

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

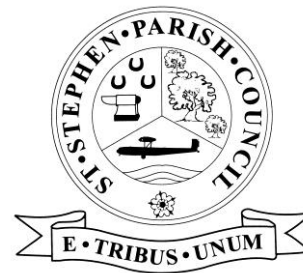
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

Tel: 01923 681443

Email: clerk@ststephen-pc.gov.uk

Web: www.ststephen-pc.gov.uk



To: Councillors Martin Doyle, David Parry
 Bill Pryce Mark Skelton
 Nicholas Tyndale David Yates

You are summoned to the Fixed Assets Committee meeting

To take place on **Thursday 26 May 2022 at 7.30pm**

At St Stephen Suite, Parish Centre, Station Rd, Bricket Wood, AL2 3PJ

Members of the public and press are invited to attend and are requested to contact the Clerk prior to the meeting (contact details above).

Isabel Crozier, Parish Clerk, 20 May 2022

Please be aware that members of the public may record, film, photograph or broadcast this meeting from the designated area.

AGENDA

- 2223/AC/001 To elect a chair of the Fixed Asset Committee for this meeting
- 2223/AC/002 To receive and accept apologies for absence
- 2223/AC/003 Declarations of interest and dispensations
a) To receive declarations of interest from Councillors on items on the agenda
b) To receive written requests for dispensations for declarable interests; and
c) To grant any requests for dispensation as appropriate
- 2223/AC/004 To approve the minutes of the Fixed Assets committee meeting held on 12 April 2022
- 2223/AC/005 Public Participation - To invite comment and questions from the public in accordance with the Public Speaking Policy
- 2223/AC/006 Offer of funding for tree planting project from St Stephen Gardening Club
- 2223/AC/007 Update on previous actions not mentioned later in the agenda
a) Devolvement of assets
b) Play equipment works
c) Fire detection works contract
d) Update on street furniture audit
e) Update on Park Street Sign
- 2223/AC/008 Update on Fixed Assets Strategy and to agree next steps
a) Report back from meeting with allotment holders
b) Review of Fixed Asset Development Plan
c) Project plan and timeline for Fixed Asset development plan
d) Brief for consultant to produce options
- 2223/AC/009 Greenwood Park Community Centre and Pavilion
a) Review the waste collection charges passed onto the café and work to reduce waste
b) Sports Hall Floor

- c) Proposals to site an Astro turf pitch at GWP
- d) Update on bench for John Bell's Copse
- e) Feedback on Community Garden proposal

2223/AC/010

Parish Centre

- a) Update on demolition of QEQM Centre
- b) Update on application for vehicle access from Smug Oak Lane

2223/AC/011

Park Street Pavilion

- a) Update on storm damage repairs
- b) Update on car park lighting
- c) Update on flower bed removal
- d) Update on play area works
- e) Network Rail tree works

2223/AC/012

Woodbury Field

- a) Application for vehicular access
- b) Next steps for drainage works
- c) Progress application for Section 106

2223/AC/013

Mayflower Play Area

- a) Consultation on use of kick about area
- b) Vandalism to fence

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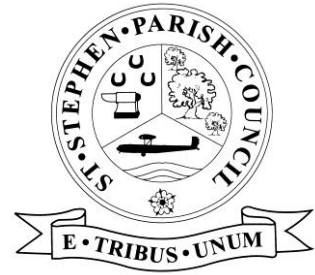
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Notes of Allotment Holders Meeting

Held on Wednesday 11 May 2022 at 7pm

Venue: Greenwood Park Community Centre, Sports Hall, Chiswell Green AL2 3HW

Present: Councillors

Wendy Berriman

Ajanta Hilton

Dorothy Kerry

David Parry

Bill Pryce

Mark Skelton

David Yates

Also present: Terry Philpott (independent Chair), Sue Hake (Clerk), Isabel Crozier (Assistant Clerk)
56 allotment holders and members of the public

Welcome

Introduction from Cllr David Parry

Cllr Parry explained that he had been a Parish Councillor for 4 years and during that time cllrs had become concerned about the state of the parish owned property at Bricket Wood, the Parish Centre. It is clear that the building is coming to the end of its useful life and that it is no longer fit for purpose. Issues such as the Parish Council offices and chamber were on the first floor, accessible only by a narrow staircase, and not suitable for disabled access.

Greenwood Park Community Centre is very popular venue and often fully booked, however, the Parish Centre struggles to get bookings.

With the current energy price rises the cost of energy to run Greenwood Park Community Centre could rise to £60,000 per year. The Community Centre desperately requires insulation, alternative heating, changes to the layout to improve Disability Discrimination Act compliance and upgrading of the kitchen – there is a lot to spend on it.

On the basis of these reasons the Parish Council developed a strategy to include replacing the community facilities at Bricket Wood with a modern community centre and to move the staff accommodation to Greenwood Park. Having the staff in one location rather than split across the two sites is sensible, it will address issues with lone working, improve flexibility and reduce the need for the grounds and maintenance staff to travel from their base in Bricket Wood to the site where most of their work is undertaken at Greenwood Park, thus reducing fuel use and travel time.

The Council have resolved not to dispose of the Parish Centre without first finding replacement community centre facilities at Bricket Wood. Park Street is well served by community facilities because of the Village Hall.

When the Council started to look at improving facilities at Greenwood Park it became obvious that we were limited on space. We didn't want to spread towards the A405 and feel that this would be unlikely to gain planning permission as it has a greater effect on the open nature of the Green Belt here. The parking that has been created under the trees along the drive is temporary as the continued use of these spaces will eventually kills the trees. The Council need to provide additional parking.

The Council have not yet produced plans. This is because plans will cost a great deal, maybe tens of thousands of pounds and the Council didn't think it was right to spend that sort of money on plans if it weren't able to move the allotments due to the Secretary of State refusing permission, hence the applications to the Secretary of State is the first step. If permission is refused the Council will have to rethink plans.

We don't know how many allotments need to be moved, North Close site won't accommodate all the Tippendell Lane plots but if only half were moved then there would be room for an addition 14 plots at North Close over the current provision. The Tippendell Lane site would provide room for parking as well as a community orchard, possibly a community garden and a maintenance depo for the Council.

The Council are conscious that it will be difficult to move plots so it is best to give allotment holders as much notice as possible. If permission from the Secretary of State is given we will speak to every allotment holder individually to assess your needs and if there is a need for you to stay within the current site due to lack of access to a car for example then it may be possible to accommodate this. The Council hopes to be able to provide support to move sheds and greenhouses and will look at compensation. We understand that there is a lack of toilet facilities at North Close and we think that we can provide toilet facilities at this end of the park.

The Council will prepare the new plots and could look to provide two years free rent on the new plots. Ideally the new plots will be available early, giving plenty of time to move plants etc over.

Cllr Parry apologised for the meeting being delayed due to the power cut preventing the previous meeting going ahead and the need for the meeting to be held outside of the Purdah period prior to the local elections.

Invite each of the Tippendell Lane Allotment holders who have requested to speak

Julie Johnson

Ms Johnson thanked Cllr Parry for providing a fuller explanation than had been received previously. She pointed out that the actions in the Strategic Plan had not been consulted on with professional or residents and that without plans and consultation with professionals how could the figures in the Plan have been come by. According to the minutes no cllrs asked for supporting data to back up proposals. How could the Council sell off land for growing? Her grandchild asked – if the allotments go where will all the bugs and wildlife go?

Cllr Parry responded by stating that the allotments were not being got rid of, but relocated. The Council weren't proposing selling land for growing but the Parish Centre site, which is built on. He said he thought that if the car parking is done correctly, like National Trust car parks, with small parking bays and planting in between and with a Community Orchard on site he thought biodiversity of the site may actually increase. The plan is to see if permission to move the allotment is viable before investing in plans which would then be consulted upon.

Iain Brown

Allotment holders have spent effort and money in their plots. Most of the other options put forward have been turned down by the Council on the basis of cost. He asked:

- Have you considered if residents want to pay more in their council tax to keep things the same?
- If not all the allotments are to go – who decides who stays and who has to move?
- Will there be a referendum?

Cllr Parry responded: the increase in Council tax could be 20-25%. He said that he thought a referendum was a good idea and that when the Council have a scheme worked up this could potentially go to referendum.

Due to the audience being unhappy with the amount of time given over to Cllr Parry in comparison to the time that the audience is able to speak, Terry Philpot suggested a change in format to hear all the questions and statements from the audience before going to Cllrs to respond.

Ali Humphrey and Sasha

Ms Humphreys introduced herself as the Community Engagement lead at the National Autistic Society Radlett Lodge School and explained she was devastated by the plans. The School have two plots at Tippendell Lane Site and have worked alongside other allotment holders for many years. The location is

central to the site working for them, the combination of having the privacy they need and opportunity to interact with fellow plot holders, plus the proximity of the toilets and the café. The North Close site would not be suitable for our students. They appreciate the need for more parking but urge the Council to reconsider – there has to be a better solution than tarmacking over productive green belt land. Questions put the Council were:

- Are you prepared to reconsider?
- Will there be toilets at the North Close site, will they be accessible, and will there be CCTV and a defibrillator?
- It's an isolated area, what measures will the Council take to make it feel safe?
- There is a 30ft slope, is that being addressed?
- Will there be access for emergency services and for loading and unloading?

Neil McGrath

- Why can't the Council achieve the increase parking by having more parking either side of the access road and make the top car bigger – could be on an overflow only basis?

Requested that every letter or email sent to the Council has an acknowledgement that it will be passed onto the Secretary of State with the application.

Anna Johns

Stated she thought that there was a right of way across North Close. Siting the Allotments here would cause child protection issues if Radlett Lodge School have an allotment here. Closing the access will impact on Killigrew School admissions.

- Have the Council sought legal advice on compliance for Disability Discrimination Act at the new site?
- Have you contacted the Council's Public liability insurers in relation to this?
- Has the council considered the costs to residents if this goes to Judicial Review?
- Who is responsible for Freedom of Information requests within the Council?
- Have the Council considered electric vehicles?

Adrian Ruffhead

- Has a Biodiversity Net Gain survey been done and if so where can we see it?
- How can you press on with this without a BNG survey?
- The Fixed Asset Strategy appears to be fixed in stone, there hasn't been any consultation with allotment holders. Are we going to get an apology for the way that this has been handled and allotment holders communicated with?
- How can more cars and more pollution and less wildlife and less insects be beneficial for biodiversity net gain?

Been told there are going to be fewer plots at the new site. Is this correct? Only room for 29 or 30 plots in new site. Mr Ruffhead referenced the SADC Local Plan 1995, policy 95, and the St Stephen Neighbourhood Plan, policy 19, which state development of allotment will only be agreed where appropriate and equivalent alternative provision is provided and the proposed new site is not appropriate or equivalent so the Council are in breach of these policies.

- Can a Council decision be reversed?

Colin Singleton

The St Stephen Neighbourhood Plan does not mention parking issues at Greenwood Park but does mention them at the Three Hammers and the Co-op. it stresses sustainability but no mention of issues with having the Council staff based at Bricket Wood or with the state of the buildings. We currently walk to the allotment but if moved we will have to drive, causing us to do 40 car journey per year instead of 2.

- Why weren't any of these issues raised in the Neighbourhood Plan and what's the value of the NP if you override it in this way?

Rachel Stirton

Concerned about community health. North Close is too isolated and if an allotment holder were to need

assistance they may have a long wait, whereas the Tippendell Lane site is easy to access by the public if help were required.

- Seen on Facebook that permission for a Community Garden in North Close has already been given. Who has given this permission, doesn't appear in minutes of the Council?

Chris Hollis

Residents expected due diligence from Cllr Parry – he has not shown this. The Strategic Plan is just a wish list. Due to lack of information we've done our own survey. The most cars we counted was 58 during our survey. Peak times are school runs, weekend football and Friday Salsa. We've calculated that at worst would need 195 spaces, Fixed Assets plan states there is a H&S issue with upper car park surface, it needs resurfacing (quoted a few years ago £100K)– top car park could have 90 spaces and with those in the bottom car park that's 136 in total, 59 short of the 195 we think you should need. As a draftsman with years of experience I have created a 3-D scale model to show I can get 195 car spaces (5.2mx2.80m), 10 disabled spaces, 8 motor cycle spaces, plus green keepers area and compound all within the park. Westminster Lodge has 181 car parking spaces between its 3 car parks and this is a district venue. I have offered you this plan, you have refused this. How have you done this when you don't have plans of your own?

There is an action in Fixed Assets minutes for Cllr Parry to create the brief which should have been done well before this.

Dave Rankine

I have had an allotment for 7 years and walk my dog in the park. I was a charter civil engineer before retirement. The Council is proposing a substantial amount of development on the green belt. Between the community centre and the tennis court there is approximately 1000sqm of area which can be developed. Bricket Wood offices take up 200sqm. Could use the copse area adjacent to the upper car park instead of the allotments to extend the car park, leaving a 5m strip between the cycle path and car park. If you do that you'll get another 2000 sqm of car park which double the size of the existing car park.

Barbara Nowell

I have had the allotment for 40 years. Horrified to receive the email from the Council. You become attached to the plants and the allotment, it prompts wellbeing. Cited lyric of Big Yellow Taxi by Joni Mitchell. I live opposite the park, worked at school and use the parish centre for groups. I think Bricket Wood is going to get forgotten. I know there are problems at peak times at Greenwood but you have to live with it. What is proposed is going to effect us all.

- Has the Council suggested to hirers that they use car sharing, public transport, walk or cycle and suggest to the school that they ask people to walk or scoot to school?

Ann Barrow

Cited Cllr Parry's biog on website, 'prompting a greater sense of public involvement' – maybe you should act on this?

Resident – I suffer with anxiety and going to the allotment has helped me, allowing me to talk to other people. These plans will effect people with mental health issues.

Resident – it would cost a lot less to instead build the car park on the area of woodland adjacent to the upper car park. I live on Carisbrook Road and we are the parks overspill car park and you have to consider us too.

- Will there be an action plan after this meeting to address these points?

Cllr Parry – The parish should apologise for the way that this has been brought up and your initial correspondence. We asked advice from the National Allotment Society and were told that it was a simple process and that was obviously bad advice. We are not going to get rid of all the allotments and I would think the most we would relocate would be half of them. Want to do the best we can for you. Can take on board and consider the alternatives suggested. The Council will end up with more allotment plots than it

currently has. The new parking will be designed more like National Trust type car parks with individual bays and planting around them. Please write to the Secretary of State and forward to the parish who will forward it on. Once we know from the Secretary of State then we will consult on plans. I think a referendum is a good idea.

Chris Hollis – the National Allotment Society have had more objections to this than any other application. The NAS thought it was going to be a straight swap but they didn't have the information on the new site, slope and geology.

Invite each of the Watford Rd and/or Park St Lane Allotment holders or St Stephen Parish residents who have requested to speak

David Samuels

I am a concerned local resident. The car parks cope with the current use, what is the need for increased capacity?

Graham Wilson

As chair of the St Stephen Garden Club and I have worked a lot in the past with the cllrs. On the whole they do work in the best interests of the parish but on this occasion, they have made a right balls up. I was one of the first allotment holders at Greenwood Park and after four years I gave up. Moving to a new allotment is very difficult. I approached the Council about planting trees before Christmas and was offered the opportunity to help deliver a community orchard but this has not progressed and I have had no further contact from the Parish. Jewel in the crown – its Greenwood Park not Greenwood car park.

Paul Doran

I am a resident of North Close. If the centre is to be a focal point it needs to serve the whole community and needs developing to be fit for purpose. However, current activity, the football and dance events outstrip the car park capacity. Covid has meant that the park has been discovered by dog walkers from further afield who drive here. Killigrew School has increased its catchment area exacerbating the existing parking problems which have culminated in public order offences. We need additional car parking facilities if this centre is to serve the whole of Chiswell Green residents the problem is the location and how it can be best done to serve the whole community.

Jillian Ewing

The Council can't ignore what's been said tonight

Invite each individual not from the Parish or those who had not registered to speak

Aaron Jacobs

I am a former district councillor for Chiswell Green. I urge you to reconsider.

- Why not look properly about the top car park.
- Will you actively take into account mental health issue raised here?
- You said concerns have been expressed by the police – what concerns and how often are they expressed?
- Can you put in writing that the plan will go to referendum?
- Why are we not hearing from other cllrs, only heard from Cllr Parry?
- Was it a unanimous decision? *-show of hands from cllrs confirmed it was unanimous*

Resident

Any change to the park – every resident should be consulted.
Embrace home working to negate the need to build more office space.

Summary-To confirm any agreed actions & next steps

Cllr Parry – I will make it my own personal commitment to support having a referendum on the plan when we have a plan. As far as I'm aware the Council haven't given permission for a community garden at North Close –may have expressed support for a community garden at Greenwood Park.

We will produce an action plan. We may only need to take one or two allotments but needed to have the flexibility to be able to move more. The first stage was always going to be getting permission from the Secretary of State, but we may not need to move the majority of plots.

Cllr Bill Pryce – We are listening to you and your comments will be looked at in depth. Community Garden still under consideration.

Resident – need the action plan to be time dated and the referendum should be sooner rather than later.

Up to the Council to forward on objections - the Parish Council guarantees to send the objections sent in onto the Secretary of State

Cllr Dorothy Kerry – Clear there is a lot of anger and disappointment. I think what we are trying to do is the right things – sometimes we may go about it in the wrong way. Trying to act in the best interests of the majority of the residents. That's what we've tried to do in terms of looking at the Parish Centre which is not fit for purpose – we could haemorrhage money. We have heard the alternative ideas and heard the anger. We will go away and look at what you have said and the alternative suggestions you've made.

Resident – you've got five football pitches – you could put everything you want on the top football pitch nearest Killigrew.

Please look at suggestions that have been made before you make the application to the Secretary of State.

David Choppin – there is plenty of land at Greenwood Park. I live in Tippendell Lane and haven't seen a problem – a few parked cars slow the traffic down. Could relocate the football pitch to beside St Julian Wood and use the first pitch for car parking etc. The Council should rethink. If eight cllrs ask for it, the decision can be overturned. Seems you've done a lot of this in secret.

Resident - Please reflect on what's been said – before short circuiting and going to the Secretary of State – if you ignore democracy and go straight to Secretary of State you'll lose the faith of people.

Fixed Assets Development Strategy

– this document was produced following discussion and decisions taken at Fixed Asset committee 25-11-2021. It was agreed by Full Council on 17 February 2022

Topic: Future strategy for development of the Parish Council developed sites

Park Street Pavilion

St Stephen Parish Centre and Barn

Greenwood Park

Background

In the context of adoption of the Parish Strategic Plan, the Fixed Asset Committee recommends moving from a reactive, single-year approach to managing our fixed assets toward a proactive, multi-year rolling development strategy. This would allow us to set directions and implement long-term solutions, rather than continuing to respond (or not) to ‘crises’.

Recent committee discussions have therefore focused on both how to address urgent matters and how to get to where we want to be (aligned with the Strategic Plan objectives). This has resulted in the proposed development strategy (below), which seeks to characterise issues associated with our major fixed assets, make proposals to address their shortcomings, note constraints on those proposals and provide indicative budgets and timescales.

The Fixed Assets committee will provide regular updates to Full Council on progress and constraints, along with proposed updates to the plan.

Resolutions made at Fixed Assets Committee (3 Feb 22) and Full Council in support:

- 1 The Council task the Fixed Asset Committee to set up a Task and Finish group to progress the Development Strategy, and liaise with Community & Leisure (wider Community) in respect of the Community Facilities required.
- 2 The Council provide a figure of £30,000 in the 22/23 budget to enable the Task & Finish Group to commission initial designs and employ professional support /obtain advice regarding planning, source funding etc.
- 3 The Council provide a figure of £150,000 in the 22/23 budget to commence work on providing replacement allotment plots on the North Close open area and additional car parking on re-located allotments off drive to Greenwood Park. Work to include new community orchard, surfacing and lighting to existing car parks, possible additional parking accessed from Watford Road for allotment holders and essential safety work to GP Pavilion patio. (With a view to similar budgeted for 23-24).
- 4 Initial proposals to include project proposals for accessing S106 funding held by SADC for improvements to Leisure Facilities and Green Infrastructure in St Stephen.

Fixed Asset Development Strategy

PARK STREET PAVILLION			
Issues / Assessment	Proposals	Constraints	Budget /Timescale
<p>Building is in poor condition, particularly internally.</p> <p>Good quality changing facilities for sports use required. Park Street fairly well served for Community Facilities but possible long-term opportunities if club becomes available.</p>	<p>Maintain facilities only until asset devolved to Parish from SADC; then re-assess in terms of longer-term improvements</p>	<p>Transfer of ownership from District Council not complete.</p> <p>Separate ownership of bar facility restricts options</p>	<p>Maintenance only</p> <p>No additional budget requirements in 22/23</p>

ST STEPHEN PARISH CENTRE			
Issues / Assessment	Proposals	Constraints	Budget /Timescale
<p>MAIN BUILDING</p> <p>Despite a shortage of Community Facilities in Bricket Wood, our facilities are not fully utilised. Size and accessibility are the main issues.</p> <p>Council offices and chamber not accessible for disabled or for visitors. Not feasible to remedy.</p> <p>Building in poor structural condition – some continuing movement, roof in poor condition, external rendering failing. Very poor energy efficiency</p> <p>Imminent redevelopment of</p>	<p>The current facilities need to be replaced.</p> <p>The admin office and Council Chamber need to be relocated, possibly at Greenwood Park but other options may be viable or become available.</p> <p>New improved Community facilities need to be provided in Bricket Wood.</p> <p>Financing of relocation will require selling the existing site for residential development.</p>	<p>Finding alternative accessible and convenient location for alternative Community facilities is difficult and will need to be done first. (Donkey Field still uncertain). Investigate other options</p> <p>If Admin Office to move to Greenwood Park it will take min 18 months before site became available</p> <p>Planning – the site is in the Green Belt. The approval for the QEQM development and existing buildings help but not a straightforward proposition.</p>	<p>In practical terms unlikely to be approved and finalised quicker than 2 years with at least a further year for construction.</p> <p>Maintenance decisions to be based on a 3 – 5 year basis.</p> <p>22/23 Budget to include consultation /design fees and Staff time. (Budget £10,000)</p>

adjacent site for special needs residential, with shared access, will further limit viability of hire facilities. The existing site is not fit for purpose.			
BARN			
The Barn is structurally in good condition but its design not ideally suited for maintenance depot. High energy & maintenance costs . Not efficient base due to travel time to Greenwood Park. Conflict with QEQM centre, possible need to include with development of Parish Centre to make viable	Relocate Maintenance / Groundskeeping depot to new facility at Greenwood Park (possibly to other site in conjunction with Office if this does not go to Greenwood)	Availability of alternative facilities. (Can decision pre-empt Office move?) Alternative use – needs planning evaluation and financial appraisal Although Barn is not listed, opposition to any proposal involving demolition/replacement likely to be substantial.	Maintenance decisions to be based on a 3 – 5 year basis. Design / Planning consultation work in with budget above

GREENWOOD PARK			
Issues / Assessment	Proposals	Constraints	Budget /Timescale
MAIN BUILDING			
Strong usage of facilities suggests they are generally what is required, though alternative facilities might provide for unmet demand. Specific issues identified that need to be addressed.	The current facilities should be substantially updated and extended, dealing with the issues listed. As well as energy efficiency measures include energy generation (Solar PV). Provide a community orchard at North Close open space or	Moving the allotments – 12 months notice has to be given to allotment holders and it would be appropriate to have the alternative site ready and available well before taking back existing allotments. Planning – the site is in the Green Belt. The	Work on new allotments, community orchard etc and possibly some of the work to the main building can commence 22/23 as can some car parking work – Suggest £150,000 budget in coming year (and similar 23-24)

<ol style="list-style-type: none"> 1. Inadequate Kitchen facilities 2. Toilets – disabled 3. Size of Orton Hall 4. Reception facilities. 5. Energy inefficient. <p>Increasing use of facilities and site as a whole have identified a problem with lack of parking – also existing ‘rough’ car park H & S issue.</p>	<p>Greenwood Park, as well as relocating the Tippendell Lane allotments to North Close – adding additional Watford Rd car parking.</p> <p>Provide additional car parking on existing Allotment site. Surface top car Park and improve lighting /drainage.</p> <p>Design and construct new Maintenance / Groundskeeping depot</p> <p>Assuming Greenwood Park is confirmed as site for new Office / Council Base – commission design</p>	<p>site is allocated for Community / Sports use so, in principle it should be acceptable, but it is not certain.</p> <p>Keeping facilities largely available during works will add to cost.</p> <p>Finance restraints. Grants, Loans, cross funding from Parish centre will require considerable work.</p>	<p>In practical terms remaining work for unlikely to be approved and finalised quicker than 2 years with at least a further year for construction.</p> <p>22/23 Budget to include consultation /design fees and Staff time to bring these forward. (Budget £20,000)</p>
PAVILLION			
<p>Public toilet facilities poor and not compliant with disabled and discrimination guidance / legislation</p> <p>Meeting space facilities underused and unattractive for hirers</p> <p>Subsidence to patio area.</p>	<p>Include in plans for main building to renovate facilities with possible extension to make facilities more attractive to hirers.</p> <p>Monitor patio area and make safe until more comprehensive works agreed</p>	<p>Financial restraints.</p> <p>Work sensibly carried out with works to Main building to benefit for cost efficiencies.</p>	<p>Maintenance decisions to be based on a 3 – 5 year basis.</p> <p>Design / Planning consultation work in with budget above</p> <p>Budget £5,000 for temporary works re Patio (inc. in £150,000 in main budget)</p>