



Whatton and Aslockton Playing Field Trust

The Playing Field

Proposed replacement for the Pavilion

**A proposal to the residents of Aslockton and
Whatton-in-the-Vale for the replacement of
the existing Pavilion with a new Community
Focused Building**

**The Playing Field Committee
August 2016**

The Preferred Option – A Community Building

Introduction

The Community opinion about the proposed project is central to the future development of the Playing Field. Given the size and potential cost, estimated at approximately £500,000 the Committee recognize it will be very difficult and time-consuming to deliver and **the Community Building project cannot be carried forward without Community support.**

The following issues are considered important:

- To provide a facility that meets the Trusts principle object of providing Recreational and Sporting facilities for the benefit of ALL the residents of the parishes of Aslockton and Whatton-in-the-Vale.
- To provide a facility with wide Community appeal and potential use.
- To design the facility to provide the potential for additional revenue income, not only to ensure that the facility is self-financing, but also to provide surpluses for the future development of the Playing Field facilities as a whole.
- To ensure that any changing facilities incorporated into the facility meet at least the minimum standards advised by the English Cricket Board, the Football Association and Sports England.
- To ensure that the design and location of the facility creates minimum impact on neighbouring residents.
- To create a facility management structure that reflects the Community requirements for both the management and use of the facility.
- To design the project to meet the requirements of the potential major funding organizations.
- To undertake a comprehensive consultation process to establish the needs, appeal, potential use and approval level of the proposed project.

Proposed Facilities and potential usage

Introduction

The proposed plan and an ‘artist’s impression’ of the proposed facility is included with this document. It must be emphasized that the plan and overall look of the facility is subject to change, not least because the design and layout may be affected by the results of the attached Survey.

The design and concept is intended to provide not only the widest possible community appeal, but also to maximize its use and potential income. The developing Business Plan will seek not only to ensure that the facility is self-financing (in operational terms) but also contributes to the development of the Playing Field as whole. It is not the intention to compete with other Community facilities in the two parishes, but rather to compliment them.

Facilities

As the enclosed plan shows, the facility is intended to provided changing facilities to *Sports England* standards as well as dedicated Officials and Female changing rooms. The facilities are not only available for the external Sports users (football and cricket as *Home* and *Away*

Proposal for the replacement for the Pavilion

changing rooms), but also for users of potential indoor sports activities as *Male* and *Female* rooms.

The toilets have been designed to provide sufficient capacity for the building to be used for functions. In addition to *Male* and *Female*, there is also provision for a disabled toilet which will also contain baby changing facilities.

The Committee room is large enough to enable a variety of uses, including housing the café, bar and associated facilities, cricket tea room etc.

The Function/Sports hall is intended to be, like the Committee room a multi-function facility.

The Kitchen and Bar complex will provide facilities to allow the building to host café, bar, community events and private functions.

Car Parking, provision has been made create a hard-standing car park to accommodate up to 30 vehicles

POTENTIAL USES

The aim of the project is to provide a truly Community Focused recreational and community facility and at the same time provide improved changing rooms etc. for the sports organizations using the field. The following is a ‘vision’ of the potential uses for the facility. The aim is to maximize the use of the proposed facility throughout the week.

- **Café** – whether it is run by the trust or in partnership with an existing local business or other commercial organization has yet to be decided. But the underlying principle is to encourage its use by providing social and community based facilities:
 - Soft play area for toddlers
 - Computer access – we hope to partner with organizations to provide on-line services
 - School Drop-off point – with the increase in housing on Abbey Lane, the car parking facilities included in the proposal could provide a ‘drop-off’ point for the school. The details on how best it can be achieved is a matter for consideration and discussion with the school.
 - Display areas for local groups.
 - Outreach Services.
- **Bar** – like the Café it is as yet undecided whether it will be run by the trust or in partnership with a local business. The facility would be available to use on match days, functions, local group activities, fund-raising activities and community events.
- **Youth Activities** – the large sports hall / function room coupled with 5.5 acres of grassland and play equipment provides an unparalleled facility for youth and young people groups.
- **Toddler Groups** – the facility would provide an excellent venue to host the various types of (Commercial) Toddler Group activities which would be in addition to the soft-play area.

- **Adult fitness** – the sports hall and changing rooms would be available for adult fitness groups or organizations.
- **Indoor sports activities** - sports hall / function room, changing rooms etc. would be available to groups wishing to undertake indoor sporting activities.
- **Community Events** – the Trust has organized Community events in the past ('Fun Day' and the 'Village Gala') but the cost became prohibitive. This facility would allow such events to be held with minimum outlay which would enable the Trust to provide a Community event and provide fund-raising opportunities for both the Trust and other local groups and organizations.
- **Corporate Functions** – the facility would be able to host Corporate events, with hard standing car parking for up to 30 vehicles (additional parking on the cricket outfield, if necessary), catering and Wi-Fi.
- **Private Functions** – the Trust does not want to compete with the excellent facilities at the Thomas Cranmer Centre and Whatton Jubilee Hall. However, the proposed facility coupled with the on-site car parking, open grassland and children's play equipment area would make an ideal venue for children's parties (on non-match days).
- **Outreach Services** – the proposed building will have the flexibility to host Outreach services. Part of the development of the Business Plan will be to develop the potential for Outreach Services.

OUR VISION

TO PROVIDE A COMMUNITY FOCUSED FACILITY TO ENRICH AND ENHANCE THE LIVES OF OUR WHOLE COMMUNITY

In this document we have tried to explain the reasoning behind the project and our vision of its potential value to the community.

But it is your view that is important please complete the attached survey whether you are in favour of the project or not. It is vitally important that we understand the community's attitude to the project to enable us to adapt the planning accordingly.

If you have any questions, please e-mail them to:

project@wapft.org

and we will attempt to answer them as soon as possible

WE ENCLOSE A PRE-PAID REPLY ENVELOPE FOR YOU TO RETURN THE COMPLETED SURVEY BY THE **15th October 2016**

The result of the survey will be published on the Trust's website

<http://www.wapft.org>

Thank you in anticipation of your help

WHAT OPTIONS WERE CONSIDERED?

Introduction

In the preceding section we summarized the project, in this section we try and explain the process that led the Committee to put forward the proposal to both the Trustee and to the Residents.

What about refurbishing the current Pavilion?

On the face of it, this would seem the cheapest and most obvious option. However, as the project would not meet any of the criteria required for securing funds through grants the costs would need to be met entirely from a combination of local sources (i.e. the Parish Councils and Community donations) and loans.

Additionally, the Pavilion has required ‘patching-up’ over the last ten years, the work has been undertaken by volunteers, but regrettably we can no longer rely on volunteers as a source of labour. There are serious structural defects, in particular the North wall, the window and door frames are rotten, the plumbing and electrics need upgrading and replacing and the roof requires recovering. The extent of the structural problems cannot be determined until the work has started and we may be in the position of committing expenditure to the project which cannot be completed because the structural integrity of the building is fundamentally flawed.

The ‘foot-print’ of the existing pavilion would not allow us to provide changing facilities of the minimum standard advised by the English Cricket Board (ECB) or the Football Association (FA). So even if the ‘refurb’ was successful the result would be a sub-standard facility, which may not be acceptable to the leagues in which our ‘user-clubs’ compete.

Another factor in the consideration is ‘on-field’ parking. The Committee is committed to reducing the problems and inconvenience to residents cause by ‘on-street’ parking by providing ‘on-field’ hard-standing to enable a permanent parking solution. This is an issue which we have to address in this project.

Assuming we did not meet any major additional structural problems (which is by no means certain) and including a very basic parking solution the cost is unlikely to be less than £60,000. The prospect of raising that sort of sum, either locally or through any form of grant is close to zero and the chances of raising a loan is equally low as we have no way of increasing the source of income to meet the interest and capital repayments.

In summary this option:

- Cannot demonstrate a wide community benefit (only about fifty sports users, for one a day week).
- Cannot provide changing facilities to the minimum standard advised by the relevant bodies.
- Cannot provide any additional income to demonstrate the project is ‘sustainable’.
- Will not be eligible for any grants (except possibly Section 106 – Community Infrastructure Levy) because of the above.

Proposal for the replacement for the Pavilion

- Cannot be funded through any form of loan as there is insufficient income to support repayment.

How about a Sports Facilities only?

A second option would be to replace the current pavilion with a new 'Sports only' facility that meets the minimum standards. Whilst this option would entail a significantly larger building than the current pavilion it would be approximately half the size of the preferred option. Unfortunately, half the size does not equal half the cost as the majority of the 'mechanical' portion of the project (drainage, showers, sanitary equipment etc.) is required, additionally the bulk of the internal walls, doors etc. is also required in the changing room areas.

The estimated cost of producing a 'Sports only' facility would be in the region of £250,000 to £300,000, it is also certain that the amount would be subject to VAT at 20% (subject to HMRC confirmation the preferred option may qualify as being VAT Free), producing a total cost of between £300,000 and £360,000. This figure would also include 'on-field' parking.

This approach suffers from some of the same problems as the 'Refurbishing' option in respect of funding. Whilst the design would provide changing facilities of a standard acceptable to the ECB, FA and Sports England, the ability to secure funding would be severely limited by the lack of Community Benefit.

There is also the issue of 'Sustainability', the new building would have increased insurance, business rates, light heat and power and maintenance (cleaning etc.) costs, we would be probably looking at increased operating costs for the building in the order of £6,000 per annum. Currently, the Trust receives income from the four clubs for the use of the changing facilities of £800 per annum, because of the constraints of when games are played and the condition of the playing surfaces we cannot attract more clubs. In consequence the Trust would need to look at income of at least £1,500 per annum from each of the clubs to sustain the building, this approach is just not feasible and the design of the building prohibits any other income stream.

In summary this option:

- Cannot demonstrate a wide community benefit (only about fifty sports users, for one a day week).
- Cannot provide any additional income to demonstrate the project is 'sustainable'.
- Will probably not be eligible for any grants except perhaps Section 106 – Community Infrastructure Levy because of the above.
- Cannot be funded through any form of loan as there is insufficient income to support repayment.

INFORMATION ABOUT THE PLAYING FIELD

The Playing Field was first used for Cricket in 1897 when the square was laid by the former grounds man at Trent Bridge. Prior to that year Cricket had been played on the 'Old' Cricket field which is now houses The Lawns and Conery Gardens.

Whatton and Aslockton Cricket Club continued to play Cricket on the field with the permission of the various owners. The Cricket Club was instrumental in establishing and maintaining the use of the field for recreation during the majority of the 1900s.

In 1975, the then owner decided that he required a formal lease and Whatton-in-the-Vale Parish Council joined with Aslockton Parish Council to acquire the lease to ensure the continued use of the field as a recreational facility. The 'old' Play Park (on Azimghur Road) was closed and Children's Play Equipment was installed on the playing field. The Cricket Club raised funds to replace the old pavilion and the current pavilion was built.

In 1994 the lease was due for renewal and the owner offered the freehold to the Parish Councils and with the help of a grant from the Lottery, Whatton-in-the-Vale Parish Council and Aslockton Parish Council jointly acquired the freehold of the field. The Cricket Club raised funds to extend the Pavilion to enlarge the changing rooms and install showers during the late 1990's. Additionally at that time the Smite old river bed was filled in and trees were removed from the north of the field to provide space for a football pitch.

In 2006 the Parish Councils signed a 'Deed of Dedication' with the National Playing Field Association (now also known as *Fields in Trust*) ensuring that the field would only be available for recreational purposes in perpetuity. The 'Deed of Dedication' also created the **Whatton and Aslockton Playing Field Trust** ('the Trust'), the Parish Councils hold the field in Trust for the Trust.

Also in 2006 we were successful in a bid to the National Lottery (through Rushcliffe Borough Council) to replace the original play equipment. Subsequently additional play equipment has been added funded by the Trust and the Parish Councils. Currently the investment in Children's Play Equipment amounts to approximately £40,000.

In 2015/216 the Playing Field hosted two Cricket Teams, two Senior Football Teams and two Junior Football Teams.

HOW IS THE FIELD MANAGED?

From 1975 on the acquisition of the lease by the Parish Councils the field was managed by a Joint Committee of the two Parish Councils.

On the adoption of the 'Deed of Dedication' the Parish Councils (as Trustee) delegated the Management of the facility to a 'Management Committee'. The actions of the Committee are governed by a set of rules; the Committee has been in place since May 2006.

The structure of the Committee is as follows:

- Two Members each, appointed by the Parish Councils.
- One Member each, appointed by the User Clubs.
- Four Members, elected at the AGM by Residents.

Proposal for the replacement for the Pavilion

- Up to Two Co-opted Members, appointed by the Committee.

The Committee in 2016/2017 are:

Councillors Chris Grocock and Gregg Redford (Chairman) appointed by Whatton Parish Council.

Councillors Chris Haslam and Julie Brown appointed by Aslockton Parish Council

Richard Lambourne appointed by Whatton and Aslockton Cricket Club

Bob Crawford appointed by Greyhounds Football Club

Paul Griffin appointed by Cranmer Arms Football Club

Gerry Nerney elected at the last AGM

Tim Moxey elected at the last AGM.

The Committee is committed to transparency and all minutes of meetings are published on the Trust's website <http://www.wapft.org.uk>, along with Financial Reports, News and complete information of all Project both current and past.

HOW IS THE PLAYING FIELD FUNDED AND WHAT DOES IT COST TO RUN?

Income

The Playing Field receives its' income from three main sources:

- Contributions from the User Clubs for the use of the playing surfaces and changing rooms.
- Revenue Grants from both Parish Councils towards the running costs.
- Funding Raising activities – funds raised from this source are typically 'earmarked' for Capital (Development) projects.

A forth source are Grants towards specific projects.

Costs

The largest individual cost in the maintenance of the Playing Field – mowing the grass, strimming around the border of the field, hedge cutting and fence maintenance, in a typical year this amounts to about £2,000.

The second largest cost is the Services cost, Public Liability Insurance (which is met by Whatton-in-the-Vale Parish Council), Building Insurance, Light Heat and Power, Business Rates (as a registered Charity, the Trust is entitled to an 80% discount) and Water charges. These charges amount to approximately £1,000.

We also have annual Play Equipment Safety Inspection (RoSPA) and an additional Operational Equipment Inspection to identify any potential mechanical failures. The Play Equipment involves an annual Inspection and Maintenance charge of about £400.

There is also ad-hoc expenditure such as the on-going 'patching-up' of the pavilion.

The Income from the User Clubs and Parish Councils typically cover the Costs with a small surplus.