



Title: **Blaby Road Park Pavilion**

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1. Introduction

- 1.1 Following the completion of the regeneration scheme for Blaby Road Park, this report sets out a proposal to improve Blaby Road Park Pavilion.

2. Recommendations

- 2.1 It is recommended that the Council contracts the services of a project manager to progress and deliver the refurbishment and extension of Blaby Road Park Pavilion, including the provision of a fully accessible public toilet with direct access to the park, at an approximate cost of £100,000 utilising funding remaining from the Section 106 agreement associated with the Tesco store development in South Wigston.

3. Information

- 3.1 On 24th January 2012, Service Development Committee gave approval for the implementation of the Blaby Road Park regeneration scheme. At that time consideration was being given on a wider scale to the provision of community facilities in South Wigston, and as such the report deferred consideration of any works to the pavilion. This also included consideration of the provision of a public toilet within the pavilion building.
- 3.2 Since then, the consideration relating to the provision of community facilities in South Wigston has largely drawn to a close; however, there remains a potential need to provide a facility on Blaby Road Park that can be used by the community. It has been indicated that this space should consist of a meeting space, with the potential to provide snacks and drinks. Similarly, one of the football teams that regularly play on Blaby Road Park has also indicated that they could benefit from a similar facility to enable them to entertain the home and away teams after matches.
- 3.3 The Pavilion building could also usefully accommodate a direct access public toilet and baby changing facility. This would be located adjacent to the toddlers and juniors play areas and would enable the removal of the superloo that is currently situated outside of the Park on Blaby Road.
- 3.4 Furthermore, the Pavilion already accommodates a number of uses which would need to be retained including a kitchen and meeting area (which is predominantly used by South Wigston Bowling Club), changing rooms, showers and toilet facilities.
- 3.5 It is proposed to contract the external services of a project manager, similar to the way in which the Blaby Road Park regeneration scheme was managed. The project manager will undertake the following activities:

- Prepare proposals for the extension and refurbishment of the Pavilion
- Prepare and submit a planning application/building regulations application
- Prepare tender documents and manage the process of tendering for and appointing a contractor
- All work associated with managing the construction phase of the project
- Provision of Construction Design Management (CDM) co-ordinator services which is a regulatory requirement under Health and Safety legislation.

3.6 It is estimated that the cost of the above services, plus the cost of the actual building and refurbishment works would be in the region of £100,000. There is sufficient funding remaining from the Section 106 agreement associated with the Tesco store development in South Wigston to cover this cost.

3.7 Members will be kept informed as the proposals for the extension and refurbishment of the Pavilion are prepared in the same way that they were involved in during the preparation of the proposals for the park itself. The final designs will be agreed by the Chair of this Committee.

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Implications	
Legal (KG)	A contract will be entered into with the company providing the project management role.
Financial (PL)	Incorporated within the report
Equalities (KG)	An equalities impact assessment will be carried out relating to the potential works
Risk (AT)	Risks will be mitigated through the appointment of a project manager.