

Neighbourhood Area Infrastructure Audit – Acomb Neighbourhood Plan

Our current community facilities and infrastructure in the area

1. What is the name or piece of infrastructure you are recording?

Pavilion

2. Is the facility or infrastructure you are recording indoors or outdoors?

- Indoors
 Outdoors
 Both

3. What is the primary use of the facility/infrastructure?

- Community
 Education
 Health
 Emergency Service
 Sport and Recreation
 Social
 Cultural
 Worship
 Retail
 Local Service
 Environmental
Other (please specify)

4. Are there community activities provided in the facility?

- Yes
 No

5. If yes - please list the community activities within the facility.

1. Hexham Youth Football team currently using facility for access to toilets whilst playing football on playing fields
2. Acomb Youth Club in Spring and Summer months, on a weekly basis term time and during the summer holidays for the summer youth activities, used in conjunction with the playing fields.

6. Approximately, when is the facility available for use?

- Weekdays only
- Weekdays evenings only
- Weekends only
- Weekends evenings only
- 7 days a week (including evenings)
- 24 hours
- Other (please specify)

7. Approximately how many people use the facility?

Per week?

Per year?

Youth club approx. 13 weeks spring and summer term weekly with approx. 4 half day session over summer holidays approx. 180 young people in total.
Football teams, once a week, approx 22 youngsters per week – total: 286 youngsters

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Questions about the building

8. Who owns the facility?

Charitable Trust – Registered - 1003932 -
ACOMB PLAYING FIELD PAVILION with sole Trustee, Bill Grigg, Clerk to
Acomb Parish Council

9. What is the type of ownership?

Freehold

Leasehold

10. If the building is Leasehold, what is the length of the lease?

N/A

11. What is the approximate size of the facility in square metres?

123.5 square meters (13m x 9.5m)

12. How many spaces, rooms or halls are available for community use?

0

1

2

3

4 or more

Other (please specify)

13. Please record the spaces and facilities available to use?

Main Hall

Secondary Hall

Meeting room

Stage

Toilets x2

Accessible Toilets

Kitchen

Other (Please specify)

Shower/changing rooms x 2

Child friendly facilities

Storage

Social facilities (e.g. licensed bar)

Office

Secure cycle parking

Accessible access

See 14 and 23

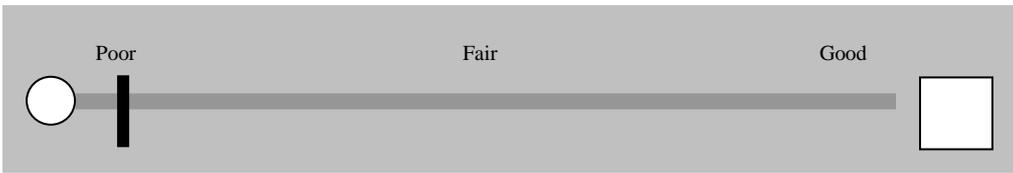
14. Do you have any comments about the condition of any of the facilities available currently?

See 23

15. How would you rate the energy efficiency of the building?



16. How would you describe the general repair of the building?



17. What is the number of total car parking spaces?

None – though limited grassed area where possible to park approx. 4/5

18. How many disabled parking spaces?

None

19. How many secure cycle parking spaces are there?

None

20. How is the cost of running and maintaining the building and facilities met?

- Fees and charges
- Funds
- Donations
- Grants
- Funding
- Other (Please specify)

Parish Council – financial year end 2016 and previous 5 years, no income or spending according to records held at Charity Commission

21. What is the catchment area for the use of your facility?

- Northumberland wide
- Acomb and beyond
- Acomb only
- Other (Please specify)

The future of the facilities and infrastructure

22. Do you think there will be a greater demand for use of the facility or infrastructure in the future?

Yes. The next steps within the endorsed (by the PC) CLP in response to what residents said in the Parish Questionnaire (Nov 2014) are to *'improve the meeting and social facilities in the village'* – see also actions pp 20 within the CLP and also what Acomb residents wanted pp 13 of CLP e.g. *'residents want more village-based activities and feel that there are no suitable buildings'*.

A survey conducted and delivered to all Acomb Parish households by Action4Acomb (A4A) with a response rate of 15%.

- A total of 39% of those who responded thought that a new village hall should be built incorporating the pavilion on the playing fields with suitable access and parking.

- The next highest category at 23% was households who thought that the village hall should be renovated and a new pavilion built.

- A total of 20% of households agreed that both the village hall and the pavilion should be renovated.

- Only one household thought that the village hall should be left as it is and the pavilion renovated and one other household thought that nothing should be done to either building.

Potential to:

- create a community hub for multi purpose use, perhaps locating the village hall and pavilion together on the playing field, with improved access and renewable/sustainable energy options, for all age groups within the village. As an example, a café has been suggested by several residents as a meeting place.
- a new building could increase income generation to benefit the village.
- Acomb Parish residents having the opportunity to influence the decision making about the future of Acomb facilities/venues through community engagement.

Agreement was reached at the June 2017 PC meeting to set up a working group to explore future options for all the community facilities within the village.

23. Are there any other issues relating to this community facility or piece of infrastructure that you wish to record?

Built in 1971 according to plaque inside.

An appraisal was conducted by a local architect on behalf of A4A in 2015. The following information is comprised within the report.

The changing rooms are dated in their layout and decoration and would not comply with current Sport England standards, with shower areas being formed from concrete troughs with plywood stall formers. The WC cubicle facilities are small and of poor quality. It is not however currently fit to be used for changing purposes and the unknown condition of the services and materials (asbestos etc) means that the building use will be limited.

It is unclear whether drains are connected to mains drainage. No sign of treatment plant visible. Whether there is a gas supply to the building, and therefore how space heating and hot water are provided is unclear. This would need to be clarified as part of further studies – it should, however, be assumed that the services will be past their design life.

In terms of compliance with current standards, there is no disabled access to the building- the main accommodation is raised above the surrounding ground levels. Access to the building itself is limited for disabled, since the playing field itself is on a steeply sloping site.

Internally, the building comprises a main activity space, approx 11.5x 3.5m in floor area. Adjacent to this space and opening from it are 2 changing rooms and a large kitchen with hatch.

At some point within the last twenty years a refurbishment has been carried out, but the condition of the building is now poor. Externally, the plastic cladding is cracked and broken, decorative coatings have weathered off the fascia boards and missing rainwater goods allow runoff from the roof to saturate the lower walls. A visual inspection revealed a better condition internally, with no obvious signs of damp ingress from ground level. Penetrations through the roofing where soil stacks are present have obviously been breached, resulting in signs of black mould (condensation) and general rot and saturation at high and low levels. This situation has probably been exacerbated by a lack of ventilation in the building.

It may be possible to utilise the current base structure and to reroof and re clad this to update the internal finishes, services and insulation. There may be opportunities for the building to generate its own power and an innovative approach to insulation installation may offer opportunities for a passive house approach to heat conservation. However, the risks inherent in attempting a full refurbishment to the existing structure (given its spatial constraints and unknown construction) may outweigh the potential benefits.

The conclusion within the report states that whilst it would be possible to refurbish and update the property, it may be that the cost of doing this may equal or exceed the cost of demolition and reconstruction.

No income generated.

A next step may be to obtain grant funding to commission a feasibility study of the Village Community facilities which could identify further constraints and costs inherent in any upgrade or rebuild of the Pavilion.

Progressing this is supported by evidence provided within the findings from the Parish Questionnaire (Nov 2014) and which informed Acomb's 5-Year - 2015 -2020 - Community Led Plan (CLP). The CLP, compiled by A4A, a constituted community group in partnership with a large number of partners, accountable to the parish residents, endorsed by Acomb Parish Council, sets out the objectives and actions to achieve. Many of these objectives have been met or are in working progress, to date.