

Report for Resolution

Report to Mousehold Heath Conservators
18 June 2010

ITEM

Report of Head of Local Neighbourhood Services

9

Subject Fountain Ground Changing Rooms

Purpose

To outline the options available for the provision of sports changing room facilities at the Fountain Ground so that a decision can be made regarding future provision.

Recommendations

That the Conservators agree to install a Football Foundation compliant modular changing room (Option 3) subject to the level of grant being offered.

Financial Consequences

The financial consequences of this report are dependent on the option selected. The cost of the project could be met from the £182,000 held in the capital account from the sale of the Rangers House.

Strategic Priority and Outcome/Service Priorities

The report helps to meet the strategic priority "Safe and healthy neighbourhoods – working in partnership with residents to create neighbourhoods where people feel secure, where the streets are clean and well maintained, where there is good quality housing and local amenities and where there are active local communities"

Contact Officers

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Background Documents

Mousehold Management Sub Group Meeting Notes 5 May 2010

Report

Introduction

The Fountain Ground changing room building is now near the end of its life, and frequent repairs have to be carried out in order to maintain even the current level of facilities, which fall well below modern standards. During the last playing season (2009-10), several complaints have been received from changing room users concerning the state of the building.

At the request of the Mousehold Heath Conservators, several options have been investigated to address the problem, and these are presented below.

Option 1: Refurbishment of existing building

The possibility of refurbishing the existing building was raised with Norwich City Council's Asset & City Management section, but this was not pursued further for the following reasons:-

1. We were advised that this option might not prove to be feasible, but if it was it would not be cost effective, bearing in mind the condition and limited future lifespan of the existing structure. Also, the heating system is now over 20 years old and could require replacement at any time.
2. Even if it did prove feasible to refurbish the existing building, it still would not meet current recommended changing room standards, especially regarding internal space.
3. A full survey would be needed to accurately ascertain the condition of the current building before any refurbishment plans could be proposed.

Options 2 & 3: Replacement modular buildings

A variety of modular buildings are available that use standard components, but which can be 'customised' according to specified requirements. Optional extras include various types of decorative cladding, including brick, and pitched roofs. It is possible, however, that external cladding and/or a pitched roof could be a condition of planning permission for the replacement building, and a pitched roof would offer several advantages, including:

- preventing 'ponding' of water that could eventually lead to leaking and shorten the building's life;
- discouraging unauthorised persons from gaining access to the roof;
- improving the visual appearance of the building.

Options 2 & 3 would lend themselves to the addition of extra modules, such as a toilet block or office/store, although this would increase the cost of the project (the cost of Option 2 would be almost doubled, for example). It should be possible to add additional module(s) as a second phase, this is being clarified with the

suppliers

Option 2: non Football Foundation approved changing room

This would provide a basic changing room (albeit to a higher standard than the existing structure). Dimensions would be approximately 12.2m x 3.7m*, and the cost (not including any additional features and fees) would be approximately £38,500. **Expected lifespan is 20 – 25years**

Option 3: Football Foundation approved changing room

This design is approved by the Football Foundation, as it provides more room and a higher standard of facilities than the Option 2 design. The building would occupy a longer footprint than Option 2, as the dimensions would be approx 18.3m x 3.7m*. Cost (not including any extra features and fees) would be approximately £63,000, but we have been informed that part of the cost might be covered by a grant from the Football Foundation, and this will be further investigated. **Expected lifespan is 20 – 25 years**

(*Note: the existing changing room building measures approx 10.5m x 2.5m.)

A meeting is being held with a representative from Norfolk Football Association on 11 June 2010 to identify if the project would fulfil the requirements to receive funding from the NFA and what level of funding might be available. An oral update will be provided at the Conservators meeting on 18 June 2010.