

CHEPPING WYCOMBE PARISH COUNCIL

LEISURE FACILITIES COMMITTEE

Meeting to be held on Thursday 1 March 2012 commencing at 7.30pm
in the Council Chamber, Cock Lane, Tylers Green, High Wycombe, Bucks HP10 8DS

The meeting is open to members of the public and press

Committee Membership:	Cllr L Willis - Chairman	Cllr S Herron
	Cllr C Jordan - Vice Chairman	Cllr J Herschel
	Cllr S Digby	Cllr D Onslow
	Cllr I Forbes	Cllr M Patel
	Cllr J Gurney	Cllr B Sadler

Members of the committee are summoned to consider the following business:

AGENDA

- 1. Apologies for absence.**
- 2. Declarations of members' interests in Items on the agenda.**
- 3. Straight Bit Recreation Ground**
 - **3.1 Anti-social behaviour**
 - **3.2 BMX facility – presentation**
 - **3.3 Exercise equipment**
 - **3.4 Fencing around the perimeter of the bowls club**
- 4. Protection of Leisure Facilities Land from damage and encroachment**
- 5. Green Dragon Recreation Ground - parking on mown verge**
- 6. Derehams Park Recreation Ground**
 - **6.1 Rejuvenation of site**
 - **6.2 Parking**
 - **6.3 Pavilion**
- 7. Ashley Drive Recreation Ground**
- 8. Allotments**
 - **8.1 Rent increase**
 - **8.2 Chapel Road**
 - **8.3 Ashley Drive**
- 9. Questions from council members and the public**
- 10. Accounts for Payment**

Jeff Herschel
Clerk of the Council
23 February 2012

Straight Bit Recreation Ground

3.1 Anti-social behaviour

Residents opposite the entrance to the Straight Bit Rec (SBR) have long complained about anti-social behaviour by those using the car park late at night. The problems were identified as not being persistent, but occurring in waves. To help overcome the problem the council installed rising bollards so that when problems became acute local residents could raise them at an agreed time and re-open the car park again before 7.00am the following morning.

This arrangement worked well, but not all the bollards now work and raising only one or two causes problems, and in one instance serious damage to a car.

With the return of problems residents have asked for the damaged bollards to be replaced. As replacement bollards with locks able to tolerate dust and grit do not appear to be available the committee is asked to consider replacing the bollards with a suitable gate.

3.2 BMX facility

Presentation by Cllr. David Johncock

3.3 Exercise equipment

The Flackwell Heath Residents Association has graciously agreed to fund four pieces of static exercise equipment to be placed on the recreation ground at Straight Bit. The proposed location and selected equipment is shown at Appendix 1

Members are asked TO ACCEPT the quotation of £5,021 from *fresh-air fitness*

3.4 Fencing around the perimeter of the bowls club

The bowls club has graciously agreed to help the council fund completion of the fencing around the bowling green. Two quotes have been received: Quote 1: £10,382 and quote 2: £8,250.00

Members are asked TO ACCEPT the lower quotation, the quotes being comparable and like-for-like.

AGENDA ITEM 4

Protection of Leisure Facilities Land from damage and encroachment

Members are asked TO ENDORSE the council's renewed efforts to robustly protect the council's property (including land in our ownership or care) from damage or degradation. Not only by asserting our rights not to allow inappropriate parking or use, but also requiring those contemplating work affecting our property to obtain a permit and post a bond to cover any likely damage to it.

Members are asked TO ENDORSE the council's renewed efforts to robustly protect the council's property from encroachment (including land in our ownership or care) and to RE-CONFIRM the council's policy of requiring those who wish to open up an access onto our land first obtain a licence to do so. The Amenity Land Committee at their meeting on Thursday 16 February agreed to recommend for consideration by the council's F&GP Committee an initial fee for the licence of £50 and an annual charge of £25 to cover both the premium for the concession and the council's on-going administrative costs in maintaining a register of licences and of periodic inspections.

AGENDA ITEM 5

Green Dragon Recreation Ground - parking on mown verge

TO NOTE: complaints continue to be made about inappropriate parking on the grass verge opposite the entrance to the recreation ground at Green Dragon Road in Flackwell Heath. The club have duty under their lease not to cause a nuisance and have in the past taken occasional action to provide signs and stewards to discourage parking on the grass. However residents are asking for a more permanent solution. The issue is one for Bucks Highways to address and has been reported by us to the county councillor who represents the village. The parish council will continue to press for a resolution with all interested parties and if necessary play a role in providing a solution.

AGENDA ITEM 6

Derehams Park Recreation Ground

6.1 Rejuvenation of site

TO NOTE: work to improve the site makes slow steady progress with CP groups when available continuing to clear over grown banks and footpaths of scrub and self-sown trees. The large trees on the bank beside the MUGA will be taken down in March.

6.2 Parking

TO NOTE: the issues of more convenient car parking raised by the bowls club have been discussed with them by the vice-chairman of the committee. They have been asked to bring forward at the earliest opportunity alternative options for consideration by the Derehams Park Working Group, with likely costs and their proposals for funding. They should endeavour to ensure that the options brought to the council are acceptable to the football club.

6.3 Pavilion

TO NOTE: The football club have now provided the clerk with the information necessary to consider the claim for £1,480 against the council for un-recovered electrical charges during the repair of the pavilion after it was damaged by a water burst in January 2010. As the claim would be against the council, the issue, should they wish to pursue it, would be considered by the council's F&GP committee.

TO NOTE: The football club have not resolved the long-outstanding issue about a reported water leak on site, though they believe the leak is on the feed to the bowls club. Either way the issue needs to be resolved by the two clubs concerned as both are responsible for the payment of the water bill, not the council. The clerk has taken water meter readings over a period of days and is of the opinion that the leak is on the pavilion side of the water line.

The chairman of the committee and the clerk have prepared a list of work that needs attention. (Attached as Appendix 2). Some of this work should be undertaken by the club, some may be the responsibility of the council. Many of the issues have been out-standing for years, others are of more recent date. The committee are asked TO AGREE that the council through the clerk and RFO, in consultation with the club and the chairman and vice-chairman of the committee take action to bring the pavilion back into a proper state of repair by August 2012. This will protect this council-owned asset from further deterioration and provide a facility for the benefit of the community and a building that we can be proud of.

AGENDA ITEM 7

Ashley Drive Recreation Ground

TO NOTE: the repairs from Coppice Farm Road have been completed. Slabs have been laid to provide a clean and safe entrance, beech hedge planted and the tarmac path made good by TfB. The first four amenity trees along the Ashley Drive boundary have been planted and further trees will be planted when funds permit.

AGENDA ITEM 8

Allotments

8.1 Rent increase

TO NOTE: letters have been sent to all tenants and notices posted on both sites advising that rents will be increased in October 2012. To date only one letter of complaint has been received. There are still about 10 people on the waiting list for an allotment at Chapel Road, but the waiting list for Ashley Drive has been cleared and there are now both full plots (2) and half plots (1) available.

8.2 Chapel Road

TO NOTE: to repair the potholed track along the centre of the site a Community Payback group have spread 20 tonnes of shingle in the track, to the thanks of tenants on site during the day.

Members are asked to CONSIDER and APPROVE the repair of that part of the road that runs alongside the Lawrence Way boundary fence and the car parking area in front of the Scout and Guide HQ. The topic has been previously been discussed and costs for repair for just part of the road were asked for. See plan at Appendix 3.

Estimates received:

For the full length	Estimate 1	£9,780	Estimate 2	£13,375
For the part length	Estimate 1	£7,300	Estimate 2	£ 8,250

The significant difference in costs between the full and part length is largely due to the initial costs of providing necessary equipment, bringing to site and taking it away afterwards, removing any spoil and delivery to site of sub-base and tarmac. These costs are largely fixed, irrespective of a partial or full repair to the road. The work around the entrance to the allotments is also more involved, the remainder is more 'skim and lay', similar to the successful work that was done for the turning circle in front of the Loudwater Cemetery in Altona Road.

Bearing in mind the overall condition of the road and taking into consideration 'best value' the recommendation is to complete the full repair, subject to funding being available; rather than have to return and complete the repair in the next 12 or perhaps 18 months or so.

8.3 Ashley Drive

TO NOTE: work to complete making good the centre of the site and incidentally provide better car parking is due to start soon. Costs to replace the entrance gates are being obtained.

AGENDA ITEM 9

Questions from council members and the public

A maximum of fifteen minutes will be given to members of the public, who may make representations, ask and answer questions and/or give evidence in respect of any item of business included in the agenda. If the chairman of the meeting agrees, representations and questions may be taken at the beginning of the meeting. Members of the public wishing to speak at the beginning of the meeting should inform the Clerk of this request as soon as possible.

Accounts for Payment

Accounts for payment are to be circulated at the meeting for consideration by councillors.

Date of the next meeting of the committee: Thursday 24 May 2012

Proposed location of exercise equipment at Straight Bit



Air Skier



1050 x 900 x 1440mm

By swinging both legs together from side to side the Air Skier strengthens and develops the lower abdomen hips and thighs, improves balance and co-ordination through "core" activation. Excellent warm-up and work-out for skiers, but also can provide gentle exercise for fitness beginners.

Hip Twister



1360 x 1360 x 1310mm

This gentle exerciser is designed to improve flexibility and range of movement of hips and waist. Good for warm-up and cool down routines and for toning obliques. Three people can exercise together, and the less strenuous nature of this exercise allows for social interaction.

Push Up and Dip Station



2500 x 550 x 1665mm

Two sets of parallel bars set at different heights allow for push-up and dip exercises and inclined press ups or assisted squat, a strenuous exercise to develop strength in arms and shoulders. Can also be used for knee raises. A simple and versatile piece of equipment.

The Rider



880 x 460 x 1180mm

Similar to a rowing machine but in a more upright position the Rider gives a full-body cardiovascular and toning work-out, pushing with the legs while pulling with the arms against resistance. Works arms shoulders, abdomen and legs through low impact exercise.

Derehams Park Pavilion Survey

February 2012

On Monday 20 February the chairman of the committee and the clerk undertook a quick inspection of the pavilion.

The list below is only a visual one and does not include the loft space (where judging by the ceilings below it is certain there is also some damage) nor does it include the bar service area which was locked at the time.

The rising main was found to be turned off, as suggested by the council's insurers during the recent cold-weather who have pointed out that the council would not now be insured for burst water pipes unless the building was maintained at 4°C. None of the heaters were switched on, nor were any set at their 'frost' settings.

Main club room

- No apparent damage except to a new wall heater provided by the council when safety work was undertaken about three years ago.

Officials changing and shower room

- The damaged ceiling and wall appears to be being affected by water (source unknown) and though first identified a number of years ago is still unrepaired.
- The seal around the shower tray is leaking, allowing water to get into the timber-framed cavity wall and down onto the timber floor below the tray. This problem was first identified a number of years ago and if it was actioned the repair has failed.

Male toilet

- The braided pipe has water dripping from it, either because of a pin-hole in the pipe, or more likely because the joint to the tap is weeping. This was reported about a year ago when water was flowing along the bottom of the wall and into the timber-framed cavity wall in the lobby outside. The wall was cleaned of mould, washed with fungicide and painted by the CP group that was painting the two changing rooms.
- The ceiling around the soil pipe is showing signs of being damaged by water. Almost certainly because of missing/stolen flashing

Female and ladies toilet

- The front of the panel beneath the built-in hand wash basin shows signs of water damage from a leak from either beside or behind the panel.
- The door to the disabled toilet was locked shut with a sign on it saying that it was not to be used. On opening the door the toilet cubicle was found to be being used as a table store.
- The hand basin on the wall in the disabled toilet is coming away from the wall and the seal behind it is broken allowing water in the timber-framed cavity wall behind.

- The fan light appears to be letting water in to the roof space.

Home team changing room

- One of the new ceiling lights is full of water, suggesting a serious leak in the ceiling above.
- The seal to the water tray at the entrance to the shower area has come away allowing water to get under the tray and onto the timber floor below.
- The lower hinge and architrave on the door to the small equipment store is broken.

Away team changing room

- A section of the ceiling close to the entrance door is showing signs of damage by water. This is probably due to a leak around a roof space ventilator.
- The ceiling around the soil pipe in the toilet area is showing signs of being damaged by water. This may be due to missing flashing on the roof
- Waste water from the hand basins in the toilet area is leaking onto the floor.

Exterior

- Soil pipe from the male toilets is missing its flashing
- Exterior wall on eastern side of pavilion is being damaged by water from a leaking gutter
- A weather panel is missing from roof on the south-west corner
- At various places holes and damaged slats in the timber siding is allowing rain water into the cavity of this timber-framed building

Roadway at Chapel Road allotments



Option 1 – full repair



Option 2 – partial repair