

# Chichester District Council

CABINET

7 March 2023

## Brick Pavilion, Priory Park, Chichester

### 1. Contacts

**Report Author:**

Victoria McKay – Divisional Manager, Property & Growth  
Tel: 01243 534519 E-mail: [vmckay@chichester.gov.uk](mailto:vmckay@chichester.gov.uk)

**Cabinet Member:**

Tony Dignum – Cabinet Member for Growth, Place & Regeneration  
Tel: 01243 539806 E-mail: [tdignum@chichester.gov.uk](mailto:tdignum@chichester.gov.uk)

### 2. Recommendation

- 2.1. That Cabinet approves the release of £35,000 from general fund reserves to enable the development of the project by appointing a design team and preparing and issuing tender documentation for a procurement exercise.
- 2.2. That following the receipt of tender prices, a further report is brought to Cabinet on completion of the cost/benefit assessment.

### 3. Background

- 3.1 As reported to Cabinet in July 2022, the Brick Pavilion in Priory Park is owned by CDC and has been vacant since 2017, save for part of the building being used on a seasonal basis until 2021 by the Bowls Club for their social space. The building comprises two main parts, the original two storey brick built structure with decorative veranda to the front elevation and leaded light windows, plus a more modern single storey brick extension to the north side. In total, the building provides approximately 300 square metres of floor space.
- 3.2 Its current condition is considered to be poor, with only essential works having taken place to ensure safety is maintained. Ongoing issues with anti-social behaviour have seen the building targeted with damage to the roof, window boarding and guttering all needing to be addressed. The building is not listed, or locally listed, but is of local historic interest.
- 3.3 The building was considered by the Priory Park Task & Finish Group and the subsequent report to Cabinet in July 2022 from that Group resolved that officers would continue to explore a community or commercial use for the building. The Estates team have been contacted by a range of organisations expressing an interest in the building but none of that interest has progressed beyond the early stages.

- 3.4 The building was part of the application to the Levelling Up round two funding (LUF2), with the outcome of being that Chichester's bid was unsuccessful.
- 3.5 Following the Cabinet resolution in July 2022, a full building survey has been carried out at the Brick Pavilion, which includes cost estimates for remedial works, improvement works, and decarbonisation works. The survey has confirmed the poor condition of the building and the level of work required, even just for remedial items, is considerable with any financial payback unlikely in the medium to long term.
- 3.6 The survey summarises that every element of the building is in need of remedial work. The high-level estimated project cost to refurbish the building, including decarbonisation works and contingency is £502,000.
- 3.7 There is £13,950 remaining in the budget allocated to surveys and feasibility reports, with the release of a further £35,000 this will give a total budget of £48,950 towards the next stage of the project.
- 3.8 If refurbished, there is a possibility the building could be let to a commercial occupier at an indicative rental up to £17,000 per annum. It should be noted that there is no current confirmed commercial interest in the building.

#### **4. Outcomes to be achieved**

- 4.1. The proposal is to obtain design work and detailed cost information that will enable officers to complete a cost/benefit assessment of the options. Whilst focus is usually on the preservation of buildings and, more recently, decarbonisation works it should be noted that in some cases this is simply not economically or practically possible.

#### **5. Proposal**

- 5.1. It is proposed that a specification is prepared for remedial works to the building, followed by a tender exercise to establish actual costs. The tender exercise will seek alternative quotes for partial and complete demolition in order that a full a cost/benefit assessment can be made.
- 5.2. A further report will be brought to Cabinet setting out the outputs of the tender exercise and officers' recommendations for the next steps to include a request seeking release of any funds required over and above the available budget.

#### **6. Alternatives considered**

- 6.1. Do Nothing/Continue to undertake only essential health & safety works  
This is not a realistic option, given the reported condition of the building. The ad hoc expenditure to date has addressed urgent health and safety works and kept the building secure, but is not addressing the wider issues, nor taking a longer term view of the future of the building.
- 6.2. Carry out improvement works beyond refurbishment  
There is no financial justification to recommend this option, and little apparent

value for money.

### 6.3. Demolish the building

Given the condition of the building and the extent of work required to bring the premises up to a lettable standard, demolition could be an option. The building comprises two distinct parts, the original structure plus a modern single storey extension. Whilst at this point demolition is not being recommended, officers will seek costings for partial and complete demolition to inform the cost/benefit assessment.

## 7. Resource and legal implications

7.1. There are adequate resources within the Estates and Building Services teams to manage the proposed project and any appointed contractors/consultants, with the work also needing support from the Legal and Procurement teams.

7.2 There is £150,000 earmarked in the asset replacement programme to cover any major repairs to the building.

## 8. Consultation

8.1. The building was considered by the Priory Park Task & Finish Group and the subsequent report to Cabinet from that Group resolved that officers would procure a survey and feasibility study to inform future decisions about the building.

8.2. The most recent use of the building was as a sports clubhouse and the planning use class is therefore likely to be deemed as being E(d). A change of use application would be required for any alternative use proposals and further consultation with the Development Management team will be undertaken as part of the next stages of work.

## 9. Community impact and corporate risks

9.1. The building remains in poor condition and doing nothing brings with it a risk of further vandalism and damage, resulting in additional cost to rectify.

9.2. The exact cost of the works required would not be fixed until a contract has been awarded after the procurement exercise. Although there are some signs that building cost inflation is stabilising market conditions remain uncertain. There would also be ongoing repair and maintenance costs, which would need to be accounted for in the revenue budget. Although some repair and maintenance liability can be passed to an occupier, there is a risk that some occupiers may not carry out the required works or be unable to afford those additional costs.

## 10. Other Implications

	Yes	No
<b>Crime and Disorder</b>		x
<b>Climate Change and Biodiversity</b>		x
<b>Human Rights and Equality Impact</b>		x
<b>Safeguarding and Early Help</b>		x

<b>General Data Protection Regulations (GDPR)</b>		X
<b>Health and Wellbeing</b>		X
<b>Other (please specify)</b>		X

## **11. Background Papers**

11.1 None

## **12. Appendices**

12.1 None