



Proposals for Fishersgate Dome Site

Report by the Strategic Director and the Executive Head of Planning, Regeneration and Wellbeing

1.0 Summary

This report considers proposals submitted by Fishersgate Community Association (FCA) to demolish the Dome and build a single storey link between the remaining two wings to form a multi-use community facility. The FCA also proposes to renovate the roller rink to provide community sports and recreational activities. The report assesses the proposals in light of the available funding and in the context of community facilities proposed by the Healthy Living Centre and Children and Family Centre to be provided within the adjoining St. Peter's Church. The report concludes that, on balance, a more effective use of public money would be to concentrate on providing a multi-use games area on the site of the roller ring and to demolish the existing buildings on the site.

2.0 Background

- 2.1 Cabinet will be aware of the long history to this community project. Briefly in 1999 a lease was entered into with the Fishersgate Community Association to provide a community facility within 18 months of signing the lease. Subsequently the ability to comply with the lease was hampered with construction problems with the Dome, a dispute with the builders ending with a law suit against the Trustees of the FCA and finally arson attacks halting the project in 2005. The Court eventually found in favour of the FCA, however, no money has been recovered from the original builders. An insurance claim for the fire damage to the buildings was settled and paid to the Council.
- 2.2 During a meeting with the FCA at the end of last year the FCA was given the opportunity to prepare proposals and a business case for renovating the two wings to the Dome using the insurance money secured following the fire at the site. It was intended that this matter would be considered at the Cabinet's meeting on the 16th February; however, the FCA's proposals were not submitted in time to consider before this meeting.

3.0. FCA proposal

- 3.1 The FCA has employed a local surveyor to assist in preparing a report on the cost of the project and certain assumptions have been made regarding the monies available to fund the project. This assumes that the fire insurance claim, net of VAT, of £144,000 is available to them together with any interest accrued. It is also assumed that, if the Council processes contractors' payments, it will be able to recover VAT on the insurance settlement and the FCA has assumed that the £25,000 set aside for demolition costs are available. The FCA proposals are also dependent on using £30,000 which was allocated for the possible provision of a Multi-Use Games Area (MUGA) linked to the Healthy Living Centre/Children and Family Centre. The Project Budget prepared by surveyors on behalf of the FCA matches the assumed total capital available for the project of **£253,274**.
- 3.2. The surveyor, on behalf of the FCA, considers that defects in its construction mean that the Dome structure cannot be economically completed and will need to be demolished. However, he considers that the two wings to the Dome can be renovated dealing with the fire damage and re-cladding the structures. The single storey link building will provide a lobby and reception hall with the two wings providing changing facilities and public toilets and a kitchen/clubroom area within the western wing. The proposal also includes the renovation of the roller rink to provide a range of sporting activities. A copy of the submitted plans together with the FCA's financial information is attached to this report as **Appendix A**. The building work and renovation of the roller rink is estimated to be in the order of £230,629 added to this is a 10% project management fee and the cost of various internal items for the kitchen and office resulting in a total build cost of £292,773.86 (including VAT). The FCA considers that this could be reduced by approximately £40,000 by changing certain specifications and some jobs being undertaken by volunteers.
- 3.3. A list of the proposed activities for the community building and roller rink is also included in the FCA proposals. A number of the local groups and activities identified would hire the facilities and the FCA has provided a three year revenue projection which identifies that revenue costs would be matched precisely by revenue income. The projection identifies revenue income rising from approximately £16,000 to £24,000 in year three. The revenue expenditure identified relates to salaries, expenses, volunteers and groups.
- 3.4. In support of the FCA proposals, letters have been submitted by the White Dragon Martial Arts Group, National Roller Hockey Association of England, CP Roubaix a French rink hockey organisation and Fishersgate Flyers' Youth Football Club. A letter of support has also been submitted by a local resident. In conclusion the FCA submits that:
- *'The repair and completion of the 'Dome' community centre project will provide cost effective sporting and community facilities at affordable rates;*
 - *After meetings and discussions with WSCC and the Children and Family Centre, the Community Association is confident that services and opportunities in this area will be enhanced and expanded and not duplicated by this major infrastructure capacity;*
 - *The facilities will ensure that all ages of the community are being served in collaboration with the range of other providers and projects that are planned for the community.'*

4.0 Assessment of FCA Proposal

- 4.1 In assessing the FCA proposal it is important to establish whether appropriate funding is available for the project and the suitability of the existing buildings for the intended use. In addition it is essential that the community facility will meet the needs of the local community and the FCA's proposals for managing the facility would be viable and sustainable in the future.
- 4.2 In terms of funding it should be stressed that the fire insurance settlement was paid to the Council as the claim was in relation to the Council's insurance cover for the existing buildings. As there appears little prospect of additional monies being secured from the builders involved with the previous failed building project, it was agreed with the FCA at the end of last year that any alternative proposal for the provision of a community building on the site would have to be met by these insurance costs. The unsuitability of the Dome itself for community use is highlighted by the FCA's surveyor and therefore the FCA accepts that the only alternative available is to demolish this part of the structure.
- 4.3 The costs of salvaging the two side wings are high given the need to carry out significant internal and external alterations and recladding. Unfortunately, the amount of capital available is less than anticipated by the FCA and certainly the overall costs far exceed just the fire insurance payout. Firstly the fire insurance monies were reduced to approximately £137,500 as there was a requirement to pay legal costs. No interest has been set aside and ringfenced on this amount, any interest earned has been used to support the General Fund in accordance with the Council's general policy on investment interest on its own resources. In any event any interest accrued would only be in the order of £18,000. With respect to VAT, it may be possible for the Council to undertake this project on behalf of the FCA and consequently reclaim the VAT element on the building works (up to £31,536), in effect we would be carrying out works to our own buildings, however this does not add to the income available for the scheme but is a way of making this income go further. However, before embarking on this we would need to establish that this approach is acceptable to HMRC. A sum of £25,000 has been set aside for the demolition of the buildings but this would only provide a maximum total of £180,500 (including interest accrued) towards the project leaving a shortfall of **£72,774** which could potentially reduce to £41,238 if it could be successfully be argued with HMRC that the VAT on the project can be reclaimed by the project. This is also taking into account the FCA's proposed reduction in build costs.
- 4.4 This shortfall could be reduced if Cabinet was prepared to consider using part of the capital receipt received from the sale of Kingston Barn, as £30,000 was previously earmarked for the provision of a multi-use games area (MUGA) linked to the Healthy Living Centre and Children and Family Centre. However, this would only be available if the FCA proposals would provide an appropriate multi-use games area linked to the Children and Family Centre and Cabinet was completely satisfied that the proposal would be in the best interests of the local community and an effective use of public funds.

- 4.4 It should be noted that the schedule of costs for the renovation and linking of the two wings has been assessed by your officers and is generally considered to be a reasonable estimation of the cost of the works, given the deterioration of the fabric of the buildings. The desire of the FCA to salvage some of the finance, effort and passion invested into the original community project is understood and it is not surprising that the FCA is keen to retain the partly finished wings to the Dome structure. In design terms, however, there are some concerns. The costs involved with the project are significant but the end result would be the retention of two metal clad mono-pitched structures of fairly poor architectural quality. Given the work being undertaken in connection with Shoreham Harbour project to develop an exemplar sustainable development providing high quality housing, employment and community infrastructure there is some concern about the retention of these structures which would be a reminder of a previously failed community project.
- 4.6 In assessing the suitability of the two wings to be renovated your Officers have sought the advice of Building Control Officers and Worthing's Design and Surveying Services Manager. The advice received is that although technically the buildings can be renovated and the views of the FCA's surveyor are not challenged, a more appropriate alternative would be the provision of a modular building which could provide a better design standard at a reasonable cost. An example of a modular building with a brick and pitched roof appearance is attached as **Appendix B** for member's information. This type of building could provide changing facilities and toilets and a multi use room if such a facility was considered necessary on the site.
- 4.7 The appropriateness of retaining the existing structures in design terms as well as value for money does cause concern. The extent to which these concerns could be offset would be dependent on whether the project would provide essential space for a range of community and leisure facilities for all ages. The FCA has emphasised its commitment to provide facilities that are of most benefit to the existing community and complement existing and planned provision. Certainly the FCA has worked hard to identify and accommodate a range of local activities and the first impression of its proposals is that they could provide a vibrant mix of community uses. However, your Officers have consulted a range of partners in connection with the FCA proposals and serious doubts about the need for the facility have been raised.
- 4.8 In 1997, when the ambitious Dome project started, community provision was limited but since that time new opportunities have arisen. The conversion of the laundrette to provide the 'Meet in Place' and the provision of the Healthy Living Centre and planned Children and Family Centre in St Peter's Church will provide a diverse range of facilities to address the needs of the most disadvantaged and provide a flexible community venue. The planned conversion of the adjacent Church has been purposefully designed to provide a multi-use hall and self contained meeting/training rooms will enable different activities to be undertaken at the same time. Recent consultation with the Healthy Living Centre Manager and the County Council has highlighted that all the indoor activities set out in the FCA proposal could be accommodated in the Children and Family Centre. A list of the main activities proposed is attached as **Appendix C**. There is a significant danger, therefore, that there would be duplication of provision and the FCA proposals would not be complementing planned facilities immediately adjacent to the Dome site.

- 4.9 Cabinet will be aware of the deprivation issues facing Fishersgate and concerns have been also raised that the proposal to renovate the roller ring appears to be primarily to provide a fee paying sports facility. The FCA is keen to accommodate the Healthy Living Centre requirement for a games area but it would not be a multi use games area (MUGA) available at most times as a free facility for the youth of the area similar to the provision at Buckingham Park. Whilst, the desire of the FCA to recreate the Roller Hockey Club at the site is appreciated given its previous success in fielding a number of competitive teams, young people locally have expressed a need for more flexible recreational space for football and basketball and ease of free access is a key requirement. A MUGA immediately adjacent to the Children and Family Centre would ensure natural surveillance and meet local needs. Although, the FCA also refers to providing open roller skating sessions, Brighton Street Stormers currently run 3 roller skating sessions per week at Southwick Leisure Centre with the advantage of year round use.
- 4.10 Given the shortfall in funding for the FCA proposal, the duplication of activities with the planned Children and Family Centre and the need to cater for the most disadvantaged in the area it does appear that a more pressing requirement for the community would be the provision of a MUGA linked to the soon to be converted St Peter's Church with the emphasis on free and open access. In assessing the suitability of the existing roller ring to meet this need a specialist contractor has recently visited the site and prepared a quote. Although only a provisional quote has been received it does illustrate that the costs involved to convert the roller ring to a fully functioning MUGA would be higher than the FCA's proposals and the overall cost of repairs to the existing surface, provision of integrated lighting, goal posts, basketball posts etc would be in the order of £79,000. This would exclude the cost of professional services, any contingency sum or profit/overheads. On this basis the fire insurance settlement could only reasonably cover the necessary renovation costs of the roller rink. In the circumstances it is considered that this would be the most effective use of public money and all effort should be concentrated on ensuring a high quality services to all sections of the community.
- 4.11 The FCA will be obviously very disappointed about not being able to continue its community project on the site. The need for a modular building on the site, possibly providing changing rooms and toilets in connection with the MUGA can be explored in the future as part of the wider Shoreham Harbour Regeneration project. However, it would be important, to assess the need for additional facilities for the area once the Children and Family Centre has been set up and running for a while on the adjoining site. It is worth noting that existing Multi Use Games Areas in the town do not have changing rooms or toilet facilities. An alternative facility to consider may be the provision of a youth shelter on the Dome site and this would be a proposal that would be supported by the police and help to address some of the anti social behaviour in the locality.

5.0 Update on Children and Family Centre

- 5.1 In the absence of the Children and Family Centre the FCA proposals to provide a flexible community building on the site would have greater justification and support from key partners in the locality. The delays in the provision of the Centre have been frustrating due in the main to legal issues surrounding the preparation of leases and transfer of the land from the Church to the County Council. It does appear, however, that these issues have been finally resolved and agreements are to be signed shortly which will enable conversion works to commence.

- 5.2. An essential aspect of the funding for the project from Central Government is the requirement for the Centre to provide a 0 - 5 year old nursery. Although an existing nursery is provided by Fishersgate School this is of limited size for 3 – 5 year olds could not be expanded to a full 0 – 5 provision without affecting essential space necessary for the expanding school. The County Council is intending to lease Technology House to ensure that space is available in the short term for the provision of a nursery but a more appropriate longer term solution would be to extend the School to link the nursery more effectively with the Children and Family Centre. It will be important that there is effective partnership working to ensure that the future needs of the School are met and your officers are working with the County Council and the Head Teacher for the School to try and resolve these issues.

6. Legal

- 6.1. Regarding the lease the Head of Legal Services comments that the Lessees, being the Trustees of Fishersgate Community Centre, are considered to be in breach of the lease terms on a number of counts primarily concerning the establishment and running of a community centre at the demised premises within the time periods required by the Lease.
- 6.2. If surrender of the premises is not made at the request of the Council it will be necessary to serve as a preliminary step a Section 146 Notice arising under the Law of Property Act 1925 – the Council as landlord cannot simply re-enter as would be the case for non payment of rent. The effecting of service and some form of time limit to rectify the breach (albeit that rectification is not in reality possible) is likely to require at least 4 weeks. Thereafter it will depend on the Lessee's response but which could be an application by the FCA to start repossession action and for relief against forfeiture both of which require Court Proceedings. Any such proceedings would, depending on case management stipulations, necessarily take some weeks to come before the Court.
- 6.3. Clearly if Cabinet decides not to agree to the FCA proposals to renovate and link the two wings of the Dome then it would be appropriate to seek the surrender of the Lease to ensure the demolition of buildings and the provision of an alternative proposal (i.e. the construction of the MUGA).

7.0 Financial implications

- 7.1 The financial implications of this matter have been addressed elsewhere in the report. As indicated previously at the present time the FCA proposals could not be fully met by the fire insurance settlement and the level of shortfall would depend on factors such as the scope to recover VAT on the building works and the willingness of Cabinet to provide additional funds to the FCA (including any notional interest accrued). An alternative proposal for the demolition of the Dome buildings and the provision of a MUGA could be met by funds reserved for the Dome site. There would, however, be ongoing revenue implications for the Council in relation to the maintenance and repair of the games area in the future.

8.0 Conclusion and Recommendation

8.1 The FCA has worked hard to prepare proposals which would cater for a wide range of local groups and activities and provide for a range of sporting and recreational activities. Unfortunately the costs to renovate the existing wings are high and exceed the fire insurance settlement. In addition concerns remain about the benefits of trying to retain the existing structures, the finished design/appearance but more importantly the need for the community facilities given that the majority of indoor uses can be accommodated in the Children and Family Centre. In the circumstances, it is considered that the provision of a Multi-Use Games Area linked to the Children and Family Centre would be a more appropriate use of public funds.

Cabinet is therefore recommended to:

- i) thank the FCA for preparing and presenting its proposals;**
- ii) however, on balance, not to agree to provide the funds to allow the FCA proposals to proceed;**
- iii) to seek the surrender of the FCA Lease and fund the provision of a Multi-Use Games Area in connection with the Children and Family Centre/Healthy Living Centre, and;**
- iv) to investigate the provision of a youth shelter and modular building, if a need exists in the future for these additional facilities on the site.**

Local Government Act 1972

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Schedule of other matters

1.0 Council Priority

1.1 To promote the wellbeing of the area and provide appropriate facilities for the local community

2.0 Specific Action Plans

2.1 Matter considered and no issues identified at this stage.

3.0 Sustainability Issues

3.1 Matter considered and no issues identified at this stage.

4.0 Equality Issues

4.1 Matter considered and no issues identified at this stage.

5.0 Community Safety issues (Section 17)

5.1 It is acknowledged that the provision of a free multi-use games area would greatly assist in terms of diversionary leisure facilities for the children/youths of the locality.

6.0 Human Rights Issues

6.1 Matter considered and no issues identified at this stage.

7.0 Reputation

7.1 The provision of appropriate affordable facilities linked with the planned Children and Family Centre will meet the needs of the local community and help to enhance the Council's reputation.

8.0 Consultations

8.1 The proposal for the provision of a free Multi Use Games Area on the site has been previously the subject of consultation with local people and more recently with partners delivering services in the locality.

9.0 Risk assessment

9.1 Matter considered and no issues identified at this stage.

10.0 Health & Safety Issues

10.1 Matter considered and no issues identified at this stage.

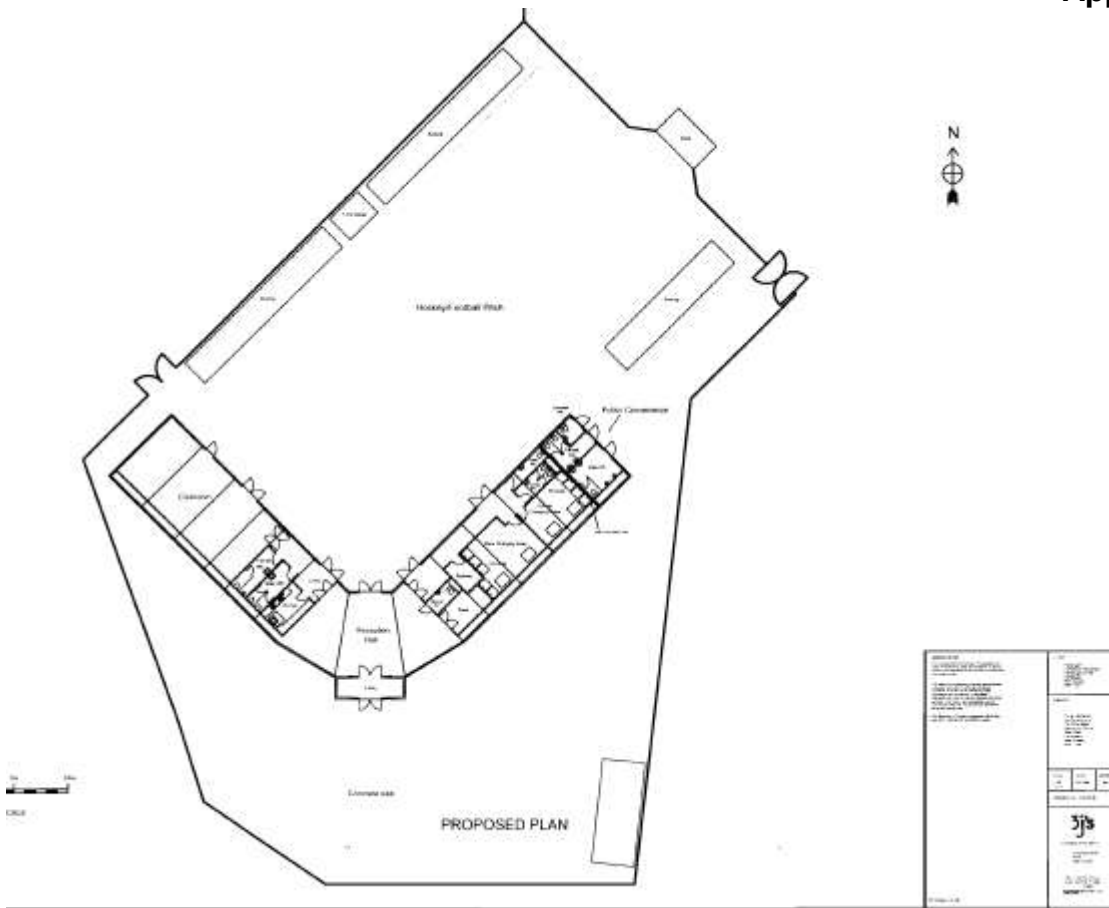
11.0 Procurement Strategy

11.1 Any contract for the provision of the MUGA would be undertaken in accordance with the Council's procurement strategy.

12.0 Partnership working

12.1 The provision of a MUGA would be developed in association with the proposed Children and Family Centre adjoining the Church.

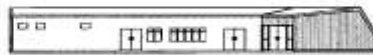
Appendix A



PROPOSED SOUTH-EAST/SOUTH WEST ELEVATIONS



PROPOSED NORTH/NORTH-EAST ELEVATIONS



PROPOSED NORTH/NORTH-WEST ELEVATIONS



SCALE

<p>PROJECT: [illegible]</p> <p>DATE: [illegible]</p> <p>SCALE: [illegible]</p>	
<p>DESIGNER: [illegible]</p> <p>ARCHITECT: [illegible]</p>	
<p>3js</p>	

FISHERSGATE COMMUNITY ASSOCIATION

Charity no: 1007710

Fishersgate Centre, West Road, Fishersgate, West Sussex, BN41 1QH

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Web-site; <http://fishersgatecommunityassociation1.moonfruit.com> FCA,

Community and Sports

Proposals by the Fishersgate Community Association Introduction In 1997 the long established Fishersgate Community Association and the nationally successful Fishersgate Community Sports Club, came together to develop the ambitious Dome Project – a combined Community and Sports Centre designed to provide the space and the facilities to deliver a wide range of services, and leisure and sporting opportunities to the Fishersgate community.

The developer's law suit against the Trustees and subsequent arson attacks halted the project in 2005. At considerable financial cost to the Association, the court eventually found in favour of the Charity. The insurance claim for the fire damage to the Centre was settled at £144, 038 and paid over to Adur District Council.

Defects in construction mean that the geodesic dome structure cannot be economically completed and will therefore need to be demolished. However, the two surviving wings, the multi use Sports Rink, the Fishersgate Community Wing and the Changing Room Wing can be repaired and completed with a new building linking the two, all affordable within the budget provided by the fire insurance settlement.

Completed this Community and Sports Complex will bring major additional capacity to Fishersgate and, in association and collaboration with the Healthy Living Centre, Children and Family Centre and other exciting new initiatives planned for the area, will provide facilities rare in their range and scope.

The Community and Sports Complex is budgeted to be self-funding.

Capital Income:

1. **£144,038.00** The settlement of the fire insurance claim net of VAT. The amount paid by Zurich Insurance to Adur District Council who carried the insurance for the Dome Project buildings. This amount has been ring fenced.
2. **£21,605.70** Vat at 15%. The insurance settlement was paid net of VAT. If ADC process contractor payments, it will be able to recover the VAT.
3. **£32,631.16** The Interest accrued on the settlement of the fire insurance claim, calculated from March 2006
4. **£25,000.00** Set aside for demolition in ADC accounts. This originated as a grant from EARWIG in 2002/3 for the purpose of contributing towards the completion of the Dome Project. No interest has been accrued or calculated on this figure.
5. **£30,000.00** Allocated within the Healthy Living Centre Lottery Bid for the provision of a sports and games facility

Total Capital Income: £253,274.86 Capital Expenditure:

1. **£230,629.00** Project Budget. This budget has been prepared by Mr J. Plant (3J's Surveyors) on a conservative basis. Some figures derive from quotes and some are calculated by reference to industry guidelines.
2. **(£39,499.00)** Contingency Fund. The FCA has identified savings which can be made on various elements priced by Mr. Plant. For example, UPVC windows may be substituted for Aluminium, the Sports Wing floor may be painted rather than tiled, and the Burglar Alarm system deferred. Other jobs will be completed with the aid of volunteers from the community. Total identified savings have been converted into the contingency fund.
3. **£19,113.00** 10% Project Management Fee. A realistic figure for the size of this project, this will include the drawing up of plans, administering the tendering process, obtaining planning and building control, and ensuring that the project runs smoothly and within budget and that all work is signed off when completed. The VAT element is not recoverable.
4. **£31,536.45** V.A.T. Since the project has never formerly been completed or signed off, a significant proportion of the work should continue to be classified as "New Build". This will need to be agreed with the VAT Inspector.

5. **£11,495.41** Non Capital Items. Due to fire damage, the lengthy closure and changing needs, a number of items need to be replaced or purchased. These include items for kitchen and office, fire extinguishers and first aid.

Total Capital Expenditure: £253,274.86

In Conclusion:

- The repair and completion of the “Dome” community centre project will provide cost effective sporting and community facilities at affordable rates.
- After meetings and discussions with WSCC and the Children & Family Centre, the Community Association is confident that services and opportunities in this area will be enhanced and expanded and not duplicated by this major new infrastructure capacity.
- The facilities will ensure that all ages of the community are being served in collaboration with the range of other providers and projects that are planned for the community.
- As happened successfully before, through the Sports facilities Fishersgate will connect to the wider community locally, regionally and nationally.
- With the Harbour Regeneration plans now every more realistic, this Community and Sports Centre at the heart of a campus like hub and cluster of community based services and facilities can only enhance future developments in the area.
- The provision of “Public Toilets” on the Recreation Ground will be a much welcomed benefit to the community as a whole.

Revenue Costs:

These are set out in the budget, and the groups and activities that we have already identified as users of the complex are listed below.

COMMUNITY Space and Activities

The Link comprises the only new element of the project. The Link will provide essential connections not only between buildings, the Fishersgate Wing, the Sports Wing and the Rink, but between generations of users. The official entrance to the complex will be through the Link which as a major new space offers many opportunities and possibilities to be explored with partner organisations.

The Fishersgate Wing has male and female toilets, kitchen and dedicated computer workstations protected by electrically operated steel shutters. The proposals will expand the available space by twenty percent by incorporating the present office and storeroom areas which will be relocated to the Sports Wing. The structure has dual-circuit under-floor heating by industry leaders DEVI, designed to exploit off-peak tariffs using the building's concrete base as a thermal store. Generous window space is designed to make the hall light and airy and to give an exceptional view of sporting events taking place on the Rink.

Scottish Dance: One day per week, 2 hours per session. This group has continued throughout the closure in St Peter's Church, and is based on people in the community doing an activity that they want. Outcome: Social interaction and health

Wrestling: One day per week, 2 hours per session. This group has recently suspended its activities while waiting for a regular meeting place and the chance to advertise. Once this happens, the group will grow as before. Outcome: Social interaction and health and a degree of self-defence FCA,

Karate: Two days per week, 3 hours per session. This group is looking to expand, and the facilities that we can offer are what they require. The group is split into two sessions / classes, which are restricted by age. Outcome: Social interaction and health and self-defence. It should be noted that this group has expressed its wish to hold other sessions on the Rink during the summer.

This group have also offered First Aid training and other courses. See attached letter of support.

Over 55's: Held once a fortnight, 2 hours per session. This group has continued to operate while at its temporary base in Summers Close. They arrange a number of activities and outings, which are decided and chosen by the group. Outcome: independence, empowerment and social interaction.

Art Club: Held once a fortnight, 2 hours per session. This group is waiting to start up again, as they were unable to cope with the conditions in St. Peter's Church. Outcome: Social interaction and personal development. Bingo: One day per week, 2 hours per session. This service has been provided throughout the closure at St. Peter's Church. The group is open to all ages and is an excellent way to share news and receive feedback from the community. This group offers the chance for all generations to mix and will include many who might not otherwise go outside of their homes Outcome: Social interaction and community cohesion.

Café: Five days per week, 1 hour per session.

Circuit Training: One day per week, 1 hour per session.

Lunch Club: Two days per week, 1 hour per session. Offering this service, gives people the chance to have a healthy affordable meal and the chance to meet and make friends. We will also be talking to this group about other activities that they would like to have for instance extending the meal to include guest speakers or a game of bingo, or discussion, and other activities as requested. Community volunteers, both young and old, will be encouraged to participate and help with this group. Outcome: Social interaction, healthy eating and community cohesion.

Line Dance: One day per week, 3 hours per session. This group suspended its activities when the FCA moved to St Peter's Church. Outcome: Social interaction, fun and health Private Hire, Hall: 3 hours per session, Whilst the Wing of the "Dome" was up and running, we had many children's and family parties. Due to its capacity and reasonable pricing it was popular and in high

demand. For the purpose of the revenue budget, we have only allowed for 10 parties per year, though more can be expected. Outcome: Social interaction, fun and family cohesion **COMMUNITY Sports and Recreation**

The Rink and Sports Wing With its 44 by 22 meter power floated concrete base, the rink is an ideal area for a wide range of sporting activities from Roller Skating to Parasports Five a Side Football to Tennis, BMXing to Bowls, Wrestling, Cricket and many others as requested by the community. The Sports Wing has two large changing rooms each equipped with showers, along with toilets for male, female and the less physically able. This wing will now accommodate the office and storeroom.

Roller Hockey: Twice per week, 3 hours per session. A club with training sessions organised around the age groups that they cater for, e.g. under 15's from 6.00 - 8.00 and older ages from 7.00 to 9.00 This was a very successful club fielding competitive teams in the U11, U13, U15 age-groups, along with Schoolboys, Ladies and Senior teams, before use of the Rink had to be suspended to make room for storage of the Dome Project's building materials. Players from this club featured in Regional and National Squads. Outcomes: Social interaction, health, team working and personal development

Skater Hockey: Twice per week, 3 hours per session. Similarly, this is a club with training sessions organised around the age groups that they cater for, e.g. U17 from 6.00 to 8.00 and Over 17's from 7.00 to 9.00. The club was also very successful and fielded U13's, Schoolboys and Senior teams, before use of the Rink had to be suspended to make room for storage of the Dome Project's building materials. Outcome: Social interaction, health, team working and personal development

Roller Skating: Twice a week, 3 hours per session. These sessions are organised for beginners and for use by the general public. They allow open skating where participants can enjoy skating according to their ability. Outcome: Social interaction, health and recreation Five-a-side football: Once per week, 3 hours per session. This was taken by a football club that used the facilities for training each week. There is renewed interest in this session

from other clubs. Outcome: Social interaction and health Free session for First School: Once per week, 2 hour session. This session was run successfully for the children after First School was finished and upwards of 30 people used to attend this session. Outcomes: Social interaction family cohesion, fun and fitness

Private Hire, Rink: 2 hours per session During the summer, skating parties were in great demand. These were popular as the children were kept active and afforded a safe environment where they could be easily and safely monitored by their parents. We have allowed for 10 parties per year. Outcomes: Social interaction family cohesion, fun and fitness

The site will be supervised, offering the best mix of freedom and security, satisfying local residents' concern that control should be maintained with regards to noise and disturbance while allowing maximum flexibility for community use.

PAVILIONS & CHANGING ROOMS

Project: 702411

Changing Rooms for
RAF

Location:
Classified

Contract Duration:
20 weeks

Number of modules:
8

Overall Floor Area:
152m²

