

PARKS & RECREATION COMMITTEE

Date: Monday, 5 September 2022

Title: Burwell Hall – Options for Changing Room Extensions

Contact Officer: Project Officer - Nicky Cayley

Background

The Town Council has commissioned Ridge & Partners to develop options for additional changing rooms for Burwell Hall to further support grassroots football in the town.

Ridge & Partners were tasked with drawing up plans and have been advised that the Council's preferred option for replacement of the current boiler was a CHP Fuel Cell boiler.

Current Situation

Ridge & Partners have put forward three options all including 4 changing rooms as follows: -

- **Option 1.1** - New additional, [F.A] compliant changing area added onto existing changing areas, new changing spaces to comply with min 16m² area, extension to run flush with northern wall. Clear space left outside boiler room.
- **Option 1.2** - New additional, [F.A] compliant changing area added onto existing changing areas, new changing spaces to comply with min 16m² area, clear space left outside boiler room. Extension to run flush with southern wall.
- **Option 2.1** - Redevelopment of existing changing area with upgrade of facilities to include showers and create 2x new changing room area spaces, changing spaces to comply with min 16m² area, access from changing area to main hall lost. Clear space left outside boiler room.

Outline plans are attached for the Committee's consideration.

Unfortunately, despite requesting costings for each option to enable the Committee to make an informed decision, none have yet been forthcoming. The Project Officer will continue to push for these and if received before the committee meeting, will be made available to members. Ridge & Partners may be reluctant to do full costings on each option until one is "preferred" but in the Project Officer's opinion, cost could be a crucial deciding element.

The F.A would obviously prefer 4 fully compliant changing rooms, but this may not be financially viable for the Council.

The Surveyor leading on this project at Ridge has commented *“Personally, I believe option 2.1 is the best overall design but will inevitably cost the most, I prefer option 1.2 to 1.1 as I think externally this option will be more aesthetic due to us being able to extend the existing ridge line through, furthermore this construction will probably cost less.”* Only option 2.1 would provide 4 fully F.A compliant changing rooms.

Ridge & Partners has also advised verbally that they would not advise installation of a CHP Fuel Cell boiler as, in their opinion, they do not have a good track record and the technology is still emerging. They have not been asked to offer any alternatives at this point.

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. There are no environmental concerns associated with this project at this point.

Risk

The main risk at this point of the project is financial as costs are unknown.

Financial implications

Unknown at the time of writing, although the Council holds £75,000 in earmarked reserves and S106 funding.

Recommendations

That the report be noted and that whilst the Committee cannot make a fully informed decision at this point, members give considerations to the proposals and decide which option(s) they wish to pursue.