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## APPLICATION BY PYRFORD NEIGHBORHOOD FORUM

On behalf of Pyrford Cricket Club

Submitted by Borough Councillors Gary Elson, Rashid Mohammed & Graham Chrystie  
plus Mrs Liz Bowes , Surrey County Councillor

To Joint Committee of Woking Borough Council and Surrey County Council

Payment of contribution to essential Repairs to Cricket Pavillion, Coldharbour Road, Pyrford

Project : Saving Pyrford Cricket Pavillion

On Thursday 22<sup>nd</sup> October 2020 , Cllr Chrystie ( Cllr GC ) was informed that the Cricket Pavillion at Coldharbour Lane was in poor condition with the front wall area below the windows protruding with steel props put in place by the Cricket Club to prevent collapse. Cllr GC visited the site on 23<sup>rd</sup> October and perceived the building could be dangerous. Thus he immediately telephoned Mr David Edwards Chief Building Control Surveyor of WBC who kindly undertook to visit and inspect the building at 11am on Monday 26<sup>th</sup> October 2020.

Mr Edwards visited the site on Monday 26<sup>th</sup> October and conducted an inspection in the presence of Cllr GC and Mr Simon Clifton, the Chairman of the Club. As a result Mr Edwards issued a Notice under the Building Act 1984 Section 77 Defective Condition of Structure which specified that the Condition ( *front wall* ) of the structure is considered to be DEFECTIVE to a point where, if not given attention, may become dangerous. Action to remove the potential danger should be taken without delay.

Mr Clifton agreed that the Club should appoint a Building Surveyor to carry out an inspection of the building, set out a list of remedial works to be done and advise. Mr Clifton accepted the Club should ensure that any remedial work would need to be professionally supervised. On receipt of the Inspection Report, Mr Clifton undertook to present it to the two Builders who had already estimated for work to enable them to complete and submit to him, quotations for the work specified.

Cllr GC had already arranged with the Chairman of the Neighborhood Forum , Andy Grimshaw to add to the Committee Agenda at their meeting that night, an item about possible support for the Cricket Pavillion Works. It was understood that Andy Grimshaw had already informed Committee Members of the item and that he believed members were broadly in support of the Forum contributing towards the Pavillion Emergency Repair Costs.

**Cricket Club/ Major Infrastructure Element of Pyrford Village Centre & Village Life.**

The Club has been a key item in the village centre for many years and maintains the immaculate cricket wicket and surrounding grass areas. The Cricket Pavillion / Club House lies to the south east of the

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Village Hall Complex ( includes the Social Club ) and occupies land owned by Fields in Trust ( old National Playing Fields Association ) The Club as a Charity in its own right, holds the land under control of its Club Committee.

Without the Club the village would be bereft of its critical benefits to the community which not only involve the grounds but the huge benefit of its many cricket teams and especially youth teams where local girls have done very well in local competitions. A magnet for youth and healthy sport is irreplaceable. Also the Club generously hosts local bodies who all contribute greatly to the community.

To date no adverse comments about the Club have been recorded and many people seem to support a CIL contribution to the Club as an essential part of the village infrastructure.

It is believed that the Club cannot survive without a contribution which will be spent together with other funds the Club has raised on repair to the front wall of the pavilion which when complete will accord several years of sustainable use of this important facility. The Club has indicated that it will continue to raise funds to improve the Pavillion and to enable it to expand its sports and associated activities which will enhance the community. Charities do not run for profit as is so with the Club which aims to have a small surplus annually.

### **Status of the Club**

The Club is an open Club which is registered as a Charity called Pyrford Recreation Ground, number 305094 and is up-to-date with its returns to the Charity Commission. It operates as a Trust where the Committee Members are responsible for the day to day business of the Club. It is responsible for the up-keep of the Pavillion and grounds and is understood to maintain adequate insurance cover. An up to date list of Committee Members has been supplied together with a Declaration of Trust dated 27<sup>th</sup> June 2003. The Fields in Trust ( formerly the National playing Fields Association ) is the Custodian Trustee of the Club Charity.

WBC Legal Department have been asked to check out the status of the Club and their Gareth John's E-mail on 28<sup>th</sup> October 2020 confirms he is satisfied with the Club's lease position.

### **Fitting into the Community**

Local residents are used to their children attending the Club which has built up a strong reputation for family activity for all ages.

The Club hosts the important Pyrford Annual Flower Show and other events too consolidating its position as a local institution in the village centre which is highly regarded by the community .

Being in the centre of the village is significant and other facilities such as the Village Hall and the Social Club would suffer if the Club is not maintained. Proximity to these other key facilities cements the core of the community and the unique value and attraction of the village for many residents.

### **Support from the Pyrford Neighborhood Forum**

At its meeting on the 26<sup>th</sup> October 2020 the Forum Committee met and discussed at length the Club's need to repair the Pavillion. Mr Simon Clifton, Chair of the Club gave an address and answered questions. After debate the Committee unanimously resolved to ask their Councillors to recommend to the Joint Committee that a prospective contribution of no more than £14,000 be made towards the cost

of repairing the Pavillion subject to conditions which will be set out by the Councillors. It was stated that payment of any CIL contribution would only be made by WBC once works were satisfactorily complete.

#### **Outline terms of CIL Contribution**

1. That a Building Surveyor's Report be obtained at the expense of the Club which report must specify the necessary repairs needed to the front wall of the Pavillion. A copy of the Report must be given to the Committee and local Councillors as soon as available.
2. That at least 2 Builders Quotations based upon the specification from the Building Surveyor be obtained and copies provided to the Committee and Councillors
3. That the Committee meet to discuss the Builders Quotations and to decide upon the amount of contribution towards repairs to the Pavillion which are approved provided that no more than £14,000 is payable from the CIL Fund at credit to the Committee. The Club has undertaken to provide money which it has collected towards repairs to the Pavillion and these sums will be applied first towards the Builder's invoice. The Builder will invoice WBC for the CIL element of repair costs.
4. That once the Committee has approved the contribution the Councillors will request the Joint Committee to make payment to the Builder of the approved sum for repair costs.
5. That sum will only be disbursed by the Joint Committee after all specified works have been completed to the satisfaction of the Councillors as evidenced by a completion certificate provided to the Councillors by the professional person hired by the Club at its expense. The Club will be responsible for ensuring building works are supervised by a competent professional.
6. The Club will be responsible for all insurance on site during building operations.
7. The Committee reserves the right with Councillors support to amend this outline prospective contribution as may be necessary after receipt of the Building Surveyor's Report and accepted Builder's quotation and any other relevant matter arising.

Councillors Elson & Chrystie were present at said meeting and endorsed the decision of the Committee : it was understood that the 2 other Councillors not in attendance had already agreed in principle to a contribution towards the Pavillion repairs and they would be up-dated of the Committee decision.

We trust that this Application made to the Joint Committee of Surrey County Council & Woking Borough Council is as detailed as possible so as to enable the Joint Committee to take an interim decision which would afford time for key documents such as a Building Survey to be obtained and acted upon. I have set out requirements above on the basis that they are needed to ensure that any works carried out result in the Pavillion being rendered fit for use, safe and sustainable.

I have attempted to the best of my ability, at short notice, to obtain documents which satisfy the need for limited due diligence which is always necessary when any payment of public funds is envisaged. I am obliged to Borough Officers for their help and for all those who have stepped in to help in many ways which has ensured I am able to construct this paper. I am satisfied that the Club's request for assistance is justified in the light of the emergency repairs needed to the Cricket Pavillion which if properly repaired will continue to provide key local infrastructure which is vital for the village. Thus I support and endorse this Application to the Joint Committee. All local Councillors are aware of this Application.

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Graham Chrystie

Councillor for Pyrford,

Woking Borough Council

30<sup>th</sup> October 2020