

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
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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 Trents 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