

SPORT AND PLAY COMMITTEE

Date: 11th January 2021

Title: Leys Recreation Ground Old Bowls Pavilion

Contact Officer: Operations and Estates Officer - John Hickman

BACKGROUND

The Witney Town Bowls Club has requested Witney Town Council set a maintenance budget for this building for 21/22 & 22/23 financial years to carry out maintenance and repairs to this structure to keep it in good order. The Operations and Estates Officer has requested copies of the historical information the club state they have regarding this building.

It should be noted that this is more about the visual appearance rather than the Bowls Club wanting to make use of the building – because several years ago they were given permission to site a container within the curtilage for additional storage.

CURRENT SITUATION

The building is at the Leys bowls Green on the West side of the Green.

Currently Used For

- Nothing for last 30yrs except below.
- Storage of fencing and equipment for Witney Feast.
- Storage Old Balustrade's for Corn Exchange balcony pre 1992.
- Witney Town Bowls used for storage from the previous club house when playing short mat bowls in the club house during the winter, other adhoc storage. Storage stopped with new club house and additional 20ft steel storage container for witney Mills Club storage.
- The building has the appearance of being open fronted originally that has had doors and windows added at a later date.
- Building can only be accessed by foot approx. 80m to nearest vehicle point, not suitable for day to day storage.

Building Construction.

- Single skin brick walls.
- Corrugated roofing sheets made of suspected asbestos, on top of wooden boarding.
- Floor ceramic tile.

- Doors and Windows wood all to one side row of half height windows with double entry doors.
- There are no utility services attached to this building.

Building Condition.

- Many glass windowpanes missing boarded over.
- Timber windows rotten in very poor condition beyond economical repair.
- Pointing OK.
- Roof no obvious leaks.
- Doors very poor condition rotten beyond economical repair.
- Guttering broken.
- Overgrown with Ivy.
- Damp.

Recent Maintenance

- Nil since approx. 8yr's ago when windows were last patched and painted and Ivy removed.

Given the concern that the corrugated roof may be asbestos the Operations and Estates Officer has ordered an Asbestos test kit for this in order that a better assessment of what works are required and by whom can be made.

Dependant on the result of the Asbestos test clearance of the Ivy can take place either by WTC or Asbestos contractor whilst removing the asbestos.

Once the Ivy has been cleared a conditional survey of the structure can take place, from which a decision can be made as to how to proceed considering the historical information provided.

If this building were to be repaired into a good condition, security improved with the Ivy cleared and corrugated roofing dealt with – an alternative use could be for Town Council storage of assets that are little used (due to the distance from vehicular access), as it was used for previously.

It might be possible to use for storage of items that are used on the odd occasion for the Corn Exchange.

Environmental impact

Having declared a Climate Change Emergency at its Council meeting on 26 June 2019 – with this in mind Councillors should have due regard to the environmental impact of any decisions they make with regard to its facilities and services it operates.

Risk

In decision making Councillors should give consideration to any risks to the Council and any action it can take to limit or negate its liability.

Financial implications

Asbestos test kit single test and test certificate £53.94.

Resources to remove the ivy in order to undertake a building condition survey – which would have an additional cost.

The Witney Town Bowls Club are requesting the Council sets aside a maintenance budget in 2021/22 and 2022/23 financial years – although this has yet to be quantified.

It should be noted that the Witney Town Bowls club currently pays a ground rent of £1,000 for the land they lease for the clubhouse, and they also pay £4,420 green fees for the 5 bowling rinks.

Recommendations

Members are invited to note the report and consider the request of the Witney Town Bowls Club in respect of the old bowls pavilion.