

Agenda Item 13 – Maunsell Way Pavilion

1.0 Introduction / Background

- 1.1 The parish council grounds team moved premises to the Maunsell Way Pavilion, with short notice in December 2021.
- 1.2 After various attempts in locating a new workshop within a reasonable location to the center of Wroughton and also exploring options to build on suitable land, it was decided that the most practical option is for the Grounds Team to remain at Maunsell Way through 2022 – 2023.

2.0 Summary

- 2.1 There are currently 2 x 40ft shipping containers on site at Maunsell Way in the car park, these are going to be moved into a new position on Tuesday 20th December 2022.
- 2.2 The new 20ft shipping container, which hosts a door a window will be also be delivered on Tuesday 20 December 2022. This will be used as both storage and a workshop in the same location, the hard standing next to the other two shipping containers.
- 2.3 For the Pavilion and surrounding area to be more resourceful, further work is required to tidy up inside the pavilion and also at the front of the pavilion. Additional hard standing should be explored and shelving, racking, work benches also be installed inside.

3.0 Actions to complete

- 3.1 Chase up quote for the hard-standing installation at the front of Maunsell Way Pavilion - Quote on way from Cliff Olley Contractors Ltd.
- 3.2 Liaise with the sports groups regarding access in and out of the pavilion whilst the Grounds Team are taking up full time occupancy at the pavilion.
- 3.3 Consider installing (knocking through) the back wall to the men's toilets to allow the football clubs and BMX to use the facilities without coming into the pavilion.
- 3.4 Consider asking BMX Wroughton to use alternative storage for the BMX bikes, potentially room in the new workshop shipping container. The Grounds Team will require use of the existing shower room storage where the bikes are.
- 3.5 Consider knocking down the wall between the changing rooms in the pavilion to the left-hand side. This will allow for a larger workspace inside the pavilion to use as a workshop with racking and storage.
- 3.6 Clerk to check on asbestos for the building, Clerk is confident that this is contained within the roof tiles only so this shouldn't be an issue for wall hanging works and demolition.
- 3.7 Grounds Team to install new CCTV signs up and around the pavilion, this will now need to include the sides of the shipping containers / workshop and also the front of the pavilion.

3.8 Inform SBC of new changes made to the pavilion.

4.0 Budget Items for 2022/2023

- 4.1 ASB paint for the top of the containers – Est - £100
- 4.2 Insulation for the two 40ft older containers Est -£300
- 4.3 Waterproof covers for mowers stored inside the 40ft containers £150
- 4.4 Work bench Est £2,000
- 4.5 Shelving / racking Est £1,000

5.0 Budget Items for 2023/2024

- 5.1 Hard standing at the front of the pavilion (to be used for secure parking and machinery maintenance area) Est £20,000
- 5.2 Secure fencing for the front of the pavilion – Est £7,000

6.0 Recommendations

- 6.1 This report is noted by the parish council.
- 6.2 Items listed at point 4.1 to 4.5 are purchased with the current year's budget of EMR 355 Workshop Building Fund, budget available £17,883.
- 6.3 Items listed at point 5.1 and 5.2 are earmarked in the new 2023/2024 budget.
- 6.4 The current EMR 355 is then increased by £12,667 within 2023/2024 to reflect the items required at 5.1 and 5.2.
- 6.5 The Clerk continue to liaise with agent of the Wroughton Business Park on a regular basis in anticipation of a vacant unit becoming available throughout 2023 / 2024.