

Weedon Community Sports Project



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WSA 2012

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SECTION ONE A

HISTORICAL INFORMATION | WEEDON SPORTS ASSOCIATION

Weedon Sports Association (WSA) was established by local residents in 1992 to promote and assist with recreational & sports services within the village.

Originally founded to support the local football team in their bid to provide adequate changing facilities for their players (which WSA still maintain and fund today), the WSA quickly gained favour with residents of the village and ever since have been consistently sought out to offer funding in all manner of sporting related practices in the village.

Since it's inception, WSA has donated to and supported:

Weedon Preschool
Weedon Bec Primary School
Weedon Table Tennis Club
Weedon Boxing Club
Maltsters Arms Netball Team
Weedon Cub Scouts
Weedon Football Club – Seniors
Weedon Football Club – Juniors

The WSA has been kept alive and been able to support the community with the hard efforts of its committee members in their ongoing bid to raise funds for the charity. The main consistent funds are raised by the WSA's 400 Club.

The 400 Club was born was to ensure a regular form of fund raising for the association so that it can be re-invested in sporting related items within the village. It also provides a funding pot, which enables it to help sporting and recreational groups who approach the WSA, either financially or possibly just with volunteer time. It has now been running for over 15 years and has paid out over £42,000 in prize money.

Other than the 400 Club, the WSA actively fund raise with:

'Winky's' Burgers | 400 club | Barn dances | Quizzes | Annual Draw | District Councillor G Ogden
WBPC | Fords | Gift Aid | Daventry District Council | Daventry District Housing Association | National Lottery

Most recently, the WSA was one of the main organisers of the Weedon Diamond Jubilee Celebrations. It achieved grants totaling in excess of £10,000 from the National Lottery and Local Authorities.

SECTION ONE B

HISTORICAL INFORMATION | WEEDON FOOTBALL CLUB SENIOR TEAM

Weedon FC is a local football club that was established in 1968. It currently offers men aged 16+ the opportunity to participate in local Saturday afternoon football and has two men's teams participating in the Northampton Combination League. Over the years Weedon FC has won many cup-ties, finished top of the division and established a very good reputation as a competitive, good sporting and friendly club.

The members of the club are made up from players, former players, and volunteers from the local community many of whom are the children of those players who originally established the Club. Its longevity is something the club is very proud of and want to see continue for many more years to come.

Having the Football Team in the village is an invaluable asset to the community, it helps to bring people together from across the whole community to work, play, enjoy and get involved in all aspects of the sport and enjoyment of life in general. We are always trying to help and aid the local community at every opportunity and our constitution supports this fact. We are a very hand's on club and actively get involved in helping with the village fetes and any other fundraising activity that the parish council or other local groups or organizations are looking to host.

We believe that being active in the community will not only benefit the football club by attracting new players and possible new sponsors but it also benefits the community as a whole by raising community awareness of our existence and the need to take exercise. Over the last two years, Weedon FC has seen new and enthusiastic committee members and more club members come forward and as a result we have seen an increase in people wanting to help us out and give us guidance to ensure the club continues for many more years to come.

At our annual fundraiser, which is the Legends of Weedon FC Vs the Current Weedon FC football match, we had over 300 people on the sidelines watching and enjoying a BBQ and side stalls to help raise funds for the club and in many instances we were lucky enough to receive donations towards club costs including grants from the Weedon Sports Association. The afternoon was a huge success and brought together families, the young and the old to share and enjoy a memorable experience – it was still being talked about many weeks later.

We have just finished helping Daventry District Council with the running of their Street Football Scheme, which is aimed at reducing high levels of crime and anti-social behavior experienced in areas such as Weedon. The Street Football project is designed to help reduce these problems by offering to all the young people in the village and at the same time encouraging football participation and social inclusion. The sessions ran for a 40-week period, broken up into 10-week blocks. Weedon FC were at the forefront of this scheme as it was run at the Weedon FC pitch, and with the committee actively engaging in coaching sessions it is hoped this will encourage and nurture new blood for the senior team as well as the established youth team.

In the past year Weedon FC have gained the FA Charter and also performed well on the pitch with the reserve getting to their divisional cup final and the first team finishing in the top half on the table. Weedon FC have put in a lot of work to improve their standing within the local community by improving the look of the current facilities and putting up better signage around to let the community know where we are as well as investing in getting players and committee members trained on the FA Emergency Aid course. Weedon FC have also assisted the local community in their fundraisers such as the village fete and school fete, as well as aiding and running events throughout the village diamond jubilee celebrations.

At the end of the season Weedon FC and Weedon Juniors FC merged to become one Group.

Danny Chapman | Secretary

Weedon FC

August 2012

SECTION ONE C

HISTORICAL INFORMATION | WEEDON FOOTBALL CLUB JUNIOR TEAM

The Weedon Junior Football teams have enjoyed great success in their first full season since conception. The under 8's were moved up two divisions and the under 15's won their league by 15 points ensuring promotion to the under 16's 'A' League next season (2012/13).

This success was achieved because of the dedication of the coaches of each age group with Phil Wallior (under 8's), Tom Waldock and Ian Waldock (both under 15's) all gaining their level one coaching qualifications. All volunteers of the Club hold current FA CRB Checks and all committee members carry basic first aid qualifications.

Formed in April 2011 the Club have a hard working Committee but as always are actively seeking further support for coaching and general help.

Their Committee consists of: Dave Rogers - Chairman, Jenny Rogers - Secretary, Marie Read - Treasurer, Nick Read, Phil Wallior.

In their short history to date they have secured several grants amounting to some £1150.00p

The Chairman and Committee are already looking to the future and aspire to expand the teams gradually until all age groups are catered for in Weedon from under 7's to under 16/17's. They aim to provide a fun and friendly environment in which the players can enjoy and learn football skills and team building.

Founder members Dave and Jenny Rogers have really made an impact with the under 8's and under 15's and have a waiting list to join both teams with some applicants from out of the area. The Club have recently introduced training sessions for 4,5 and 6 year olds and are hoping to have an under 7's girls team in the near future.

The Junior Football Club is actively supporting the WSA in tier quest to provide up to date playing surfaces and changing facility's which are much needed at Weedon They also aim to ensure that adequate equipment is provided to support current and new teams requirements.

The Club has in the past year gained The FA Charter Standard Club Award which is recognition from the Football Association that the Club is carrying out and adhering too the necessary codes of practice for running a Junior Football Club.

Of particular note is the observation and comment from the Daventry District Sport & Leisure Officer Paul Pritchard:

“ The Weedon Junior Football teams have the most successful achievements in the area for the recently implemented Street Soccer Scheme”.

Not a bad achievement for an infant Club in only it's second year of existence!

Dave Rogers |Chairman
Weedon Junior Football Club
August 2012

SECTION TWO A

THE PROJECT PROPOSAL | EXISTING FACILITY JUBILEE FIELD

Welfare

All of the facility is housed in buildings classed as 'temporary' by the local authority and are sited under condition of a Temporary Planning notice from Daventry District Council. The facilities available to sports users of the Jubilee field have been in-situ since 1992.

They consist of the following; -

- 1 x unit housing team-changing areas for two teams with 2 integral showers and 1 w c with hand basin to each
- 1 x officials changing area (1 person) with integral shower
- 1 x plant room/ store area
- 1 x Power enclosure

- This unit was provided and sited by the WSA and is connected to mains services and drainage.
- Originally built as a vandal proof unit for Lambeth Borough Council The WSA obtained the unit for £10k.
- It has provided a good service to users in the intervening years but is now well past useful life and of course does not comply with current Health and Safety, DDA and FA requirements.
- Recently the WSA and WFC expended some £8000 on replacing the flooring, showers and WCs.
- It is anticipated that this refurbishment will suffice for circa 3 years until the proposed facility will come on stream.
- The following photo gallery will show the cramped and non-compliant areas as well as the extensive corrosion of the outer envelope.
- The building exteriors require permanent and costly ongoing maintenance.
- The building is considered "Unfit for Purpose" for the 4 teams who currently use it and is something of an embarrassment to WFC when hosting away teams.

Disabled WC Unit

- A purpose made disabled WC unit and access was provided by the WSA in 1998 at a cost of £5,000.
- This was a second hand unit and served well until severe weather in 2008 caused significant flooding rendering it unserviceable and beyond economic repair.
- The decision was made to convert the unit into light storage following further vandalism.
- Subsequently there are now no DDA facilities available to user of the sports area.

Car parking

- Car parking is currently adequate but will need extending as the area has recently been allocated as the Village. Car Park The removal of the temporary units will afford the additional car park spaces required to accommodate the proposed new building users and field users.

Pitch- Playing area

- The current pitch is just above the minimum size permitted by FA regulations.
- It is in desperate need of regular professional ground maintenance as it is trying to support several matches and training per week.
- Currently the juniors play all their matches away as a consequence.
- The grass care and safety maintenance are at present the responsibility of the field administrators Weedon Parish Council. The WSA are working closely with them to obtain sufficient grant aid funding to effect a full pitch overhaul and ongoing maintenance.
- The WBPC have recently received acknowledgement from a Funding Agency that the application has been successful for grant aid and we await the announcement of the sum awarded.
- The WSA and WBPC have also applied to the Fields in Trust to have the Jubilee field included in the scheme and it is expected this will be granted in April 2012.

Storage

- Storage of goal frames and pitch marking equipment etc is stored in a secure 20x8 steel container
- This is sited remotely from the welfare area and has no utility connections
- This container was supplied by donation and is shared by both juniors and senior teams
- It is not big enough and as a consequence vulnerable equipment suffers regular damage

Sub station

- A purpose built electrical sub-station was provided by the WSA in 1993 to facilitate the required electrical supply to the temporary accommodation and welfare units.
- This has suffered vandalism in the past.
- It will be removed when the new building becomes operational and the area returned to landscape.

Conclusion

The current facilities create a permanent drain on both the WSA and the WFC funds.

It is a wasteful and thankless task for WSA and WFC to fund raise to support these dilapidated and out dated facilities.

Many continue to give extensive pro bono maintain and avoid the village losing what little they have established to date.

Weedon sports users and residents deserve better in the 21st century.

Tony Wincott | Chairman
Weedon Sports Association
2012

EXISTIING FACILITY | PHOTO GALLERY

EXTERIOR



INTERIOR



SECTION TWO B

THE PROJECT PROPOSAL | PROPOSED FACILITY AND PERIPHERALS ARCHITECTS REPORT

WALKER ASSOCIATES ARCHITECTS

GODFREY HOUSE 17 CHURCH STREET, WEEDON, NORTHAMPTON NN7 4PL
Tel/Fax 01327 340310. Mobile 07806066110 e-mail walkerarchitects@hotmail.co.uk

COMMUNITY AMENITY PROJECT, JUBILEE FIELDS, WEEDON BEC
ARCHITECTS REPORT 31st JULY 2012 PARISH REPORT NO 2.

BACK GROUND / FEASIBILITY PHASE 1.

Walker Associates Architects were appointed by Weedon Sports Association in October 2010 to investigate the feasibility study following their initial enquiry sent to Daventry District Council in June 2010. The Council confirmed that in principle a community sports facility on Jubilee Fields was acceptable subject to the satisfaction of various agencies in particular the Environment Agency and Highways. The design brief was for a traditional building in keeping with the surrounding Listed Buildings to house community / sports facilities and for a licensed premises potentially for use by a local club which could also serve community events.

DEVELOPMENT OF THE DESIGN TOGETHER WITH DAVENTRY DISTRICT COUNCIL.

- Scheme 1. First thoughts sketch. Traditional building with detail and scale taken from the Barracks with a pavilion style structure serving the first floor licensed premises.
- Scheme 2. Alternative sketch design. Aesthetic closer to the Fireman's Quarters.
- Scheme 3. Simplification of design scheme 2.
- On the 26 May 2011 the Council recommend investigation of a contemporary design, as the scale of the design seem to be proving difficult to satisfy a traditional aesthetic. Designs 1 to 3 were felt to be a hybrid of styles and a pastiche.
- Scheme 4 and 5. Contemporary design with various roof options.
- On the 23 of June 2011 the Council confirmed that scheme 5 was considered to be the best option most suited to the location. They have requested further involvement as the design is developed for formal planning submission and further justification in terms of size and scale.

DEVELOPMENT OF THE DESIGN TOGETHER WITH CONSULTEES.

Highways. After considerable consultation the Highways Agency confirmed on the 2 March 2011 that they had no objections to raise with the proposal thus far. They have reported that they may require a speed survey adjacent to the new access next to the bridge to be confirmed as part of the formal planning submission. Environment Agency. Again after considerable consultation the Environmental Agency confirmed on the 22 February 2011 that the development and Flood Risk Team Welland and Nene could see no major issues with the proposal as the sequential approach has been taken.

Landscape Officer at Daventry District Council has been consulted due to the close proximity of the existing trees. It was agreed that some tree surgery and removal is required to allow for existing species to flourish i.e. removal of conifers and 3 number sycamores to allow better light to the beech tress. Materials for access routes /paths and new planting were also discussed and will be required as part of the formal planning submission.

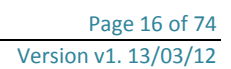
Environmental Health Officer were issued with the proposed scheme in February and no comments have been received to date. Assumed acceptable. Planning Officer was to report out come.

PLANNING APPLICATION PHASE 2.

- Walker Associates Architects were instructed by Weedon Sports Association on the 16 August 2011 to progress the architectural work for submission of a formal Planning Application.
- After considerable re-design the scheme has been significantly reduced in scale and size to enable a more modest and affordable building.
- Draft Planning Application drawings were complete in May 2012.
- The building size and scale has been reduced from a two-storey building approximately (600m²) to a single storey building approximately (365m²) with plant room over.
- The proposed accommodation and associated welfare facilities are for use by the local community for events and to replace the much-needed temporary changing rooms. It is the ambition that the new facility will ensure the long-term use of Jubilee fields for sports activities and other community pursuits.
- The M&E design has been carefully considered at work stage 2 to incorporate green technologies. The location of plant and heating equipment will form part of the formal Planning Submission.
- The plant room will be located at first floor level and covered by lightweight hip end roof structure. This will be access (for maintenance only) at the high point of the roof from within the building by a drop down ladder.
- Natural Light pipes and air source heating pumps will be floor mounted within the flat roof element set back behind parapet walls in order to be hidden from public view.
- A well-presented “tidy” roof scape is considered an important aspect of the design particularly because of the raised views from the footpath and roads on the north side of the building from Bridge Street.
- The play equipment has been re-sited and arranged in groups so as to present an organised aesthetic.

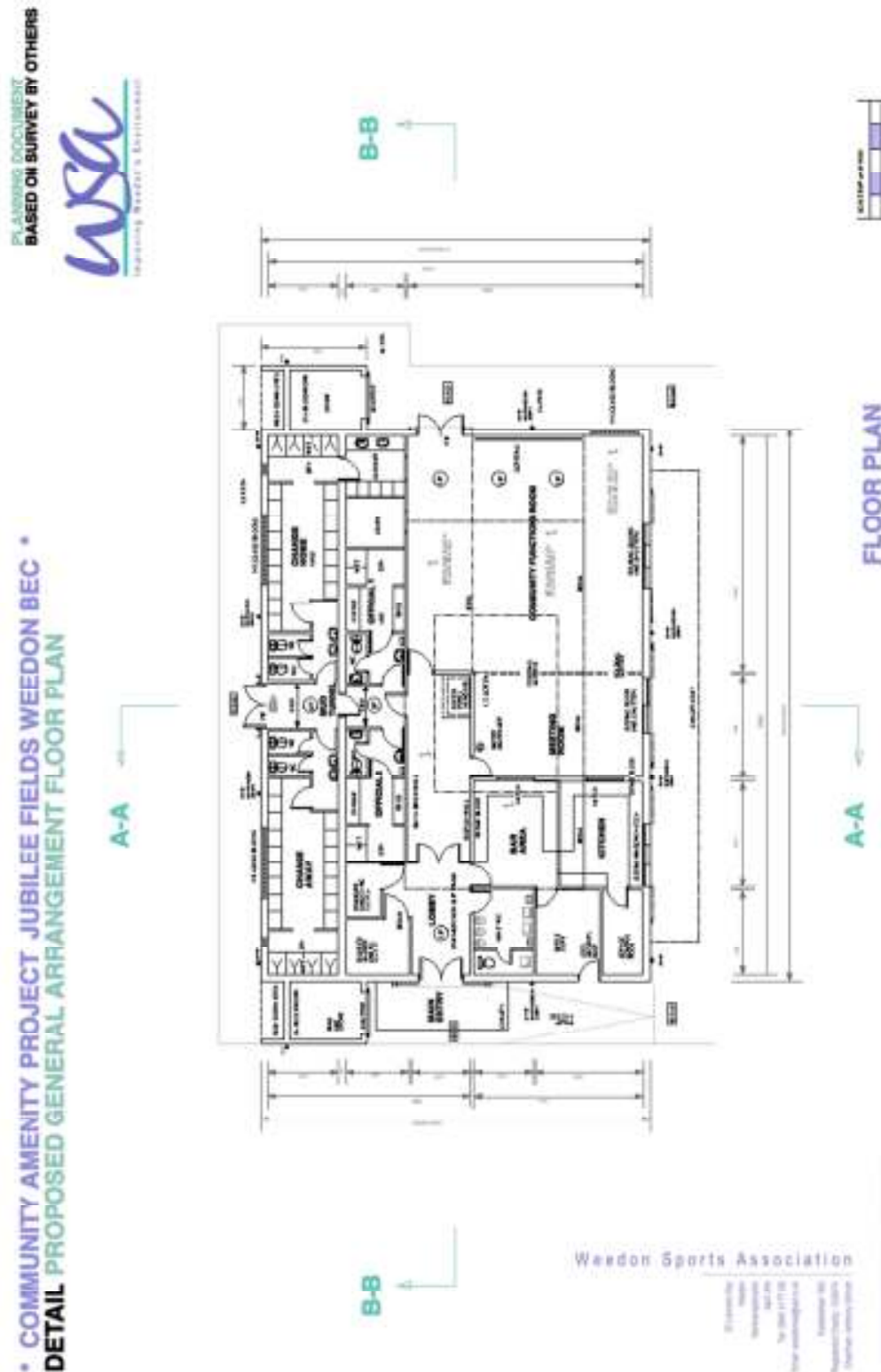
- The hard landscaping in terms of new disabled routes and paths etc etc will be executed as green routes (concrete rings which allow grass to grow through) so as not to impact on the visual quiet of the fields.
- The drawings have been issued to Pro-Help experts for guidance both in terms of the structural engineering aspect of the design and for cost analysis by a quantity surveyor to provide an overall budget for the project (this programme of work is on-going).
- Presentations, drawings and meetings have been held with Northampton Football Association and Councillor Hill. Both of which have provided helpful guidance and support towards the scheme.
- Following presentation to the Parish Council the amended design will be re-submitted to Daventry District Council for informal comments prior to formal Planning Submission.
- It is anticipated that the Planning Application will be submitted in summer 2012 in line with the Project Plan Statement.

LYNNE WALKER 25/07/2012 WALKER ASSOCIATES ARCHITECTS
CHARTERED ARCHITECT B.A.HONS.DIP.ARCH.RIBA



SECTION TWO D

THE PROJECT PROPOSAL | PLANNING DRAWINGS



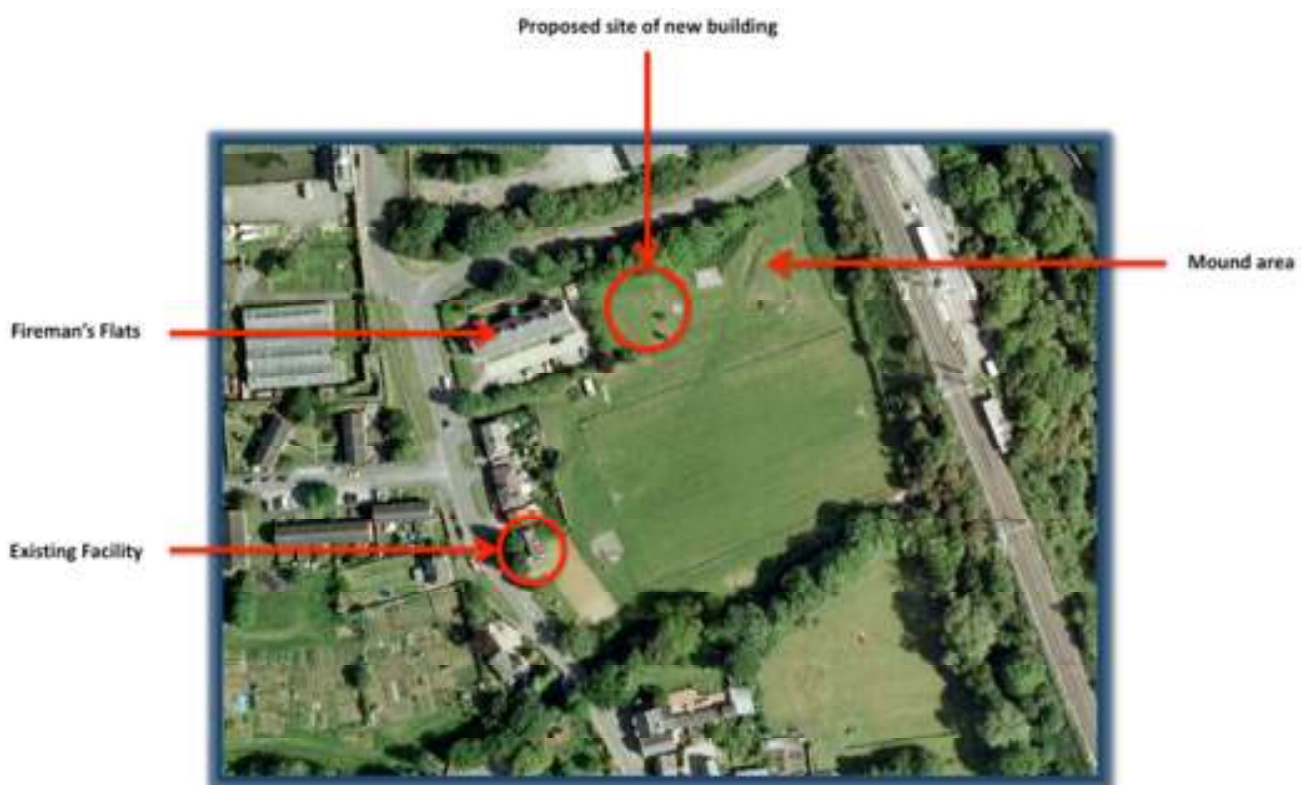
SECTION TWO E

THE PROJECT PROPOSAL | SITE ISSUES

Grade II Listed Building known as the “Fireman’s Flats” stands at the edge of the field but can be managed into the design and delivery of the scheme.

The Mound, an area of the playing field to the north east of the site, contains contaminants that were buried at the site from the Royal Ordnance Depot. This is not an issue to the proposed project unless the mound was to be removed. This would not be cost effective as previous estimates indicate that this could cost in excess of £100,000.

WSA and WBPC commissioned a soils survey of the area. A full Consultants document is available.



The field stands adjacent to the River Nene and thus within a flood risk area. The field experienced some in 1998 when the River Nene caused widespread flooding across the county. The proposed building is outside the bounds of the worst flood zone.

There is limitation to the number of pitches that can be created at the site however, there is a further public play area/green space to the rear of the Village Hall that would be suitable for additional pitches and is only a few minutes' walk from Jubilee Field. There are plans to provide a small surface of astro turf playing area subject to the plot availability.

The extended football seasons now overlap the cricket season so it would be a difficult to set aside a cricket square at Jubilee Filed. However this possibility will not be discounted for further schemes.

The area proposed for the new building is currently populated with various items of children's play equipment. The new scheme will accommodate the relocation of this equipment within the field curtilage of all elements with exception of the basketball practice unit. Subject to agreement, this will be transferred to Croft Way play area.



SECTION THREE A

PROJECT TEAM AND BUILD ETHOS | SCHEME MANAGEMENT AND BUILD

Management Strategy

The Weedon Sports Association and Committee are fortunate to have members that possess the necessary background and skill sets, to provide the project with an experienced project management team. This will provide a substantial cost saving to the project, as the services of the team will be on a pro-bono basis. Other members have trade contacts and interests which will allow the use of beneficial support, pro-bono help and reduced rate supply

The management matrix plan reflects the structure that will be implemented to ensure Project Management control is effective but flexible with the full involvement of stakeholders

The WSA have determined that the project design will be subject to a complete value engineering exercise to ensure best value for money is achieved. It is required that the scheme design reflects sustainable elements such as solar energy and grey water systems

To achieve robust cost control it is intended that the WSA will engage all contractors directly as a Management Contractor. This practice will extend to the lead contractor, sub contractors (where practical) and specialist contractors. To support the local community wherever possible the use of local trades persons and companies will be favoured utilising a revised form of the JCT80 contract.

The WSA will negotiate and procure direct from local suppliers the major elements of construction materials, fixtures, fittings and finishing's. Companies such as Travis Perkins are keen to support community and sports related projects and this recognised if favourable rates can be obtained.

It is anticipated that the Northants Football Association (NFA) and their partners will be a major stakeholders in the Project. In recognition of this fact the WSA have appointed Committee Member Mick Harris as Football Liaison Manager. With a proven senior management record in industry and a lifelong association with football, Mick will provide the catalyst between major funders and the Project team

The WSA will effect cost control using their own Financial Manager and utilise as necessary an independent Quantity Surveyor to ensure true cost control is achieved. The important element of "Change Control" will be recorded and managed directly by the Project Manager and Quantity Surveyor

Following is a brief CV of the Design and Management Team Proposed:

Design Team: Architect, Walker Associates

The WSA intend to retain the services of local Weedon based architects practice Walker Associates.

Lynne Walker is a resident of Weedon and she has been with the project since its conception in 2010

She has provided a true professional service to date having secured letter of comfort for the scheme from Daventry District Planners.

Lynne is RIBA registered and has effected substantial pro bono works towards the scheme over and above her retained practice fees.

Design Team: Structural Engineer, DSA Group

Utilising the services of Pro Help the WSA have succeeded in retaining the pro bono services of David Smith at the DSA Group Consulting Structural Engineers Northampton

Management Team: Project Quantity Surveyor Carl Raven DS2 Ltd

Utilising the services of Pro Help the WSA have succeeded in retaining the pro bono services of Dave Raven at DS2 Ltd.

Planning Coordinator: Weedon Sports Association

It is essential that Health and Safety throughout the project design and build sequences is addressed appropriately by all. The WSA Committee have appointed WSA Chairman Tony Wincott to fulfil the role of Planning Coordinator under the Construct Design and Manage Regulations 2004.

Tony has extensive experience as a PC having been the Planning Coordinator for the Ministry of Defence DPA in the Falkland Islands as well as many other UK and foreign projects.

Management Team: Project Manager Tony Wincott Assoc CIOB MAPEA MAPM

The WSA Committee have appointed WSA Chairman Tony Wincott to the role of Project Manager

Now in semi retirement Tony has a proven track record of managing construction projects up to £20m worldwide. Tony has won industry awards for his PM and Health and Safety skills. Living locally with adequate time to dedicate to the scheme Tony is well placed to manage the project full time.

Management Team: Project Engineer John Wilshire

The WSA Committee have appointed John Wilshire as Project Engineer. John will also support Tony W as Assistant PM. John has been in building and civil engineering for 40 years and retires from site management in October 2012. As a founder member of Weedon Sports Association, he has been involved from the first concept of the sports facility to the present and looks forward to being a proactive member of the team.

Management Team: Financial Manager, Andy Duck

A recent addition and valued member of the WSA Committee Andy has accepted the role of Financial manager. Andy ran his own IT services business in Weedon and Daventry, and has over 20 years' experience in profit & loss and financial accounting management with project management of building related work. He also has two young children whom he hopes will benefit from the new facilities once completed!

Management Team: Health & Safety Manager, Martin Rackley MAOPSO NEBOSH MAPEA

Martin Rackley is a supporter of the WSA and currently employed with Tier 1 contractors Lend Lease Global Alliance (BP) as their full time Health & Safety Manager He has offered his expert services to the project on a pro bono basis.

Management Team: Document Controller, Susan Butler

Sue is self employed, working as an IT Consultant in a Human Resources and Payroll arena predominantly for Blue Chip companies. Management of information is a fundamental part of any role that she performs; therefore these skills lend themselves to this project. Sue has lived in Weedon for almost 20 years and is keen to see a lasting legacy provided for our youth to ensure a continued and active involvement in sport. Sue is also a Parish Councillor in the village. .

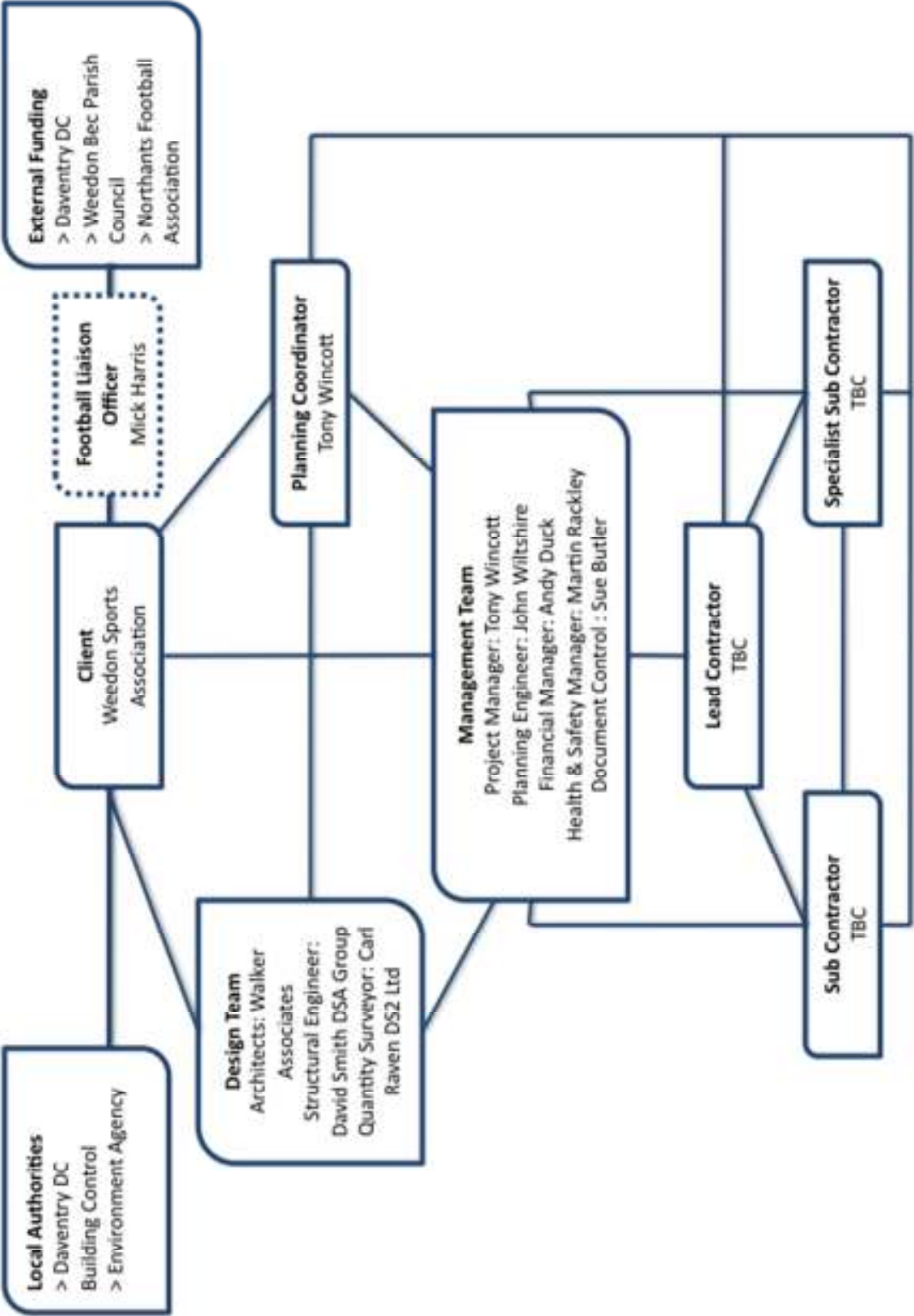
Client: Football Liaison Officer, Mick Harris

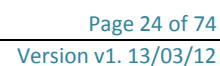
Experience - 35 years of involvement in NFA football, as a player, club committee member, manager and chairman. Six years involvement in coaching the junior school team and refereeing their matches.

Job description - acting as a liaison within a village community to ensure that local school, independent village junior teams and senior club are on the same wavelength to foster transition and ambition from the youngsters to want to progress through the various levels from the first school sport experience through to representing their village with pride and sportsmanship at all levels, and to work with the governing body (NFA) to ensure that our community follows the current FA guidelines and we benefit from all support that is available. Mick is a founder member of the WSA.

WSA 2012

SECTION THREE B
PROJECT TEAM AND BUILD ETHOS | MANAGEMENT TABLE (FAMILY TREE)





SECTION FOUR A

FINANCIAL SCHEDULE | BUSINESS PLAN

Business & Viability Appraisal

COMMUNITY AMENITY PROJECT JUBILEE FIELDS WEEDON NORTHAMPTONSHIRE

**Prepared on behalf of
Weedon Sports Association (WSA)**

It should be appreciated that this document is a 'work in progress' with the most recent revisions having been made on 25 July 2012.

*Registered address: WSA, 20 Lancers Way, Weedon, Northants,
NN7 4PH*

Charity number: 1026474

Email: weedonsa@aol.co.uk

Phone: 01327341767

Principal report author: Andrew Morgan BSc MRICS

Email: andrew.morgan10@btconnect.com

Phone: 0560 3459931

Report Reference: WSA Draft v.02

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• Consultation Process	<i>WSA website</i> <i>WSA presentations</i> <i>consultation results and reports summary</i>
• Current Circumstances	<i>existing facilities</i> <i>existing users</i> <i>statement on behalf of Weedon FC & Weedon JFC</i>
• Property Proposals	<i>proposed clubhouse</i> <i>proposed ancillary facilities</i> <i>planning</i> <i>tenure</i> <i>construction costs and timeline</i> <i>funding</i>
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Weedon Sports Association (WSA)

WSA is a local association for Recreational and Sports related matters that was established in 1992 in order to promote and assist local community sports clubs and projects.

It is a registered charity administered on a voluntary basis by local residents. It aims to develop sporting and recreational opportunities for Weedon and its environs. It promotes health, play & activity programmes, manages sports equipment loans, and supports local clubs and recreational organisations.

Project Background

In early 2010, a planning application was submitted to Daventry District Council for replacing the existing temporary changing unit at Jubilee Field with new units as the units had reached the end of their useful economic life.

However, rather than invest in further temporary accommodation, it was decided to focus efforts on providing a brand new Community Facility with changing rooms, showers, welfare unit to Football Association standards, meeting room, function room, kitchen, plant room, storage room and a social facility space available for hire.

A local architect, Walker Associate Architects, was appointed to carry out a Feasibility Study for the new building to be sited on Jubilee Field with the intention of obtaining planning consent for the Community Facility.

The Feasibility Study was completed in mid 2011 following consultation with all relevant bodies and WSA subsequently received a positive 'letter of comfort' from Daventry District Council in relation to the planning application for the building.

In addition, the scheme is receiving support from various parties including Weedon Football Club Football Club, Weedon Junior Football Club, Weedon Bec Parish Council, Chris Heaton-Harris MP, Councillor Gina Ogden, Alan Mills form Daventry District Council, pro bono consultant Carl Raven and DSA Structural Engineer.

As a result of the above, a proposed scheme has been prepared by Walker Associates which is outlined in the Property Proposals section of this document and the appended drawings. The next stage is to move forward to prepare and submit a full planning application.

As part of an extensive community consultation process, the proposals have been presented at various village events in the last 12 months including Fireworld Community Open Day, the Legends Football Match, the Village Show and the Village Fete.

The proposals have received almost unequivocal support from the local community as demonstrated by the appended consultation results reports and referred to further in the Consultation section of this document.

Aims and Objectives

The principal aims and objectives are as follow:-

- Provide the village with a much needed focal point for sports, social and community events
- Provide the community and various sports teams, specifically Weedon Football Club and Weedon Junior Football Club with a much needed 'home', with essential facilities for changing, referees, umpires, management and generally to facilitate the use of the existing playing fields

- Create facilities that will increase the involvement of the local population, particularly children, in participation in sport. The building is seen as being a method of encouraging more people to undertake sport and get involved with their community. Sport England extols the virtues of competitive sport as a social tool and is committed, through its 'Strategy 2008-11', to getting one million people taking part in more sport by 2013.
- Involve as many relevant local and national bodies/authorities as possible
- Create a venue that is self sustaining by way of various income streams including membership fees, bar/food sales and room hire
- Provide a comfortable, centrally located facility that community and wider populous can be proud of
- Provide fully maintained and properly drained playing surfaces with the benefit of floodlighting
- Improve the car parking provision
- To provide area's that support the Adult Learning needs of the community
- Incorporate as main energy efficient and 'eco build systems' as practically possible

Location

Weedon is a large village in the parish of Weedon Bec, which includes Upper and Lower Weedon, in the district of Daventry located about 6 miles (9.7 km) south-east of Daventry and 7 miles (11.3 km) west of Northampton. The Grand Union Canal and West Coast Main Line both pass through the village.

The village is perhaps best known for being the location of the former Napoleonic War era Military Ordnance Depot. The Depot, which was the central small arms depot for the British Army, opened in 1803 and was originally served by the canal, by way of its own branch which entered the depot through a portcullis. When the railway was built, it too had a branch into the depot. There was also a Barracks in the village, holding a standing battalion, plus a troop of cavalry and a troop of horse artillery. The Barracks were demolished in the 1950s.

The village is served by a range of amenities including a large primary school, a church, five public houses and a small number of retailers at its centre.

Demographics/Catchment Area

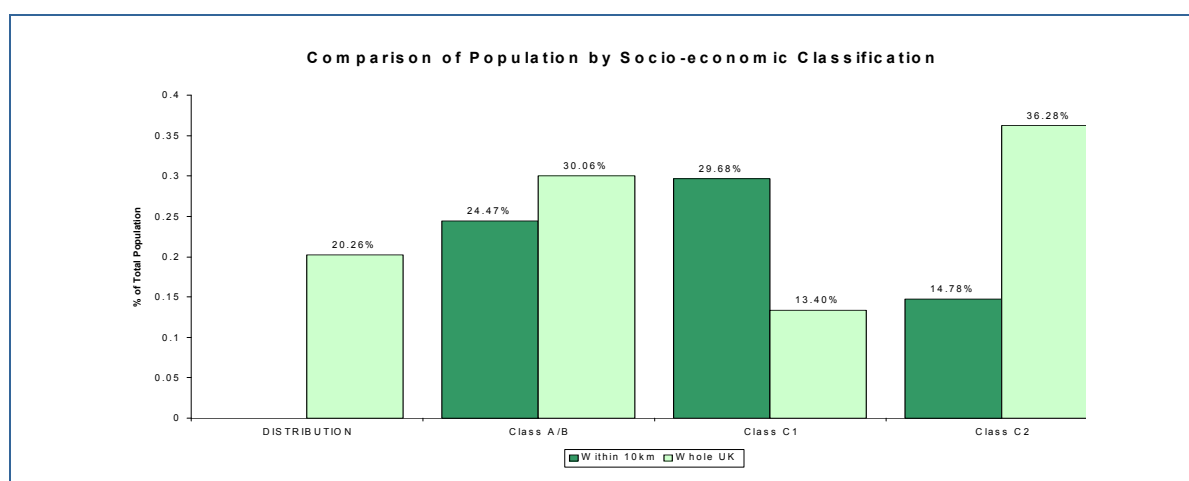
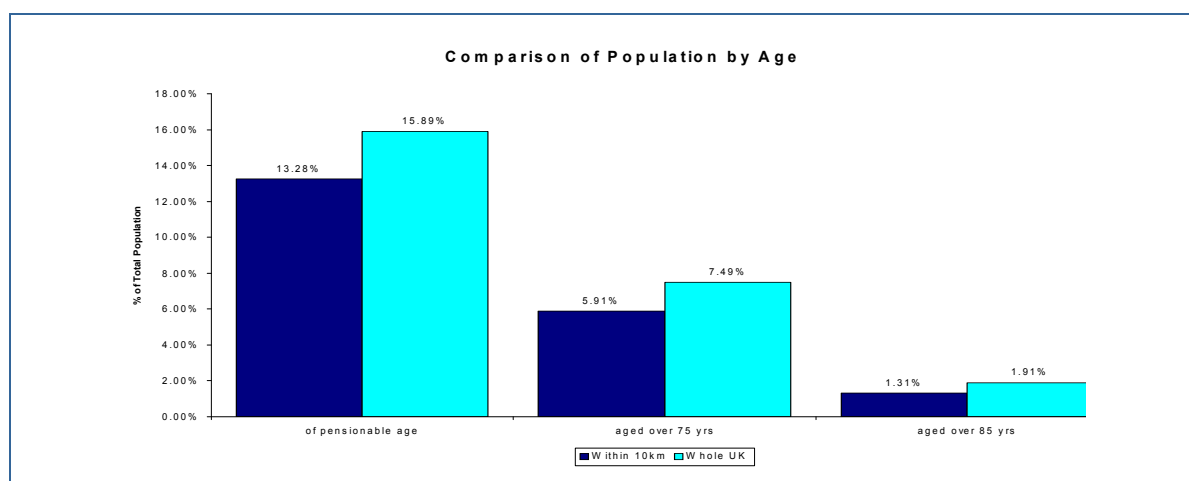
The village has a growing population in the region of approximately 3,000 which will grow further in the very near future due to a Redrow development of 38 homes adjacent to the Jubilee Fields.

The immediate area is made up of a number of smaller villages including Everdon, Nether Heyford and Flore with the nearest major population centres being Daventry (6 miles) and Northampton (7 miles).

As will be noted from the following demographic statistics there is estimated population of over 72,000 within a 6.25 mile (10 km) radius of Jubilee Field which will include parts of Daventry and Northampton and all of the aforementioned villages. In addition, the population distribution by age is similar to the UK average reflecting the popularity of the area with families.

	Census	(Sub National Population Projections)		
	2001	2011	2021	2031
Overall Population	61,389	72,539	80,024	86,846
Percentage change on 2011	-	-	+10.3%	+8.5%
of pensionable age		10,956	14,974	19,219
aged over 75 yrs		4,598	6,807	9,569
aged over 85 yrs		1,193	1,774	2,999

The following graphs show comparisons between the local population and the UK as a whole.



AB-Professional and managerial, CI-Intermediate and junior non-manual, C2-Skilled manual, DE-Semi-skilled and unskilled manual

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Source: 2001 Census Statistics

Project Partners, Supporters and Professional Guidance

Whilst WSA committee members and professional contacts have provided many of the skills required for the undertaking of the scheme on a pro bono basis (including planning supervisor, valuation surveyor and land/building surveyor), it will be appreciated that a scheme such as this needs partnership and support from across the community.

The principal project partners are as follows:-

- Weedon Bec Parish Council – the Parish Council hold the freehold interest of the land and have granted beneficial terms to WSA (see Tenure section). In addition, it has contributed time and money including the initial funding of WSA at its inception, a 50% contribution to legal and planning fees and numerous letters of support and
- Weedon Football Club (see statement Current Circumstances section)
- Weedon Junior Football Club

The project supporters providing professional support, financial support and/or volunteers are:-

- Northamptonshire ProHelp - ProHelp comprises 21 regional member firms providing an element of their time free of charge to local and voluntary groups. The scheme has benefitted from ongoing services from a VAT advisor, a Quantity Surveyor (CS2 Northampton) and a Structural Engineer (David Smith)
- Walker Associate Architects - lead architects and planning consultants
- Business in the Community - established in 1999, ProHelp is a scheme of 20 member firms who offer a proportion of their time free of charge to local voluntary and community groups and have provided advice in relation to V.A.T. and quantity surveying matters
- CVS Northamptonshire - amongst other areas, CVS Northamptonshire operate fundraising support. They are active in initiating and developing new innovative ways to aid capacity building of Northamptonshire's Civil Society
- Chris Heaton-Harris MP - an 'Ambassador' for the project
- Councillor Alan Hills - portfolio holder for Community, Culture and Leisure at Daventry District Council
- Daventry District Council
- Ford Motor Company
- Daventry Volunteer Centre
- Redrow Homes – pro bono planning advice

As the scheme proceeds and gains profile we will look to add project supports to the already extensive list.

Funding Options

Whilst WSA has a history of successful fundraising, with approximately £75,000 having been raised since its inception, the funding of the proposed development will be on a much larger scale and require the involvement of various bodies for the purposes of grants/subsidies and general fundraising.

Examples of fund raising that has already been secured is as follows:-

• Sport England (pitch improvements)	Up to £50,000
• Lottery (Awards for All)	£7,950
• Daventry District Council (promissory – Katie Arnold)	£11,500
• Daventry District Council (confirmed payment)	£500
• Daventry & District Housing	£500
• Local Councillor (Gina Ogden)	£800
• For Motor Company	£800

Examples of bodies that WSA will also be approaching are as follows:-

- The Football Association
- Natwest Community Force
- Barclaycard 'match funding'
- Weedon Bec Parish Council

WSA are already undertaking a considerable amount of fund raising including:-

- Various promotions at the village fete
- 'Legends' football match
- Duck race
- Quiz nights, etc
- '400' club
- Donations/grants from local residents
- Utilising GIFTAID

WSA are also considering the following fund raising options.

- Buy a brick
- Sponsored Walks
- Car rally

Whilst formal costings are yet to be prepared, initial indications are that the scheme will cost in the region of £500,000 to develop.

■ CONSULTATION PROCESS

WSA Website

WSA has dedicated website (www.weedonwsa.btcck.co.uk) that was created in 2010 and provides details of all the schemes that they are currently involved in and/or supporting.

The website has an entire section dedicated to the proposed Jubilee Fields Scheme including the following:-

- Key progress updates
- Copies of drawings of the proposal
- Online consultation questionnaire
- Consultation results to date
- Invitations of interest/support and funding.

WSA Presentations

The WSA has presented the proposals at numerous village and local events since mid 2011 including all recent Weedon village fetes, FIREWORLD community open day and 'Legends' football match held in the village. On each occasion there has been significant interest with committee members taking the opportunity to further consult the local population.

WSA also produced a leaflet that included the drawings used for the feasibility study for the Community with was posted to all households in the village.

There are also regular entries in the local press and periodicals include The Daventry Express, parish and village newsletters and leaflet drops.

Consultation Questionnaire Results and Reports Summary

Full details of the results of the various methods of consultation are appended to this report, but in summary the main findings were as follows.

It should be appreciated that respondents were given statements to which they could respond 'strongly agree', 'agree', 'not sure', 'disagree' or 'strongly disagree'.

- Over 80% of respondents 'agreed' or 'strongly agreed' that the project is a good idea
- Over 85% of respondents 'agreed' or 'strongly agreed' that the village needs more facilities for sports and recreation, the community and young people
- Over 65% of respondents 'agreed' or 'strongly agreed' that they would like the idea of watching football matches (or other sports) from a purpose designed building
- Over 70% of respondents 'agreed' or 'strongly agreed' that the proposed site is the best site in the village for this type of community building.

CURRENT CIRCUMSTANCES

Existing Facilities

As currently presented, the Jubilee Field is an area of open space close to the centre of the village providing a children's play area, a riverside football pitch, the village car park and a somewhat dilapidated portable modular building ('Portakabin') that provides two very compact changing rooms each with a WC (no showers or other facilities).

Along with the WSA, Weedon FC have maintained the change rooms as best they can for a numbers of years on an exceedingly tight budget. However, as they were never intended to be a permanent solution, they have deteriorated quicker than they can be maintained, particularly over recent years and they are simply no longer 'fit for purpose'.

In addition, the football pitches suffer from poor drainage as the existing drainage ceased working some years ago and the funds have not been available to replace the drainage system. The overhaul of the pitches forms part of the proposals.

Existing Users

Despite the play area and field/football pitch being in regular use and very popular with the local community, there are no 'organised' sports or recreational uses apart from football matches on the weekend during the season and football training on weekday evenings throughout the year, which we consider to be primarily due to the lack of facilities.

Weedon Football Club (WFC) and Weedon Junior Football Club (WJFC)

In mid 2012, WFC and WJFC were accepted by the Football Association as Charter Standard Clubs. The Football Association summarises Charter Standard as "*a best practice guide that sets standards of coaching, administration and child protection for all clubs outside the Football League and Premier League*".

Danny Chapman, manager and secretary of Weedon Football Club, kindly prepared the following statement in support of the business plan and proposed scheme.

Weedon FC has been established since 1968 and the senior section has two men's teams participating in the Northampton Combination League. Over the years Weedon FC has won many cup ties, finished top of the division and established a very good reputation as a competitive, good sporting and friendly club. The members of the club are made up from players, former players, and volunteers from the local community many of whom are the children of those players who originally established the Club. Its longevity is something the club is very proud of and want to see continue for many more years to come.

Weedon Junior Football Club was established in early 2011 and in its first full season has been able to enter competitive teams from under 8 year olds through to under 15 year olds in local leagues, with all teams exceeding expectations. In addition, the junior club makes Summer training available to children of all ages with the coaching staff being made up of professionals and appropriately regulated/qualified parents and committee members.

Having the Football Clubs in the village is an invaluable asset to the community, it helps to bring people together from across the whole community to work, play, enjoy and get involved all aspects of the sport and enjoyment of life in general. They are always trying to help and aid the local community at every opportunity and our constitution supports this fact. We are a very hands on club and actively get involved in helping with the village fetes and any other fundraising activity that the parish council or other local groups or organisations are looking to host. We believe that being active in the community will not only benefit the football club by attracting new players and possible new sponsors but also benefits the community as a whole by raising community awareness of our existence and the need to take exercise.

Over the last two years, Weedon FC has seen new and enthusiastic committee members and more club members come forward and as a result we have seen an increase in people wanting to help us out and give us guidance to ensure the club continues for many more years to come.

At our annual fundraiser, which is the Legends of Weedon FC Vs the Current Weedon FC football match, we had over 300 people on the sidelines watching and a BBQ and side stalls to help raise funds for the club and in several instances we were lucky enough to receive donations towards club costs. The afternoon was a huge success and brought together families, the young and the old to share and enjoy a memorable experience – it was still being talked about many weeks later.

We have recently linked up with the Daventry District Council to help them with the running of their Street Football Scheme, which is aimed at reducing crime and anti-social behaviour experienced in areas such as Weedon. The Street Football project is designed to help reduce these problems by offering this actively to all the young people in the village and at the same time encouraging football participation and social inclusion.

Weedon FC will be the forefront of this as it will be run at the Weedon FC pitch and the committee have actively engaged to help with the coaching sessions and hope to encourage and nurture new blood for the senior team as well as establish a youth team.

As is evident from the above statement, WFC and WJFC are clubs with a huge desire to grow and increase their contribution to the community, but their potential to do this is restricted by the very limited facilities currently available.

■ PROPERTY PROPOSALS

Clubhouse

Whilst we would refer you to the plans and drawings appended to this report for more detail, in summary, the clubhouse will have a gross footprint of approximately 400 sqm which we would summarise as follows (including the sizes of the main trading areas).

- Community functions room (100 sqm)
- Meetings room (31.6 sqm)
- Bar servery (15.8 sqm)
- Kitchen (15.8 sqm)
- Men's and women's WCS
- Home changing rooms (including WCs)
- Away changing rooms (including WCs)
- Officials' changing rooms (including WCs)
- Mud tunnel
- Disabled changing facilities and parking
- Plant room
- Cellar store (ground floor level)
- Equipment store
- Cleaning store

In addition, there will external areas suitable for spectators and general socialising

Tenure

Although WSA will own the building itself, the freehold interest in the land is administered by Weedon Bec Parish Council.

Whilst there are yet to be any formal discussions with the Parish Council, would we envisage the arrangement being that the Parish Council grant a lease to WSA at a nil premium based on the following broad terms:-

Landlord:	Weedon Bec Parish Council
Tenant:	Weedon Sports Association
Commencement Date:	Upon completion
Term:	99 year
Initial Rent:	£1 per annum

Planning

A planning application for the proposed scheme was initially made in early 2011, but this was withdrawn following consultation with the Environment Agency regarding potential flooding issues.

A new application is to be submitted in August 2012 which includes remedies for the issues raised by the Environment Agency and a revised, more practical design for the building as outlined in this report and the appendices.

As previously commented, we have been provided with a positive 'letter of comfort' by the planning department regarding the proposals, notwithstanding the issues raised by the Environment Agency.

It should also be appreciated that, as part of our initial enquiries and due diligence, we have consulted all of the following bodies.

- Daventry District Council (DDC) Planning Department
- DDC Conservation Officer
- Environment Agency
- Northamptonshire County Council Highways Officer
- DDC Environmental Health Office

Construction Costs and Timeline

Over the coming months we will be taking professional advice regarding the costs of the development and likely timescales. However, our initial findings are that the development will cost in the region of £500,000 and we expect it to be complete in late 2013/early 2014 subject the necessary consents and funding being in place.

BUSINESS PROPOSALS

Overview of Proposed Trading Format

The clubhouse and bar will effectively operate as a private members' club with all users either being members (paying a nominal annual subscription) or guests (such as away teams).

As with most private members' clubs it will be operated on a 'not for profit' basis with all 'profit' being re-invested in the facilities and sports/community clubs and associations.

As is common with such facilities, it will open over restricted hours during midweek with longer hours over the weekend to cater for the sports clubs and their spectators.

Management

A management committee will be created from various appropriately experienced individuals, many of whom will already be members of the WSA committee.

The day-to-day operation of the clubhouse will be undertaken by an experienced, part-time manager/caretaker with the bar typically be 'manned' by volunteers from the sports clubs using the facilities.

Income Streams

With the exception of general fundraising, there will be four main income streams as follows:-

- Membership fees
- Bar sales
- Room hire (including changing rooms on a per match basis)
- Changing room hire
- AWP (amusements with prizes, i.e. fruit machines)

Membership fees will be fairly nominal (say £10 per annum per person) and, based on two adult football teams, four junior football teams, family members, social members, other clubs/teams and teams we anticipate having approximately 500 members.

Bar prices will reflect the fact that this will be a private members club operated on a not for profit basis.

The main hall and the meeting room will be available to hire to any interested party. We have also been in discussion with a number of parties referred to in the following section.

Room Hire

The rooms and changing facilities will be available for one-off, short term and long term hire, especially during midweek daytime.

We have discussed the potential to hire the rooms with a number of local groups including:

- Nursery providers
- Children's summer club

- An archery club
- Judo lessons
- Human Energy running club
- Table Tennis
- Taekwondo
- Zumba
- Bridge Club
- Long Buckby Hockey Club, some business and community meetings/uses and an additional modern flexible community space for local groups

Changing Room Hire

In addition to 'standard' room hire, income will also be generated from the hiring out of the changing rooms on a per match basis to the football club and other clubs/groups using the pitch.

■ BUSINESS PROPOSALS

Basis for Projection

The following projection is based on the following assumptions.

- An average of 150 people using the bar on most weekends and nominal use during midweek with an average spend of £5 per head
- Approximately 500 members paying annual subscriptions of £10 each
- Annual subscriptions and pitch hire from the football clubs and other users at an estimated £2,500 per annum (as yet there have been no formal discussions)
- Room hire of a minimum of £50 per week

The gross profit margin and operating costs have been based on the author's previous experience in the business appraisal and valuation of trading concerns such as this.

The result is a nominal profit that should be sufficient for the club to be self sustaining.

PROJECTION

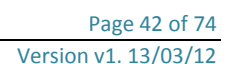
Total Turnover	50,000
Gross Profit	27,500
Gross Profit Margin	55.0%
Total Income	27,500
Rent	1
Rates, Water, Environmental Charges	2,000
Heat and Light	1,500
Wages	10,000
Printing, Postage, Stationery, Telephone	1,000
Advertising	250
Insurance	1,500
Accountancy and Stocktaking	1,000
Laundry and Cleaning	500
Repairs and Maintenance	2,000
Transport	250
Licences	250
Entertainment	1,500
Sundries	749
Total Expenses	22,500
Net Profit (£)	5,000

Net Profit is expressed before interest, taxation, depreciation, amortisation and hire purchase and leasing costs

■ APPENDICES

Report Caveat

It should be appreciated that this business plan and appraisal has been prepared on a voluntary basis in support of Weedon Sport Association's proposals to erect a community facility at Jubilee Fields and the authors, Andrew Morgan BSc (Hons) MRICS in conjunction with the committee of WSA, take no responsibility for any loss incurred by any party as a result, direct or otherwise, of relying on this report.



Page 2

Recoverability of input VAT on professional fees

For the moment I shall work under the presumption that the charity is to run the new building and that you do not intend to register for VAT. This is based upon the discussions we had regarding the planned use of the site as a community building comprising changing rooms, some meeting rooms, a kitchen and some sort of community space, possibly with a bar. On this basis the VAT already paid on professional services and paid on future services is not recoverable by the charity and is essentially a sunk cost.

VAT on the construction of the new building

Charities can qualify for zero rating on the construction of new buildings which are for "relevant charitable purposes". This means:

- Use by a charity otherwise than in the course of business.
- Use by a charity as a village hall or similarly in providing social or recreational facilities for the local community.

This second definition would seem to tie in well with your plans to provide a building with meeting rooms for hire to local residents and community groups and changing facilities for local sports groups. As you intend to charge for use of the building (albeit at different rates) it will be difficult to qualify under the first point.

To qualify under use as a village hall you must be able to demonstrate the following:

- The premises are being used by a charity.
- There is local community involvement in its operation and activities.
- That it is predominately used for social and recreational activities.
- That there is no dedicated business area – for example a set of rooms kept for letting out to businesses at a premium rate.
- That the users are from the local area.

In addition, the guidelines indicate the no more than 10% of the lettings should be commercial or its community use basis could be challenged.

The ability to zero rate the construction work is limited to the person (contractor) who makes the actual supply to the owner/leaseholder of the land upon which the property is to be built and they (the owner/leaseholder) intend to put the property to a qualifying purpose.

This means that the only the contractor engaged by you (as leaseholder and the charity intending to use the building) will be able to zero rate the construction services he supplies. Any related professional fees provided by others to you as part of the project are still subject VAT at the standard rate.

Continued



Page 4

An additional VAT relief available to charities is zero rating on advertising. This would include any newspaper advertising the Charity does.

In addition, charities are eligible for charity business rates relief. This is at a mandatory 80% relief and charities can apply for an additional 20% discretionary relief to the local council. The conditions for the relief are that the property must be occupied by a charity (or its trustees) and used wholly or mainly for charitable purposes. This relief is not available if the property is occupied by a trading subsidiary.

Creation of a trading limited company

Given the likelihood that the proposed community building will qualify as "like a village hall" for the purposes of VAT it does not seem necessary to create a trading subsidiary to build the property as it will not qualify for the zero rating on the construction as it is not a charity.

If in the long term a significant part of the charity's income appears to be coming from commercial letting as opposed to local community groups and individuals then this may need to be reconsidered in the light of income and corporation tax.

Management of the social space and bar area

You also asked about the charity running the social space itself. From our conversations I am presuming that this would mean a space available for hire by people in the local community for functions/parties etc at which a bar would be available and not to open for regular hours each day.

On this basis, the hire of the "space" would be exempt as the meeting room hires are. The bar income is a separate issue and is a business activity. This would need to be treated as a separate standard rated supply, as would any catering provided for events. The charity would only have to register for VAT if the income (before any costs) exceeded the current VAT registration threshold of £73,000 in a twelve month period.

In addition, this kind of activity is considered to be a trading activity. Charities have a small trades exemption of up to £25,000 or 25% of gross income. If the total income from commercial lettings and the bar is likely to be more than this amount then this would be the time to consider setting up a trading subsidiary to deal with the function income.

With kind regards

Yours sincerely



Susan Halsall BSc, ACA
Direct Dial No: (01504) 657228
E-mail: susan.halsall@dnrga.com



This certificate has the force of law.

Certificate for zero-rated and reduced-rated building work.

1. Address of the building:

2. Name and address of organisation receiving the building work:

VAT Registration number (if registered):

Charity registration (if registered):

3. Date of completion (or estimated date of completion) of

the work:

Value (or estimated value) of the supply: £

Name, address and VAT registration number of building contractor:

4. I have read the relevant parts of Notice 708 Buildings and construction and certify that this organisation (in conjunction with any other organisation where applicable) will use the building, or the part of the building, for which zero-rating or reduced-rating is being sought solely for (tick as appropriate):

a relevant charitable purpose, namely by a charity in either or both of the following ways:

otherwise than in the course or furtherance of business or

as a village hall or similarly in providing social or recreational facilities for a local community

a relevant residential purpose, namely as:

(a) a home or other institution providing residential accommodation for children

(b) a home or other institution providing residential accommodation with personal care for persons in need of personal care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder

a hospice

residential accommodation for students or school pupils

residential accommodation for members of any of the armed forces

a monastery, nunnery or similar establishment or

an institution which is the sole or main residence of at least 90 per cent of its residents

and will not be used as a hospital, prison or similar institution or an hotel, inn or similar establishment.

5. I certify that:

- the information given is complete and accurate; and
- if the building, or a part of the building, for which zero-rated supplies have been obtained, is let or otherwise used for a purpose which is not solely for a relevant residential purpose or relevant charitable purpose within a period of 10 years from the date of its completion, a taxable supply will have been made, and this organisation will account for tax at the standard rate.

Name (print):

Position held:

Date:

Signed:

General warning

1. HMRC reserves the right to alter the format of the certificate through the publication of a new notice. You must ensure that the certificate used is current at the time of issue.

Warnings for the issuer

2. You may be liable to a penalty if you issue a false certificate.

3. You are responsible for the information provided on the completed certificate.

Warnings for the developer

4. You must take all reasonable steps to check the validity of the declaration given to you on this certificate.

5. You must check that you meet all the conditions for zero-rating or reduced-rating your supply – see Notice 708 *Buildings and construction*.



WEEDON SPORTS ASSOCIATION

is a beneficiary of

FREE Accountancy Support

via

Northamptonshire ProHelp

ProHelp provides FREE professional support to 'not for profit' groups, charities and social enterprises that provide a service to their local community.

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Contact:

East Midlands ProHelp Co-ordinator
T: 0115 9247400
E: eastmidlands@bitc.org.uk
W: www.bitc.org.uk/eastmidlands

SECTION FOUR C

FINANCIAL SCHEDULE | PROJECT COSTS

Since the inception of the WSA it has been able to raise in excess of £100,000.

The majority of this has been raised via the regular income from the WSA's own lottery the "400 Club". Further income has come from:

- Grant from Weedon Parish Council
- Funds transfer from Weedon Football Club
- Funds transfer from Weedon Cricket Club
- Many social events i.e. Barn dances, quizzes raffle draws
- Gift Aid
- Donations
- Grants from District Councillors
- Grant from Daventry District Council
- Grant from Daventry District Housing
- Grant from Ford Motor Company
- Grant from Big Lottery Fund
- Grant from Sport England

In line with its Constitution the funds have been utilised to improve sports and recreational facilities and a sum in the region of £50,000 has been returned to members in the form of prize money.

The other major outgoing has been the upkeep and maintenance of the WSAs only asset the existing temporary changing units which has cost in the region of £18,000 over this period.

When the WSA embarked on the proposal to provide the Sports Community building the bank balance stood at some £10,200.

This fund allowed us to commence the feasibility study and employ the services of RIBA registered architect to effect the consultancy and design aspects.

This was necessary as the proposed area for construction is affected by the following issues:

- Football Association specific requirements
- Listed buildings proximity
- Flood plain influences EA
- Arboreal requirements
- Car parking
- DDA requirements
- Access
- Contaminated soils
- Highways aspects
- Public Health aspects
- DDA Planning Authority requirements and consultancy
- DDA Building Control

A project of this complexity required a professional service input that the WSA Committee could not have supplied for this exercise. We are fortunate that the architect has performed a significant amount of pro bono work, which helps towards the scheme over and above the actual fee elements.

We have also had to absorb the added responsibility and cost implication for the original scheme after the “partner” Weedon Conservative Club, was forced to pull out in early 2011 due to legal technicalities and without their portion of the feasibility costs being paid to WSA.

The anticipated £85,000 investment towards build costs from the “partner” must now be funded from other sources.

The WSA and the WFC intend that the provision of the Community Sports Building is effected by as much input from the local community as practically possible. It will in effect be a “self build” project.

The WSA have set a ceiling of circa £500,000 for the build, fit out and infrastructure. This is a realistic figure given the value engineering, pro bono input and materials procurement strategy that will be employed.

There is also a significant cost saving to the project in that there is no land purchase requirement as the land will be on long lease from the Parish Council.

As a new build project it will not attract VAT, which is another considerable benefit.

Current & Anticipated Funders:

Weedon Sports Association	Travis Perkins	Daventry and District Housing
Weedon Football Club – Seniors	B&Q	British Heart Foundation
Weedon Football Club – Juniors	Ford UK	Lloyds TSB – match funding
Weedon Bec Parish Council	Lottery Funding – Awards for All	Barclaycard – match funding
Daventry District Council	Talk Talk	East Mids Co-op – match funding
Northants County Council	Biffa	Tesco
Empowering Councillors Fund	Esmee Fairburn Foundation	Donations
Northamptonshire Football Assoc.	Garfield Weston Foundation	Buy-a-Brick
Sport for All	Northamptonshire Comm. Fndtn.	Comic Relief
Sport England – Inspired Facilities	Virgin London Marathon Charitable Trust	

Pro Bono for Match Funding:

Architect	Book Keeper
Quantity Surveyor	Auditor
Structural Engineer	WSA Construction Team – Volunteer Time
Planning Supervisor	Volunteer Time – Meetings, fundraising, event hosting
VAT Advisor	Volunteers Cost of Use – Phones, Computers, Stationery etc.

SECTION FIVE

SCHEDULE OF PARTNERS AND SUPPORTERS

List of current sponsors of scheme:

- Chris Heaton-Harris MP (Scheme Ambassador)
- Cllr Gina Ogden
- Cllr Kevin Perry

- Daventry District Council
- Weedon Bec Parish Council

- Northamptonshire County Football Association
- Northamptonshire Sport
- Fields in Trust – Jamie Leeson, East Midlands sector

Supporters:

- Weedon Bec Football Club
- Weedon Bec Junior Football Club
- Weedon Bridge Club
- Weedon Tai Chi
- Weedon Bec Primary School
- Mel Bignall – South Northants Volunteer Service
- Long Buckby Hockey Club
- Laura Brown – Zumba
- Consultation responses from many residents

Advisory Help:

- Moulton Magpies FC
- AFC Sudbury
- Crick Sports Development Plan Group
- Councillor Alan Hills

List of current volunteers assisting with scheme:

- Ron MacCahill – Accounts Auditor
- Jane Hesketh – Tax Advisor Role
- Gavin Oliff – Sports Turf Specialist
- Paul O’Hara – Graphic Design Skills
- Andy Morgan – Chartered Surveyor (Public House Specialist)
- Nick Elks – Ne Electric

Active fundraisers – over and above Committee and Trustees:

- Stuart Knight - Fundraiser
- Antii Kohuakia - Fundraiser
- Michael Dalmedo – Fundraiser
- David Moss – Fundraiser
- Danny Chapman – Fundraiser
- Steve Collins – Fundraiser

Businesses providing expertise, advice and Pro Bono works:

- Walker Associate Architects
Pro Bono time during Feasibility Study



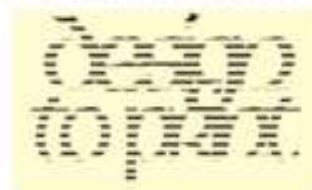
- Steve Balliston –Jackson Civils
Topographical survey Jubilee field



- Shaun Pentlow – Rolton –
Flood Risk Assessment assistance and advice



- Design to Print



- Pro Help



- DNG Dove Naish Accountants
VAT Advice



- CVS Northampton



- SNVB - South Northants Volunteer bureau



SECTION SIX

STATEMENT OF COMMUNITY BENEFITS

The provision of the new community building will bring Weedon Bec into the 21st Century for sports provision. In comparison to nearby villages, the existing offering is particularly poor at present with temporary buildings being used for showers and changing.

As a growing village with approximately 2,800 residents it is imperative that we make adequate provision for the future to encourage involvement in sports, which will in turn provide huge benefits in health and wellbeing.

A purpose built facility identified as required through public consultation and published in Parish Plan.

The project will provide a community sports facility building in the village which will provide much needed sports changing (current facilities are in temporary buildings that are at the end of their lifespan), recreational and community social space - a much needed and requested facility for many local groups and to promote and further support sports.

It will enable the continuity and growth of the local Football Club that supports Senior and most importantly an ever-growing Junior Club.

Modern, functional and versatile Community space to supplement the already oversubscribed spaces in the village at the Village Hall, Chapel School Rooms and Chapter House. It will encourage other sports and leisure groups to use the space when there are no free slots available in the village hall.

APPENDIX A

LETTER OF SUPPORT FROM CHRIS HEATON HARRIS MP



APPENDIX B

LETTER OF SUPPORT FROM WEEDON PARISH COUNCIL



WEEDON BEC PARISH COUNCIL

Clerk: Mrs Susan Halkett
16 St Marys Way, Weedon, Northampton NN7 4QL
Tel/Fax: Weedon (01327) 341057
Email: weedonbecpc@btinternet.com

9th October, 2009

Mr Tony Wincott
20 Lancers Way
Weedon
NN7 4PH

Dear Tony

Jubilee Field Changing Facility & Weedon Football Club

Thank you for your letter dated 30th September which was on our agenda and discussed at length at our meeting on Tuesday 6th October 2009.

The Council wishes to state that they are wholly supportive of both the WSA and the WFC and will do what they can, within their powers, to help provide facilities which a village such as Weedon should have available to the community.

Taking your points in order:

1. Noted.
2. Noted. The Parish Council were pleased to see the possibility of an additional amenity unit and would hope that funding can be attained to apply both units at once. As the previous planning application was submitted under 'Parish Council' for cost implications, we would hope that East Midlands Planning Aid would be able to offer professional help and guidance as to the best approach for this once again.
3. The Council would have no objections to the erecting of fencing around the changing rooms and may, possibly, be able to assist with the costs involved. However, they would wish to enter into further discussions about type and placement of the fencing before any final agreement is reached. This is for two reasons: not to detriment the surrounding area and also to ensure the full extent of car park area is maintained.

www.weedonbec-pc.gov.uk





4. Agreed in principle. The Council are prepared to write to their solicitors to request a change to the lease. However, the solicitors will require the exact extent of the area required and a site plan which would then be incorporated into the lease. The Council will have to agree the area and plan before passing to the solicitors for action so the quicker you can get this to me the quicker I can get it actioned. Detail on the length of lease, based on FA requirements, would also be useful.
5. The Council are not clear on what you require with regard to additional car parking facilities and this point would need further discussion. The area of the present car park is limited by the baseball court to the rear of it. The cost of moving the court was investigated about 4 years ago and the estimated cost was around the £10,000 mark. Funds were not available and no further action was taken.

The Council have also investigated laying a tarmac surface to the car park but as it is adjacent to the river and the overflow would enter the river we are bound by constraints from the Environment Agency. Their preferred option was to lay grasscrete blocks which at the time, was estimated at around £18,000. The Council do not have the funds to fully meet this cost but it would be worth WSA/WFC carrying out further investigation both to the surfacing options and determine whether funding is available to cover the cost from grants. At this point the council could look at this given it also provides car parking for the village centre.

6. The Council budget is set before the beginning of each financial year and affects the rates of each householder in the village. The precept the Council has available does not enable them to offer Grant Aid, unlike District Councils. However, the Council is able to offer small amounts of funding which is available to electors but there are certain criteria which need to be met and by which the Council is governed. As the members of the Football Club are not all from Weedon the criteria do not apply. The funding is also commensurate on the amount of people it will benefit in proportion to the total amount payable. It would probably not be appropriate for the amount of monies you are requesting.

I do hope that these responses to your points goes some way to enabling you to move forward with setting plans in place. If you have any further queries or would like to address the Council directly at a meeting, please contact me and we will try to arrange a meeting.

I look forward to hearing from you.

Kind regards

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Sue Halkett'.

Sue Halkett
on behalf of the Parish Council

www.weedonbec-pc.gov.uk



APPENDIX C

LETTER OF COMFORT FROM DAVENTRY DISTRICT COUNCIL



The flat roof is a modern design, and provided that the materials are right for the location, it may be the best scheme. Having looked at both full flat roof, and one with the 'roof box' on the top to reduce its dominance in the locality, I consider either would best suit the location.

However careful consideration would have to be made to the overall materials, and it may be worth doing a photomontage of the building, so you are able to understand the relationship with the vegetation and the Listed Buildings.

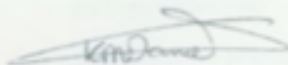
In submitting an application, you would have to justify the size of building proposed and the reason why you need such a large service void, and why this can not be accommodated within the main building.

In finalising any scheme, I note that you are considered some green technologies, and this would need to be accommodated within the scheme, and may change the scheme slightly. I would advise you to keep the Council informed of any further progression you make with finalise the scheme, so we are able to give further consideration to the scheme. I look forward to receiving these details in due course, as it would be beneficial to see the scheme in progression, and in situ through a photomontage or similar.

I have passed the details to my colleagues in Environmental Health for comment, but to date I have not received anything. I will forward you any comments that I do receive as soon as I receive them. I am hoping that this will be at the beginning of next week.

This is an officer opinion only and therefore does not constitute a formal determination and is without prejudice to any planning application that may be submitted in the future.

Yours faithfully



Signed by Mrs K Daniels
Senior Planning Officer

APPENDIX D

GENERAL EXAMPLE LETTERS OF DIVERSE SUPPORT

Mr Tony Wincott
Chairman
Weedon Sports Association
20 Lancers Way
Weedon
Northampton
NN7 4PH

Dear Mr Wincott

Weedon Bridge Group would like to support Weedon Sports Association in its endeavour to build a Community Facility on the Jubilee Playing Field.

We are a small group of people who regularly meet on a Thursday evening to play Bridge in each others houses. We would very much like to expand our Group and continue to meet on a regular basis, but the present rooms available for hire in the village are more often than not permanently booked up.

Therefore the regular use of a Community Room would be most beneficial to us and we wish you success with your endeavour to provide this facility for the village.

Your sincerely

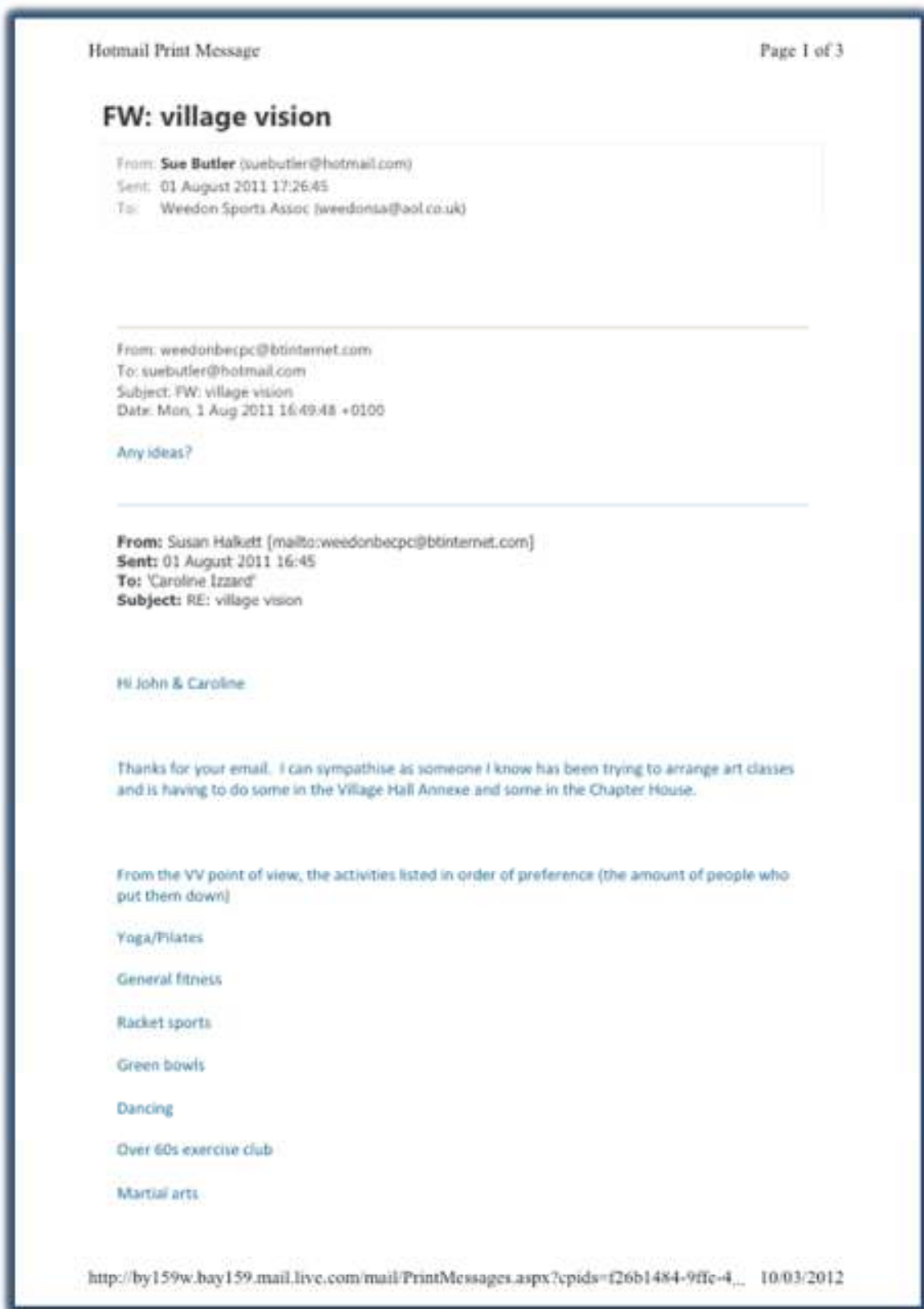
Kath Charlett

Kath Charlett (Mrs)
On behalf of Weedon Bridge Group

*76 NENCLOST
340108*

APPENDIX E

OTHER EXPRESSIONS OF INTEREST RE: BUILDING USE



Hotmail Print Message

Page 2 of 3

Cricket

Youth rugby

Youth football

The only venues in the village are the Hall, Annexe, Scout Hut, Chapel schoolroom and Chapter House. All of these hire out but not all are available when you want them. Certainly the Village Hall is booked during the day in term time although think they finish around 1.30pm so most afternoons are generally free - I think there is toddlers and tots on a Tuesday but not sure about other days. The annexe is often not as booked as the main hall although is probably not suitable, as you say.

I know about the Scout hut, it would be great if they could get a grant of money and do something about this. The schoolroom is good, not too sure on the bookings of this, likewise the chapter house, probably the least booked of all venues but, again, not suitable for some things.

The Sports Association are in the process of putting in a planning application for a community building on Jubilee Field but this could be a while and then it has to be built! This will comprise changing rooms and three or four hireable rooms of varying sizes. Guess this is not really helpful.

I have a council meeting tomorrow and will speak to some others to see if they know of anything else and come back to you,

Kind regards

Sue

From: Caroline Izzard [mailto:freespirt34@tiscali.co.uk]
Sent: 31 July 2011 18:24
To: 'Susan Halkett'
Subject: village vision

Dear Sue,

<http://by159w.bay159.mail.live.com/mail/PrintMessages.aspx?cpids=f26b1484-9ffe-4...> 10/03/2012

Hotmail Print Message

Page 3 of 3

After reading the Village Vision document update in the recent Weedon News, we noticed under "Activities" that people would like to see fitness related activities included in the village.

We would like to provide some feedback on this from our POV.

As you are aware we currently have a tai chi class on the Monday evening in the village hall, and John has looked at trying to start a boxercise class and a supple strength class (fusion of tai chi, yoga and pilates) in the village, which he currently teaches for Northants Adult Education elsewhere. The difficulty we have is in constantly trying to find a venue that is available when people want the classes, as they are usually fully booked. As far as we're aware the village hall is not available daytime due to the children's groups being in there and the annexe is not suitable for a more active exercise class.

We started our class in the Scout Hut and are desperate to support the Scouts, but had to change venue due to the condition of the building. We still support them as much as we can, but with steps and current conditions like they are - this is not a suitable venue. The chapel school rooms also tend to be booked when people want the classes.

So our question is, are you able to provide any further information as to what people were requesting (ideally when), and how a service provider like us could meet that requirement when we can't get a venue in the village to meet the demand? We had wondered about nearby venues (i.e. Flore)

We are ready and willing to provide those classes, but cannot find a way to do so. Would the council be able to help at all?


Regards John Baker and Caroline Izzard

<http://by159w.bay159.mail.live.com/mail/PrintMessages.aspx?cpids=f26b1484-9ffe-4...> 10/03/2012

APPENDIX F

SCHEDULE CONSULTATION RESULTS

**COMMUNITY FACILITY
PROJECT SURVEY**



Name: **Email:**

Address:

CONSULTATION IS REALLY IMPORTANT – PLEASE HELP US – THANKS

Please complete the following survey about the proposed Community Facility building project in Weedon – place a cross in the appropriate box	strongly agree	agree	not sure	disagree	strongly disagree
1. Do you think this project is a good idea ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Do you think Weedon needs more facilities for sports and recreation, the community and young people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Do you think you or your family would benefit by having a new building like this in Weedon?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Are you part of a sports or recreational group who could make use of a room in this building? (Tell us below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Do you know of other organisations outside of Weedon who might be interested in hiring this type of space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Do you like the idea of watching football matches (or other sports) from a purpose designed building?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Do you think this is the best site in the village for this type of community building?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Would you be prepared to support fundraising events to raise money to help build this building?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Would you use this venue as a social space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please share any further comments or ideas below and/or overleaf

Thank you for your input.

Please return completed form to 20 Lancers Way, 14 South St or 4 Queen St

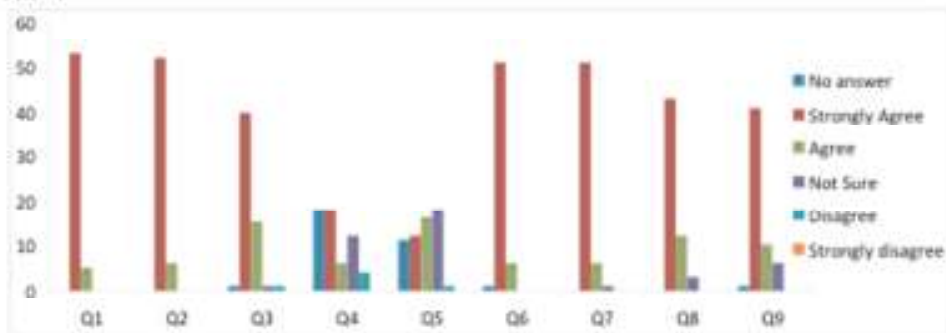
LEGENDS FOOTBALL DAY

Saturday August 13th 2011

At Jubilee Field



WSA presentation for new Community Facility Building was on display throughout the day from 12.00 noon till 7.00pm with many people taking time out to look at the plans. WSA were also selling ducks for the Duck race and a Bottle-in-a-Box Raffle to help with the fundraising on the day, where a percentage of the funds have been donated to WSA by the Football Club towards the works being carried out for this scheme and maintenance of the existing temporary changing units at Jubilee Field. Consultation questionnaires were completed by a total of 58 people and the results can be seen below:



The following are the questions asked:

- Q1 Do you think this project is a good idea?
- Q2 Do you think Weedon needs more facilities for sports and recreation, the community and young people?
- Q3 Do you think you or your family would benefit by having a new building like this in Weedon?
- Q4 Are you part of a sports or recreational group who could make use of a room in this building? (Tell us below)
- Q5 Do you know of other organisations outside of Weedon who might be interested in hiring this type of space?
- Q6 Do you like the idea of watching football matches (or other sports) from a purpose designed building?
- Q7 Do you think this is the best site in the village for this type of community building?
- Q8 Would you be prepared to support fundraising events to raise money to help build this building?
- Q9 Would you use this venue as a social space?

Many comments or identified local groups were also detailed on the form:

- Excellent idea. Should have been sooner
- Long time overdue
- Long Buckby Hockey Club, Weedon Pre School
- Great idea. Lots of people including young people would benefit. Please go ahead
- Excellent idea. Good for the community
- Great idea as is play area for young families near it. Please put baby changing facilities in
- School needs more space for after school care and this could be a great large space
Son takes part in Junior Football so great facility.
Will also introduce a variety of sports and recreation to the village
Other groups who could benefit: scouts/brownies/cubs/youth club. Woodford Halse
Sure Start may run groups especially for Adult Learning/parental learning
- great idea. Go for it!

Legends Day Football Match - Questionnaire Results report

- 1 -

LEGENDS FOOTBALL DAY

Saturday August 13th 2011

At Jubilee Field



- I think the multi sport usage should be the first consideration in planning this building
- As chairman of B.S.M.F.C. We would be very pleased to use this type of building
- Forward your proposals to TALK TALK via Darryn Chapman



WSA stand with Community Facility Scheme Plans

Completing the survey



Talk Talk Man of the Legends Match

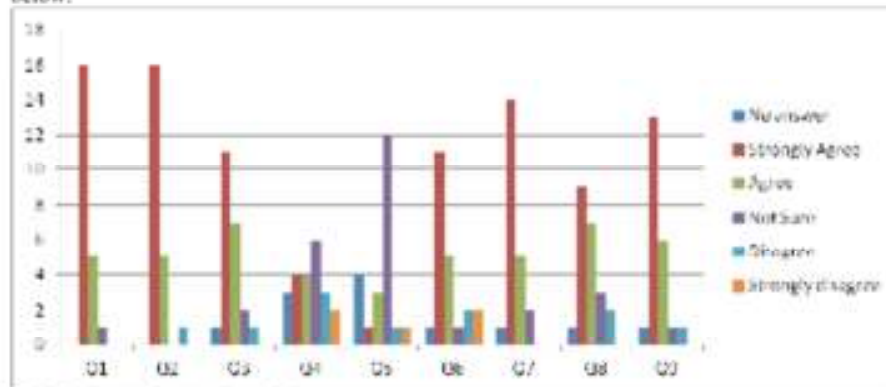
Legends Day Football Match - Questionnaire Results report

- 2 -

Weedon Village Fete**Saturday September 17th 2011****At Croft Way Playing Field**

WSA presentation for new Community Facility Building was on display at the Village Fete which is open to the public from 1pm through till 4pm. The weather was somewhat unsettled with rain showers and sunshine so many people were busy watching the displays and visiting the sideshows. The WSA stand was perhaps a lesser attraction on this type of day however we did get quite a lot of people showing an interest. We also managed to get four new people to sign up to the 400 Club which is a very steady fund raising revenue for us. WSA were also responsible for the BBQ stand cooking and serving Hot Dogs and Burger which was very busy all day.

Consultation questionnaires were completed by a total of 24 people and the results can be seen below.



The following are the questions asked:

- Q1 Do you think this project is a good idea?
 Q2 Do you think Weedon needs more facilities for sports and recreation, the community and young people?
 Q3 Do you think you or your family would benefit by having a new building like this in Weedon?
 Q4 Are you part of a sports or recreational group who could make use of a room in this building? (Tell us below)
 Q5 Do you know of other organisations outside of Weedon who might be interested in hiring this type of space?
 Q6 Do you like the idea of watching football matches (or other sports) from a purpose designed building?
 Q7 Do you think this is the best site in the village for this type of community building?
 Q8 Would you be prepared to support fundraising events to raise money to help build this building?
 Q9 Would you use this venue as a social space?

Many comments or identified local groups were also detailed on the form:

- I would like a library corner / Cadbury Girls Club
- We need cricket strip and tennis courts. Pilates on Mondays
- I think this is a great idea as long as it incorporates the play area that already exists. This is the only play area near where my family lives and we would not wish to lose it.
- Weedon has needed this type of building for a number of years and I wholeheartedly support this project.
- The existing play area should be increased and refurbished
There will need to be much more parking space
- Much more parking needed on site

Village Fete - Questionnaire Results report

- 1 -

Weedon Village Fete

Saturday September 17th 2011

At Croft Way Playing Field



- I am one of the coaches for Weedon Junior FC's Under 8's. I think this is a great idea as long as the Childrens play area is not compromised
- May appear negative but not really! Kids really do need direction so this can only be positive.
- I would like a library corner / Cadbury Girls Club
- More should be done to encourage children into exercise especially athletics
- Zumba/Dance/Street Dance teacher

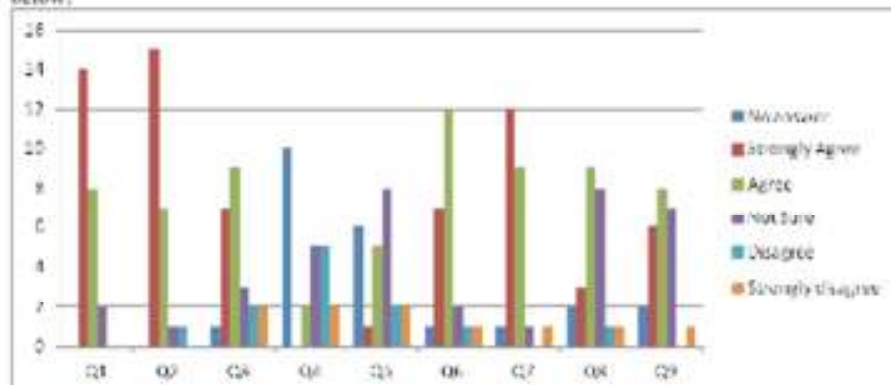


Weedon Village Show**Saturday September 10th 2011****At the Village Hall**

WSA presentation for new Community Facility Building was on display indoors at the Village Show. The show attracts a very different audience to other events where the WSA presentation has been on display so this ensures we are spreading the message about this project as much as possible to a wide range of village residents.

The display was available from 12 noon through until 4pm with many people coming to talk to the WSA representatives about the scheme.

Consultation questionnaires were completed by a total of 24 people and the results can be seen below:



The following are the questions asked:

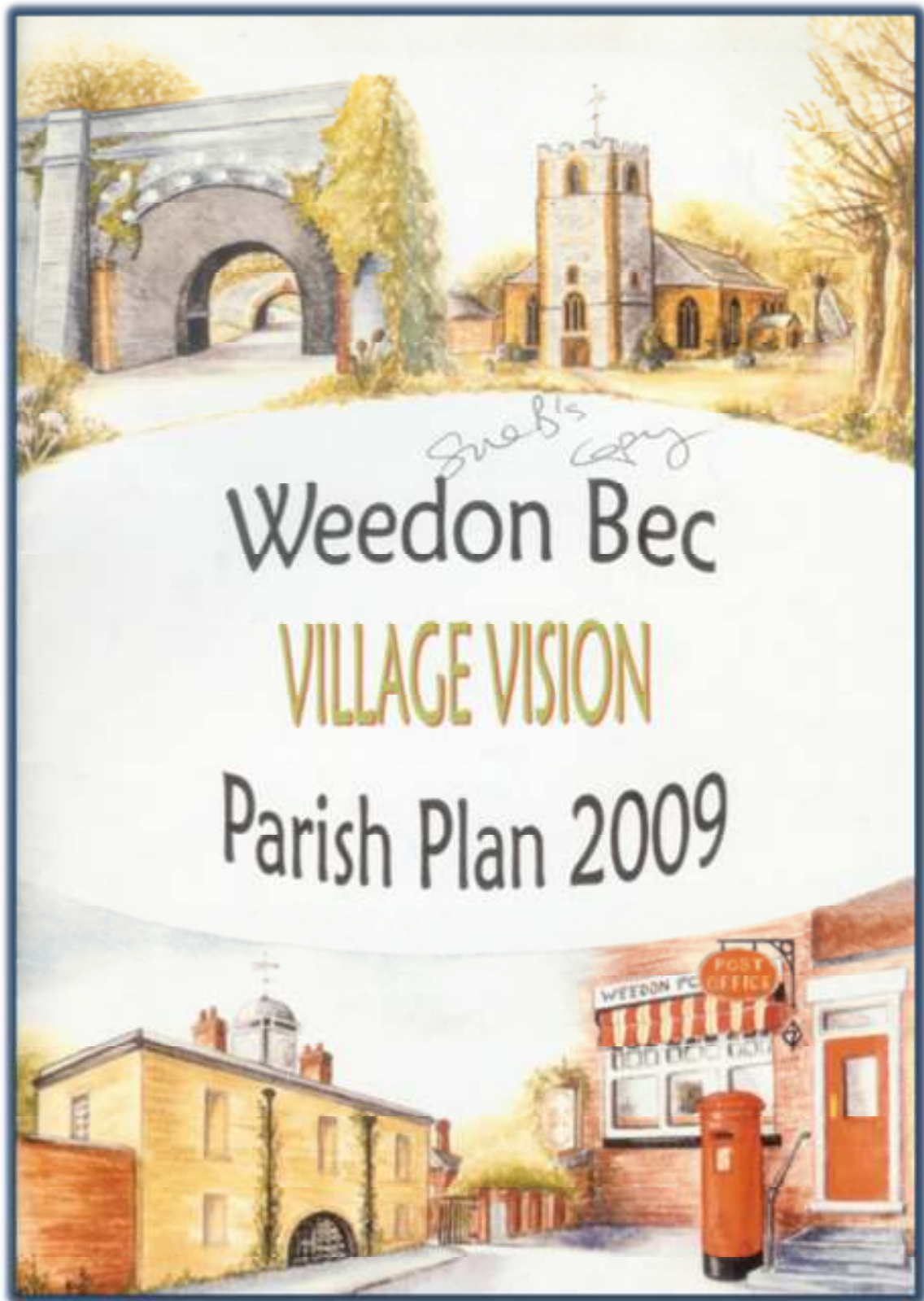
- Q1 Do you think this project is a good idea?
- Q2 Do you think Weedon needs more facilities for sports and recreation, the community and young people?
- Q3 Do you think you or your family would benefit by having a new building like this in Weedon?
- Q4 Are you part of a sports or recreational group who could make use of a room in this building? (Tell us below)
- Q5 Do you know of other organisations outside of Weedon who might be interested in hiring this type of space?
- Q6 Do you like the idea of watching football matches (or other sports) from a purpose designed building?
- Q7 Do you think this is the best site in the village for this type of community building?
- Q8 Would you be prepared to support fundraising events to raise money to help build this building?
- Q9 Would you use this venue as a social space?

Many comments or identified local groups were also detailed on the form:

- Not against it in principle however crosses a number of facilities already available. Sports usage only agree.
- More facilities needed for Girls
- Not a lot of relevance to me but sure it could be could for a lot of residents
- This would most certainly improve the look of Jubilee Field. These modern facilities are badly needed. Only concern is the vandals that target this site so CCTV is a must!
- good idea. Go for it
- I think its an excellent project but I can't answer some of the questions as I don't live in the village

APPENDIX G

PARISH PLAN EXCERPT





Question 16: Do you and/or your family use the playground/open areas in Weedon Bec?



Question 17: What facilities would you like to see added to the children's play areas/open spaces around the village?

Orift Way

Seating in and outside the children's play area
More modern play equipment
Skateboard ramp, roller blade area
Football post/pitch for kids
Footpath around the sides for walking

Den

Basketball hoops
Bandstand
Tennis courts
Bike park
Swimming pool
More landscaping
More waste bins
Picnic benches

Regency Close

OK as it is
More play equipment
Tarmac over

Jubilee Field

Modern play equipment
More seating
Sports pavilion
Larger parking area
Bandstand
More bins
Cricket net/shed
Better landscaping
Bowling green
Bowls club
Tennis courts
Running track
Padding pool
Youth shelter
Picnic area

Lanciers Way

No change
Seating

Cavalry Fields

More play equipment
OK as it is
Seating
Expansion
Rubber flooring

Equestrian Way

No action it is OK as it is
High netting for ball games
Landscaping
Seating
Play equipment
Skateboard ramp

General comments on all areas

Dog mess is a big problem, more bins
It would be nice to have more picnic benches around
What about play equipment for older kids?



VISION

Question 37: What would you like to see in Weedon Bec in 5-10 years' time?

Development of Depot
Well-maintained village
Revived community spirit
Parking/congestion issues solved
No further development
Safer environment
More sports facilities
More shops
Rail link re-established
Facilities for youngsters (all ages)
Still be a village
Surgery/Dentist/Post Office/bus service retained



Other 'wishes' included: best use of land with limited housing/affordable housing for locals/a thriving school & senior citizens' club/market business premises on High Street/One tilop shop front conforming with surrounding properties/a residents' co-operative/independent traders/a 'beat bobby'/ facilities for young people of all ages & their using the parks, some public toilet/no graffiti.

Overall, there is strong support for the Depot's development, a safe, well-kept village – one residents can be proud of – and a revived community spirit involving community activities of all sorts, accessible to people of all ages and abilities, all working together and enjoying each others' company – and flowers everywhere!

Question 38: What one thing would make a positive difference to the village?

Sorting out the parking issues once and for all
More community spirit, people more united, people working together taking pride in village
Depot up and running
More of a police presence
Cleaner, safer village
More floral planting in public areas and smarter entrances to the village
Protect the village status, resist development, make village a conservation area
Youth facilities, including a meeting place
Sorting out the traffic flow around the village
More shops to choose from
Railway station
By-pass
Sports facilities (tennis, athletics, cricket, football) including pavilion
Enforcement of dog fouling laws
Improved roads and footpaths
Combined health complex with longer open hours
Community Centre
Improvement of public transport
Village constable



Other comments included: More public information, adoption of sewers/drains and roads, make more of canal, better flood defences, more support to local school and Village Hall, return to red phone boxes, another access road from the A5, more made of High Street area, better sign-posting around village, people should be more caring of the elderly, parents need to be more in control of their children, speed restriction on A5, more support from high authorities, remove wire fencing and replace with wooden, rename Jubilee Field to Village Green, sensible closing times from public houses, banning bonfires in the summer, more street parties.