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| **Agenda Item** | 5 |
| **Subject** | Update on Pavilion Project |
| **Author** | The Clerk |
| **Date** | 25/06/2020 |

**Overview**

1. This paper aims to bring all Councillors up to date with the information gathered on the current position of building a pavilion building on the Cricket Ground.

**Update on the Project Since March 2020**

1. In May 2017 the Parish Council was granted planning permission to build a Cricket Pavilion on the Cricket Ground RR/2017/622/P. This was for a pavilion which would meet EBC regulation measuring 5.903 meters to ridge level, 16.50 meters wide and 12.03 metres in depth. The aim was to secure funding via grants to be able to build the pavilion. Unfortunately despite numerous attempts and avenues no funding was secured. The planning consent at the time of writing this report has now lapsed.
2. In starting to consider funding options the Parish Council looked at taking out a Public Works Loan Board (PWLB) loan. The advice from SALC was that an independent Quantitative Surveyor should review and cost up the spec of the originally drawn up building in line with guidance for applying for a loan from the PWLB. Council approved this on the 04/03/2020 and the company HMY LLP was appointed to carry this out and costed the project at £412,000 (£2,446 £/m2). The working group has met and reviewed the report and even with potential cost savings the project seems too expensive for the Parish Council to fund in full.
3. Alternative ‘log cabin’ buildings of a similar size and style have been looked at however, the estimated cost is still near £300,000 (£1,770 £/m2). That is without contingency or professional fees on top of that. Another company was looked at and a cost of around £200,00 was quoted but this would not be the final cost as many of the electrics, contingency and professional fees were not included so this would require further investigation of the final cost.
4. It was unfortunate that the first application of Community Infrastructure Levy (CIL) funding to Rother District Council (RDC) was unsuccessful. There is a new CIL steering group looking into updating the process but our understanding is that they have not yet met. Therefore, decisions on any expenditure on CIL funding, neither the remaining funds nor any new funds, is likely to be made now until next year (2021).

**Funding Options for Building a New Pavilion**

1. Currently the building of a new pavilion has two clear options for funding/managing the project:
   1. The Cricket Club manages/raises the project and finds the funding themselves potentially through a professional fundraiser. As the Parish Council has not paid for the building it can be a dedicated building for the Cricket Club. The Parish Council can look to give a contribution to the project. Council would need to consider the amount it would contribute and where this would come from as there in no budget or earmarked reserves for this. It is important to note that the Cricket Club could apply for CIL funding and receive this directly. Their application would be strengthened if the Parish Council gave their backing to the WCC CIL application.
   2. The Parish Council builds the pavilion by acquiring a Public Works Loan Board (PWLB) loan. This has raised key areas that need to be properly satisfied before the Secretary of State approves the loan:
      * The project business case including risk assessed and budgeted allowing for any contingency and professional fees. It also needs to show the need and benefit of the project. There needs to be evidence that this has been shared with resident’s via public meetings, website info etc.
      * The parishioners of Westfield Parish support the project via a public consultation with a clear yes/no survey showing at least a 10% support from residents (around 230/250).
      * That the project is tendered for in line with the Contracts Regulations 2015.
      * The other key aspects Councillors will need to consider is the borrowing of the money in line with a demonstrable benefit to all parishioners. In short if parishioners are paying for the project how are they able to benefit from the project.
      * The Cricket Club should not be given exclusive rights to using the building instead it should be a community asset available for others to use and benefit from when the Cricket Club was not using the facility
2. It is important to note that either option of funding and building the project (through the WCC or WPC doing this) would rely heavily on the decision from Rother DC to support the project with a contribution in CIL monies. It particular the Parish Council wouldn’t be able to apply for the PWLB loan until it was clear if any CIL funding would be coming forward or not as this would make a huge impact on the amount the Council would need to borrow.
3. Another important item to note in the updated Dec 2019 DaSA from RDC states that “the Playing Pitch Study (for Rother District Council October 2012) identifies a need for high quality football and cricket facilities in the wider area.” The football facilities are due to be updated through a S106 agreement in the Westfield Down project. However, planning permission for this site runs out in October 2020 and any new planning application would then be subjected to a CIL payment unless rules on this change. There is a risk that the existing S106 agreement would be in jeopardy if the developer also had to pay the CIL. Depending on when the PWLB loan application and CIL application would go in Councillors may want to consider if applications are made after October 2020 if there is also a need for extra support to the football club if the Westfield Down project does not start in October 2020.
4. The Clerk estimates according to the accounts the total spend on the Cricket Club and Ground (including the purchase of the cricket ground) since 2017/18 is around £35,620 (£1,670 in 2017/18, £4,200 in 2018/19, £3750 in 2020/21 and £26,000 for the cricket pitch) plus a grant to WCC of £750 taking the total to £36,370.  Since 2017/18 grants paid to the WPC in relation to the project total £7,000 taking the overall cost to the parish down to £29,370.

**Existing Pavilion**

1. Having had several Councillors and an independent individual view the current pavilion it is their collective opinion that it is deemed not fit for purpose and should come down. If any building works took place to improve the existing building the Clerk advises that evidence will need to be produced that the building is safe for those inside and near the building and also suggests that the propping open of the corrugated iron sheets at the front is discontinued.

**Items for Councillors to Discuss**

1. Councillors to review the report from HMY LLP and confirm they support the working groups decision that the current design is too expensive for the Council to go via the PWLB for a loan.
2. Look at options going forward and the potential timelines considering the meeting of the CIL steering group and potential time frame for decisions on future CIL allocations.
3. To discuss the situation on the existing pavilion.