

Community, Leisure & Recreation Committee

Date:	6 October 2015
Title:	Cricket Club
Contact Officer:	Janine Howells, Asset Manager

Action Required

1. To consider a request from the Cricket Club for funding to enable redevelopment of the clubhouse / pavilion.

Background

2. The Cricket Club moved to Church Meadow in 1975 where the ground and clubhouse were created. The Cricket Club leases the cricket ground facility from the Council. The current lease expires in 2021.
3. The clubhouse mostly comprises of a timber frame and flat roof and has had several extensions over the years which are of single skin blockwork construction. The professional advice given to the Cricket Club exploring options for the building is that the structure is approaching the limits of its lifespan.
4. The Cricket Club has previously discussed its plans with the former Town Clerk in 2013 and 2014 regarding the redevelopment of the clubhouse and there is an identified need for the expansion of the cricket facilities. Further discussions have been held in 2015 with Cllr Nigel Champken-Woods, Graham Hunt and Janine Howells. The Cricket Club's aspirations for improving the facilities are now in a position to move forward.
5. The Cricket Club's vision is to provide excellent cricket opportunities to all ages and abilities in a friendly and enjoyable modernised club which also benefits the broader community. The Cricket Club is proposing to share the clubhouse with Thame Hockey Club as a social venue.

Resource Appraisal

6. The project is estimated to cost £800,000 including VAT for a new building and associated works. There are insufficient funds held by the Cricket Club to self-finance the whole project.
7. Further legal discussions are underway, to establish exact VAT exposure, depending on ultimate ownership of the clubhouse, source of funds and project management responsibility.
8. The Cricket Club have identified potential funding / grant opportunities from a number of sources including South Oxfordshire District Council and Sport England. A full list will be supplied under separate cover.
9. The Cricket Club are requesting grant funding of £275,000 (including VAT) in total from the Council and any s106 / CIL monies under its control.

10. It is assumed that a proportion (up to £120,000?) of the approximately £680,000 s106 funds allocated for sports provision via Site C, Site D, Angus House and Jane Morbey Road can be allocated to the cricket pavilion, over time.
11. It is known that s106 monies have been identified specifically for the Cricket Club pavilion of £12,816 from Site F and £14,770 from The Elms development.
12. Additional Section 106 / CIL monies may become available from other developments.
13. Depending on VAT and legal discussions a balance of approximately £120,000 is required in grant funding from the Council's Capital Reserves.
14. To enable the project to progress, some specific and s106 funds would need to be forward funded by the Council. In particular this would allow for specialist works to be undertaken by a Quantity Surveyor and the necessary design work to enable a planning application to be submitted. It would also remove timing constraints related to housing developments.

Risk Assessment

15. Revised Heads of Terms for a new lease are being negotiated by both parties.
16. An estimated costing analysis of the project has been provided by the Cricket Club.

Legal Powers

Local Government Act 1972 s133

Recommendation:

- i) ***To consider the request from the Cricket Club for funding as detailed in the report, subject to further satisfactory legal discussions.***
- ii) ***To invite the Cricket Club to present further at the Full Council meeting on Tuesday 27 October 2015.***