

Wellesbourne Sports & Community Centre

The building has been owned by the Parish Council now for 3 months, since then we have had the following works done to the building:

- The building has been valued for the purposes of insurance at £600,000.00
- The services were disconnected and made safe.
- The electricity was reconnected safely and new strip lighting installed upstairs and downstairs to be able to see when in the building.
- Movement sensor lighting has been installed on the outside of the building.
- The smoking shelter has been removed and tiles from the roof of this have been stored for future use.
- The Telegraph pole with the Training Pitch Flood light that was damaged and falling over has been removed.
- An inventory of contents has been recorded.
- A temporary barrier has been installed at the entrance to enable us to lock the gate to prevent unauthorised access by vehicles. We are awaiting the installation of a new permanent gate.
- All the glass from the upstairs windows has been removed due to the windows being smashed and dangerous glass falling onto the car park.
- The car park has been swept of glass and made safe.

The Council have authorised the Amenities Committee to explore the following ideas and comeback with some proposals/feedback. Ensuring that a Risk Assessment is completed on all the options.

1. **Possible uses of the building**
Provision of Football & Rugby changing facilities
Youth Club
Gym/Fitness Centre
Café/Bar
Community Rooms
Parish Office

Whilst considering the above we will be taking into consideration the results of the Vision 4 Wellesbourne Survey which should be available in early November. Also we will be looking through and using information in relation to the Dene Valley Centre.

2. **Future Management Structure**
Letting to a Leisure Management Company
Creating a Charitable Company
Letting to a Centre Management Committee (similar to the Village Hall Committee)
3. **Funding Options**
Grant Funding
Via Precept

We have established some tasks that need to be completed first to make the building safe and weather proof with the winter coming up. We ask approval for the following works to be completed to enable us to be able to move forward with looking at the above proposals.

- Condition survey of the entire building (including the roof and guttering)
- Establish/Modify existing drawings for the building.
- Re-configure the existing CCTV and get it up and running
- Emergency repair works to the front door to replace the door handle to allow entry to the building.
- Repair work to the brick work at the front entrance which is cracked.
- Replace the existing temporary barrier with a gate.
- Get the hedge cut back that hangs over the footpath. This is a cost of £80
- The windows upstairs need to be boarded up from the outside to prevent water getting into the building over the winter.
- Replace the broken tiles and guttering.
- Sorting and disposal of items within the building.
- Draw up some ideas/plans for the changing rooms.

We are working as a Committee but plan to co-opt representatives of user groups and people with expertise as and when necessary to help us proceed with plans.