Update to Parish Council on Leafield Football Club changing facilities progress October 2023.

The Village Hall working group has had several meetings and has concluded the first phase of work – i.e. the option appraisals. One significant outcome of this is that the Football Club changing facilities will not be attached to the Hall. The Football club are ready to proceed to getting plans drawn up and asking for planning permission for their new premises. It is therefore the best option for the Football Club to proceed as their own entity as not to do this i.e.to wait for the Hall to be ready to proceed will add significant delays to their timescales.

There would appear to be three options for the Football Club, all with their own merits and drawbacks:

1)Build a new stand alone facility in the car park where the portkabin is now; it will be significantly bigger than the portacabin.

Merits:

* Likely to be the quickest and simplest option.
* Planning officer indicated in the temporary consent for the portakabin that this site would appear to be suitable for a permanent building.
* No impact on the Community Gym or the Hall except for nuisance during building works.

Downsides:

* Portakabin would need to be relocated on site to allow the build to go ahead.
* If not Hall would have to accommodate Football club again – there are safeguarding issues with this solution.

2) Build new changing rooms as an extension to the existing pavilion:

Merits:

* Would utilise some of the existing pavilion facilities, therefore have a smaller footprint.
* Facilitate upgrade of the existing building and facilities.
* Could be considerably cheaper.
* Not require the Community Gym to relocate.

Downsides:

* Likely to delay start due to currently unresolved issues with Pavilion.
* Likely to have impact on use of Gym during build.
* Hall may need to offer temporary accommodation to the gym during the build.

3) Give the Pavilion back to the football club to be renovated and extended to meet current FA and OFA standards.

Merits:

* Portacabin could potentially remain in current position during pavilion renovation.
* Smaller footprint
* Possibly cheapest option for Football Club?

Downsides:

* This would be most disruptive for the Community Gym and risks making them homeless unless can be incorporated into the new football pavilion - which is not impossible.
* Likely to delay start due to currently unresolved issues with Pavilion.
* Likely delays due to negotiating a new lease.
* Cost of new lease to both parties.
* Hall would need to accommodate Community Gym in the short and possibly long term

Note on option 3: The current members of the Parish Council may not be aware of the circumstances surrounding the exiting pavilion. After Leafield Football Club moved away from the village the pavilion remained unused for some considerable time. A decision was taken by the PC, I believe in 2012/13 to allow the Community Gym to use part of the building. There was an understanding at the time that should the Football Club reform it would be possible for them to regain use of the pavilion. I remember this being raised at a Council meeting, held in the pavilion, at the time at which I was present as a member of the public. Other people in the village also remember this as fact.

Funding: the Football club should be able to receive grant funding of 75-80% of the costs from the FA and OFA; this will be subject to certain conditions being met.

As the Village Hall Committee have no jurisdiction or interest in any of the above proposals it is not for us to decide which option is the best one to proceed with.

Members of the Hall Committee will continue to provide support and guidance to Mike Ody of the Football club to enable this project to move forward with speed. We are acutely aware that we have held up the plans by going through the option appraisal process when we thought that the new changing facilities were likely to be attached to the Hall.

It is my understanding that a representative of the OFA will provide information to the Council for consideration at the next meeting.

Jane Digby

October 5th 2023.