.92	Spreadsheet	Standard	TEAM 17-18 BG 023Standard	British Gas July Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-06-2017 To 28-07-2017 13617	27/02/18	2,018.	05/01/18
Feb-17-18	11.	R-1302-2400-1302BN-00	1302	2400	1302BN	34.43	Spreadsheet	Standard	TEAM 17-18 BG 027Standard	British Gas August Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-07-2017 To 28-08-2017 13851	12/02/18	2,018.	18/01/18
Feb-17-18	11.	R-1302-2400-1302BN-00	1302	2400	1302BN	33.45	Spreadsheet	Standard	TEAM 17-18 BG 029Standard	British Gas September Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-08-2017 To 28-09-2017 14076	13/02/18	2,018.	13/02/18
Mar-17-18	12.	R-1302-2400-1302BN-00	1302	2400	1302BN	33.17	Spreadsheet	Standard	TEAM 17-18 BG 024Standard	British Gas October Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-09-2017 To 28-10-2017 14301	09/03/18	2,018.	08/01/18
Feb-17-18	11.	R-1302-2400-1302BN-00	1302	2400	1302BN	43.44	Spreadsheet	Standard	TEAM 17-18 BG 025Standard	British Gas November Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-10-2017 To 28-11-2017 14617	12/02/18	2,018.	08/01/18
Feb-17-18	11.	R-1302-2400-1302BN-00	1302	2400	1302BN	36.68	Spreadsheet	Standard	TEAM 17-18 BG 028Standard	British Gas December Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-11-2017 To 28-12-2017 14874	12/02/18	2,018.	18/01/18
Feb-17-18	11.	R-1302-2400-1302BN-00	1302	2400	1302BN	33.34	Spreadsheet	Standard	TEAM 17-18 BG 030Standard	British Gas January Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-12-2017 To 28-01-2018 15098	13/02/18	2,018.	13/02/18

Electricity Total

445.63

445.63

May-17-18	2.	R-1302-2401-1302BN-00	1302	2401	1302BN	69.42	Spreadsheet	Standard	TEAM 17-18 CR 002Standard	Corona April Consumption	MAPLEDURHAM PAVILION Bill Number:12038939MPR No -3987304306 01-04-2017 To 01-05-2017 6981 E	24/05/17	2,018.	24/05/17
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Oct-17-18		7.	R-1302-2000-000000-00	1302	2000	000000	1,250.00	Payables	Purchase Invoices			Carry out structural survey and report on the condition proposals and costings of the building structure of Mapledurham Pavilion as per email Quotation dated 21-11-16 in the sum of £1250.00 Carry out structural survey and report on the condition proposals and costings of the building structure of Mapledurham Pavilion as per email Quotation dated 21-11-16 in the sum of £1250.00	KRP CONSULTING ENGINEERS LTD	20/10/17	2,018.	20/10/17
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Site survey & inspections							1,250.00										1,250.00
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Nov-17-18		8.	R-1302-2501-000000-00	1302	2501	000000	426.31	Cash Receipting	Cash Receipting	Cash Receipting 28-Nov-2017Cash Receipting	Journal Import 334975:	28/11/17 MOP 17 Trans 99999C760779 Orig Trans VAT PARK 129 UPPER W		28/11/17	2,018.	29/11/17
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Business rates (NNDR)							426.31										426.31
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Mar-17-18		12.	R-1302-6306-000000-00	1302	6306	000000	378.58	Spreadsheet	Standard	AC INS DC 002Standard	Corporate Property Insurance Recharges 2017-18	PARKS - MAPLEDURHAM PAVILION - 129 WOODCOTE ROAD		20/03/18	2,018.	20/03/18
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Insurance							378.58										378.58
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Jul-17-18		4.	R-1306-5400-1306TA-00	1306	5400	1306TA	400.00	Payables	Purchase Invoices			BH - Proposal for the Supply & Application of a Selective Herbicide to Football Pitches atMapledurham on code R-1306-5400-1306TA-00 BH - Proposal for the Supply & Application of a Selective Herbicide to Football Pitches atMapledurham on code R-1306-5400-1306TA-00	WEED MANAGEMENT LTD	03/07/17		03/07/17
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Football maintenance							400.00										400.00
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Adj-17-18		13.	R-1306-2000-000000-00	1306	2000	000000	1,252.00	Spreadsheet	Standard	AC TST RH 173Standard	Highways and Drainage Internal Billing between October 17 to January 18	JN HI172, Andy Gillespie-Parks, Mapledurham Car Park-Fill Potholes		31/03/18	2,018.	22/05/18
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Driveway Repairs							1,252.00										1,252.00
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Revenue Account Extract -Income

Period	Full Account Code	Debit (£)	Credit (£)	Journal Name	Journal Description	Line Description	Accounting Date	GL Transfer Date
Mar-17-18	12. R-1306-8175-000000-00	0.00	2,000.00	Debtors	Debtors	Debtors 22-Mar-2018Debtors	Journal Import 361289: ENCA 3194845 CAVERSHAM TRENTS 9680573 INV 21-Mar-2018	21/03/18 22/03/18
Aug-17-18	5. R-1306-8504-1306C2-00	0.00	60.00	Debtors	Debtors	Debtors 23-Aug-2017Debtors	Journal Import 312372: ENCA 3194845 CAVERSHAM TRENTS 9454275 INV 22-Aug-2017	22/08/17 23/08/17
Oct-17-18	7. R-1306-8504-1306C2-00	0.00	75.00	Debtors	Debtors	Debtors 14-Oct-2017Debtors	Journal Import 324626: ENCA 3194845 CAVERSHAM TRENTS 9501791 INV 13-Oct-2017	13/10/17 16/10/17
Dec-17-18	9. R-1306-8504-1306C2-00	0.00	186.00	Debtors	Debtors	Debtors 06-Dec-2017Debtors	Journal Import 336792: ENCA 3194845 CAVERSHAM TRENTS 9558896 INV 05-Dec-2017	05/12/17 06/12/17
Mar-17-18	12. R-1306-8504-1306C2-00	0.00	288.75	Debtors	Debtors	Debtors 30-Mar-2018Debtors	Journal Import 364395: ENCA 3194845 CAVERSHAM TRENTS 9691151 INV 29-Mar-2018	29/03/18 03/04/18
Contribution to football maintenance		2,609.75						
Apr-17-18	1. R-1302-8504-130208-00	0.00	316.26	Debtors	Debtors	Debtors 11-Apr-2017Debtors	Journal Import 279866: CRES 3167186 MAPLEDURHAM LAWN TENNIS CLUB 9294231	10/04/17 11/04/17
Jun-17-18	3. R-1302-8504-130208-00	0.00	316.26	Debtors	Debtors	Debtors 28-Jun-2017Debtors	Journal Import 299597: CRES 3167186 MAPLEDURHAM LAWN TENNIS CLUB 9379402	27/06/17 28/06/17
Oct-17-18	7. R-1302-8504-130208-00	0.00	316.26	Debtors	Debtors	Debtors 03-Oct-2017Debtors	Journal Import 321620: CRES 3167186 MAPLEDURHAM LAWN TENNIS CLUB 9490556	02/10/17 03/10/17
Dec-17-18	9. R-1302-8504-130208-00	0.00	316.26	Debtors	Debtors	Debtors 22-Dec-2017Debtors	Journal Import 340757: CRES 3167186 MAPLEDURHAM LAWN TENNIS CLUB 9578892	21/12/17 22/12/17
Mar-17-18	12. R-1302-8504-130208-00	0.00	316.26	Debtors	Debtors	Debtors 27-Mar-2018Debtors	Journal Import 362818: CRES 3167186 MAPLEDURHAM LAWN TENNIS CLUB 9684032	26/03/18 27/03/18
Tennis Club		1,581.30						1,581.30

Apr-17-18		1. R-1302-8504-1302BN-00	1302	8504	1302BN	00		125.00	Manual	Manual	MAPLEDURHAM PARISH COUNCIL CONTRIBUTION TOWARDS MAPLEDURHAM PLAYING FIELDS 2016/17	MAPLEDURHAM PARISH COUNCIL CONTRIBUTION TOWARDS MAPLEDURHAM PLAYING FIELDS 2016/17		11/04/17	11/04/17
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Mapledurham Parish Council		125.00		125.00	
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Cost of maintaining pitches

RPI = 1.03 1.028

Expense	Season cost	2016/17	2017/18	
Whitening	£ 350.00	£ -	£ -	
pitch marker	£ 100.00	£ -	£ -	
	£ 3,200.00	£ -	£ -	
		£ -	£ -	
Renovatio Top Dressing	£ 405.00	£ 75.96	£ 121.88	actual cost based on 5 pitches
Grass seeding	£ 504.00	£ 1,212.12	£ 1,246.61	actual cost based on 5 pitches
				weed/feed: actual cost based on
				5 pitches + additional weed &
fertilizer	£ 111.00	£ 510.00	£ 924.51	feed at end of season
labour cost	£ 300.00	£ 591.01	£ 607.83	annual inflated cost
Herbicide	£ 144.00	£ -	£ -	see 'fertiliser' above
	£ 2,064.00	£ -	£ -	
		£ -	£ -	
Goal Posts	£ 786.00	£ 1,577.56	£ 1,624.89	annual inflated cost
Total	£ 6,400.00	£ 3,967	£ 4,526	

READING BOROUGH COUNCIL

REPORT BY ASSISTANT DIRECTOR OF LEGAL AND DEMOCRATIC SERVICES

TO:	MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE		
DATE:	7 MAY 2019		
TITLE:	MAPLEDURHAM PLAYING FIELDS - DEED OF DEDICATION		
LEAD COUNCILLORS:	COUNCILLOR EDWARDS	PORTFOLIO:	MAPLEDURHAM PLAYING FIELDS CHAIR OF TRUSTEES
SERVICE:	TRUSTEE OF CHARITY	WARDS:	MAPLEDURHAM
LEAD OFFICER:	CHRIS BROOKS	TEL:	0118 937 2602
JOB TITLE:	ASSISTANT DIRECTOR OF LEGAL AND DEMOCRATIC SERVICES	E-MAIL:	chris.brooks@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 A report was submitted by The Chief Valuer to the Mapledurham Playing Fields Trustees Sub Committee on 11th October 2016 in respect of the FIT 4 ALL-PROPOSAL FOR MAPLEDURHAM PLAYING FIELDS FOUNDATION
- 1.2 When considering the above report in discussion, the Sub-Committee noted the concerns of local community representatives regarding the potential precedent for further development that could be implied if the Charity permitted the sale of part of the Playing Fields for a school site. Officers committed to investigate and report back to the Sub-Committee on the implications should a deed of dedication be entered into.
- 1.3 The Agreement for Lease and the Lease made between the Reading Borough Council acting in its capacity as sole managing trustee of the Mapledurham Recreation Ground Charity and The Secretary of State for Housing Communities and Local Government of the part of Mapledurham Playing Fields were entered into on the 18th February 2019.
- 1.4 The revised planning application was granted on 25th February 2019.

2. RECOMMENDATION

That the Sub Committee note the report and authorise Officers to formally investigate the implications of the charity entering into a deed of dedication and to liaise with Fields in Trust and (if necessary) the Charity Commission regarding entering into a deed of dedication in respect of the Mapledurham Recreation Ground Charity

3. POLICY CONTEXT

- 3.1 Reading Borough Council holds the Ground in its capacity as charity trustee ("Trustee") of the Charity. The Charity is registered with (and therefore regulated by) the Charity Commission. The charitable 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. "

The beneficiaries of the Charity, therefore, are the inhabitants of the Parish of Mapledurham and the Borough of Reading. The Ground is an asset of the Charity and is held "in specie" i.e. specifically in order to advance the Charity's object.

- 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.

4. CURRENT POSITION

- 4.1 A previous report prepared for this Sub-Committee in 2017 identified the possibility of making the Mapledurham Playing Fields subject to a "deed of dedication" in favour of Field in Trust.
- 4.2 Fields in Trust is the working name of the National Playing Fields Association, which is a registered charity. It is understood that Fields in Trust has entered into deeds of dedication in relation to other pieces of charitable and local authority land.
- 4.3 The main purpose of a deed of dedication is to make land subject to a binding covenant which prevents the sale or disposal of property without the consent of Fields in Trust, so that there is a third party capable of vetoing a sale or other disposal of the land in certain circumstances. Entering into a deed of dedication is likely to require the consent of the Charity Commission.
- 4.4 This was a proposal that formed part of the consultation with the beneficiaries of the Mapledurham Recreation Ground Charity carried out in 2017. Around 84% of those beneficiaries who responded indicated that it was a proposal that the Sub-Committee should explore in more detail, with a view to determining whether it would be in the best interests of the Charity to implement.
- 4.5 Officers recommend that they should now be instructed by the Sub-Committee to formally investigate the position with Fields in Trust in more detail and (if necessary) with the Charity Commission and (if they consider it relevant) to take legal advice on the implications, with a view to making a recommendation to the Sub-Committee at a future meeting as to whether a deed of dedication should be put in place in relation to all or part of the Mapledurham Recreation Ground.

5. EQUALITY IMPACT ASSESSMENT

- 5.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to-
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 5.2 In this regard you 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.
- 5.3 An updated equality impact assessment (EIA) was undertaken and reported to the June 2018 Trustee Sub-Committee. There has been no material change to the proposals being made and the EIA remains valid.

6. FINANCIAL IMPLICATIONS

- 6.1 Following the grant of the revised planning permission the planning contribution payable under the S106 Agreement of £380,000 has been received by the Council.
- 6.2 The 20th June 2018 Sub Committee approved the proposal from the Council to spend the £375k of S106 mitigation funding for works to the playing field to mitigate the presence of the proposed school on the site.
- 6.3 The premium of £1.36m was paid on the grant of the above Lease.

7. LEGAL IMPLICATIONS

- 7.1 Entering into a deed of dedication is likely to involve the surrender of the Council's discretion as charity trustee in relation to the Recreation Ground Charity in some respects.
- 7.2 In order to ensure that the Council (as charity trustee) is acting properly and in accordance with its duties in relation to the Charity in considering the position in relation to the deed of dedication, legal advice on the position is likely to be required and will be taken into account by Officers in formulating the recommendations it is proposed should be made to the Sub-Committee.
- 7.3 As indicated earlier in this report, engagement with the Charity Commission is also likely to be necessary, again in order to ensure that the Council as charity trustee is acting in accordance with its duties to the Charity. Again, the Charity Commission's views as regulator of the Charity (and any advice they may wish to

issue) will be taken into account by Officers in formulating the recommendations it is proposed should be made to the Sub-Committee.

7.4 In reaching any decision in relation to the Charity, the members of the Sub-Committee are reminded that when performing the Council's function as Trustee they have a number of obligations:

- (1) You must act in good faith and exclusively in the interests of the Charity i.e. in a way which you honestly believe to be in the Charity's best interests.
- (2) You must act within your powers.
- (3) You must ensure that you have any legal, property or other advice you consider is required in order to inform and support your decision-making.
- (4) You must ensure that you are adequately and properly informed and have all relevant information.
- (5) You must ensure that you take into account all relevant factors. Such factors will only relate to the Charity and its ability to advance its charitable, recreational object.
- (6) You must not take into account any irrelevant factors.
- (7) You must manage conflicts of interest.
- (8) You must make a decision that falls within the range of decisions a reasonable trustee body could make. This is in line with the Charity Commission's guidance on decision-making.

7.5 Each of these considerations is set out in more detail in the Charity Commission's guidance on decision-making by charity trustees (CC27). The Commission's guidance is available here:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/583855/CC27_new.pdf

8 BACKGROUND PAPERS

- 8.1 Mapledurham Playing Fields Trustees Sub-Committee - 20th June 2018.
- 8.2 Mapledurham Playing Fields Trustees Sub-Committee - 9th January 2018.
- 8.3 Mapledurham Playing Fields Trustees Sub-Committee - 22nd October 2018.
- 8.4 Oxford Archaeology report - August 2018
- 8.5 Landscape master plan 2018