



Title: Pavilion at Blaby Road Park, South Wigston

**Author: Anne Court (Director of Services)
Adrian Thorpe (Planning Policy and Regeneration Manager)**

1. Introduction

- 1.1 This report relates to a proposed extension to the pavilion at Blaby Road Park and provides an analysis of the costs involved.

2. Recommendations

2.1 That Members:

- i) Note the costs of providing an extension to the Pavilion to the specification required
- ii) Endorse officers approaching local community groups with the plans and costs to enable them to seek funds to support the extension of the building

3. Information

- 3.1 In response to an aspiration of the local community to have an extension to the existing pavilion on Blaby Road Park, consultations were held with stakeholders to find out their views on a proposed extension. This included meetings with the bowling club, the manager of the football team and Linda Noonan (representing the Reactive Youth Group), who has an aspiration to run a cafe at the pavilion and has provided a business plan to this effect.
- 3.2 Following this William Saunders architects, were requested to provide plans and, due to the budget restriction, were asked that the building design be basic and that materials and construction method take this into account.
- 3.3 The brief to the consultants was that existing uses within the pavilion are to be retained, that any extension to the Pavilion should be of a size sufficient to enable the Council to hire the facility out, and that the following additional uses are included within the extension:
- A community room with cafe space
 - A kitchen area to allow the preparation and serving of light snacks and beverages
 - A storage area associated with the community room
 - Toilet facilities to serve the internal uses (including a disabled toilet facility)
 - Direct access toilet facilities (i.e. accessible without the need to enter the pavilion itself) for park users, to include one small toilet cubicle and a disabled toilet facility accessible by Radar key.

3.4 Consequently floor plans to meet the above have been produced and are attached at Appendix 1. The level of toilet accommodation etc. has been calculated to meet current regulations required to enable the desired uses of the facility, including the hiring out of the premises.

4 Costs

4.1 William Saunders has used the floor plans to prepare budget costs for the proposed 160 sq.m. pavilion extension. These are set out below and equate to a cost of £1,150 per sq. m:

Construction cost = £222,915 (includes a 5% contingency)
 Total Project Cost = £250,361 (includes professional and other fees)

4.2 Currently the total budget for the whole project is £124,000 to include project management fees, disbursements, contingency and construction. The funding gap for the project is therefore likely to be in the order of £126,000. It will therefore be necessary to establish how this shortfall can be met and whether local stakeholders such as Reactive can submit funding bids to support the extension of the pavilion.

4.3 Given the large gap in funding that currently exists, more detailed work has not been progressed (e.g. detailed elevation drawings, car parking requirements, drainage arrangements etc). William Saunders advise that whilst these elements may result in some variation of cost, this is not likely to be significant. This further work will be commissioned in the event that sufficient funding is available to enable the project to progress.

Email: judith.sturley@oadby-wigston.gov.uk

Implications	
Legal	Should a local group wish to lease the pavilion extension legal documents will need to be drawn up
Financial	As set out in the report. There is a need to meet the gap in funding. Local community stakeholders may be able to seek funding contributions in order to contribute towards this
Equalities	An Equalities Impact Assessment will be carried out. Consultations have taken place with stakeholders who use the pavilion
Risk	Corporate Risk 1 (Decreasing Financial Resources) and Corporate Risk 5 (effective utilisation of land and buildings) The funding package is not sufficient to enable the extension to be built. This is a high risk because of the significant 'gap' between established funding and that still to be sought. Corporate Risk 5 (effective utilisation of land and buildings) Once built the new space is not used effectively. This is a low risk because stakeholders have already shown an interest to use the new space and the Council will also market the availability of the space for rent to local groups.

