

Let's Create a Pavilion for the Future!

Background

Three quarters of those who responded to the 2016 village survey wanted more for the Pavilion than just "make do and mend". Preferences were split fairly evenly between a major refurbish, rebuild the same size, or replace with a smaller structure. The follow-up survey provides more information about the ideas which have been considered, and will give you four options to choose from:

Options in the "Full Sports" category: (1) **Keep & refurbish**, (2) **Rebuild same size**

Two options in the "Cricket/Football Pavilion" category: (3) **Reduce & refurbish**, (4) **Rebuild smaller**

In all cases, there would be an additional 20 car-parking spaces, landscaping and improved access, and an energy-efficient approach through insulation, solar panels and ground-source heating. The existing storage garages would be retained. Costs have been included for project management, planning, build and fit-out.

The outcome of the online survey combined with the expressions of preference from the Pavilion Drop-in will define the preferred option, and the Parish Council will then create more definite plans with which to approach providers of grants and possible loans, as well as target sources of income to cover running costs. If all looks good, the option will be implemented. If not, then an alternative option will be chosen.

Full Sports Facility

The Full Sports Facility would be of similar size to the current Pavilion, offering space for a range of indoor sporting activities but with four rooms which could also be rented out to help bring additional funding.

Main hall: eg Yoga, Martial arts, Aerobics, Keep fit, Personal Training Sessions, Badminton

Therapy rooms: eg Physiotherapy, Sports Massage, Nail Bar, Beauticians, Hairdressers, Holistic Treatments

Other facilities: Changing Facilities for teams and Refs, kitchen/refreshment room, showers, disabled toilet

Rental of the rooms at 30% occupancy is expected to generate in excess of £30K per annum towards costs.

The two options are, with numbers which correspond to the questions in the online survey:

Option 1: **Keep & refurbish** – guide price **£235K**, timeframe **6 months**, size approx. **264 sq m**

Option 2: **Rebuild Same size** – guide price **£235K**, timeframe **6-9 months**, size approx. **242 sq m**

Cricket/ Football Pavilion

The Cricket/Football Pavilion would be smaller than the existing Pavilion and provide the facilities needed for those sports as well as a medium-sized area which could be used (eg) for Parish Council meetings.

Income from the football and cricket clubs would generate around £12K per annum towards costs.

Facilities: Changing rooms, kitchen/refreshments area (usable for meetings), showers, disabled toilet

The two options are, with numbers which correspond to the questions in the online survey:

Option 3: **Reduce & refurbish** – guide price **£150K**, timeframe **6 months**, size approx. **150 sq m**

Option 4: **Rebuild smaller** – guide price **£135K**, timeframe **6-9 months**, size approx. **108 sq m**

Funding

Savings

The Parish Council has set aside £10K towards Pavilion costs and will accrue another £10K per annum which can be used to service a loan.

Loan

Dacorum Borough Council could in principle offer an interest-free 10-year loan, amount to be negotiated

Grants

We will approach sources such as Utility Companies Veolia Water and Biffa; Sport England; Lottery Funding; Luton Airport Community fund etc

Village fundraising

Village Fund Raising Events can be held to add to funds or to fund particular aspects of the project

FAQs

Q How reliable are the estimates for works?

New Builds: quotes from Passmores - <http://www.passmores.co.uk/category/club-range>

They provide all designs and drawings, including planning drawings for a timber structure to our design, and will erect this building including partitions, external and internal doors at a cost of £430/sq m

We supply concrete base and dwarf wall for building to sit on and then fit out - i.e. install heating system, plumbing, electrics, toilets/changing rooms, kitchen, decorations (guide price Passmores give for this is £310/m²), we need to project manage.

Refurbishment: based on the size of building 264m² x £762m² build cost: realistic for refurbishment but budget breakdown available for info.

Q. Could others do it cheaper?

Research in 2015 concluded that the cost of new build would be in the region of £200-300K based on Sport England information for typical Pavilions. Three other new-build companies quoted in excess of Passmores with a guide sq m price of between £1,300 and £1,600 – although they do provide a 'turn key' operation.

Q. Why timber buildings?

They are available off-the-shelf from a number of suppliers, and are hence economic.

Can be constructed off-site then assembled on-site, reducing cost and build time.

Q. How long will the buildings last?

The structure has a life expectancy in excess of 50 years - the timber is pre-treated before installation, but will need maintenance after 10 years. Provided it is maintained every 5-10 years there is no reason why the structure should not survive as long as a brick structure

Q. Are you sure you will get bookings for the rooms?

Therapy rooms - a number of people have already indicated that they would be interested in renting them

Main hall – interest has been expressed in having facility for other activities such as yoga and aerobics on a heated sprung floor, which we could provide

Q. How do the finances stack up?

Please see the companion document "Financial forecast substantiation"