

RECREATIONAL FACILITIES WORKING GROUP MEETING – 16 JULY 2021

At the remote meeting of the Recreational Facilities Working Group held by video conference on Friday 16 July 2021, the following Councillors were present: -

Mrs J Leggett - Chairperson

Mr M G Callam - Ms D Coleman

Mr J H Mallen

In attendance

Mr G Ranaweera - Town Clerk and Responsible
Financial Officer

21/060. APOLOGIES FOR ABSENCE

No apologies for absence were received.

21/061. MINUTES OF MEETING HELD 11 JUNE 2021

Minutes of the meeting held on 11 June 2021 were agreed without amendment.

21/062. MATTERS ARISING

There were no matters arising.

21/063. THE VIKING CENTRE

The Town Clerk reported that he was still waiting for architectural designs from Jason Menezes and would pursue him for these.

The Town Clerk and Cllr. Mallen had attended a remote meeting with VAT Consultants who had previously given advice when Sprowston Diamond Centre was redeveloped. They recommended opting to tax. This would allow the Council to reclaim VAT on construction costs of currently estimated at £800,000.

He would copy the consultants' written report to Councillors when received.

There was a process to follow:

- contracts to hirers of the facilities must include VAT in the hire fee.
- full Council to ratify the option to tax and this resolution be recorded in the minutes.
- registration with HRMC within 30 days.

21/063. THE VIKING CENTRE (CONTINUED)

Mr M G Callam asked if there were other options where the Council was exempt from VAT and hirers did not have to be encumbered with VAT costs.

Mr J H Mallen advised the consultants had alluded to transferring responsibility of the facility to a charity or community interest company, who could then sublet. However, the Council would have limited control and it would not be representative of the whole community.

Mrs D Coleman enquired about fees for VAT consultation.

The Town Clerk confirmed there was an initial fee for consultation however there should be no further costs unless additional guidance was required.

Mrs J Leggett commented on the importance of designs from Mr Menezes as the cost and phasing would impact on how the Council would fund the redevelopment.

Town Clerk to confirm with Sally Hoare Broadland District Councils (BDC's) Community Assets Management Officer projected timescales for CIL receipts and if they correspond with the proposed redevelopment phasing.

It was noted that if a Public Works Loan Board was necessary and interest payments impacted on the precept Council would have to consult with residents.

The Town Clerk reported that £90,000 CIL receipts due in April 2021 from the Keir Living development on Salhouse Road had been delayed and would now be received by Council in October 2021. This was in addition to £170,000 from Barratt David Wilson Homes due at the same time.

The Town Clerk suggested following receipt of the £260,000 CIL monies Council could apply for a Broadland District Council loan against future CIL payments subject to confirmation.

Mrs J Leggett felt that if the working group had details of CIL phasing they could make a recommendation to Council on how to proceed.

Resolved that Councillors read the VAT Consultants report and conditional on there being no issues recommend to full Council the option to tax.

In view of the recent weather conditions the Town Clerk to check the Viking Centre cellar for water ingress.

21/064. NEIGHBOURHOOD PLAN MONITORING REPORT

The Town Clerk shared a copy of a report amalgamating the working groups previous comments on the Neighbourhood plan.

It was agreed the Town Clerk to edit the document for Councillors' consideration and agreement and to be presented to full Council on 4 August 2021.

21/065. RECREATIONAL SURVEY RECOMMENDATIONS TO COUNCIL RE: IMPLEMENTATION 01/08/21 TO 31/07/22

The working group discussed the responses to the Recreational Survey.

1. Wildlife Areas - Councillors to highlight those areas already identified which they consider to be suitable for planting with trees, shrubs or both.
2. Swimming Pool - this was not felt to be affordable without working with partner organisations. The Town Clerk having spoken to Ben Burgess BDC's Planning Project and Landscape Manager reported that open space and recreational facilities on a future phase of White House Farm development, closest to Rackheath, had not been decided. This could provide the Council with an opportunity to have an input into what facilities were required by the residents of Sprowston.

With regard to the Beeston Park development this had also not been decided. Councillors agreed they needed access to developers and the planning authority to ensure they could participate in discussions about the allocation of open space.

Mrs J Leggett to speak to Shaun Vincent Leader of Broadland District Council and Phil Courtier Director of Place to ascertain if it would be useful to have formal communication from the Council with regard to allocation of open spaces and facilities.

3. Fete - the working group hoped to hold a fete in the summer of 2022 subject to support from the community. It was agreed that established groups in Sprowston be contacted and invited to have representation on a new working group to plan a summer fete. Further volunteers would be required to assist on the day.
4. Communal gardens discussed under 1. wildlife areas.
5. Adult Gym Trail - resolved to provide 3 items of gym equipment on small open spaces as a pilot to a wider scheme if proven to be popular with residents.
6. Cycle Paths - Council would look to ensure walking and cycling routes were included in future developments in Sprowston. Construction of a new cycle path on Blue Boar Lane linking to Mallard Way was noted.

**21/065. RECREATIONAL SURVEY RECOMMENDATIONS TO COUNCIL RE:
IMPLEMENTATION 01/08/21 TO 31/07/22**

Concern was expressed about limited access to the Broadland Northway cycle path. This was an issue to be raised with Norfolk County Council highways.

7. Secure Dog Walking Area - having discussed the provision of a secure dog walking area it was not deemed practicable given the management of such a facility and fencing off open space from wider community use.

It was suggested that Council consider gating Barkers Lane playing field on the opening opposite Church View Close to make it more secure for all users of the park.

8. Live Music - this item to be considered within the two-year plan when more information was available regarding available open space on new phases of the White House Farm development.
9. Timescales for the design of the Skate Park - Town Clerk to confirm available funds and if there was a timeline associated.

The Town Clerk advised his current understanding was that Persimmon would provide the facility requested by Council albeit sub-contracting to skate park providers and concurred with Councillors that a form of quality control signoff would be required.

A visit to Eaton Park was organised for Friday 30 July 2021 at 4.00pm and for the Town Clerk to provide an update of The Viking Centre.

A visit to 3G all-weather pitch at Open Academy was arranged for 18 August 2021 at 6.30pm.