

## **WATERBEACH PARISH COUNCIL**

### **Bowls Pavilion**

#### **Note from the Clerk**

At the May Council meeting it was agreed that Expressions of Interest from Contracts Finder should be sought following comments that a review of similar live items suggested that the current costs for the Waterbeach project may be on the high side.

I have received correspondence from both the Project manager and the Bowls Club Chair that, for different reasons suggest this may not be a productive approach see attached correspondence.

Please read the messages attached in readiness for a discussion at the Council meeting on Tuesday on how best to proceed. The email dated 29 March from the Bowls Club Chair has been included at his request. I do not believe that Council is yet in a position to respond to it and therefore include it for future information only.

25 May 2021

## Waterbeach Parish Council

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**From:** Michael Scott <michaelscott.msa@outlook.com>  
**Sent:** 13 May 2021 17:48  
**To:** Waterbeach Parish Council  
**Subject:** Re: Bowls pavilion - plus measuring our cemetery  
**Attachments:** Waterbeach cemetery.xlsx

Shelley,

Please find attached measurements for the cemetery.

### Bowls Pavilion

I understand you are seeking greater confidence in the likely price of the pavilion. Contractors Finder will not provide the PC with a price, it's a way of selecting an appropriate contractor. Therefore, to assist the PC I have requested a fee from AMA to carry out a value engineering exercise. They will use their original cost plan, and review the following

- Areas where saving can be made.
- Reduction or omission of certain elements eg reduce the level of tiling
- Use of alternative materials
- Firm up some costs with budget quotes eg windows, kitchen units and sanitary ware

It would be of value to do some investigative work around the supply of electrics, water and foul drainage. This would might include excavating some small trial holes to locate services, identifying condition and location. This would mitigate significant risks

The above exercise could be completed by the end of May.

I trust the above is of assistance.

Regards

Michael.

Michael Scott - Director  
FCIOB FCIInstCES *Chartered Construction Manager*  
Contact Nr 07851 287579



Email [michaelscott.msa@outlook.com](mailto:michaelscott.msa@outlook.com)

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**From:** Waterbeach Parish Council <council@waterbeach.org.uk>  
**Sent:** 11 May 2021 13:52  
**To:** 'Michael Scott' <michaelscott.msa@outlook.com>  
**Subject:** RE: Bowls pavilion - plus measuring our cemetery

## Waterbeach Parish Council

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**From:** [REDACTED]  
**Sent:** 18 May 2021 08:23  
**To:** Shelley mason Parish clerk; barbara.bull@waterbeach.org.uk  
**Cc:** james.fisher@scambs.gov.uk  
**Subject:** Contract Finder

Good morning Shelley

Following the mixed opinions from Councillors at the May 2021 WPC Meeting reference the opportunity of attracting new members from the New Town Project I have written to Urban and Civic with a request for Funding or a contribution towards building the Pad for the new Bowls Pavilion (funding pending). This is a wonderful opportunity for our Club to attract new membership and another Sporting Facility for Urban and Civic Contractors to offer potential purchasers?

The agreement to throw open the Project to all and sundry through "Contract Finder" for ideas should have a sound Specification for Tender that encompasses all of the options that the Parish Council and the Bowls Club have considered and agreed so far. A floor plan alone and one that has not been fully agreed by the PC formed "Working Party" would not be ethical. Will there be further consultation with the Bowls Club prior to submission for Tender? I think it would be unwise for the Parish Council to go "closed shop" on this project now as contributions for S106 Funding on this Bowls Pavilion Project have still not been agreed by WPC and perhaps should be agreed upon first rather than allow the Commercial Market to influence Council decisions? Your Project Manager has submitted Budgets and Costings as well as a written favourable report on the Bowls Clubs Proposal. Having a Project Manager to influence major projects and also relate to "Contract Finder" does not seem the "right" way forward as Funding has not yet been allocated fully?

Please could you make us aware of the progress so far with "contract finder"?

Regards

[REDACTED]

## Waterbeach Parish Council

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**From:** [REDACTED]  
**Sent:** 26 May 2021 09:11  
**To:** Shelley mason Parish clerk; barbara.bull@waterbeach.org.uk  
**Subject:** Proposal from Bowls Club

Dear Shelley

I sent you a Proposal from the Bowls Club which you agreed by email to include on May 2021 WPC Agenda. This did not happen and I am requesting again that you please include this item on June 2021 WPC Meeting. The reason being that we have submitted a proposal for working with the Parish Council to hire the Building out to suitable groups which would lift some pressure from the Tillage Hall and and other considerations like VAT.

We have further informed you that the Bowls Club have contacted Urban and Civic with a request for funding it may be a way of sharing the Sports Facility with new residents of the Newtown?

The scattergun approach to Contracts Finder Could you please send us a copy of the Specification that was submitted for the Bowls Club Project. It seems that any further Meetings of the Parish Council agreed Working Party will not take place and it was a question raised at our Committee Meeting last night?

Reference the allocation of S106 funding allocated through A Shipps sale for Development can you please confirm that you have received confirmation from SCDC that this will be allocated to the Bowls Club.

Kind Regards

[REDACTED]

## PROPOSAL TO WPC FOR NEW BOWLS PAVILION – MARCH 2021

To The Parish Clerk  
cc Chair WPC  
cc Councillors  
cc James Fisher

29<sup>th</sup> March 2021

Dear Shelley

### **Beach Bowls, Waterbeach**

I do hope that Waterbeach Parish Council ( WPC) will look favourably at the Proposal Beach Bowls would like to present with a positive outlook to enable our Project for a new Bowls Pavilion to replace the existing which would provide a 12 month Indoor and Outdoor Bowling Club as well as creating a wider public benefit in the form of a hireable venue that will suit both the Bowls Club and WPC. I would like to thank James Fisher for providing his observations as a third party which I have been extremely grateful for and has also assisted in pointing the way for a more amicable solution. I would wish WPC to consider our Proposals at the Parish meeting on the 6<sup>th</sup> of April without making any firm commitments with a view to further discussions with Beach Bowls.

Beach Bowls wish to manage this pavilion for Indoor and Outdoor Bowls. It was put forward that we would pay a peppercorn rent to WPC. We have the capability to manage the Accounts and Administration, the hiring of rinks indoor and outdoor and the facility will provide a capability for refreshments and light snacks, all of which with local sponsoring enable us to manage the facility. We believe it possible to substantially increase our membership in the first year.

To do this we would also look to hire out the facility there would be Bowls fixtures and events such as Open Coffee Mornings, Coaching Days and Quiz nights that Beach Bowls would run, however we would set up our system to allow outside hire of the facility, either through enquiries passed on by WPC or direct communication to Beach Bowls. This would be necessary income for us however with a view to our Insurance and Security for the building and the bowls green adjacent, we would prefer respectful clients, say for example Gardening Clubs, W.I. Talks, Meetings but wish to avoid family type celebrations and parties. I think we could agree with WPC a list of suitable clients. As mentioned this would be very useful income for the Bowls Club. Keeping the green in good condition is a main consideration

We envisage that there will be dates available through the year for hiring however Summer bowling may restrict availability a bit more than the rest of the year as we will be able to entertain visiting teams in the Pavilion for the first time.

We would prepare our Software System to accommodate direct hire facility for BACs transfer and also our Insurance and Hire contract would be arranged to cover all aspects of Security and Welfare for all. We have our Equality Statement and Safeguarding Policy in place but also we would be available to open the premises and lock up after events with provision in place for cleaning the premises after events, spreading these costs against hire fees. We would want people to enjoy the facilities but also understand the responsibilities involved.

The current Planning Permission for a Replacement Bowls Pavilion is of a brick construction building and this just falls short of the required floor space width needed for the Bowls Club to use for two Short Mats side by side with a reasonable space between mats. We have never wanted this brick structure and also the Plan shows too many windows and doors, which attract heat in the summer, cold in the winter and also makes security and

heating a headache. We did agree before the Working Party was cut short to a minimum main hall space of 4.5 metres. We also agreed that the Ancillary rooms would be in a line at 1.8 Metres wide.


We feel that funding of £170K agreed at the October WPC meeting should all come from the Sports Fund. We understand and sympathise why money was contributed from the Community Fund but primarily this would provide a much improved sports facility for the village. We would have no objection to considering all dates outside of Bowls Club fixtures or social dates for WPC hire consideration, however the Client would have to fit within agreed guidelines by both parties.

With due consideration for the bowls green and also for the neighbours adjoining the perimeter a long drawn out costlier brick construction with scaffolding on or near the green and neighbours Beach Bowls have always considered a Bowls Pavilion type Pre-fabricated construction which can be assembled on a concrete pad in just over a week and only requires fitting out with plasterboard and plastering, electrics and plumbing. This reduces time overall costs offers a narrower building with the same floor space required. The "Typical Building that fits this criteria was given a favourable report by the Project Manager in September 24<sup>th</sup> 2020 and you provided to me for the October WPC meeting a copy of his costings for this type of building including all services electrical and plumbing risks and fees at £170k . His report was submitted in September 2020 WPC Reports for reference. We feel this type of building fits all the requirements, has a more friendly Ecological material and will fit the Funding of £170k agreed.

To meet all requirements for storage an adjoining store of 2.4 x 2.4 metres has been discussed and for this type of timber building a 0.6 metres width extension for a revised planning submission may incur an administration fee on top of the existing application . Approval for changing appearance of the original planning Application should also be straight forward according to Michael's report.

Again we would like to thank Mr Fisher for his observations regarding utilising the Pavilion fully and also for his consideration for the Bowls Club position. Also for his S106 Funding observations which we hope will perhaps broaden WPC's appreciation for the future of this Project which we continue to look forward to. It has at times been acrimonious for both parties and we are sorry for this but hope that we can move forward again without having to resort back to this unhappy period.

With kind regards

  
Chairman  
Beach Bowls Club.