



To: Executive Councillor for Public Places: Councillor Andrea Reiner  
Report by: Head of Streets and Open Spaces  
Relevant scrutiny committee: Environment Scrutiny Committee 8/10/2013  
Wards affected: Market

## **ROUSE BALL PAVILION CONSULTATION Non Key Decision**

### **1. Executive summary**

1.1 Previous Heritage Lottery Fund (HLF) bids in 2008, 2011 and 2012 have considered options to develop the Rouse Ball Pavilion (location detailed in Appendix A) into a valued community asset providing a café facility, meeting space, storage for operational use and new toilets.

1.2 Bids have also considered the location, and the merits of forging links with the Jesus Green swimming pool.

1.3 The Rouse Ball pavilion is located on the northern edge of Jesus Green near to the river and in close proximity to busy thoroughfares. The pavilion has storage space, staff accommodation and toilet provision for park users.

1.4 The building is in a poor state of repair, both externally and internally and is currently providing little value to Jesus Green.

1.5 Developer contributions collected for community facilities and formal sport<sup>1</sup> can be used to meet the costs of some work, a capital bid may be required and external funding opportunities will also be sought prior to any bid.

1.6 This project reflects on the previous consultation undertaken for the HLF bids, it also takes into consideration the previously developed, audience development plan and business case used to support the grant bids.

### **2. Recommendations**

The Executive Councillor is recommended:

To instruct Officers to consultation on a range of options for the future of the Rouse Ball Pavilion on Jesus Green, to include the following:-

- a) The refurbishment of existing pavilion;
- b) The demolition and rebuilding of the pavilion around the same location;
- c) The demolition and rebuilding of a pavilion in a new location on Jesus Green;
- d) The demolition and rebuilding of a pavilion in a location that would provide facilities for users of both the Green and the outdoor swimming pool and retain the kiosk in the current position.

And;

- e) To instruct officers to seek external funding to support options, and to prepare a project appraisal for a future Scrutiny Committee.

### **3. Background**

3.1 The Rouse Ball Pavilion is a significant building on Jesus Green. It currently is in need of repair. There is also a need to consider current and future use.

3.2 The pavilion was gifted by and named after Walter William Rouse Ball, known as W. W. Rouse Ball (14 August 1850 – 4 April 1925) Educated at University College School, he entered Trinity College, Cambridge in 1870, became a scholar and first Smith's Prizeman, and gained his BA in 1874 as second Wrangler. He became a Fellow of Trinity in 1875, and remained one for the rest of his life. He is buried at the Parish of the Ascension Burial Ground in Cambridge.

3.3 The Pavilion currently provides toilet facilities for the Green and storage facilities for grounds maintenance equipment.

<sup>1</sup> Linked to the Jesus Green outdoor swimming pool only)  
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3.4 The Heritage Lottery bids in 2008, 2011 & 2012 amongst other things looked to secure funding to support the refurbishment or rebuilding of the pavilion to create a community hub, which could incorporate café facilities, meeting room, toilets and space for and opportunities for volunteering.

3.5 Rouse Ball Pavilion has significant structural repair issues that need to be addressed. These include subsidence and structural movement, and a failing roof.

3.6 Financial cost analysis has been undertaken which illustrates repair and rebuild costs are not significantly different.

3.7 The building is currently significantly under used, but in its current state has not got the capacity to be utilised further.

3.8 The Arts & Recreation Section are keen to develop greater scope for use of the outdoor swimming pool and associated buildings. Currently the basic catering provision is undertaken by volunteers on an ad hoc basis. This project gives the opportunity to considering creation of one all-purpose building which would serve both the park and pool.

3.9 Consultation has previously been undertaken in association with Heritage Lottery Fund 'Parks for People' bids in 2008, 2011 & 2012. Additional consultation work will be required once the proposals have been developed which will include local stakeholder groups such as Jesus Green Association and Friends of Jesus Green Swimming Pool, plus wider consultation with users of Jesus Green.

3.10 The total cost of the project is estimated between £700k & £800k funded through a combination of section 106 contributions, toilet renovation capital program and external funding options.

3.11 The anticipated on-going revenue costs of the project will be funded through income generation. It is expected that this project may yield an income for the Council greater than the revenue costs although a full business case has yet to be developed.

#### **4. Implications**

(a) **Financial Implications**

This project is included in the Council's Capital & Revenue Project Plan reference (PR034j), and there is currently £185,000 allocated. Further additional allocations could be made from S106 monies received.

(b) **Staffing Implications**

None currently identified

(c) **Equal Opportunities Implications**

An equalities impact assessment will be completed when the consultation feedback has been analysed.

(d) **Environmental Implications**

None identified at this stage however it is anticipated that any new building would incorporate sustainable building techniques and have a medium positive rating.

(e) **Procurement**

It is intended that once the consultation findings are known and the Executive Councillor has approved a project appraisal, the approval will seek the authority to utilise the Planscape Framework for the design and construction.

The Planscape framework will speed up the delivery of the project, realise best value resulting from a national competitive tendering exercise and allow for early contractor involvement throughout the design to ensure cost, time and maintenance are considered throughout all project stages.

(f) **Consultation and communication**

Consultation will be undertaken in four phases;

- 1) A discussion group with key Officers to establish justifications and limitations of each options (Mid October);
- 2) A working group of key stakeholders to consider various options (Mid October);
- 3) A review to consider if all options should be considered for wider consultation;
- 4) Onsite and web based consultation for six week period, to begin at October half term and conclude 9<sup>th</sup> December.

(g) **Community Safety**

The recommendations have no direct impact on Community Safety, however, the outcomes of the consultation could detail concerns and areas to be covered when drafting future proposals for the Rouse Ball Pavilion.

## **5. Background papers**

These background papers were used in the preparation of this report:

Audience Development Plan 2008

HLF Bid documentation 2008, 2011 & 2012

Engineers report on the condition of the Rouse Ball Pavilion

## **6. Appendices**

Appendix A - Location Plan

## **7. Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

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