



05 November 2023

Sports and Youth Facilities Working Party - Notes

Thursday 19th October 2023
7.00pm Ellendune Community Centre

Attendees: Clerk, Emma Freemantle (EF)
Deputy Clerk, Cathy Martyn (CM)
Community Projects & Grants Officer, Amanda Woodhead (AW)
Cllr J Hewer (JH)
Cllr D Archer (DA)
Cllr G Overbury (GO)
1st Wroughton Scouts, Ross McLee (RM)

1) Apologies.

Independent Rep, Matt Bather
EHT Chair, Gareth Jones
1st Wroughton Scouts Chair, Billy Smith

2) Review on WPC current financial position ie, PWL interest rates, build costs and so on.

JH advised that WPC are currently creating budgets for the next financial year and that WPC are still expected to take on additional services from SBC. Currently it is unknown what services are to move over and at what increased cost to the precept, however these services will take president over new projects. JH reminded the working party that the current Interest rates on Public Works Loan Borrowing is still very high and over 5%. At the beginning of the project the interest rates were as low as 2%.

JH referenced the additional increase to building costs i.e. materials and labour and that these costs are likely to remain high for some time.

3) Scouts current position with:

- a) **Finance** – RM advised that the Scout Group are still able to invest around the est amount of £110,000 to re home the Wroughton Scout Group. Their capital fund budget has increased slightly since the working party met last year
- b) **Current building at Weirside** – RM has advised that the building is still able to be used regularly although the Scout hut does still suffer from large cracks and heating issues, they are still actively seeking a new home.
- c) **Are there any new premises the Scouts have considered for a new home?**
RM referenced that the Scouts have looked at the Methodist Church, but this is not viable.
Legg House has also been looked at, this could be a possibility for the Scouts however the building is very large (not listed) and requires some maintenance work already.
JH asked if they would consider knocking down the existing building at Weirside and re build on the same site? RM confirmed that they need more storage and a larger base ideally. It would also be near impossible to get approval from SBC to allow the build works to go ahead (SBC are the landlord). They would require a 10msq space for effective club sessions.

4) Date for the WPC Grounds Team to vacate MW Pavilion.

EF advised that the WPC Grounds Team are near completion with a new lease for a new premises and they are due to move by the end of the month.

Currently there is no further need for WPC to keep the two large 40ft shipping containers on site and EF advised that it might be an option that the Scouts and / or History Group request to use them for storage.

5) New requests for user groups of MW Pavilion:

Scouts – Already looked into, addressed and ongoing considerations given to the Scouts in line with the existing planning permission approval. WPC have already invested funds into the pre planning phase however are now restricted with being able to proceed as originally planned.

Scouts would require sole use Mon – Thurs 6.30pm – 8.30/9.00pm

Wroughton History Group – EF advised that this is a new request and interested party for the space inside the Maunsell Way Pavilion. DA (Chair to the Wroughton History Group) advised that they are very interested in using the space however would require permanent space, and not benefit from a “pack away” type of facility. The History Group need both storage and display space, as there is a need to collate all history items across Wroughton and have them stored and displayed in one central place.

Swindon Model Railway Group – The Group have approached WPC various times over the last three months and would like to occupy the pavilion on a “sole use” permanent basis. The Group have been out to look at the pavilion and have stated they would like to make internal alterations to the pavilion and that they have the funds to do this independently to the parish council. They have also offered an income of up to £3k per year. One thing to note is that should the Railway Group have sole use of the building, then a new (separate) doorway access should be provided to allow the Wroughton Youth FC to still have access to a toilet.

Wroughton Youth Workers / Provision – WPC have outsourced a youth team via SMASH and so far, have been able to provide outreach sessions only. The Youth provision / workers would now benefit from a new base, in particular throughout the winter months.

The Youth Team are a “hired in” service meaning that any maintenance works and changes to the building would need to be organized by WPC. The youth provision would provide no income stream to WPC however it would benefit local residents and provide community engagement.

	Scouts	Model Railway Club	Youth (SMASH)	History Group
Usage	Weekday evenings and occasional weekends Storage required	Sole use Storage and display use required	Weekly, currently one eve per week Could increase in future if WPC budget for this	Storage and display facility
Pros	Would generate a regular user for the pavilion (and key holder) Annual income of £11K Large comm benefit	Generate regular user and key holder Annual income of £3K The club offer open days and encourage youth to be involved	Could share the pavilion with the History Group Community benefit, WPC	Community benefit – large turn out for the last event in Oct Could share the pavilion space with the Youth club
Cons	The existing pavilion is no good – they required the new plans to go ahead	Swindon based group, not just Wroughton Small community	Small usage with no income achieved	Storage is the main requirement of the group – displays and events would only be

	Costly to improve for WPC - PWLB WPC would need to instruct new sub lease	benefit WPC would need to instruct new sub lease WPC may need to install separate external door for WYFC	If the Youth Club is successful being housed at the ECC then the Maunsell Way Pavilion may not be required at all.	held annually.
Income vs Community Benefit	Large Income Large Community benefit Major build works required for WPC	Medium Income Some community benefits Minimal build works for WPC	No Income Large Community benefit Minimal build works for WPC	No Income Some community benefit Requires storage more so than active friendly space

6) Income vs community benefit to be considered

See above table with comments.

7) Actions to be addressed with SBC regarding lease / income potential –

EF to contact SBC Property Department again and ask Helen Haines for permissions to change the existing lease wording to allow the new Model Railway Club to operate inside the pavilion. EF advised that any income streams from tenants will need to be shared with SBC annually. SBC would ordinarily require a % of the income transferred over each financial year.

The same questions have already been put forward to SBC last year in relation to the Scouts becoming primary user of the new pavilion.

8) Should the ECC be re visited as a new home for the Scouts with WPC as sole trustee of the ECC in 2024?

RM - As already listed the Scouts are actively looking at Legge House as a new base, the area is very large, lots of storage, lawn etc and the building not listed like first thought. One down side is that due to the age of the building it could result in the Scouts ending up in a similar position to what they are now.

JH – WPC support the Scouts using the ECC however WPC need to help find space in the building to accommodate the group on a permanent basis. The Scouts could use the Main Hall / Alex Room “if” it was divided up with doors (this would allow existing groups to continue as they are).

EF – has asked that RM take back the request to the Scout Group and ask if they would re visit this idea for 2024.

9) Should the ECC be looked at for a new base throughout winter months for the Youth Team.

EF advised that the ECC should be looked at again for potential Youth Club space. Both the Alex Room and Library / Kitchen are good spaces and up until now the EHT haven’t been able to work with an additional user group to find them (Scouts) storage space and or rentable space.

WPC are meeting with building companies to obtain quotes for internal alterations. WPC want to know how much it would cost to add partition sliding doors into the main hall / Alex room. This would divide the space up into more user-friendly sizes. If it was manageable financially then it would benefit more user groups in the future of use at the ECC.

10) AOB – None

11) Recommendations to Community Assets Committee 07 November 2023.

- A) Primary use of the Maunsell Way Pavilion, in its current condition, is offered to the Swindon Model Railway Club as quickly as possible.
- B) WPC to formally request that changes are made to the current lease with SBC and that WPC seek to sublet to a group under a new 5-year lease.
- C) WPC to seek quote for a new sublet lease to be drawn up with WPC solicitor.
- D) WPC to investigate the current toilet usage by the football club at Maunsell Way Pavilion and establish if a separate access point is necessary.
- E) WPC to progress quotes for building alterations to the ECC which would enable the division of the main hall and look to provide more space / storage within the stage area.
- F) WPC to communicate with SMASH Youth Team to work at accommodating the youth club at the ECC either in the Alex Room or Library over the winter months 2023/2024. This is to be reviewed regularly in line with the numbers attending.
- G) The Wroughton History Group is to explore the option of using the community pantry food cupboard inside the ECC for temporary storage.
Should WPC proceed with alternations to the stage area of the ECC building then the History Group are to be considered first for “display space”.