

Report No. TC03119 Appendix: E Agenda Item No. 13	Council August 7th 2019
Oakham Town Council	
Report Author: Cllr Adam Lowe	Title: Councillor
Subject: Development Opportunity Cutts Close Shelter	
Strategic Aims. 1 Ensure that Oakham remains a viable and pleasant environment in which to live, work and play. 2 Improve and increase facilities within the town. 3 Maintain and improve OTC land and buildings for the benefit of the community. 4 Promote the town as an attractive place to visit and stay.	

It will be beneficial to all Councillors to read the attached document entitled, 'Cutts Close Oakham, Management Plan 2016 – 2021 year One'.

The document confirms ownership of the land and its facilities.

Some key points regarding significant (prior to the Management Plan) development include the:

(2.13) The stake park was rebuilt in 2004 at a cost of £40,000.

(2.14) The Bandstand refurbishment in 2010 at a cost of £25,000.

(2.15) The Shelter which had an electrical supply added in 2014 at a cost of £6000.

The Shelter was originally erected as a Jubilee Memorial Shelter, possibly made of timber. Mr John Hibbitt built the shelter at a cost of £56, it was officially opened on July 18th 1935. The Chairman of the Jubilee Committee was Cllr D N Royce.

Since the report was prepared the only other significant work carried out was in 2018/19, this involved widening and levelling of the path running from Burley Road to Church Street and was undertaken using S106 monies and cost £68,000.

The purpose of this agenda item is to gauge the feeling and establish if there would be interest in improving the facilities even further, an idea that has been suggested is the current shelter is rebuilt.

The current structure appears to be a combination of rendered block and painted brick, single skin, with timber double doors and a timber roof covered with green mineral felt.

The building although reasonably sound as regards damp is not insulated and has evidence of rodent infestation and insects due to the open airbrick and decaying doors. The metal benches attached to the exterior wall will need repairing and or upgrading as will the felt roof. The building is sat on a concrete slab within a tarmac foot print, a diagram giving approximate sizes is attached to illustrate the current footprint, as well as to demonstrate how a significant rebuild project could increase the area from 11m² to 40m².

The suggestion being that the current footprint is extended with a new purpose-built pavilion that incorporates storage, a toilet and appropriate facilities for providing refreshments. Many parks have such facilities given that the park is being utilised more and more and as a centre focal point of the community the proposal lends itself toward a future development of an asset that at some point will need urgent repairs to maintain it simply as a storage facility when it could offer so much more.

Proposals to consider

Setting up a Task and Finish Working Group to explore;

A potential future design of a brick structure with a tile roof, demolitions cost of the existing shelter, installation of mains sewage (Station Road or Burley Road), planning guidance, public consultation. Explore budget requirements to include, engagement of a designer and surveyor.