

## **Batheaston Parish Council – Budget Setting – Options for the Rhymes Pavilion**

### **Introduction**

The Rhymes Pavilion has provided a valuable centre for social and sporting activities over a number of years. Recently however it has started to “show its age” and is in need of a significant amount of maintenance and refurbishment. With the opening of the New Village Hall, it is no longer seen as an attractive venue, and its role in the village has substantially diminished.

As a result, it has become a significant cost to the community. The Parish Council have requested this summary of options, to ensure that the continued cost is justified, and that investment in its refurbishment can be justified.

This brief paper sets out in brief three options:

1. Address all of the current issues as a matter of urgency, with a view to it operating for at least 12-18 months, during which time a project might be established to consider the case for re-building it.
2. Address the most urgent of the current issues, so that it passes basic regulations, etc, but is by no means back up to a high standard. In parallel, initiate a project to re-build, or properly refurbish it for the long term.
3. Close it as soon as possible; as soon as existing bookings can be re-located, and moth-balling arranged, and initiate the project to re-build it.

### **Option 1: Address all current issues with a view to continuing to operate for the medium term**

See Appendix 1 for a summary of known issues, and a “rough-and-ready” estimate of the cost of undertaking these repairs, which total approx. £8,000.

Note that this option:

- Is dependent on reaching agreement with BANES Highways Engineers regarding a solution for the road access to the building and gaining their agreement to undertake any changes to the configuration of the crossing.
- Leaves unresolved the long-running security problem at and around the basement entrance.
- The possible presence of asbestos in the roof or ceiling tiles may present greater difficulty than envisaged.

Completing this option would not fully address the financial loss that the Pavilion represents: assuming usage returned to pre-pandemic levels, before the New Village Hall opened, the annual costs would be ca. £8,500 (see below) and annual income ca. £1,200 (income was £925 in 2018/19); a loss/cost to the Council of ca. £7,800 p.a.

### **Option 2: Address the most urgent of the current issues to reach a basic standard**

The estimated cost of this option is £1,400, and would take approximately 2 months to complete. Income would presumably remain low, around £400-500 p.a.

### **Option 3: Close the building as soon as practically possible**

In this option, arrangements to close the building would be put in place as soon as possible:

- Serving notice on any clients that have booked the building, including Penny's Pantry
- Arranging for disconnection of utilities
- Emptying the building, including of the paper archive stored in the basement
- Boarding up the building
- Other administrative tasks, relating to insurance, business rates, etc.

The estimated cost of these activities is between £1,000 and £2,000, and they could be completed within approx. 2 months.

The saving is shown in the paper to Council, [2023-02-01 5.1 Finance Summary and 2023-24 Budget and Precept.pdf](#), of approximately £8,500 p.a., and the loss of approx. £500 income.

### **Summary**

Council is asked to consider these options, and to advise the Clerk on next actions, with a view to making a definitive decision at a future meeting.

**Richard Maccabee, Parish Clerk, 31<sup>st</sup> January 2023**

## Appendix 1 – Current Issues with the Rhymes Pavilion and Estimated Costs to Remedy

		Action Required	Estimated Cost	Option 2?
<b>EXTERIOR AND ACCESS</b>				
1	Road crossing is unsafe	Traffic Safety Specialists at BANES are being consulted. Remedy is to move the crossing, and possibly to install pedestrian crossing	£5,000-10,000	
2	Ivy etc has grown into guttering and needs removing.	Gutters and rainwater pipes need clearing of leaves and debris. Fascia boards in poor condition.	£150	
3	Trees need felling/cutting back on south side of building.	Tree survey has been commissioned	£1,000	
4	Route from fire escape door to road requires people to walk on the muddy grass to pass the ramp to the main door. Pathway needs to be formed in artificial turf, bound gravel or hard surfacing taking account of the need for safe “run off” area adjacent to the football pitch	Resolution depends on 3, above, but priced “as-is”	£1,000	
5	Ramped pathway from road level to front door needs handrail fixed to wall of building	Depends on 3, above	£300	
6	Bushes need regularly cutting back near the road so that approaching cars can be seen by pedestrians crossing from Rhymes Pavilion	To be added to maintenance tasks	£200 p.a.	Option 2
7	Walls of building are approx. 11” thick, with perhaps 1” cavity. There would be room to fit exterior cladding, which would improve the heat efficiency of whole building.	Not costed		
8	Roof appears to be asbestos covering.	Note: not costed		
9	Access to basement is hidden from street, and attracts misbehaviour and vandalism	No full resolution possible in current design; security lights and cameras might improve matters.		
10	Steps frequently become covered in leaves and other debris, presenting safety risks.	A re-design, including removal of nearby trees, might improve		
<b>INTERIOR</b>				
11	General smell and signs of damp	Requires much improved ventilation	£1,000	
12	Windows do not open fully or at all, due to security grilles – the building can be too hot in summer	Requires replacement or re-design of windows	£2,000	
13	Ceiling panels are in need of repair, replacement and/or re-	Asbestos survey required before any remedial work undertaken.	£500-1,000	

	decoration. Note however that they may contain asbestos.			
14	Building needs full electrical survey.		£200	Option 2
15	It is not known if there is any loft insulation	Note: not costed		
16	Windows in public access areas fitted with limiters to prevent falls from windows. These should be checked regularly to ensure they operate correctly	Note: not costed		
17	Some electrical items have not been PAT tested for over 5 years. All plug-in electrical equipment should be tested annually.		£200	Option 2
18	Kitchen: water heater and cooker not working.		£500	Option 2
19	Kitchen: Infra-red heater not working		£200	
20	W.C.: Water heater not working, and leaking	Assumed replacement is required	£300	Option 2
BASEMENT:				
21	As noted in 9, vandalism is evident: smashed windows and the lavatory cubicle has been sealed up following vandalism	Repair / replacement of broken items costed (but full remedy is not advised while the area is insecure).	£1,000	
22	If changing rooms are to be brought back into use a lavatory is essential and all electrics and plumbing need to be checked and replaced as necessary.		£250	