

BARFORD SHERBOURNE & WASPERTON JOINT PARISH COUNCIL

Minutes of the meeting of the Joint Parish Council held at Wasperton Village Hall
on Mon 13 Nov 17

Present:	Cllr: T Merrygold, (Chairman) Mrs W Barlow, R Clay, H Gadsden, J M Hawkesford, Mrs V Hunt, M J Metcalfe, J V Murphy, S Morgan, Mrs R Newsome, A B Rhead, Mrs K E Thomson, N F J Thurley,
Apologies:	Cllr: Mrs A Gordon, Mrs D Haynes, J T Wright
In Attendance:	Cllr L Caborn (WCC), Cllr P Phillips (WDC)

Opening

147 The meeting opened at 7:30 pm

148 One member of the public was present.

Reporting at Meetings

149 The "Protocol for the Reporting at Meetings of the Council or Committees" was taken as read by members of the JPC, and drawn to the attention of the public attending this meeting by means of printed leaflets.

Declarations of Disclosable Interests

150 Cllr Mrs Thomson and Cllr Morgan declared a personal interest in the agenda item dealing with the housing development in Bremridge Close, by virtue of living there.

Public Participation

151 Mrs C Kime expressed her reservations about the housing development in Bremridge Close.

Minutes of the Meeting of Council 9 Oct 17

152 The minutes were approved as a true record.

Matters Arising

153 Minute 134. Gypsies and Travellers. Cllr Caborn reported that WCC's Cabinet had adopted "The Warwickshire Protocol 2017" dealing with unauthorized encampments in Warwickshire. Subsequently, copies of the protocol were distributed to members.

154 Minute 143. Bremridge Close Area Parking. Cllr Caborn quoted from a message he had received from Senior Engineer, Phil Mitton, the edited text of which is shown below:

Over the next few months we're putting together the programme for the next round of changes to parking restrictions. Bremridge Close is on the list of sites for consideration.

To give a brief indication of the process. Throughout the year we respond to the obvious "no" sites immediately (where restrictions are unwarranted, against policy and/or not relevant to an obvious safety issue for example). Those more relevant requests are prioritized according to immediate need, relevance, proximity to other restrictions and areas of priority enforcement, safety issues etc and a draft "programme of works" produced which Councillors have sight of before it is finalized.

I've done some of the preliminary work for Barford, but the finalized drawings and documents are not done until the final programme has been established.

Minutes of the Meeting of the Planning Committee 9 Oct 17

155 The minutes were approved as a true record. There were no matters arising.

Cash Book Balances as at 31 Oct 17

156 The JPC took note of the following cash balances:

- HSBC(1) £49,324.20
- HSBC(2) £ 5,433.15
- Santander £51,427.36

Receipts and Payments

157 The JPC endorsed the following:

Date	Payee/er	Category	Total
2 Oct 17	MAG Consultancy	BLIS: BSC	(34.62)
3 Oct 17	MAG Consultancy	BLIS: BSC	(31.96)
3 Oct 17	Frank Mann Farmers	Mowing Charges	(978.00)
4 Oct 17	Western Power Distribution	Wayleave	4.87
5 Oct 17	Bank Interest	Bank Interest	10.92
5 Oct 17	Countryside Services	War Memorial Wasperton	(25.00)
8 Oct 17	A Mathie	Open Spaces Maintenance	(80.00)
10 Oct 17	HMRC	Employment Expenses	(636.00)
11 Oct 17	RPrint	BLIS: BSC	(313.00)
11 Oct 17	Spa Trophies	Section 137	(31.00)
11 Oct 17	Ellis Dawe	BLIS: BSC	(156.00)
15 Oct 17	J T Windows	Bus Shelters Maintenance	(45.00)
16 Oct 17	Lakeside Landscapes	BLIS	(864.00)
31 Oct 17	Salaries	Employment Expenses	(810.58)
31 Oct 17	Administration	Office Accommodation	(61.00)

Mowing Contract 2018

158 The JPC accepted the quotation from Frank Mann Farmers of £5,950 (inclusive of VAT) for the mowing contract for 2018:

King George's Field

159 Cllr Murphy reported:

- There is continued good use of the facility
- External lights fitted to buildings
- The RoSPA safety inspection revealed some minor faults which have been referred to the installer for correction
- There has been one accident; a girl was taken to hospital with a sprained ankle
- Leaf clearing is proving demanding
- BUFC is doing well
- A younger team is coming forward.

Barford Sports Club (BSC)

160 The JPC took note of the report at Annex A to these minutes.

Barford Youth and Community Centre (BY&CC)

161 Cllr Mrs Barlow reported:

- Planning for the main build has been submitted.
- £1,200 was made at the "Proms" evening held in the St. Peter's Church. Thanks to Robin Hammond for heading this up.
- There will be a Christmas breakfast on the 17 Dec 17.

Bremridge Close Area Parking

162 See Minute 154.

Bremridge Close

163 The purpose of this agenda item was to furnish the Chairman with a list of concerns about the Taylor Wimpey development in Bremridge Close for his planned discussion with WDC Planning Enforcement on 15 Nov 17 (subsequently delayed until 17 Nov 17).

164 After an animated discussion the final list was:

- Cllr Morgan is still waiting for follow up to his Freedom of Information request for information around Highways Department removing their objections.
- Issues surrounding traffic management plan which clearly states all vehicles will be less than 12 metres long – breached twice already.
- Comment from MJ Evans saying they were unaware of restrictions on truck sizes and completion would be impossible if they were to comply
- Concern over emergency and particularly fire access to Bremridge Close both during construction and afterwards
- Toilet portakabin installed too close to existing houses – inconsiderate – can it be moved
- Clarification re pre-commencement conditions – do they have to be met in full, what is outstanding?
- WCC Ecology report saying not happy with what is proposed. Will this delays things, what else needs doing?
- Archaeology work ongoing and expected to continue to end February. Does this delay the start of works to February?
- Cllr Rhead agreed to be main conduit between residents and WDC Planning Enforcement.
- Meeting to be minuted and minutes will be circulated to JPC, concerned residents and Bremridge Management Group.

[Cllr Phillips joined the meeting]

Parking Sandy Way

165 Cllr Phillips reported:

- There is a new property manager at WDC who is dealing with this matter
- An attempt to redesign the roundabouts produced more problems than solutions
- Roundabouts are not parking areas
- “Back to the drawing board”

Temporary Directional Signs in Barford

166 The JPC considered an application from A&G Signs to erect temporary directional signs for the “Cedars” housing development in Barford. Its decision is best summarized by the Clerk’s reply to the applicant:

The Barford, Sherbourne & Wasperton Joint Parish Council (the “JPC”) grants permission for the display of sign numbered 3 (see attached (Annex B)) and no other site controlled by the JPC, for the period 1 Dec 17 to 31 May 18 subject to the following conditions:

- *The JPC is absolved from maintaining the sign, that is to say rectifying graffiti, vandalism, accidental damage and the like.*
- *The JPC is secured against Public Liability claims arising involving the sign.*
- *Any application to extend the permission by a further six months is to be received in writing by the JPC before 30 Apr 18.*
- *If the sign without permission is left in place, the JPC is indemnified against all costs arising from arranging its removal, and will not be held responsible for its safekeeping thereafter.*

Any Other Business

- 167 Cllr Caborn brought news of progress on further works on the Barford Memorial Bus Shelter provided for him by the Principal Transport Planner for WCC (Nigel Whyte) as follows:

A compromise solution has been identified based on the bus stop remaining at the War Memorial Shelter site to be funded by the commuted sum provided by the Developer. Subsequently, a brief has recently been issued to WCC Design Services in respect to managing design and implementation of the necessary works. I understand that our colleague Chris Morton (Team Leader - WCC Design Services) is overseeing progression of the requirements. At this early stage, I anticipate that the works should be completed within the next 3- 6 months.
In the meantime, I understand that our WCC Passenger Transport Team has arranged for Stagecoach Midlands to relocate the freestanding temporary bus stop back to the War Memorial Shelter site.

The JPC congratulated Cllrs Caborn, Clay and Murphy for their efforts in this regard.

- 168 Cllr Metcalfe sought an explanation for the pole-mounted cameras set up on the main road near Wasperton and was told they were for ANPR
- 169 Cllr Gadsden drew attention to a road-side placard in Barford proclaiming that the possibility of a quarry nearby depresses the value of housing; wording he considered totally inappropriate. The Chairman undertook to write to the SAGAG requesting the sign be amended or removed
- 170 The deeds for the War Memorial Bus Shelter cannot be found, so title in the land upon which it stands cannot be confirmed. It was thought expedient in these circumstance for the JPC to have the land registered in its name.

Closure

- 171 There being no further business the meeting closed at 8:52pm.

Date of Next Meeting

- 172 The next meeting of the JPC is on Mon 8 Jan 18 at 7:30 pm in Barford Memorial Hall.

KING GEORGE'S FIELD PROJECT
DEBRIEF REPORT FOR BARFORD, SHERBOURNE & WASPERTON JOINT PARISH COUNCIL
AS AT 7TH AUGUST 2017

Introduction

In January 2014 the Joint Parish Council (JPC) of Barford, Sherbourne and Wasperton gave its "in-principle" support to the development of a Business Plan to improve the facilities of the JPC-owned playing field including public consultation, research and evaluation.

Aims & Objectives of the Project

The project set out to achieve a number of aims and objectives to meet the needs of all ages within the community. The key aims were to:

- Help and encourage the local community to become more active.
- Provide a community sports and recreational facility which would facilitate healthier living and benefit local people of all ages.
- Capitalise on the enthusiasm for sport arising from the London 2012 Games providing a sustainable legacy.
- Provide facilities which would engage and strengthen the local rural community
- Reduce instances of antisocial behaviour.
- Provide local children (of which there are 360 in the three villages) and those in 11-25 years age group with a multi sports facility which would help reduce potential levels of diabetes and obesity.
- Help sustain and increase participation in sport and leisure for all ages in the local community.
- Help set up local clubs for tennis, football, netball and cricket coaching as no facility existed within the three villages

The key objectives for the project arising from the survey and consultation were to:

- Improve and expand the range and quality of leisure, recreational and sports facilities for all ages in the community by creating a sustainable, multi-sport all weather sports facility for tennis, football, netball, cricket, walking and other sports use.
- Enhance the existing play area facility for younger families and children by upgrading the existing equipment and by providing new equipment.
- Provide facilities for approximately 25-30 local children attending secondary schools at Warwick and Stratford and the other 330 children of all ages living locally who would be able to practice sports on the multi weather surface that they did not currently have access to for extracurricular use and holiday /weekend periods.
- Improve and enhance the skate park.
- Improve the surface of the lane making the Playing Fields accessible for all.
- Improve the overall look and feel of the area by making it a facility which is inclusive and provides seating, a walking perimeter track for all, and additional facilities for community use.
- Create a facility which will encourage the creation and growth of clubs for sports and recreational activities for all ages and enable the school and associated out of school/holiday clubs to have access during the year.
- Provide an accessible toilet on the site which would maximize the opportunities for use and make it possible for the school of 150 pupils to use the facility.
- Provide additional seating, table and picnic areas for all ages within the playing field which would promote use and encourage participation/involvement of all ages.

Having been open for just over a year, the Working Group (now Barford Sports Club) consider that the majority of the above have been achieved. The exceptions at this stage relate mainly to several of the broader aims which will require further evaluation of use in the longer term such as impact on health, sustainability of clubs etc.

Usage Feedback

There were broad targets for community use of the facilities set out in the Business Plan across a range of activities. The actual usage to date is detailed in red alongside each type of facility. It should be noted that the facilities have been open for only twelve months and have gradually been growing in popularity until the Autumn/Winter where use drops off when daylight ends earlier.

The Plan set out to achieve the following:

Football

To enable the school to use the MUGA for football coaching /activity during school hours and for after school clubs. The school has approximately 10 sessions per week booked for MUGA and tennis court use. Numbers vary session by session but the school report that approx. 30 children per session attend and therefore this is in line with original estimates by the Head Teacher that approximately 50 children per day would use the facility, that is 300 per week during school term against estimate of 250.

The MUGA to be used by school for *ad hoc* after school club coaching.

In November 2016, it was confirmed that an under 11s football team (Barford United F.C - BUFC) would be set up and they were admitted by Birmingham FA to play league football. This has resulted in approx. 13 local children playing

matches/coaching sessions every week during the season, and they have had a fantastic first season on the pitch winning trophies along the way. The original Business Plan did not imagine it would be possible to create a local team, assuming that working with other clubs would be the more likely route. So this success has exceeded expectations and is creating a sustainable local demand for junior football whilst at the same time building strong links with other local bigger clubs in the area. It has been our experience that local children and local parents want to support their village/local community, resulting in a further 23 under 7s and under 8s joining BUFC to play football from September 2017, taking junior membership to 40, with a robust club structure.

During the summer months a group of approximately 16 local adults play soccer on the MUGA every Monday night creating an opportunity to meet, have fun and play sport with friends in a child free environment. This is a direct outcome of the community coming together to use the facility.

The creation of Barford United FC has prompted BSC to provide a marked-out football pitch on the main Field for the first time in over 5 years, with a range of goal posts provided via a Sport England Grant.

Tennis

The aim was to ensure that school children were able to use the facility on the courts as part of the day to day curriculum and this is happening.

Whilst no formal tennis club has been set up, there are a group of 8-10 lady beginners using the courts weekly during the summer for casual play. As all are beginners, there is an opportunity to look at coaching being provided to enhance skills and help participants enjoy the game more and make participation more sustainable.

The courts are free to use via a booking system. The public can turn up and play without booking, but there is no way of capturing numbers of casual users. During the summer months records show that an average of 90-100 bookings per month for tennis were made, 99% of whom were from the village. Assuming 3 persons per booking this equates to 270-300 tennis playing activities per month excluding casual "walk ups".

The original estimates for use of tennis courts in a FULL Year are shown below, with actual numbers for twelve months shown in red. Overall total use exceeds estimates despite our inability to arrange group coaching sessions so far.

- *School Use* – 500 2790
- *Coaching/groups 14+* 1200 200
- *Public Free Use* 1500 1650

Netball

The Plan assumed netball could be played by school children as part of their use of the facility, which is happening. Soon after the "Celebration Day" the BSC worked with the England Netball Development officer. As a result, a group of 20 local ladies now gather together to play during summer months for coaching. They are all basic level players and have a coach attend every week for which they pay. They are practicing over the winter at a part-lighted area on the school playground to keep up interest. These local ladies are hopeful of improving their game sufficiently to enable them to play occasional friendly games. They report benefits of making new friends and playing sport in their village, which they would not have done previously.

The group has benefitted by new equipment (nets, balls, vests) being provided by BSC using the Sport England kit grant.

Portable training lights have been purchased for use on the playground over winter, funded by BSC and WDC grant.

Bowls and Other Use

The use of the MUGA for all sports was a key objective. No allowance however was made to factor in bowls being played. There is a group of approximately 35 senior aged local people playing social bowls from May – October on the MUGA. They have quickly established themselves, as well having organized a social group playing Friday afternoons and evenings. They have benefitted from a grant via BSC from Sport England to fund start up kit for ladies' and men's groups use. They report huge benefits in meeting new friends and having activity and recreational facilities in their village. They play most weeks; however, numbers have reduced slightly in 2017 season due to weather and age profile.

The MUGA has seen bookings for small groups of local children practicing hockey. Some equipment has been donated and BSC has provided start-up kit using the Sport England grant to encourage local practice/coaching. This is an area which could be developed for local coaching at junior level.

The local cricket club has helped BSC to part-fund the purchase of a bowling machine. This has enabled local people to use it for practice / six a side cricket on the MUGA. It has led to a doubling of attendance at winter net sessions. An annual 6-a-side cricket tournament held on the KGF MUGA in July 2017 was very successful with over 40 players taking part and £300 being raised in front of a supporting crowd.

The MUGA was used in the summer of 2016 for weekend Family Fun in the Field sessions in. A number of volunteers has overseen access to the sports and recreation equipment, available on a free to use basis on Saturday and Sundays during the summer. Attendance has been very varied, with Sundays proving most popular. Attendance has ranged from 3 up to 22. There is scope to develop this in future years, as it was not part of the original plan. It did not take place in 2017 due to a lack of volunteers. Maybe a paid coach could be an option for future consideration?

We teamed up with WDC's summer sports activity team in 2016 and 2017. The Field was made available for 1 week for children to join the Summer Club for fun. The 2016 morning sessions were all fully booked with reduced numbers in the afternoons. This was a very positive initiative, which was revised for 2017 with 126 attending, despite some sessions cancelled due to wet weather.

The original estimates for use of the MUGA in a FULL year are below, with actual numbers for twelve months shown in red. This shows how popular demand for the MUGA is even in the first year of use with almost double the numbers expected (excluding "walk ups"), however numbers did decline hugely over winter.

- Full year to April 2017 -Outside of school use 600 1727
- School use and holidays 3000 5688

Children's Play Area and Communal Facilities

The original plan did not contain any forecasts for anticipated numbers of use by the public on the new play area. The old "Fort" and slide/ swings had some use but were considerably less than now. A conservative estimate throughout the year is approximately 27,000 uses per annum (120 per day in summer months and 20 per day in winter months) but, in reality, it is probably far higher.

The perimeter track has been one of the most popular features on King George's Field. Use by walkers throughout the day has added a social dimension not experienced to this extent at the Field before the scheme.

The opportunity for young children to learn how to cycle around the park safely has been one of the many unexpected benefits of the track with many walkers reporting their "daily mile" of four laps a day as part of an active lifestyle.

The benches and picnic tables, mainly funded by local donations, were not the cheapest options available, however their robust build quality and public appeal have seen them widely used at many times of the day throughout the year and they are maturing nicely.

Sport England Strategy

When the original Business Plan was produced it took into account the key objectives of Sport England (SE). At that stage, its support was for funding strategies which would encourage more sport and activity for 14-25-year olds. This was key to the success in obtaining a grant of £75k under the Sport England Inspired Fund.

The new strategy for SE was published in September 2016. Whilst it is still in the process of finalising what grants are available it has announced its key objectives under the "Towards an Active Nation" strategy. Those main areas for investment from SE for 2016-21 focus are:

- Tackling Inactivity
- Children and Young People
- Volunteering
- Mass Markets
- Sustaining the Core Market
- Working Locally
- Facilities

The future use of King George's Field for all types of user will be varied depending on what sport or area of activity is planned. All future funding applications will need to relate to these new objectives to attract SE support. These are likely to be encouraging local people to participate in activity from a very early age. The BSC committee will monitor future opportunities and adapt accordingly on behalf of the local community.

Financial

The original costs estimated in the Plan were:

Multi Sports surface, tennis courts and toilet	£250k
Play Area	£120k
Perimeter exercise track, lane access upgrade and bike racks	£100k
<i>Total Works Costs</i>	<i>£470k</i>
Sinking Fund	£30k
Maintenance (over 10 years)	£50k
Estimated Project Total (incl contingency)	£550k

The entire project has been delivered within the original overall budget. A combination of adjustments to specifications, prudent budget management, high levels of local fundraising together with a competitive tendering exercise and ultimately using Sports England approved contractors for the majority of the work (excluding play area) helped with this achievement. We now have £18k of "residual funding" in our sinking fund towards a target of £30k.

The figures reported have been prepared with support of the Clerk and after detailed analysis with all financial records and accounts relating to the project. Summary figures have been reported and any discrepancies are minor relating to VAT management, "inclusive" items on suppliers' invoices and presentation of final costs against "broad estimates" in the Business Plan.

We sought to raise £470k to fund the Works Cost and an amount for the Sinking Fund, leaving JPC to fund the future maintenance. The project has £18k to go towards the £30k sinking fund total. We were successful in raising £488k for the main build with other funding successes for subsidiary items.

The overall net result is extremely positive given that the Working Group encountered a number of challenges during construction and fundraising was not always straightforward. This has enabled us to give the sinking fund a strong basis to build upon with almost two thirds of the amount now ready to transfer to reserves.

Key summary financial items to report were:

Income

The Plan identified potential Partnership Funding. A summary of actual monies raised against assumed plan is detailed below:

Benefactor	Aim (£k)	Result (£k)
Sport England (Inspired)	75	75
Football Association	100	0
WREN	75	50
JPC	15	15
Sport England (Equipment)	10	10
Big Lottery (via Sport England)	10	10
BIFFA	50	0
SITA	60	0
Local Fundraising & Charities	72.5	150
Warwick District Council (RUCIS)	30	30
WCC Forum	3	3

Some of fundraising activities raised monies, which were not identified in the original Plan, which came from the following:

Source	Sum (£k)
Section 106 (Taylor Wimpey Nursery Meadows)	86
Warwick District Council Additional Grant	50
Garfield Weston	10
National Grid	20
WCC Forum (2016 application)	3
Second grant from Barford Community Charity	2
Emergency grant from Barford Community Charity	10
Bench sponsorship	17
Barford St Peters Trust	25

There were many fundraising activities which led to donations and contributions. Barford Community Charity has been a key supporter of the project enabling local donations to be facilitated. A full list of every donation is available in the JPC accounts but local fundraising of approximately £150k played a major part in bridging some of the gaps due to unsuccessful applications.

Costs

Some of the key variations to the original budget were:

- Final costs included the additional outdoor gym equipment of approx. £25k. This was funded by WCC and National Grid with a modest input from our own funds and was an additional feature to the project resulting from successful fundraising
- We had an additional £10k of drainage costs, which were necessary under the play area due to unforeseen poor drainage, experienced by high volume rain during construction. This was funded by Barford Community Charity under an emergency request.
- The building store costs came in at £29,877 after all connection services. Whilst the building was approximately £14k less than originally plan (we went for a fabricated option rather than brick construction) the services connections were £17,632, some £15k more than contractors' estimates, but still above our own conservative "guestimates"
- The benches costs were not in the original forecast and were funded by individual donations.
- Tarmac costs were approximately £8,500 more than budget, as the lane and access areas around the field were greater than originally estimated.
- Signage costs were approximately £5,250 higher than budget. During the latter stages of delivery, we chose to provide enhanced signage at all three entrances rather than one plus additional community noticeboard. The signs also had to reflect sponsor logos and commemorative plaque for Royal visit all of which were unbudgeted.
- Professional fees (legal/construction/design) were £8,453 against budget of £15k. Working Group time managed to keep these low.
- The appointment of Smiths Construction was due to a very competitive inclusive quotation where they were appointed for the majority of "all services" bringing significant savings which enabled us to deliver against budget
- The provision of £10k worth of additional sports equipment was not in our budget but was totally funded by the separate Sports England equipment grant
- Toilet hire costs due to delayed service connectivity had to be arranged to satisfy school requirements

All suppliers have been paid in full and all retentions are now released

Recognition Community & Survey of Community

A photo book has been published to record the project and is located in the Village Shop. A separate Visitors book is retained where we have obtained many positive comments from visitors to the Field.

The community scheme led to success at the Fields in Trust Awards 2016 where KGF was voted "Best Have a Field Day" winner and runner up in "UK's Most Improved Playing Field". High accolades reflecting the community led scheme.

Comments from visitors and professional organizations are regularly received. Some of the most notable are from England Hockey and England Netball together with local residents happy to enjoy well maintained facilities in a rural environment.

Barford Sports Club

A summary of its role going forward and the opportunities / challenges it faces (for example, annual maintenance, limitations etc) are listed below:

- Maintenance – cleaning of leaves, MUGA, courts and general play areas are a vital part of maintaining the facility. To date this has been done throughout the year (mainly Autumn/Winter) by rota of 20 volunteers. This helps keep costs low and hopefully will be sustainable. Professional services will need to be contracted for repairs or specialist works and paid for from the sinking/maintenance funds
- Parking – there have been very few problems. The co-operation of school to allow use of their car park during football matches has been a real benefit. We try to discourage parking in Church Lane in order to support those neighbours and the use of the paddock for limited number of public events is already proving extremely valuable especially as it allows safe movement of traffic.
- Toilet access – the toilets now have a timer lock so that it is accessible during daylight hours only.
- Key holders – a list of 5 keyholders together with a rota of authorised volunteers who can access keys via the shop works very well.
- Clubs taking responsibility – each club section is represented on BSC Committee. We aim to develop as a group and the primary aim so far is to ensure we meet the Safeguarding of Children criteria to develop limited activities at the Field. This is ongoing and hopefully newer members will become active members of BSC in future.
- Communications - our website is a key asset to host the booking system, news and information about the Field plus photos and sponsor recognition. We aim to publish 4 newsletters to go free to every household in all three villages to promote the Field activities and ensure the Field is sustainable and continues to deliver against our original objectives.
- Lighting – see separate paper to JPC in July 2017
- Booking system – this is a vital part of the facility. It is sponsored by Barford Village Shop at a cost of £360 per year (actual cost). We will need future financial support from 2018 to keep this in place in case BVS do not renew its advertising sponsorship.

What Did We Not/Get Right & Lessons Learned

There were many, but the key ones are summary only:

- Insisting on stone base under rubber floor, will turn out to be a good investment in long term as the area will be prone to being wet
- A proper drainage plan could have been done in advance over the play area but our advice was that it was good draining soil. Only an extremely wet winter exposed how vulnerable the play area was and thankfully we were able to put in additional drainage at construction stage as retro fit would have been very costly and damaging to new play surfaces
- Perimeter Track was positive and a key highlight
- Consultation with the community during "drop ins" produced some good ideas and engagement
- Aiming high in terms of specification of all facilities
- A better understanding on the legal position re ownership on track for power supplies would have saved lots of time, but not money.
- Power and services costs were far higher than our contractor had advised. In essence, it was entirely in control of Western Power
- Over 80% of actual costs were underground therefore groundworks were a major consideration. Feedback is that these can often be open to wide cost and quality variation hence our financial result was exceptional to achieve within budget
- Track/Public Footpath should have been closed in one go for longer
- The groundworks team from Miracle were not as efficient as planned and the issues re flooring being laid were very much down to them
- Waiting for paddock decision by Diocese wasted 6 months at the very start of the viability study
- Temporary building got us better facilities for our monies with kitchen and 4 store rooms

Additional Observations

- Reference to rubber floor, drainage – to be monitored
- Extra support from Barford Community Charity gave us huge confidence to finish the project at a critical time when faced with extra costs
- The urgent decision to invest a further £10k on stone for foundations in play area was essential given the poor wet weather

- Path and paddock were extra benefits
- Number of voluntary hours by Working Group to Dec 15 was over 2,000 and is conservatively probably nearer 3,500 now.
- Additional gym kit purchased within scheme and budget but NOT budgeted in original Plan, came out of consultation
- There were many friendships established within the Working Group and the community as a direct result of working on this project over its 4-year duration.

Prepared by
Mark Griffin, Chair
John Murphy, Treasurer
Harry Gadsden, Deputy Chair
Barford Sports Club – August 2017

