

Chichester District Council

THE CABINET

5 July 2022

Brick Pavilion, Priory Park, Chichester

1. Contacts

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2. Recommendation

- 2.1 That Cabinet approves the IPPD to undertake a survey and feasibility report for the Brick Pavilion, Priory Park, Chichester.
- 2.2 That Cabinet approves release of £20,000 from Reserves to fund the survey and feasibility report.

3. Background

- 3.1. 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 by the Bowls Club for their social space. The building is not listed but is of local historic interest, with features including leaded light windows and a decorative veranda to the front elevation.
- 3.2. The building is considered to be in poor overall condition, with only essential works taking place to ensure safety is maintained. Ongoing issues with anti-social behaviour and vandalism have seen the building targeted with damage to the roof, window boarding and guttering all needing to be addressed.
- 3.3. A range of organisations have expressed interest in the building but this cannot be effectively progressed without robust information on the condition of the building and the options and cost to bring it back to a lettable standard.

4. Outcomes to be Achieved

- 4.1 The survey and feasibility report will provide information from which a clear direction for the future of the building can be determined.

5. Proposal

- 5.1 Cabinet is asked to approve the IPPD in Appendix one, to engage a firm to undertake a full survey and feasibility report for the Brick Pavilion, Priory Park, Chichester, releasing £20,000 from Reserves to fund this work.

6. Alternatives Considered

- 6.1 Not to undertake the survey work. This would result in opportunities for improvements to the building not being brought forward, leading to further deterioration of the asset.
- 6.2 To undertake the survey as part of the wider stock condition survey work planned for all Council owned assets. Given the interest in this particular building, and the ongoing issues with anti-social behaviour and low-level crime around the building, it is recommended that a survey of this building is carried out sooner in order that recommendations can be made at the earliest opportunity.
- 6.3 At the time of writing this report the Brick Pavilion is being considered as part of an application to the Levelling Up round two funding (LUF2). The decision process is expected to take at least 4 months and due to the reasons stated above it is recommended that the survey is carried out before the outcome of the LUF2 process, the work from the survey will assist the delivery of the project if the LUF2 application is successful.

7. Resource and Legal Implications

- 7.1 There are adequate resources within the Estates team to manage the proposed project. A procurement process will be undertaken to provide the support to the project, using the £20,000 as requested.

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 continue to explore a community of commercial use for the building.
- 8.2 There have been a number of enquiries about the building from both community groups and businesses, with officers noting the interest pending the work proposed in the IPPD.

9. Community Impact and Corporate Risks

- 9.1 The building is in poor condition and doing nothing brings with it a risk of further vandalism and damage, resulting in additional cost to rectify.
- 9.2 There is wide community interest in the building and doing nothing could bring a reputational risk in not addressing the issues with the building to enable it to be brought back into use.

10. Other Implications

	Yes	No
Crime and Disorder		X
Climate Change and Biodiversity		X
Human Rights and Equality Impact		X
Safeguarding and Early Help		X

General Data Protection Regulations (GDPR)		X
Health and Wellbeing		X
Other (please specify)		X

11. Appendix

11.1 Appendix 1 – Initial Project Proposal Document

12. Background Papers

12.1 None.