

Wynhill Re-development Working Group meeting notes

Monday 01 March 2021 at 7:15pm

Attendees: John Mitton – Bingham Rugby Club
Chris Packer – Bingham Rugby Club
John Perry – Bingham Rugby Club
Councillor F Purdue-Horan
Councillor G Williams
Councillor W Stapleton
Joanne Riddle – Deputy Clerk

Apologies: None

The working group were updated on the progress of the meetings between Bingham Rugby Club, their architect and preferred contractor.

Due to the pandemic the funding options with the RFU were no longer available and therefore alternative options had been considered to move the project forward. Bingham Rugby Club were aware that a new public consultation would be required with any altered project agreed and that a consultation could not take place before 6 May 2021.

The option of what could be provided for £400,000, from the grant previously agreed with Bingham Town Council, was considered to fall short of the requirements for the community facilities of a large room that would be partitioned for smaller meetings. It would be a much reduced size to the original plans and not too dissimilar to how the building currently is.

Option 2 plan was shown and was considered to give a greater focus on improved community facilities, with the ability to partition the main room, toilet facilities for all areas, kitchen, improved changing facilities but not additional. There would also be a separate meeting room & work room, both available for community use. Option 2 is also designed to enable further expansion for a further two changing rooms and another officials room to be added at a later stage, when funding streams were available for the Rugby Club to access. The figure expected for Option 2 would be in the region of £500,000, with a 5% contingency budget within the costs for unforeseen costs during the build.

Option 3 plan was shown with the addition of the extra changing facilities and the costs for the full project was expected to be in the region of £625,000. This would increase the changing facilities, but was seen as something to aspire to as the finished result after option 2 was built. Option 3 would be presented for planning permission, but option 2 was the main aim at this time to build, with the changing block addition at a later stage, when other funding streams were available.

The Car park extension costs were not part of the above options. There were electric charging points and disabled places included in the plans, but to extend the car park would require additional funds. Rather than the expensive option of raising the car park to be all one level, an overspill area was considered more useful by the Rugby Club, as this would not be needed constantly. The overspill car park extension would be raised slightly, but grass crete was being considered an option to create stable parking, for times of heavy use to avoid cars parking on the residential streets around. Bingham Rugby Club confirmed that they were committed to raising the funds for this part of the project and Councillors confirmed that the car park extension was an important requirement.

Bingham Rugby Club confirmed that they have heavily invested in the project so far, spending around £20,000 to get to this stage. They also confirmed that they had recently proceeded to commit to the funds for the flood lighting infrastructure and the project was moving forward.

The project was seen as a partnership, with the investment and commitment shown by Bingham Rugby Club. The enhanced community facilities in option 2 was noted as a huge benefit for the West Side of Bingham. The needs of the current hirers of the building would be met with the increased size and flexibility of the design.

Bingham Rugby Club were asked to gain quotes for project management of the development to give the Council re-assurance and to reduce the liability on both parties. Options 2 and 3 would be taken to the next Recreation and Amenities Committee, to update them and to gather any additional questions. Bingham Rugby Club would continue to work with the architect and contractor to get more detailed plans and costings for the Council to consider. Working Group meetings would be called as plans move forward.

The other large Council projects would be monitored, as the Council wished to combine consultations, where possible, to reduce the number of public consultations required. If this was to cause large delays to this project, the Council would be asked to consider a fully costed plan in May after purdah had ended, this would then lead into a new public consultation if agreed.

The requirements for the forthcoming grass season were confirmed as to continue with the regular twice weekly cutting, with the ride on mower, as this was giving better results. There would potentially be a request to the Council to move to weekly cutting from August. The Rugby Club confirmed that they have a commitment to Sports England to introduce a pitch maintenance plan, fertilise the pitches and increase work. Verti-draining was being investigated by the Rugby Club from a local source.