

Feedback from community consultation October 2022

Kimpton enewsletter sent 4 October 2022

Post on Kimpton Parish Council website 4th October 2022

Following discussions with the present users of the Kimpton Pavilion, Recreation Ground, it has been agreed that the pavilion needs refurbishment to improve the sport changing room facilities and the toilets that are used for fund raising events, such as Kimpton May Festival. In addition, the pavilion will be reconfigured to serve the needs of the wider community by creating a multi-purpose community space and a kitchen that could be used as a community café. We are also taking the opportunity of looking at sustainability aspects such as changing to renewable energy sources and introducing more natural light into the community space.

The project brief, existing building and site photos, design features and internal layout arrangements can be seen in the attached Stage 2 Design Report. Once the layout has been confirmed, the project team will undertake a tendering process to obtain quotes for the work leading to the development of a financial plan. Kimpton Parish Council will keep you informed as the project progresses through the stages of development.

Please feel free to pass this information on to any club member, group member, family member or friend. We want to reach out to as many residents and potential users of the pavilion as possible in this initial community consultation.

We are keen to hear your views so please forward comments on the proposals to the Parish Clerk clerk@kimptonpc.org.uk or call on 01438 832573. Also get in touch if you would like a hard copy of the brochure.

If you would like to talk to any of our Parish Councillors please come to our next Kimpton Parish Council meeting on Wednesday 26th October at 7.30pm in Kimpton Memorial Hall. The agenda and associated papers will be uploaded onto www.kimptonpc.org.uk

Thoughts from residents and councillors

1. Hi Carina,

I'm away for the next KPC meeting, but I had a couple of comments on the plans:

Having been in the pavilion this May festival I would agree that it felt very run down inside, despite looking good on the outside. Any internal improvements sound like a great idea!

With respect to the proposed layout:

1) there were 7 toilets on the current plans, but only 4 on the proposed plans. This seems like a step backwards. With an accessible toilet just off the community hall, is it necessary to have a second accessible one in the changing area? You could instead fit 2 toilets in that space, upping your total to 5 toilets

2) The community lobby serves no purpose - it has no access to the Hall. A waste of space?

3) I feel sad for the Referee, put in the cleaning cupboard, with access round the back - is there a way to make this better? If you brought forward the accessible toilet into the community lobby, would it give you enough space to make the referee area better and separate from the cleaning area? This would also allow some access to the cleaning area from the Hall. I've attached a little drawing to try and describe better what you could do.

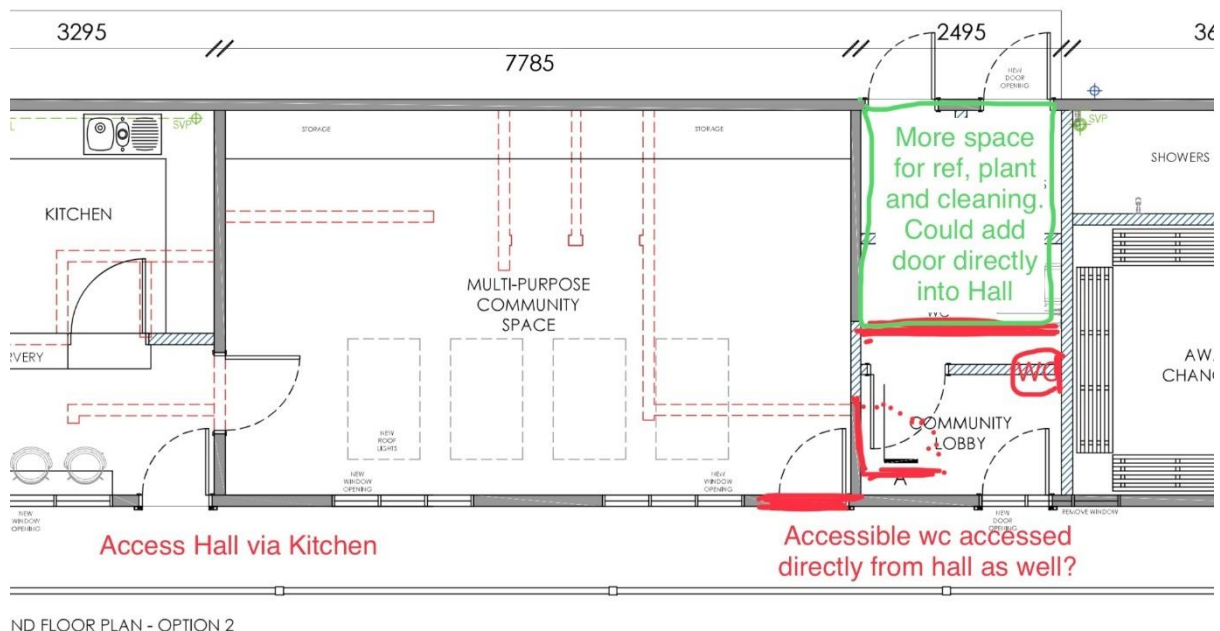
4) can the changing rooms have skylights?

5) eco heating - assume the floors will have underfloor heating? Would be nice if the roof could support solar panels for cheap electricity - I imagine although you have the land for ground source heat, it will be prohibitively expensive

6) would there ever be an option to have one toilet always open to the public? Lots of children visiting the playground wee in the bushes!

Feel free to ignore! I think it's great that there's a move to make the inside more cheerful and clean.

Great job,



2. This idea was floated to the KPC back around June this year. I and Graham on the KPC have had considerable concerns about what was suggested. An initial irritation was that the whole proposal had received considerable attention from non-council members before it was put before us. The second shock was the extent of the proposals. We were presented with a fully designed and costed project for which the budget was to be £506K! It covered a full refurbishment of the building for football use, plus a café premises, plus external disabled WC to be open 24hrs a day and a disabled access to that facility. There was no external funding in place for this and unless some funding could be found from outside, the village would pay with a loan to be repaid out of the Parish Rate.

I objected on the ground that it was a financial huge commitment to the village, that we already have more social venue buildings than we can currently fill and fund in the village, that there would be little passing trade in its situation at the top of the rec, that the 24hr WC would almost certainly

be abused and who would care for them. Fortunately, since the original proposal the ideas have been scaled down so there will be no external access 24hr WC available. Also, the fully fitted kitchen and café proposals have been reduced. The new estimated cost is £250K, so half what was originally suggested.

I do realise that the building needs to be re-furbished as it is currently in a poor state. So, I have asked for two costing figures, firstly a minimal refurbishment to provide changing rooms and WCs for sport and secondly a figure of the current proposals. It is possible that some external funding might be available but in the current climate that remains to be seen. The history of the pavilion has that it has never been cared for by the users in the past and has proved a financial millstone to the KPC, I see this proposal as a further extension of this and possible a heavier millstone, as even after any work has been completed there are still ongoing running and maintenance costs.

3. I think the architects have done a great job creating a multi-purpose community space that will be suitable for a number of different uses by a variety of community groups, and it's fantastic you have everyone on board with regards to the refurbishment.
4. Hi Carina, further to your circulation of the proposals for the pavilion at the football ground I confirm, as a Trustee of the Memorial Hall, my full agreement with our Chairman, Simon Thompson's email sent yesterday.

I also wish to endorse these sentiments as a village resident.

Please do not take this as a criticism of initiatives that support and/or increase the amenities for both residents and visitors to Kimpton. I simply feel that the shared proposals, beyond the refurbishment of the changing rooms and associated showers and wcs, is not a suitable use of funds and should not be a source of debt, through borrowing, on KPC.

If and to the extent there is a proven demand for the facilities that are being proposed I think that with the cooperation and coordination of the existing facilities within the village a suitable existing venue could be made to work. It is unlikely that such a solution would need any significant expenditure and certainly not the level that the proposed scheme would appear to require.

I would therefore urge the KPC to rethink its ideas and proposals, in dialogue with those involved with the existing venues.

In respect of comments I have seen, whereby the cost benefit analysis for the proposals is not to be provided until tenders are received, I feel that this will potential give rise to unnecessary expenditure. From the information that has already been shared there is sufficient detail to prepare a reasonable estimate of the construction/refurbishment elements. It therefore seems it just needs the market analysis and operational plan to be completed for a reasonable business case to be provided.

In respect of the refurbishment of the sports facility, as stated above, I am fully supportive of this proposal. A key element of the plan however will be the management of the refurbished facility. From what I have seen a significant element of the refurbishment is due to a lack of

care of the interiors, fixtures and fittings. As a result they are requiring a full refurbishment/replacement before the end of their normal design life. This aspect should be high on the list of KPC's considerations and resolved before significant expenditure is made.

As stated above this is not a criticism of KPC's initiatives to improve the village. It is rather a response to your request for feedback on the current proposals.

5. Thank you for your email sharing information about the proposed refurbishment project. I reply as the Chair of Trustees for the Dacre Rooms Kimpton CIO.

Unsurprisingly perhaps, your email has derived quite a large amount of comment from Dacre Rooms Trustees and Volunteers. There are four broad themes.

Refurbishment

There is unanimous support for the refurbishment of the sports facilities, changing rooms and toilets etc. They are in a poor state of repair.

Demand for Community Spaces

There is a clear understanding that at the Dacre Rooms we do not have a concession or a monopoly as the venue of choice in the village and nor do we seek to create one. We also have appreciated the KPC support over the years for the Dacre Rooms and your comments, Carina, that the new venue is not intended to compete with existing facilities in the village, principally the Dacre Rooms and the Memorial Hall. There is concern, however, that a detailed cost-benefit analysis has not been undertaken. If it has, please can it be shared with us.

Whilst I can be persuaded that the new proposed facility is intended to provide something different for the village, and stimulate new demand, I would urge the council to work with both the Dacre Rooms and the Memorial Hall to better understand their finances and revenue streams to avoid any unintended consequences in the future. I am happy to share that we are operating at a loss currently, as our rental income has not recovered yet to pre-covid levels and utility bills are increasing sharply. This is sustainable in the short-term due to the generosity of grants during lockdown but may be less so if the revenue fails to recover or declines further. I don't know, for example, the impact of losing our children's birthday parties or craft sessions to the new venue but I believe the council, with the venues, should undertake such an analysis as well as publish their estimates on how they intend to grow new demand with the proposed facility. I hope we can work together on this.

Operating another venue

The Dacre Rooms and the Memorial Hall require a number of volunteers to operate them, to fund raise, to manage bookings and to care for the fabric of the buildings and contents. This is not a trivial activity and I wonder if the council has considered this with regard to the new facility. I have previously discussed synergies with the Chair of The Memorial Hall in terms of having one group that operates both venues and this is a topic that should be resurrected between the two groups; and with the promise of further benefits if there are going to be three venues to manage in the village.

Costs and use of funds

We have seen no detailed costs and financing information for your project although they are rumoured to run into six figures and require the council to borrow significant sums. I'd appreciate clarity on costs and financing. Perhaps the most vociferous feedback I have received concerns whether, with the current economic issues facing the whole of society, that a large "nice-to-have but not essential" capital project is the best use of the councils reserves and borrowing powers. The

broad view is that the council would be better supporting those in need in the community at the current time.

I look forward to hearing more about your plans and having the opportunity to work constructively with you.

6. With great thanks to xxx, who has saved me the time and trouble of composing what would have been a poorer version of his note, I can only reiterate the points he makes in responding on behalf of the trustees of Kimpton Memorial Hall.

Carina - I have been surprised by the strength of feeling I've witnessed in response to the parish council's apparent proposal and would be delighted to take you up on the offer of a meeting between the trustees of the DR and KMH and, I presume, the members of the parish council leading the proposal to understand more fully the detail of what is being suggested and its potential impact on other village venues.

Please provide us with some dates at your earliest convenience.

7. Thanks for the info, it looks like an exciting project. I especially like the community café idea. We certainly need a cyclist café judging by all the bikes going up and down the High Street!